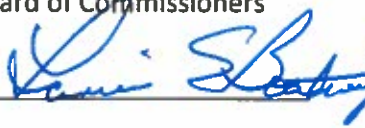


June 15, 2017

**DRI REGIONAL REVIEW
FINAL REPORT**

TO: Hon. Al Smith., Chairman Coweta County Board of Commissioners

FROM: Lanier E. Boatwright, Executive Director 

RE: Development of Regional Impact Review DRI Online ID#: 2684 (formerly DRI #: 2543)

Name of Proposal: Orchard Hills Business Park Expansion (an expansion to DRI #: 2543 – Orchard Hills)

Submitting Local Government: Coweta County, Georgia

Initial Action Triggering the DRI: Rezoning RC to LM (Light Industrial) – Coweta County

Applicant Name: Prologis (Buyer/developer)

Applicant Engineers: Wilburn Engineering, LLC

Review Type: Development of Regional Impact

Date Opened: May 15, 2017

Project Built out Year: ±2025

PROJECT DESCRIPTION: The proposed project is located east of I-85 and north of SR 16, on approximately ±339 acres in Coweta County, Georgia. It is an expansion of Orchard Hills, DRI #: 2543.

STAFF ANALYSIS

Regional Context: In accordance with the Three Rivers Regional Plan 2013-2033 (Regional Assessment), the Three Rivers Regional Plan is intended to provide the Three Rivers Region with a tool to manage and guide the future growth and development of the region through 2033.

The plan was prepared in accordance with the most recent minimum standards adopted by the Georgia Department of Community Affairs and procedures established by the Georgia Planning Act of 1989.

The regional plan provides a framework for the region that involve all segments of the region in developing a vision for the future of the region. This framework helps to generate pride and enthusiasm about the future of the region, engage regional policy makers and stakeholders in implementing the plan and provide a guide to everyday decision-making for use by government officials and other regional leaders.

The regional plan also serves as a technical guide to assist the Three Rivers Regional Commission in advancing Georgia's State Planning Goals which consist of the following:

- A growing and balanced economy.
- Protection of environmental, natural and cultural resources.
- Provision of infrastructure and services to support efficient growth and development patterns.
- Access to adequate and affordable housing for all residents.
- Coordination of land use planning and transportation planning to support sustainable economic development.
- Coordination of local planning efforts with local service providers and authorities, neighboring communities and state and regional plans.

Staff believes that this project when constructed and executed properly will benefit the local areas and the region.

Staff's research revealed the following information regarding the prior DRI (Development of Regional Impact):

- DRI #: 2543
- Project Name: Orchard Hills
- Submitting Local Government: Coweta County
- Developer: Orchard Hills Land, LLC
- RDC: Chattahoochee – Flint (now Three Rivers Regional Commission)
- Initial Form Submitted: 12/29/2015
- Additional Information Form Submitted: 1/11/2016
- RDC Finding: 4/1/2016

This DRI was triggered by a rezoning application filed with Coweta County. Three Rivers Regional Commission staff has reviewed the attached information for the proposed development (DRI # 2684 – Orchard Hills Business Park Expansion) and has determined that it meets or exceeds the threshold established in the rules established by the Georgia Department of Community Affairs' rules for Developments of Regional Impact.

In staff's professional opinion, given the changes, the regional commission determines that DRI #: 2543 should undergo another regional review pursuant to Chapter 110-12-3-.05-3(c). Project changes.

The Regional Commission may determine that a previously submitted DRI is nevertheless subject to another round of comment by affected parties, if the project changes are substantial enough to warrant this. Such determination should be made after consultation with the host government and affected parties. An example of a project or change that may lead a Regional Commission to determine that an additional comment opportunity is warranted includes but is not limited to a substantial increase of project size or substantial change in the mix of uses based on the applicable measures used for the DRI thresholds. In making this determination, the Regional Commission must consider such factors as:

1. Whether the changed project will substantially change the projected impacts of the original project.
2. Whether significant time has passed since the previous DRI process (thus increasing the likelihood that the views of affected parties on the project have changed).

Therefore, in staff's opinion, the applicant/owner/developer was required to submit a new DRI referencing DRI # 2543 so that all affected and interested parties including GRTA (Georgia Regional Transportation Authority) and GDOT (Georgia Department of Transportation) and surrounding municipalities could have an opportunity to comment and review the proposed changes to the project.

Although DRI #: 2543 was submitted March 2016, based on staff's due diligence and in the interest of the region, the City of Moreland and the impact this project and any alteration may have, staff, determined that this project would have to go through another DRI review.

Coweta County is in the GRTA (Georgia Regional Transportation Authority) jurisdiction and falls under that agency's preview. Therefore, a review by that agency was required. Typically, the Three Rivers Regional Commission (TRRC) would receive prior information relating to any potential DRI. If the Regional Commission finds that a proposed project qualifies as a DRI, Staff will proceed to host a pre-review meeting and conference which can be joined with the GRTA (Georgia Regional Transportation Authority) required methodology meeting if the project is located in a GRTA jurisdiction. If not, then that meeting by TRRC staff is conducted with the host local government, or the applicant/developer's representative who must attend the meeting.

For this DRI, that meeting was held on Thursday, May 18, 2017, at the Coweta County Board of Commissioners Chambers.

Economic Development

Regional Context: The Three Rivers Economic Development District has a strong network of historic neighborhood squares and main streets to provide amenities, jobs, and luxuries which residents desire for a good quality of life. Employment centers are located in all ten counties throughout the Three Rivers Economic Development District. Based on the region's Regionally Important Resources Plan, October 2011, Regional Plan, and Comprehensive Economic

Development Strategy (CEDs), the proposed project in Coweta County has the potential to be an added asset to the District when completed.

The purpose of the TRRC (CEDs), 2016 Comprehensive Economic Development Strategy is to explore the economic advantages of doing business in the Three Rivers Economic Development District. One of the major elements is access to Interstates 75, 85 and 185, access to Hartsfield–Jackson International Airport and proximity to Atlanta, Macon, and Columbus. Staff believes that this project will contribute to the economic viability of the region and Coweta County.

Other Governmental Services Impact

Regional Context: Staff wishes to note that other government services such as law enforcement, emergency services, Fire, HAZMAT, EMA and other rapid local and regional response task force teams, water and sewer, roads, courts and general administration also will experience an increased demand because of the industrial nature of the development.

School System

Regional Context: Coweta County School System and other neighboring school systems will not be impacted by this development because there are no “residential” components or phases to the proposed development at this time. Therefore, it will not have any negative impact and or demands for educational system expansions.

Environmental (Water, Sewer, Waste, etc.)

Regional Context: Staff expects the developer to comply with Federal, State and local requirements with regards to waters of the state. Special care should be taken to preserve the existing vegetation. Storm water runoff would be increased by the developer.

The Three Rivers Region’s water resources include rivers, water supply watersheds, significant groundwater recharge areas, wetlands, and stream corridors.

These specific resources have been identified by the Georgia Department of Natural Resources (DNR) as State Vital Areas and are portrayed on the RIR Map. These same resources are addressed in DNR’s Environmental Planning Criteria.

The Environmental Planning Criteria is the portion of the state’s Minimum Planning Standards that deals specifically with the protection of these water resources. Water sources in the region are important for the necessary day-to-day living activities of the citizens of the region.

Water sources are important for drinking, cooking, bathing, sewage treatment, industry, electrical plants, recreation, and irrigation of crops. These sources are vulnerable to human intrusion and drought. Therefore, it is important to have guidelines in place to protect these significant resources.

Likewise, wetlands are a fundamental part of the natural water system. Federal law defines freshwater wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include swamps, marshes, bogs, and similar areas.

The area's wetlands are valuable and important for many reasons, including protecting the shoreline from erosion, serving as water storage areas during storms and floods, acting as groundwater recharge areas, and helping to filter contaminants and sediments. Additionally, wetlands support a diversity of plant and animal species and offer exceptional recreational opportunities. Several local governments have established the state's planning criteria, for each of these environmentally sensitive areas that exist within their jurisdictions.

A water supply watershed is an area where rainfall runoff drains into a river, stream or reservoir and is used downstream as a source of public drinking water supply.

By limiting the amount of pollution that gets into the water supply, local governments can reduce the costs of purification and help safeguard public health. The protection criteria for water supply watersheds vary depending on size. Water supply watersheds are one of the most vital natural resources necessary to maintain an acceptable quality of life for the residents of the Three Rivers Region.

The water supply watersheds provide drinking water, sewage treatment, electrical generation, industry and mining, recreation, and irrigation of crops. The Three Rivers Region includes three major watersheds, Chattahoochee, Flint, and Ocmulgee. Some of the watersheds in the Three Rivers Region require additional protection or management activities. These include watersheds that serve as public drinking water sources and those that do not meet their designated use due to water quality issues. Communities with water supply source watersheds within their jurisdictions will need to implement additional measures to help protect public drinking water supplies. Therefore, it is imperative that Coweta County protects such natural resources and incorporate into this development Best Management Practices by way of placing conditions to protect them in the zoning amendment on the property or development.

Transportation

Regional Context: The Atlanta Regional Commission (ARC) administers under contract, the Georgia Regional Transportation Authority's (GRTA's) functions pursuant to state law (OCGA §50-32-14). Staff review of this DRI, included a joint meeting with the GRTA (Georgia Regional Transportation Authority) required methodology meeting on May 18, 2017, at the Coweta County Board of Commissioners Chambers. That meeting was attended by the host local government, the applicant/developer's representative, engineers, traffic engineers, City of Moreland, Coweta Development Authority, TRRC staff and all other interested stakeholders and potentially affected parties.

From a regional planning perspective, the Transportation Analysis prepared by Wilburn Engineering, LLC for Orchard Hills (DRI #:2543) dated December 22, 2015 will have to be modified to reflect and identify current and future trips generation both (entering and exiting) during the morning and evening peak hours, regarding the expansion and comply with GRTA's criteria. Staff has yielded such decisions and actions to GRTA pursuant to state law (OCGA §50-32-14).

State Route 16 in Carroll, Coweta, and Spalding counties are part of ARC's Atlanta Strategic Truck Route Master Plan (ASTRoMaP). Roadways that are a part of the ASTRoMaP are intended to provide a continuous truck route within in the region in addition to interstate highways, and should be designed in a truck-friendly manner.

Therefore, staff did not dismiss the worst-case scenario as it reviewed this DRI for possible impacts on transportation and freight operations within the Three Rivers Regional Commission's Region.

STAFF CONCLUSION AND RECOMMENDATION

The Georgia Planning Act and Georgia Department of Community Affairs (DCA) DRI process recognize that certain large-scale developments are likely to have effects outside of the local government jurisdictions in which they are located. The DRI review process is designed to improve communication between affected governments and to provide a means of identifying and assessing potential impacts of these large-scale developments before conflicts arise.

Section 110-12-3-.03 (4) of the DRI Rules effective March 1, 2014, states, "The host local government may proceed with its development review process during the DRI process, provided that it does not take final official action approving a project until the DRI process is completed and the local government has had adequate time to consider the Regional Commission's DRI report.

It is intended that the DRI process should take place simultaneously with local development review procedures to minimize administrative delay for review and approval of large developments.

Examples of local development review activities that may take place during the DRI process include, but are not limited to, preliminary staff administrative functions, project evaluation/assessment, community participation meetings and hearings, site visits, and planning commission meetings to discuss, but not vote on, the proposed local action that triggered the DRI process."

To determine the potential impact this development may have, the Regional Commission did solicited comments from affected parties and local governments. These comments along with the Regional Commissions assessment of any potential inter-jurisdictional impacts and compatibility with existing regional plans are part of this report to the host local government. The 15-calendar day comment period was conducted from May 18, 2017, to June 2, 2017.

The materials presented in this report are purely advisory and under no circumstance should this be considered as binding or infringing upon Coweta County's right to determine for itself the appropriateness of the "Orchard Hills Business Park Expansion Industrial Project" within its boundaries.

If approved, Staff recommends the following:

1. In addition to Georgia Regional Transportation Authority (GRTA)'s conditions the developer shall consider providing internal road and pedestrian/client/customer friendly access connectivity within the development.
2. That all environmentally sensitive areas are protected and comply with State and local ordinances.

Staff notes that with the conclusion of this review, Coweta County may proceed with whatever final official action(s) it deems appropriate regarding this proposed development within its boundaries. However, Coweta County is encouraged to take the materials and recommendations presented in this staff report into consideration when rendering its decision.

The following Local Governments and Agencies received Notice of this DRI for their review and comments:

City of Grantville	Georgia Department of Natural Resources (DNR)
City of Turin	Georgia Department of Transportation (GDOT)
Town of Lone Oak	Georgia Department of Community Affairs (DCA)
City of Hogansville	Georgia Regional Transportation Authority (GRTA)
Atlanta Regional Commission (ARC)	Spalding County
Troup County	Coweta County
City of Lutherville	Heard County
Meriwether County	Carroll County
Coweta County School System	Newnan Utilities
Fulton County	City of Haralson
Peachtree City	Fayette County
City of Senoia	City of Moreland
City of Newnan	City of Sharpsburg
City of Palmetto	Newnan – Coweta Chamber of Commerce
Coweta County Development Authority	Coweta County Water and Sewer Authority

If you have any question regarding this review and report, please contact Mr. James A. Abraham, Sr., at 678-692-0510 or email jabraham@threeriversrc.com.

This report is also published on the TRRC website <http://www.threeriversrc.com/planning-dri.php>

cc: Mr. Robert Tolleson, Director of Planning and Zoning, Coweta County
Ms. Angela White, Coweta County Zoning Administrator
Mr. Jon West, Georgia Department of Community Affairs (DCA)
Ms. Annie Gillespie, Georgia Regional Transportation Authority (GRTA)
Mr. Andrew Smith, Atlanta Regional Commission (ARC)
Mr. Alan Hood, Georgia Department of Transportation (GDOT), Airport Safety Data Program Manager
Mr. Tod Handley, Coweta County Engineering
Mr. Calvin Walker, County Airport
Mrs. Tracy Dunnavant, Planning & Zoning Director, City of Newnan
Mr. Chance Baxley, District Traffic Operations Manager, GDOT, District 3
Mr. Tyler Peek, PE, Georgia Department of Transportation (GDOT), District 3
Hon. Dick Ford, Mayor, City of Moreland
Mr. Dan Woods, Georgia Department of Transportation (GDOT), District 3
Mr. Michael Klahr, City of Newnan Engineer
Mr. Greg Wright, Coweta Development Authority
Mr. John Bourbonnais, Orchard Hills Land, LLC
Mr. Vern Wilburn, P.E., PTOE, Wilburn Engineering
Vaugh & Melton, David Millen, Frans Van Leeuwen, Site Planning and Design

Attachments:

JAA



Developments of Regional Impact

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DRI #2684

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Coweta

Individual completing form: Angela B. White

Telephone: 7702542635

E-mail: awhite@coweta.ga.us

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Orchard Hills Business Park Expansion

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 600 E Hwy 16 Newnan, GA 30263

Brief Description of Project: Orchard Hills Business Park - Expansion of previous D.R.I. 2543. The project is now proposing an additional 58 acres and the replacement of several industrial buildings with a 2,000,000 sq ft bldg. The new project will include 339.2 acres and 3,200,000 sq ft of industrial manufacturing/warehouse/distribution facility in a total of 2 buildings.

Development Type:

(not selected)	Hotels	Wastewater Treatment Facilities
Office	Mixed Use	Petroleum Storage Facilities
Commercial	Airports	Water Supply Intakes/Reservoirs
Wholesale & Distribution	Attractions & Recreational Facilities	Intermodal Terminals
Hospitals and Health Care Facilities	Post-Secondary Schools	Truck Stops
Housing	Waste Handling Facilities	Any other development types
* Industrial	Quarries, Asphalt & Cement Plants	

If other development type, describe:

Project Size (# of units, floor area, etc.): 2,000,000 square feet

Developer: Prologis

Mailing Address: 3475 Piedmont Rd

Address 2: Ste 600

City: Atlanta State: Ga Zip: 30305

Telephone: 404-277-3744

Email: frans@vaughnmeton.com

Is property owner different from developer/applicant? (not selected) * Yes No

If yes, property owner: Orchard Hills Land, LLC

Is the proposed project entirely located within your local government's jurisdiction? (not selected) * Yes No

If no, in what additional

jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI? (not selected) * Yes No	
If yes, provide the following information: Project Name: Orchard Hills Project ID: 2543	
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning
	<input type="checkbox"/> Variance
	<input type="checkbox"/> Sewer
	<input type="checkbox"/> Water
	<input type="checkbox"/> Permit
<input type="checkbox"/> Other	
Is this project a phase or part of a larger overall project? (not selected) * Yes No	
If yes, what percent of the overall project does this project/phase represent? 35%	
Estimated Project Completion: This project/phase: 2018 Dates: Overall project: 2018	

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Developments of Regional Impact

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DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Coweta
Individual completing form: Angela B. White
Telephone: 7702542635
Email: awhite@coweta.ga.us

Project Information

Name of Proposed Project: Orchard Hills Business Park Expansion
DRI ID Number: 2684
Developer/Applicant: Prologis
Telephone: 404-277-3744
Email(s): frans@vaughmelton.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.) (not selected) Yes * No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA? * (not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: 40,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 455,520

Is the regional work force sufficient to fill the demand created by the proposed project? (not selected) * Yes No

Will this development displace any existing uses? (not selected) Yes * No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: Coweta County Water & Sewerage Authority

What is the estimated water 0.33 MGD

supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project? (not selected) * Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? (not selected) Yes * No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Coweta County Water & Sewerage Authority

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.33 MGP

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes * No

If no, describe any plans to expand existing wastewater treatment capacity: An expansion to this site is in process to serve the Orchard Hills Business Park at this time.

Is a sewer line extension required to serve this project? (not selected) * Yes No

If yes, how much additional line (in miles) will be required? Information not available at this time

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) Updated Traffic Study will be made available at the DRI Mtg

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) * Yes No

Are transportation improvements needed to serve this project? (not selected) * Yes No

If yes, please describe below: An updated/revised Traffic Analysis is being prepared. The applicant believes the traffic counts will actually be reduced given the expected updated configuration of the park. Wilburn Engineering is drafting the updated Traffic Study

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 315 Tn/Yr

Is sufficient landfill capacity available to serve this proposed project? (not selected) * Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) Yes * No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once 60%

the proposed development
has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate
the project's impacts on stormwater management. Stormwater Management Requirements of Coweta County

Environmental Quality

Is the development located within, or likely to affect any of the following:

- | | |
|---|-----------------------|
| 1. Water supply watersheds? | (not selected) Yes No |
| 2. Significant groundwater recharge areas? | (not selected) Yes No |
| 3. Wetlands? | (not selected) Yes No |
| 4. Protected mountains? | (not selected) Yes No |
| 5. Protected river corridors? | (not selected) Yes No |
| 6. Floodplains? | (not selected) Yes No |
| 7. Historic resources? | (not selected) Yes No |
| 8. Other environmentally sensitive resources? | (not selected) Yes No |

If you answered yes to any question above, describe how the identified resource(s) may be affected:
The northern portion of the additional property is within the Groundwater Recharge District.

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James Abraham

From: Andrew Smith <ASmith@atlantaregional.com>
Sent: Friday, May 19, 2017 3:19 PM
To: James Abraham; Tolleson, Robert; White, Angela; Edwards, Tavoires; Handley, Tod; cwalker@coweta.ga.us; Peek, Tyler; Woods, Dan; Wilkerson, Donald; John Bourbonnais; Mason, Kent; Terrell, Adam; Bennett, Jason; Bradley, Greg; Andrew Howard; Frans Vanleeuwen; David Millen; vwilburn@wilburnengineering.com; speedy@wilburnengineering.com
Cc: Annie Gillespie; Parker Martin; 'DRI@grta.org'; Jonathan Tuley; Marquitrice Mangham
Subject: Orchard Hills Expansion (DRI 2684) - Permit Issue

Importance: High

All,

Thank you for your time yesterday to meet regarding this DRI.

As was discussed, the host local government for a DRI may not take final action – elected body, administrative, etc. – on the applicant's request triggering review, until both the RC and GRTA DRI reviews are complete. Yesterday our staff became aware of a pending permit request by this applicant to begin building out part of the previously reviewed/approved DRI, in addition to a pending rezoning request – the trigger for the new review – for new acreage that allows a reconfiguration of the site and building footprints, as well as a substantial increase in square footage on more than just the new acreage. While the rezoning request serves as the new review trigger on its own, and while it relates to the new acreage that is not part of the pending permit request, both requests by the applicant are related to the same project that has been reopened for a new DRI review. Therefore there was some question yesterday about whether *both* of the applicant's pending requests would have to be held until the new TRRC and GRTA reviews are complete.

Parker with GRTA was able to speak with his leadership on this issue. I also spoke with my manager who previously managed ARC DRI reviews and interacted with GRTA for several years. Our determination as GRTA staff is that the pending permit request does not need to be held. That request is for activity that the applicant is authorized to pursue under current zoning and the previous DRI/NOD; it is essentially an initial phase of construction of the previously approved DRI. More often we see that part of a DRI is under construction (permits already applied for and granted) or even largely finished before a new trigger action is filed to initiate a new review related to an expansion, in which case there is no question or need for discussion. That is not identical to the current situation but is equivalent in that this permitting is part of the construction process.

Our staff will circle up on email with Wilburn Engineering to confirm the new study methodology discussed yesterday for the full new plan of development, so that the GRTA Letter of Understanding (LOU) for the study can be issued next week per GRTA's rules. Wilburn will then need to update the old study using however much time its staff needs. When GRTA receives the new study package as documented in the LOU, its review of DRI 2684 will commence and will take a maximum of 35 days. The **most pressing issue right now**, based on my understanding from yesterday, is for **Wilburn to order traffic counts** (if not done already) for all the intersections in the previous study, plus the intersection of Newnan Crossing Bypass and SR 16, which I believe did not exist at the time of the last study. These counts will have to be taken next week before local schools are out for summer. It is an established GRTA policy that traffic counts for DRI reviews cannot be taken during school breaks.

Best,

Andrew Smith (on behalf of GRTA)
Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

40 Courtland Street, NE
Atlanta, Georgia 30303-2538

P | 404.463.5581

F | 404.463.3254

asmith@atlantaregional.com

atlantaregional.com

NOTE: ARC is on the move to Peachtree Center!
On Wednesday, June 14, we are relocating our
offices to:
229 Peachtree ST NE, STE 100
Atlanta GA 30303

James Abraham

From: Andrew Smith <ASmith@atlantaregional.com>
Sent: Monday, May 15, 2017 1:25 PM
To: Jeannie Brantley; James Abraham; Tolleson, Robert; White, Angela; Edwards, Tavoires; Handley, Tod; cwalker@coweta.ga.us; Peek, Tyler; Woods, Dan; Wilkerson, Donald; tdunnavant@cityofnewnan.org; dsmith@cityofnewnan.org; mklahr@cityofnewnan.org; morelandtownhall@att.net; morelandtownhall@bellsouth.net; John Bourbonnais; Mason, Kent; Terrell, Adam; Bennett, Jason; Bradley, Greg; Andrew Howard; Frans Vanleeuwen; David Millen; vwilburn@wilburnengineering.com
Cc: David Haynes; Marquitrice Mangham; Daniel Studdard; Jonathan Tuley; Annie Gillespie; Parker Martin; 'DRI@grta.org'; Jon West (jon.west@dca.ga.gov)
Subject: GRTA DRI Methodology Meeting - Orchard Hills Business Park Expansion (DRI 2684)

GRTA DRI Methodology Meeting Notification

Three Rivers Regional Commission staff has reviewed information related to **Orchard Hills Business Park Expansion (DRI 2684)** (<http://www.dca.state.ga.us/DRI/AppSummary.aspx?driid=2684>) and finds that the proposed project warrants Development of Regional Impact (DRI) review per Georgia Department of Community Affairs (DCA) rules. Given this determination, the Georgia Regional Transportation Authority (GRTA) will be conducting a DRI review of this development. DRI 2684 is an expansion of Orchard Hills, DRI 2543. The project is located in Coweta County, east of I-85 and north of SR 16, on approximately 339 acres.

Per GRTA's Procedures and Principles for DRI review, a methodology meeting is required to discuss the DRI Plan of Development and confirm the methodologies used in the preparation of the DRI Review Package, including the transportation analysis. This methodology meeting has been scheduled for this **Thursday, May 18, 2017 at 1:00 PM** at Coweta County's offices (37 Perry St., Newnan, GA 30263 – Commission Chambers, 2nd Floor). Staff of all interested or potentially affected local governments or agencies are welcome to attend.

For more information on the GRTA DRI process, visit the [GRTA DRI website](#).

GRTA has contracted with the Atlanta Regional Commission (ARC) to administer the GRTA DRI review process. Any questions related to this agreement should be directed to Annie Gillespie at agillespie@georgiatolls.com.

Regards,
Andrew Smith (on behalf of GRTA)
Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

40 Courtland Street, NE
Atlanta, Georgia 30303-2538

P | 404.463.5581

F | 404.463.3254

asmith@atlantaregional.com
atlantaregional.com

NOTE: ARC is on the move to Peachtree Center!
On Wednesday, June 14, we are relocating our
offices to:
229 Peachtree ST NE, STE 100
Atlanta GA 30303



LETTER OF UNDERSTANDING

May 31, 2017

Mr. Adam Terrell
Prologis, Inc.
3475 Piedmont Road
Suite 600
Atlanta, GA 30305

RE: DRI 2684 Orchard Hills Business Park Expansion (formerly DRI 2543 Orchard Hills)

Dear Mr. Terrell,

The purpose of this letter is to document the discussions during the Methodology Meeting held at Coweta County's offices on May 18, 2017 regarding Development of Regional Impact (DRI) **2684 Orchard Hills Business Park Expansion (formerly DRI 2543 Orchard Hills)**. The following items were discussed in the meeting and should assist you and your consultant team in preparing the DRI Review Package.

PROJECT OVERVIEW

- The project is located on approximately 339 acres in Coweta County on the north side of SR 16, east of I-85 (600 East Highway 16, Newnan, GA 30263).
- The project includes the property and square footage reviewed in 2016 as DRI 2543 Orchard Hills, as well as approximately 60 additional acres of land and approximately 1,000,000 additional square feet of space. This DRI will replace DRI 2543.
- The DRI trigger for this development is a rezoning application for the new 60 acres being added to the property reviewed as DRI 2543.
- The proposed development consists of approximately 3,200,000 square feet of high-cube warehouse/distribution space, 800,000 square feet of business park/office space and 300,000 square feet of commercial space.
- The development site plan proposes access via three site driveways on SR 16 and a connection on the north side of site to an existing cul-de-sac at the southern terminus of Campus Drive.
- Trip generation was estimated at between 27,334 and 41,892 gross daily trips as of the date of the methodology meeting, based on a combination of applicant-provided estimates and the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, 2012. The 27,334 figure is a composite of applicant-provided estimates for the warehouse/distribution component and ITE estimates for the business park/office and commercial components. The 41,892 figure is based wholly on ITE estimates using ITE code 130 (Industrial Park) for the warehouse/distribution component. As a likely alternative to above, specifically for the warehouse/distribution component,

the applicant is currently compiling, and will compare, ITE estimates using ITE code 152 (High-Cube Warehouse/Distribution Center) and observed trip generation from a similar facility in its portfolio in Henry County, Georgia.

- The project will be built in two phases, with build-out of 1,200,000 square feet of warehouse/distribution space projected for 2019 and full DRI build-out projected for 2025.
- The applicant is applying for approval under GRTA's non-expedited review process.

METHODOLOGY FOR ANALYSIS

- All intersections identified as within the study network, along with site driveway(s), shall be analyzed during the AM and PM weekday peak hours for (1) existing conditions, (2) future "no-build" conditions [may not be applicable for site driveway(s)], and (3) future "build" conditions. This DRI shall be studied/reviewed in two phases, with 1,200,000 square feet of warehouse/distribution space to be completed by 2019 and the remainder to be completed by 2025. Future "build" conditions for the second phase (2025 full DRI build-out) shall include the northern site access to Campus Drive.
- Capacity analysis shall be based on turning movement counts collected not more than 12 months prior to the date of the actual DRI submittal to GRTA. As appropriate, pedestrian counts and heavy vehicle counts shall be collected with vehicle counts and considered within the capacity analysis. Turning movement counts shall be collected while local schools are in session.
- A 1.0% annual background traffic growth rate shall be used for all roadways. Trip generation information for any other major developments in the study area that are currently under construction or expected to be completed during the build-out of this DRI, shall also be taken into consideration.
- Mixed use reductions are only allowed between the industrial and commercial uses. Pass-by reductions are allowed for the commercial uses only. No alternative mode reductions are allowed.
- The Level of Service (LOS) standard for all analyses shall be LOS D.
- Default values should not be assumed in the traffic modeling. Existing conditions shall be taken into account.
- The applicant shall research the TIP, STIP, RTP, and GDOT's construction work program, as well as any local government plans (SPLOST, CIP, etc.), to determine the open-to-traffic date, sponsor, cost of the project, funding source(s), etc. for future roadway projects in the project vicinity. This information shall be included within the traffic analysis and modeling scenarios.

STUDY NETWORK

1. SR 16 at Turkey Creek Road
2. SR 16 at Gordon Road
3. SR 16 at Newnan Crossing Bypass
4. Gordon Road at Martin Mill Road
5. US 29/SR 14 at Martin Mill Road
6. US 29/SR 14 at I-85 NB Ramps
7. US 29/SR 14 at I-85 SB Ramps
8. US 29/SR 14 at SR 16
9. US 29/SR 14 at Pine Road

10. Turkey Creek Road at Campus Drive
11. Turkey Creek Road at Newnan Crossing Bypass
12. Newnan Crossing Bypass at Poplar Road
13. All site driveways along SR 16

ADDITIONAL INFORMATION

Every roadway segment and intersection listed above will be analyzed for "required improvements." If the existing LOS for the segment or intersection is below the applicable level of service for a particular time period (e.g., AM peak period, PM peak period, etc.), then the measured LOS service for that segment and time periods is the standard by which the "base" and "future" traffic conditions will be designed. For example, if the County's LOS standard is LOS D, but an intersection or segment currently operates at LOS E for a certain peak period, then the LOS standard for that intersection or segment for "base" and "future" conditions becomes LOS E (only for that intersection and only for that peak period). The "base" is the phase year traffic without the development traffic (also called future "no-build" conditions) and the "future" is the phase year with the development traffic (also called future "build" conditions). As required in the technical guidelines, specific "required improvements" will be identified to bring the "base" LOS and "future" LOS for every roadway segment and intersection up to the applicable LOS standard. If the existing LOS for the segment or intersection is LOS F, then the future "no-build" and future "build" LOS standard will be LOS E. The improvements required to achieve the desired LOS standard will be provided in a table and graphic within the study. The traffic study should indicate the existing roadway laneage at each studied intersection as well as the laneage required (to meet the LOS standard) for future "no-build" and future "build" conditions. The improvements may include both programmed improvements and improvements identified in the study.

The planned and programmed improvement should indicate the project sponsor, the anticipated funding by source (federal, state, city/county, developer, CID, etc.), the year open-to-traffic, and estimate of the total project cost. All other required improvements identified in the study should, to the extent known, identify the cost, sponsor, funding, and timing. If any of these elements are not known, please state as "unknown."

The future "no-build" and the future "build" analyses should NOT automatically include/assume the additional lanes/capacity associated with planned and programmed improvement projects unless those roadway projects are currently under construction. Instead, the traffic consultant should recommend the additional laneage required to satisfy the level of service standard.

DRI REVIEW PACKAGE CHECKLIST

Please use GRTA's DRI Review Package Checklist to help you prepare your Review Package for expedited review of your application. The Checklist reflects the understandings set forth in this letter, and is incorporated into this letter by reference.

The site plan shall be prepared in accordance with Section 4-104 of the DRI Review Package Technical Guidelines, and it shall be dated and shall be at a scale of 1"= 200' or larger (showing more detail). The site plan shall be consistent with GRTA's Site Plan Information Guidelines, which represents the minimum required information on site plans.

The applicant shall indicate on the site plans all adjacent land uses, current zoning, and future land use as indicated on the future land use map. Additionally, all existing and proposed sidewalks, existing and proposed pedestrian trails, and existing and proposed roadway laneage should be indicated on the site plan.

DRI REVIEW PACKAGE SUBMITTAL

At the time you are ready to submit your DRI Review Package to GRTA, please note the following:

All Initial Information and Additional Information forms should be filed online with the Georgia Department of Community Affairs (DCA).

Provide one (1) paper copy of all materials:

- Transportation analysis
- Site Plan

Provide one (1) CD-ROM with electronic versions of all submittal documents:

- Provide a PDF of each document
- Provide the native format for each document
- .dwg is the preferred CAD format (AutoCAD)
- .doc is the preferred word processing format (Word)
- .xls is the preferred spreadsheet format (Excel)
- .sy6 or .sy7 is the preferred capacity analysis format (Synchro)

As part of the completeness certification process, please have your consultant forward one copy each of the completed GRTA DRI Review Package (traffic analysis, site plan and CD) to the GDOT District Office, the Regional Commission, and the local government Planning and Development and/or Transportation office (contact information provided below). GRTA shall be copied on each of the transmittal letters.

GDOT DISTRICT 3	THREE RIVERS REGIONAL COMMISSION	COWETA COUNTY PLANNING & ZONING	COWETA COUNTY TRANSPORTATION & ENGINEERING	CITY OF MORELAND
Tyler Peek 115 Transportation Blvd. Thomaston, GA 30286	James Abraham P. O. Box 818 120 North Hill St. Griffin, GA 30224	Robert Tolleson 22 East Broad St. Newnan, GA 30263	Tod Handley 21 E. Washington St. Newnan, GA 30263	Mayor Dick Ford 7 Main St. Moreland, GA 30259

We encourage your consultant team to verify the items covered in this letter prior to compiling the submittal materials. If you have any questions, please feel free to contact me 404-463-5581.

Sincerely,

Andrew Smith, Senior Planner, Community Development, ARC (on behalf of GRTA ¹)

cc:

Jon West, DCA
Annie Gillespie, SRTA/GRTA
James Abraham, Three Rivers RC
Tyler Peek, GDOT District 3
Robert Tolleson, Coweta County Planning
Tod Handley, Coweta County Transportation
Calvin Walker, Newnan-Coweta County Airport
Greg Wright, Coweta County Development Authority
Tracy Dunnavant, City of Newnan
Dick Fords, City of Moreland

John Bourbonnais, Orchard Hills Land, LLC
Kent Mason, Prologis, Inc.
Greg Bradley, Prologis, Inc.
Vern Wilburn, Wilburn Engineering
Speedy Boutwell, Wilburn Engineering
Frans van Leeuwen, Vaughn & Melton

¹ GRTA has contracted with ARC to administer the GRTA DRI review process. Any questions related to this agreement should be directed to Annie Gillespie at agillespie@georgiatolls.com.



DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

Three Rivers Regional Commission
P. O. Box 818 Griffin, GA 30224 Telephone: 678-692-0510 Fax: 678-692-0513

INSTRUCTIONS: The project described below has been submitted to the Three Rivers Regional Commission (TRRC) for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdictions in which the project is actually located, such as adjoining cities or neighboring counties.

The Three Rivers Regional Commission (TRRC) would like to consider your review and comments on this proposed development in our DRI review process from all potentially Affected Government Parties. For the purposes of this review, "Affected Government Parties" are defined as: 1) any local government within geographic proximity that may be impacted by the DRI project located outside of its jurisdictional limits; 2) any local, state, or federal agencies that could potentially have concern about the project's impact on regional systems and resources; 3) Georgia Regional Transportation Authority (GRTA), if the proposed project is located within GRTA's jurisdiction; and 4) the host Regional Commission plus any Regional Commission within geographic proximity that could potentially have concern about the project's impact on regional systems and resources.

Therefore, please review the information about the project included with this form and give us your comments on the attached sheet as provided. Please contact the staff member identified in this package below for any questions or comments. The completed form should be returned to the TRRC on or before the specified return deadline.

Name of Project: Orchard Hills Business Park Expansion

DRI Online ID #: 2684

Comments from affected party (attach additional sheets as needed):

MERIWETHER COUNTY DOES NOT EXPECT ANY
ADVERSE ~~IMPACTS~~ IMPACTS FROM DRI # 2684.
THERE COULD BE A POSITIVE IMPACT OF A LITTLE
INCREASE IN TRAFFIC BECAUSE OF POTENTIAL
JOBS FOR PEOPLE LIVING IN MERIWETHER CO.

AFFECTED PARTY AND LOCAL GOVERNMENTS INFORMATION

Individual Completing Form:

RON GARRETT

Name of Local Government or Affected Party:

MERIWETHER CO.

Department Location:

GREENVILLE GA. 30222

Telephone:

706.1674.1283

Signature:

Date:

5-30-17

Please Return This Form To:

James A. Abraham, Sr., Planner
Three Rivers Regional Commission
P. O. Box 818
Griffin, GA 30224
Telephone: 678-692-0510
Fax: 678-692-0513
jabraham@threeriversrc.com

Return Date: June 2, 2017

James Abraham

From: Andrew Smith <ASmith@atlantaregional.com>
Sent: Wednesday, May 3, 2017 9:28 AM
To: James Abraham
Subject: ARC Comments re: TRRC DRI 2674

James,

Thank you for the opportunity to comment on DRI 2674 (Jones Petroleum Travel Center).

With specific regard to water resources, the proposed project is located downstream of the Atlanta Region and the Metropolitan North Georgia Water Planning District jurisdictions. It does not drain into and is not within any water supply or other watershed in the Region or the Water District. Therefore, ARC's Natural Resources staff have no comments on this DRI.

In general, other ARC staff have no comments on this proposed development in terms of potential impacts on the Atlanta region's cultural and historic resources, transportation and freight operations, and other regional plans and policies.

Best,
Andrew Smith
Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

40 Courtland Street, NE
Atlanta, Georgia 30303-2538

P | 404.463.5581

F | 404.463.3254

asmith@atlantaregional.com
atlantaregional.com

NOTE: ARC is on the move to Peachtree Center!
On Wednesday, June 14, we are relocating our
offices to:
229 Peachtree ST NE, STE 100
Atlanta GA 30303

From: James Abraham [mailto:jabraham@threeriversrc.com]

Sent: Tuesday, April 18, 2017 12:33 PM

To: mpayne@dollargeneral.com; wwilson@spaldingcounty.com; cjacobs@spaldingcounty.com; ahood@dot.ga.gov; DRI@grta.org; jud.turner@gaepd.org; jon.west@dca.ga.gov; cam.yearty@dca.ga.gov; jcrosby@jonespetroleum.com; mathew.john@dca.ga.gov; Bogletree@flovilla.org; amitchell@flovilla.org; Christy Lawson <CLawson@buttscounty.org>; kmoffett@buttscounty.org; jmbrewer@buttscounty.org; buttscountyida@buttscountyida.com; dwoods@dot.ga.gov; dowilkerson@dot.ga.gov; tpeek@dot.ga.gov; laura.hale@buttscountyida.com; rhenderson@buttscounty.org; mseleb@buttswsa.com; Kay.pippin@cityofjacksonga.com; Jeanette.riley@cityofjacksonga.com; cjones@cityofjenkinsburg.com; cglass@lamarcountyga.com; bzellner@lamarcountyga.com; peterbanks@bellsouth.net; Kenneth.roberts@cityofbarnesville.com; bmiller@spaldingcounty.com; emosley@spaldingcounty.com; rmccord@cityofgriffin.com; KSmith@cityofgriffin.com; Doug Hooker <DHooker@atlantaregional.com>; Laura Mathis <LMathis@mg-rc.org>; jdove@negrc.org; matha2@bellsouth.net; cjderaney@barnesville.org; bpfrogner@cityofgriffin.com; cjones@cityofgriffin.com; mpresley@dot.ga.gov; gtapley@monroecountygeorgia.com;



DEVELOPMENT OF REGIONAL IMPACT (DRI) REGIONAL REVIEW & REQUEST FOR COMMENTS

Three Rivers Regional Commission
P. O. Box 818 Griffin, GA 30224 Telephone: 678-692-0510 Fax: 678-692-0513

GENERAL INFORMATION

Name of Proposal: Orchard Hills Business Park Expansion
Submitting Local Government: Coweta County
RC Contact: James A. Abraham, Sr.
Telephone: 678-692-0510
Email: jabraham@threeriversrc.com

DRI Online ID #: 2684
Deadline for Comments: June 2, 2017
RC Info: Lanier E. Boatwright
Executive Director
Three Rivers RC
P. O. Box 818
Griffin, Georgia 30224

INSTRUCTIONS

The project described below has been submitted to the Three Rivers Regional Commission (TRRC) for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdictions in which the project is actually located, such as adjoining cities or neighboring counties.

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Therefore, please review the information about the project included with this form and give us your comments on the attached sheet as provided. Please contact the staff member identified in this package above for any questions or comments. The completed form must be returned to the TRRC on or before the specified return deadline.

PROJECT DESCRIPTION

DRI 2684 is an expansion of Orchard Hills, DRI 2543. The project is located in Coweta County, east of I-85 and north of SR 16, on approximately 339 acres. See attached report.

PRELIMINARY FINDINGS AND COMMENTS OF THE TRRC AND GRTA (If applicable)

The Atlanta Regional Commission (ARC) administers, under contract, the Georgia Regional Transportation Authority's (GRTA's) functions pursuant to state law (OCGA §50-32-14). Pursuant to state law (OCGA §50-32-14), Coweta County is in the GRTA (Georgia Regional Transportation Authority) jurisdiction and does fall under that agency's preview, therefore, a review by that agency is required as part of this DRI. The county is identified as or in the Metropolitan Tier Map as a "Metropolitan" (Population 50,000). See attached report.



DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

Three Rivers Regional Commission
P. O. Box 818 Griffin, GA 30224 Telephone: 678-692-0510 Fax: 678-692-0513

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Therefore, please review the information about the project included with this form and give us your comments on the attached sheet as provided. Please contact the staff member identified in this package for any questions or comments. The completed form must be returned to the TRRC on or before the specified return deadline.

Name of Project: Orchard Hills Business Park Expansion

DRI Online ID #: 2684

The following Local Governments and Agencies are receiving Notice of this Request for Comments on this TRRC DRI review:

City of Grantville
City of Turin
Town of Lone Oak
City of Hogansville
Atlanta Regional Commission (ARC)
Troup County
City of Lutherville
Meriwether County
Coweta County School System
Fulton County
Peachtree City
City of Senoia
City of Newnan
City of Palmetto
Coweta County Development Authority

Georgia Department of Natural Resources (DNR)
Georgia Department of Transportation (GDOT)
Georgia Department of Community Affairs (DCA)
Georgia Regional Transportation Authority (GRTA)
Spalding County
Coweta County
Heard County
Carroll County
Newnan Utilities
City of Haralson
Fayette County
City of Moreland
City of Sharpsburg
Newnan – Coweta Chamber of Commerce
Coweta County Water and Sewer Authority



DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

Three Rivers Regional Commission
P. O. Box 818 Griffin, GA 30224 Telephone: 678-692-0510 Fax: 678-692-0513

INSTRUCTIONS: The project described below has been submitted to the Three Rivers Regional Commission (TRRC) for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdictions in which the project is actually located, such as adjoining cities or neighboring counties.

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Name of Project: Orchard Hills Business Park Expansion

DRI Online ID #: 2684

Comments from affected party (attach additional sheets as needed):

AFFECTED PARTY AND LOCAL GOVERNMENTS INFORMATION

Individual Completing Form: _____

Name of Local Government or Affected Party: _____

Department Location: _____

Telephone: _____ (_____) _____

Signature: _____

Date: _____

Please Return This Form To:

James A. Abraham, Sr., Planner
Three Rivers Regional Commission
P. O. Box 818
Griffin, GA 30224
Telephone: 678-692-0510
Fax: 678-692-0513
jabraham@threeriversrc.com

Return Date: June 2, 2017



Developments of Regional Impact

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DRI #2684

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Coweta

Individual completing form: Angela B. White

Telephone: 7702542635

E-mail: awhite@coweta.ga.us

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Orchard Hills Business Park Expansion

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 600 E Hwy 16 Newnan, GA 30263

Brief Description of Project: Orchard Hills Business Park - Expansion of previous D.R.I. 2543. The project is now proposing an additional 58 acres and the replacement of several industrial buildings with a 2,000,000 sq ft bldg. The new project will include 339.2 acres and 3,200,000 sq ft of industrial manufacturing/warehouse/distribution facility in a total of 2 buildings.

Development Type:

<input type="radio"/> (not selected)	<input type="radio"/> Hotels	<input type="radio"/> Wastewater Treatment Facilities
<input type="radio"/> Office	<input type="radio"/> Mixed Use	<input type="radio"/> Petroleum Storage Facilities
<input type="radio"/> Commercial	<input type="radio"/> Airports	<input type="radio"/> Water Supply Intakes/Reservoirs
<input type="radio"/> Wholesale & Distribution	<input type="radio"/> Attractions & Recreational Facilities	<input type="radio"/> Intermodal Terminals
<input type="radio"/> Hospitals and Health Care Facilities	<input type="radio"/> Post-Secondary Schools	<input type="radio"/> Truck Stops
<input type="radio"/> Housing	<input type="radio"/> Waste Handling Facilities	<input type="radio"/> Any other development types
<input type="radio"/> Industrial	<input type="radio"/> Quarries, Asphalt & Cement Plants	

If other development type, describe:

Project Size (# of units, floor area, etc.): 2,000,000 square feet

Developer: Prologis

Mailing Address: 3475 Piedmont Rd

Address 2: Ste 600

City: Atlanta State: Ge Zip: 30305

Telephone: 404-277-3744

Email: frans@vaughnmelton.com

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☐ No

If yes, property owner: Orchard Hills Land, LLC

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☐ Yes ☐ No

If no, in what additional

Jurisdiction is the project located?	
Is the current proposal a continuation or expansion of a previous DRI? (not selected) * Yes No	
If yes, provide the following information: Project Name: Orchard Hills Project ID: 2543	
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning
	<input type="checkbox"/> Variance
	<input type="checkbox"/> Sewer
	<input type="checkbox"/> Water
	<input type="checkbox"/> Permit
<input type="checkbox"/> Other	
Is this project a phase or part of a larger overall project? (not selected) * Yes No	
If yes, what percent of the overall project does this project/phase represent? 35%	
Estimated Project Completion This project/phase: 2018 Dates: Overall project: 2018	

[Back to Top](#)

You are logged in to the DRI Website as *JAbraham* . | [Change Password](#) | [Go to Applications Listing](#)

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Developments of Regional Impact

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DRI #2684

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Coweta
 Individual completing form: Angela B. White
 Telephone: 7702542635
 Email: awhite@coweta.ga.us

Project Information

Name of Proposed Project: Orchard Hills Business Park Expansion
 DRI ID Number: 2684
 Developer/Applicant: Prologis
 Telephone: 404-277-3744
 Email(s): frans@vaughmelton.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (if no, proceed to Economic Impacts.)
 (not selected) Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) Yes No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: 40,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 455,520

Is the regional work force sufficient to fill the demand created by the proposed project?
 (not selected) ☒ Yes No

Will this development displace any existing uses?
 (not selected) Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: Coweta County Water & Sewerage Authority

What is the estimated water: 0.33 MGD

supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

Is sufficient water supply capacity available to serve the proposed project? (not selected) * Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? (not selected) Yes * No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Coweta County Water & Sewerage Authority

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.33 MGP

Is sufficient wastewater treatment capacity available to serve this proposed project? (not selected) Yes * No

If no, describe any plans to expand existing wastewater treatment capacity: An expansion to this site is in process to serve the Orchard Hills Business Park at this time.

Is a sewer line extension required to serve this project? (not selected) * Yes No

If yes, how much additional line (in miles) will be required? Information not available at this time

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) Updated Traffic Study will be made available at the DRI Mtg

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? (not selected) * Yes No

Are transportation improvements needed to serve this project? (not selected) * Yes No

If yes, please describe below: An updated/revised Traffic Analysis is being prepared. The applicant believes the traffic counts will actually be reduced given the expected updated configuration of the park. Wilburn Engineering is drafting the updated Traffic Study

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 315 Tn/Yr

Is sufficient landfill capacity available to serve this proposed project? (not selected) * Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? (not selected) Yes * No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once

the proposed development
has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate
the project's impacts on stormwater management:Stormwater Management Requirements of Coweta County

Environmental Quality

Is the development located within, or likely to affect any of the following:

- | | |
|--|--|
| 1. Water supply
watersheds? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 2. Significant groundwater
recharge areas? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 3. Wetlands? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 4. Protected mountains? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 5. Protected river corridors? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 6. Floodplains? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 7. Historic resources? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 8. Other environmentally
sensitive resources? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |

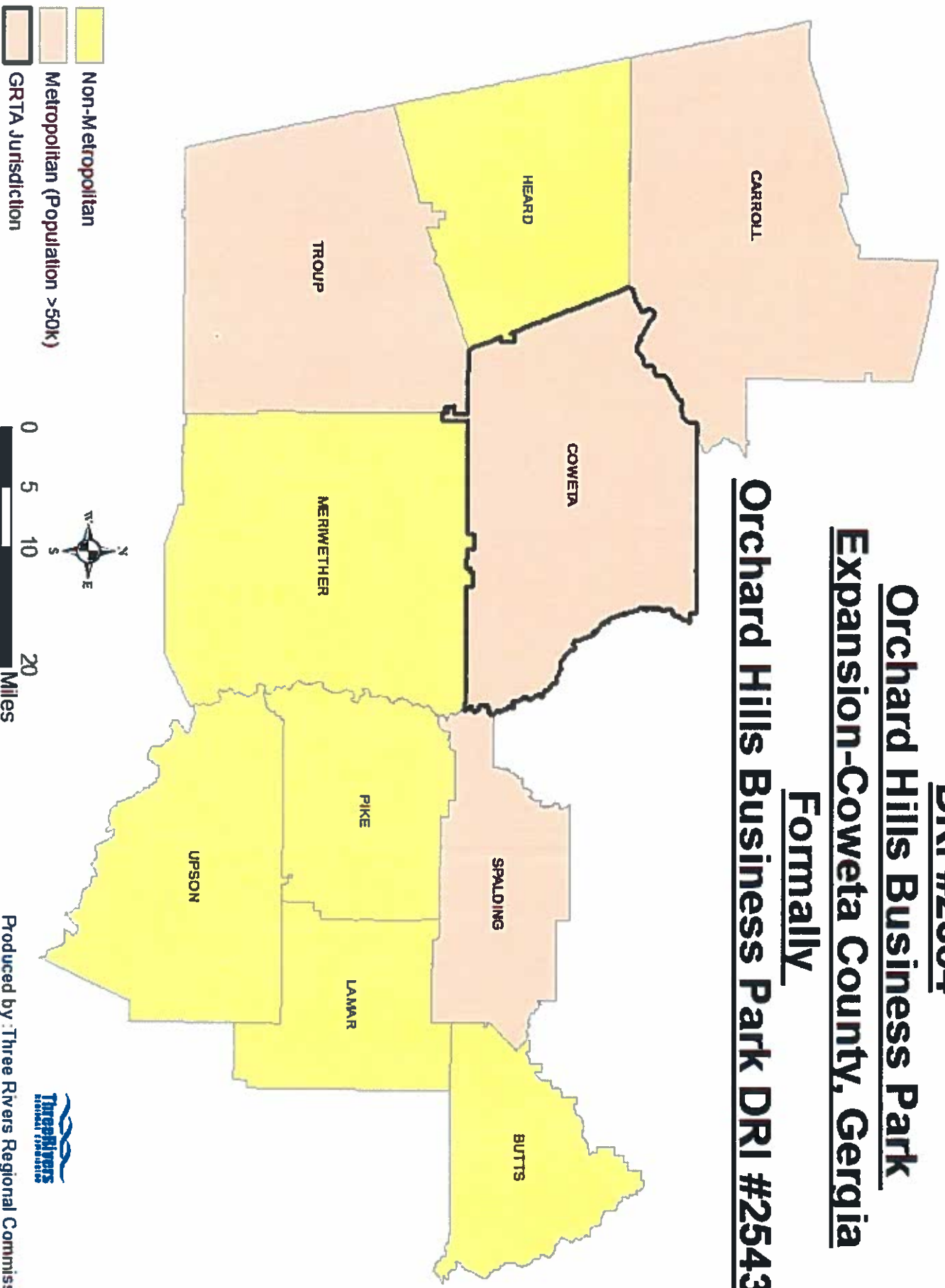
If you answered yes to any question above, describe how the identified resource(s) may be affected:
The northern portion of the additional property is within the Groundwater Recharge District.

[Back to Top](#)

You are logged in to the DRI Website as *JAbraham* . | [Change Password](#) | [Go to Applications Listing](#)

[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#) | [Site Map](#) | [Statements](#) | [Contact](#)

DRI #2684
Orchard Hills Business Park
Expansion-Coweta County, Georgia
Formally
Orchard Hills Business Park DRI #2543



James Abraham

From: Andrew Smith <ASmith@atlantaregional.com>
Sent: Monday, May 15, 2017 1:25 PM
To: Jeannie Brantley; James Abraham; Tolleson, Robert; White, Angela; Edwards, Tavoires; Handley, Tod; cwalker@coweta.ga.us; Peek, Tyler; Woods, Dan; Wilkerson, Donald; tdunnavant@cityofnewnan.org; dsmith@cityofnewnan.org; mklahr@cityofnewnan.org; morelandtownhall@att.net; morelandtownhall@bellsouth.net; John Bourbonnais; Mason, Kent; Terrell, Adam; Bennett, Jason; Bradley, Greg; Andrew Howard; Frans Vanleeuwen; David Millen; vwilburn@wilburnengineering.com
Cc: David Haynes; Marquitrice Mangham; Daniel Studdard; Jonathan Tuley; Annie Gillespie; Parker Martin; 'DRI@grta.org'; Jon West (jon.west@dca.ga.gov)
Subject: GRTA DRI Methodology Meeting - Orchard Hills Business Park Expansion (DRI 2684)

GRTA DRI Methodology Meeting Notification

Three Rivers Regional Commission staff has reviewed information related to **Orchard Hills Business Park Expansion (DRI 2684)** (<http://www.dca.state.ga.us/DRI/AppSummary.aspx?driid=2684>) and finds that the proposed project warrants Development of Regional Impact (DRI) review per Georgia Department of Community Affairs (DCA) rules. Given this determination, the Georgia Regional Transportation Authority (GRTA) will be conducting a DRI review of this development. DRI 2684 is an expansion of Orchard Hills, DRI 2543. The project is located in Coweta County, east of I-85 and north of SR 16, on approximately 339 acres.

Per GRTA's Procedures and Principles for DRI review, a methodology meeting is required to discuss the DRI Plan of Development and confirm the methodologies used in the preparation of the DRI Review Package, including the transportation analysis. This methodology meeting has been scheduled for this **Thursday, May 18, 2017 at 1:00 PM** at Coweta County's offices (37 Perry St., Newnan, GA 30263 – Commission Chambers, 2nd Floor). Staff of all interested or potentially affected local governments or agencies are welcome to attend.

For more information on the GRTA DRI process, visit the [GRTA DRI website](#).

GRTA has contracted with the Atlanta Regional Commission (ARC) to administer the GRTA DRI review process. Any questions related to this agreement should be directed to Annie Gillespie at agillespie@georgiatolls.com.

Regards,
Andrew Smith (on behalf of GRTA)
Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

40 Courtland Street, NE
Atlanta, Georgia 30303-2538

P | 404.463.5581
F | 404.463.3254

asmith@atlantaregional.com
atlantaregional.com

James Abraham

From: White, Angela <awhite@coweta.ga.us>
Sent: Thursday, April 27, 2017 4:51 PM
To: James Abraham
Cc: Tolleson, Robert
Subject: D.R.I. 2684 - Orchard Hill Business Park
Attachments: Gould Property Rezoning Application Package - 4.25.17.pdf; OHBP MASTER 04_26_17 w GOULD.pdf

Importance: High

Good afternoon,

Attached please find the documents that triggered the DRI Review of the Orchard Hills Business Park. I appreciate your patience as this is my first time submitting with Sandra's retirement.

Please let me know what I need to do next or of what assistance I can be.

Regards,

Angela B. White
Zoning Administrator
Coweta County Planning & Zoning Dept
22 E Broad St
Newnan, GA 30263
(770) 254-2635 x8758





West Elevation

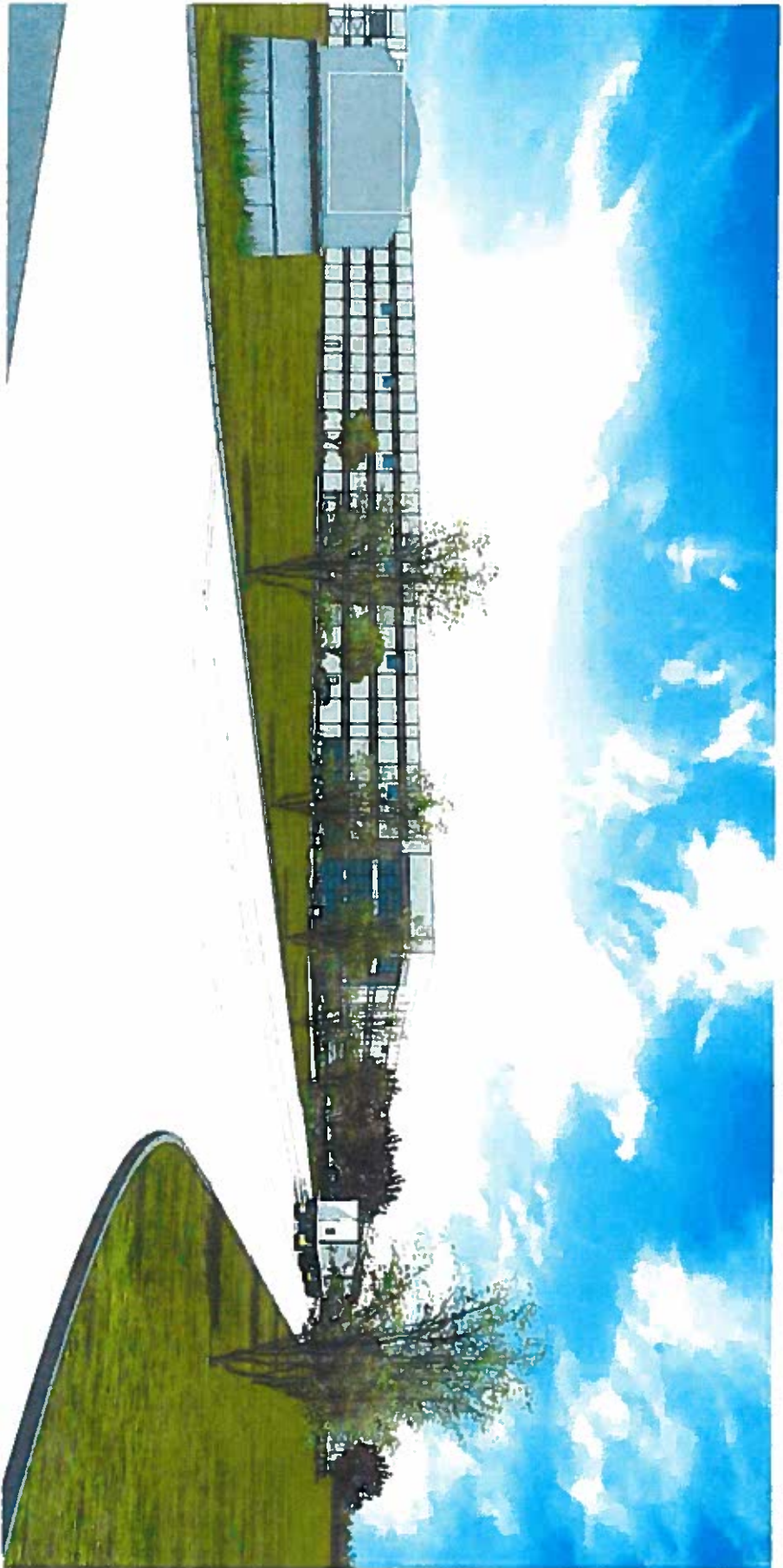


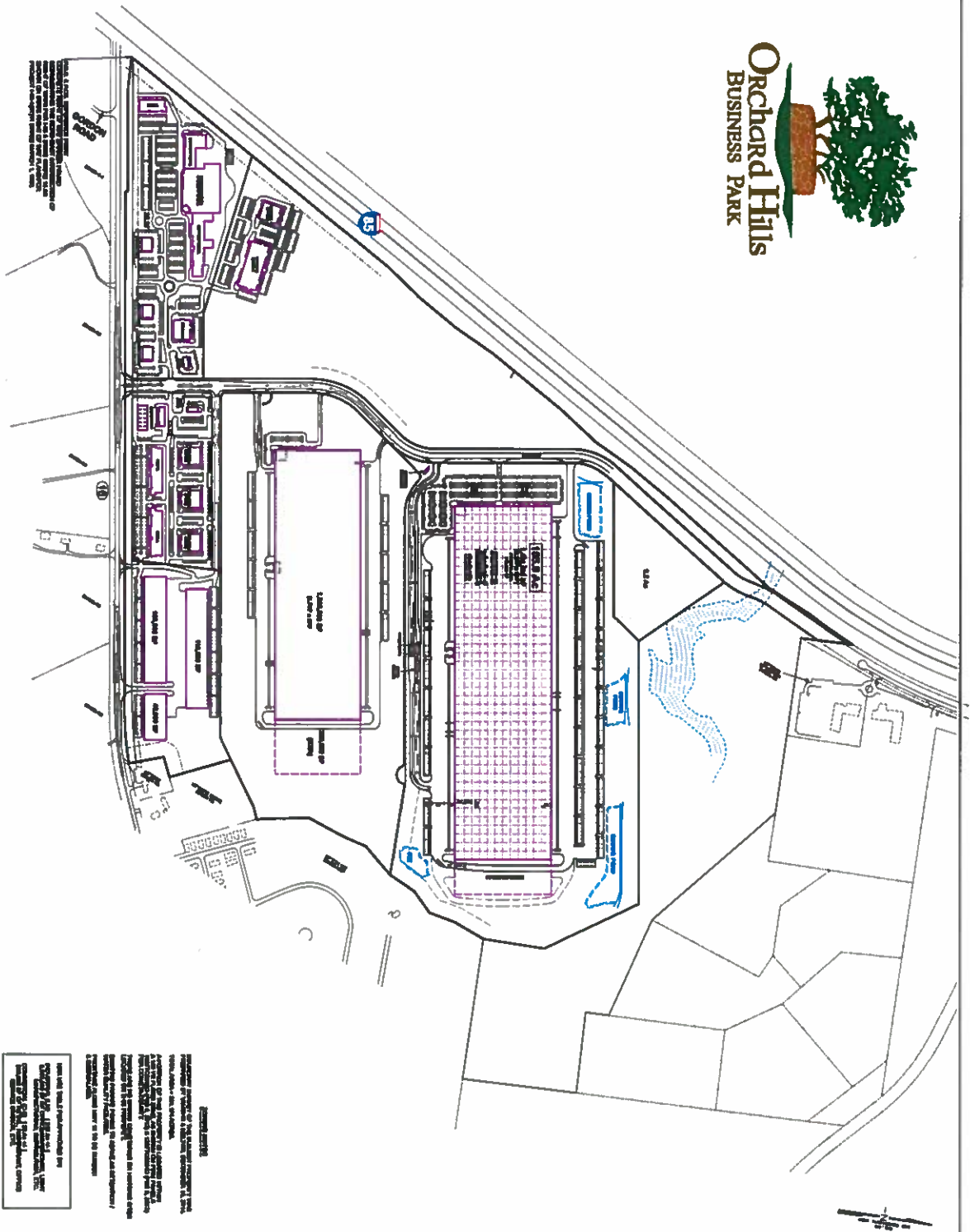
Partial South



Overall South Elevation







NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE BUILDING.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE BUILDING.
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NO.	DESCRIPTION	DATE	BY
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2	REVISION		
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7	REVISION		
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DATE	BY

ORCHARD HILLS DEVELOPMENT

DATE: 3/15/2017

BY: [Signature]

ORCHARD HILLS DEVELOPMENT

MASTER PLAN - 3/15/2017

ORCHARD HILLS LAND, LLC

10000 ORCHARD HILLS ROAD

ORLANDO, FL 32817

TEL: 407.255.1234

FAX: 407.255.1235

WWW.ORCHARDHILLSLAND.COM

K&M

K&M ENGINEERING & ARCHITECTURE, LLC

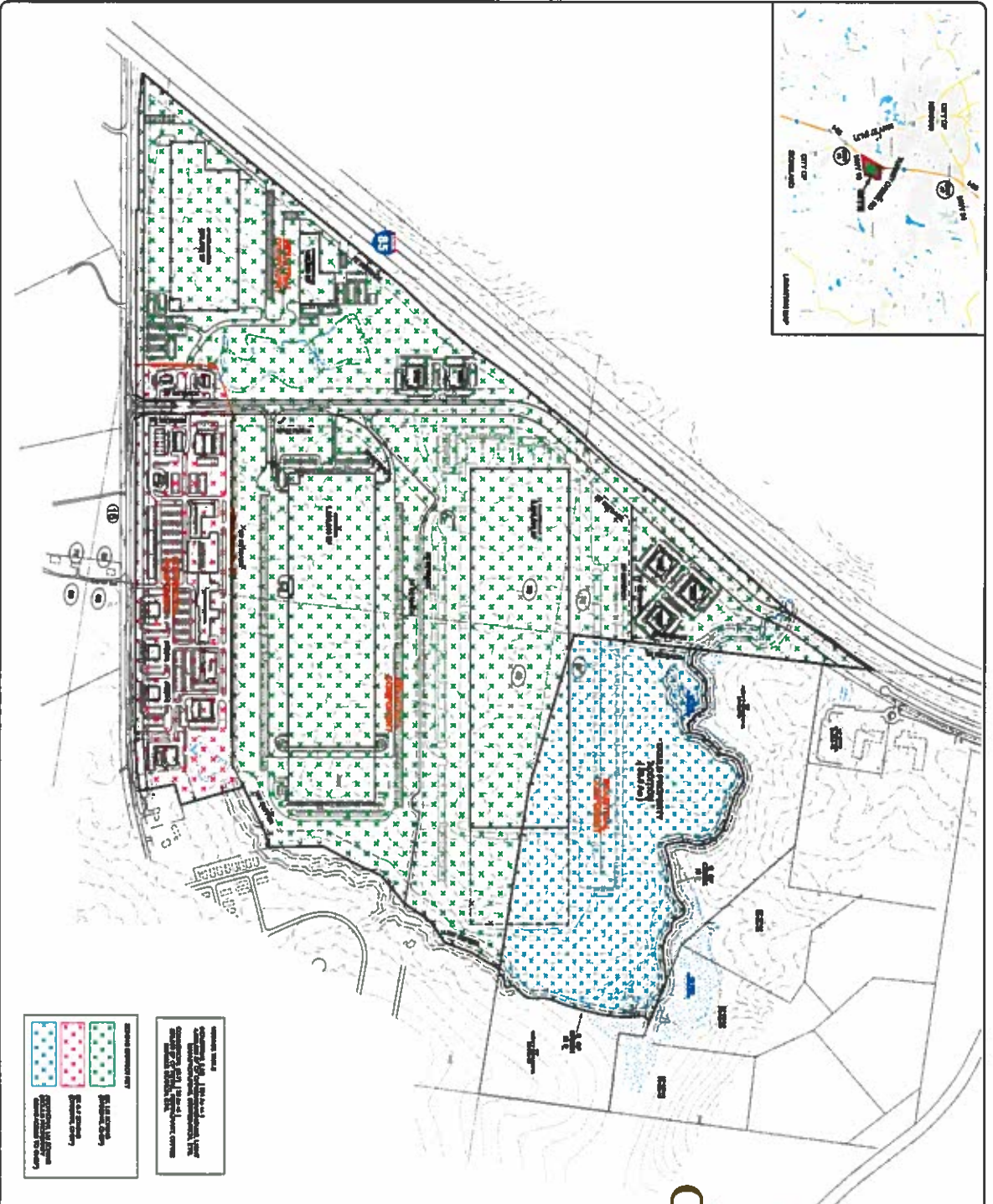
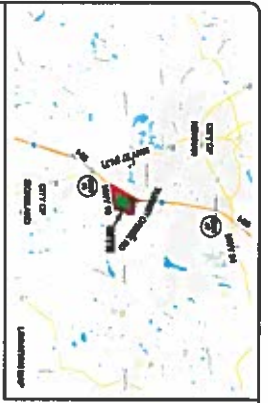
10000 ORCHARD HILLS ROAD

ORLANDO, FL 32817

TEL: 407.255.1234

FAX: 407.255.1235

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LEGEND

ORCHARD HILLS LAND, LLC
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ORCHARD HILLS LAND, LLC
 10000 ORCHARD HILLS ROAD
 DALLAS, TEXAS 75243
 (214) 343-1234
 WWW.ORCHARDHILLSLAND.COM

GENERAL NOTES

1. THIS CONCEPTUAL SITE PLAN IS PREPARED FOR THE PROPOSED DEVELOPMENT OF THE ORCHARD HILLS BUSINESS PARK. THE DEVELOPMENT IS TO BE LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF I-75 AND I-635, DALLAS, TEXAS.

2. THE DEVELOPMENT IS TO BE A MIXED-USE DEVELOPMENT, INCLUDING OFFICE, RETAIL, AND RESIDENTIAL USES. THE DEVELOPMENT IS TO BE DESIGNED TO BE A MODEL OF SUSTAINABLE DEVELOPMENT, WITH A FOCUS ON ENERGY EFFICIENCY, WATER CONSERVATION, AND TRANSPORTATION.

3. THE DEVELOPMENT IS TO BE DESIGNED TO BE A MODEL OF SUSTAINABLE DEVELOPMENT, WITH A FOCUS ON ENERGY EFFICIENCY, WATER CONSERVATION, AND TRANSPORTATION.

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<p>W&M</p> <p>W&M CONSULTING, INC.</p> <p>10000 W&M ROAD</p> <p>DALLAS, TEXAS 75243</p> <p>(214) 343-1234</p> <p>WWW.W&MCONSULTING.COM</p>	<p>ORCHARD HILLS LAND, LLC</p> <p>10000 ORCHARD HILLS ROAD</p> <p>DALLAS, TEXAS 75243</p> <p>(214) 343-1234</p> <p>WWW.ORCHARDHILLSLAND.COM</p>	<p>ORCHARD HILLS DEVELOPMENT</p> <p>10000 ORCHARD HILLS ROAD</p> <p>DALLAS, TEXAS 75243</p> <p>(214) 343-1234</p> <p>WWW.ORCHARDHILLSLAND.COM</p>	<p>CONCEPTUAL SITE PLAN - 4/26/2017</p> <p>DATE: 4/26/2017</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p> <p>APPROVED: [Signature]</p> <p>PROJECT: ORCHARD HILLS BUSINESS PARK</p> <p>LOCATION: 10000 ORCHARD HILLS ROAD, DALLAS, TEXAS</p> <p>SCALE: 1" = 100'</p> <p>PROJECT NO: Z-01</p>
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James Abraham

From: Andrew Smith <ASmith@atlantaregional.com>
Sent: Monday, May 15, 2017 1:25 PM
To: Jeannie Brantley; James Abraham; Tolleson, Robert; White, Angela; Edwards, Tavoires; Handley, Tod; cwalker@coweta.ga.us; Peek, Tyler; Woods, Dan; Wilkerson, Donald; tdunnavant@cityofnewnan.org; dsmith@cityofnewnan.org; mklahr@cityofnewnan.org; morelandtownhall@att.net; morelandtownhall@bellsouth.net; John Bourbonnais; Mason, Kent; Terrell, Adam; Bennett, Jason; Bradley, Greg; Andrew Howard; Frans Vanleeuwen; David Millen; vwilburn@wilburnengineering.com
Cc: David Haynes; Marquitrice Mangham; Daniel Studdard; Jonathan Tuley; Annie Gillespie; Parker Martin; 'DRI@grta.org'; Jon West (jon.west@dca.ga.gov)
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Regards,
Andrew Smith (on behalf of GRTA)
Senior Planner, Community Development Division

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regional impact + local relevance

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Atlanta, Georgia 30303-2538

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asmith@atlantaregional.com
atlantaregional.com

James Abraham

From: Weiss, Megan J <MWeiss@dot.ga.gov>
Sent: Thursday, May 18, 2017 1:35 PM
To: James Abraham
Cc: Mertz, Kaycee; Fowler, Matthew
Subject: re: Orchard Hills Business Park Expansion DRI

Afternoon.

GDOT Planning has reviewed the Orchard Hills Business Park DRI Preliminary report and show no GDOT projects. For further information that may be needed concerning this review, please contact Megan Weiss at 404-631-1779 or mweiss@dot.ga.gov.

Thanks.

Megan Weiss, AICP
Transportation Planner II
Georgia Department of Transportation
Office of Planning-5th Floor
P:404-631-1779 E:mweiss@dot.ga.gov

Pedestrian deaths continue to surge in Georgia - 236 walkers died in 2016. That's a 40% increase in just two years! Georgia DOT's **SEE & BE SEEN** campaign, in partnership with PEDS, aims to make it safer to walk in Georgia. Safety is a shared responsibility. Walkers and drivers: Pay attention. Walkers: make sure you can SEE & BE SEEN. Drivers: Slow down (speed kills). Visit www.dot.ga.gov/SBS. #ArriveAliveGA