



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

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

### GENERAL INFORMATION

**Name of Proposal:** Bridgeport Industrial  
**Submitting Local Government:** Coweta County  
**RC Contact:** James A. Abraham, Sr.  
**Telephone:** 678-692-0510  
**Email:** jabraham@threeriversrc.com

**DRI Online ID #:** 2449  
**Deadline for Comments:** October 22, 2014  
**RC Info:** Lanier E. Boatwright  
Executive Director  
ThreeRivers RC  
P. O. Box 818  
Griffin, Georgia 30224

### INSTRUCTIONS

The project described below has been submitted to the ThreeRivers 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 ThreeRivers 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 above for any questions or comments. The completed form should be returned to the TRRC on or before the specified return deadline.

### PROJECT DESCRIPTION

This project is located in unincorporated Coweta County and is a 1,063 acre property along U.S. 29 and Interstate 85 north of the Town of Moreland. The project is named "Bridgeport Industrial" and will include 7,050,000 SF of manufacturing area, 294,000 SF of research and design, 120,000 SF of training, 736,000 SF of warehouse, and 100,000 SF of corporate office spaces.

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

The project is located in Coweta County which is considered metropolitan. It is also located in the Georgia Regional Transportation Authority (GRTA) jurisdiction. As a result, pursuant to state law (OCGA §50-32-14), GRTA is required to review all Developments of Regional Impact (DRIs) within its 13-county metro Atlanta jurisdiction. GRTA's purpose is to evaluate the proposed development's effect on the surrounding transportation infrastructure and to identify options to mitigate current and future impacts to mobility using best-practice standards for transportation and land use.



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Name of Project: Bridgeport Industrial

DRI Online ID #: 2449

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

### AFFECTED PARTY INFORMATION

Individual Completing Form: \_\_\_\_\_

Name of Local Government: \_\_\_\_\_

Department Location: \_\_\_\_\_

Telephone: \_\_\_\_\_ (\_\_\_\_) \_\_\_\_\_

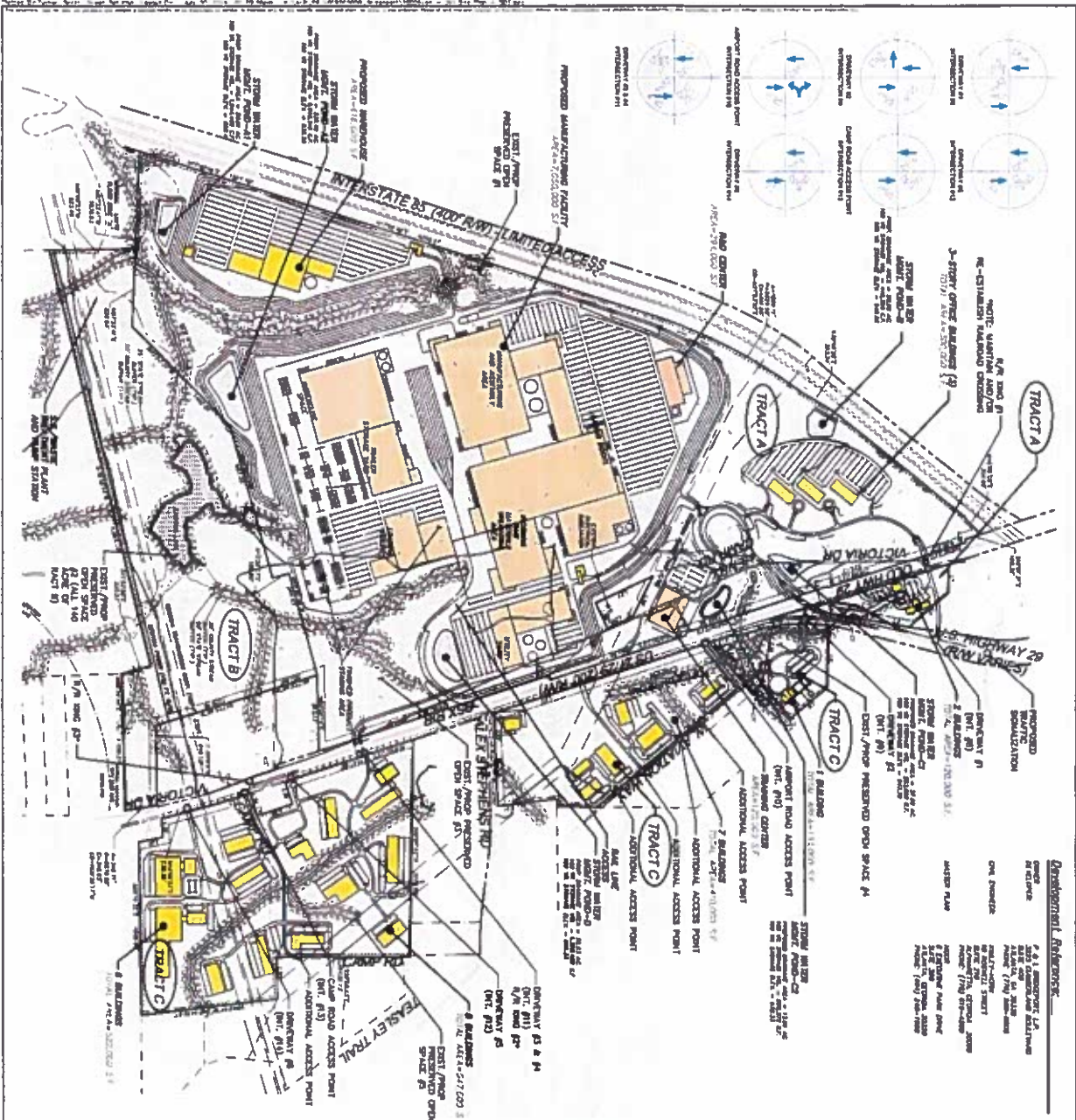
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

#### *Please Return This Form To:*

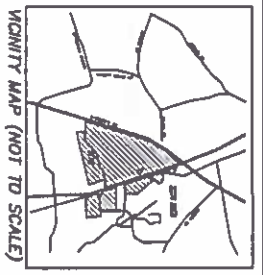
James A. Abraham, Sr., Planner  
ThreeRivers Regional Commission  
P. O. Box 818  
Griffin, GA 30224  
Telephone: 678-692-0510  
Fax: 678-692-0513  
j Abraham@threeriversrc.com

*Return Date: October 22, 2014*



**Developmental References:**

- 2011 L.A. COUNTY AND L.A. CITY GENERAL PLAN
- 2011 L.A. COUNTY AND L.A. CITY LAND USE MAP
- 2011 L.A. COUNTY AND L.A. CITY ZONING MAP
- 2011 L.A. COUNTY AND L.A. CITY COMMUNITY DEVELOPMENT PLAN
- 2011 L.A. COUNTY AND L.A. CITY TRANSPORTATION PLAN
- 2011 L.A. COUNTY AND L.A. CITY AIR QUALITY MANAGEMENT PLAN
- 2011 L.A. COUNTY AND L.A. CITY CLIMATE CHANGE ACTION PLAN
- 2011 L.A. COUNTY AND L.A. CITY ENERGY EFFICIENCY PLAN
- 2011 L.A. COUNTY AND L.A. CITY WATER CONSERVATION PLAN
- 2011 L.A. COUNTY AND L.A. CITY WASTE MANAGEMENT PLAN
- 2011 L.A. COUNTY AND L.A. CITY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
- 2011 L.A. COUNTY AND L.A. CITY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT



**PROPERTY LINES**

| NO. | OWNER                             | ADDRESS           | AREA (SQ. FT.) | PERCENTAGE |
|-----|-----------------------------------|-------------------|----------------|------------|
| 1   | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 2   | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 3   | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 4   | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 5   | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 6   | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 7   | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 8   | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 9   | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 10  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 11  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
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| 31  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 32  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 33  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
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| 39  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 40  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 41  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 42  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 43  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 44  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 45  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 46  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 47  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 48  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 49  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |
| 50  | BRIDGEPORT INDUSTRIAL DEVELOPMENT | 10000 VICTORIA DR | 10000          | 100%       |

**FIGURE 3: BRIDGEPORT INDUSTRIAL DRI SITE PLAN**

**BRIDGEPORT MULTI-USE DEVELOPMENT**  
 PREPARED FOR  
**P & L BRIDGEPORT, L.P.**  
 14000 WILSON BLVD, SUITE 100, BRIDGEPORT, TEXAS 77420  
 CONTACT: (817) 440-1234

**Kimley»Horn**  
 1400 WILSON BLVD, SUITE 100, BRIDGEPORT, TEXAS 77420  
 (817) 440-1234  
 WWW.KIMLEYHORN.COM



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# BRIDGEPORT

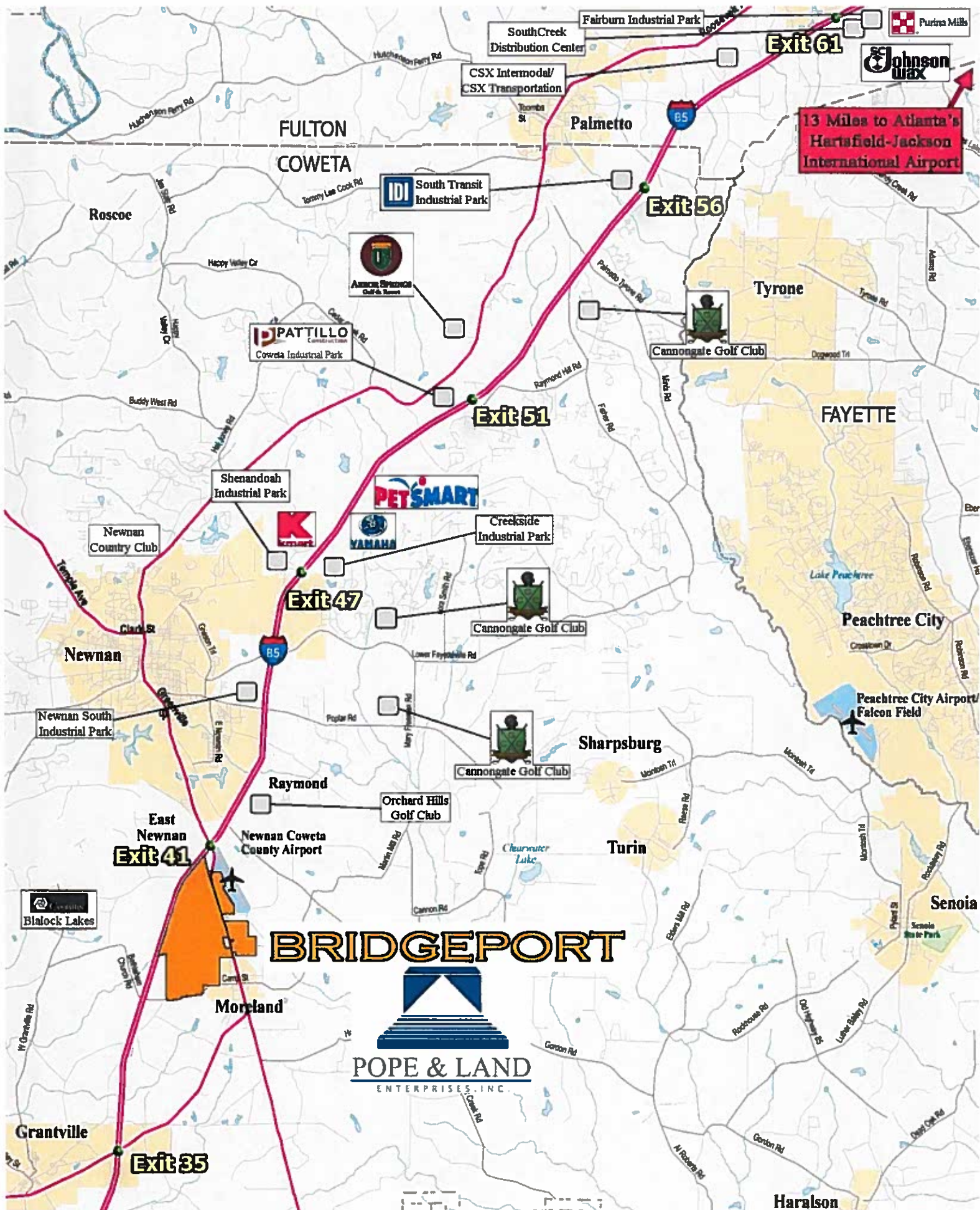
1,414 Acres

Exit 41

Coweta County  
Airport







13 Miles to Atlanta's Hartsfield-Jackson International Airport

# BRIDGEPORT



**POPE & LAND**  
ENTERPRISES, INC.

Exit 41

Exit 47

Exit 51

Exit 56

Exit 61

FULTON  
COWETA

Palmetto

Tyrone

FAYETTE

Newnan

Peachtree City

Sharpsburg

Turin

Senoia

Morland

Grantville

Haralson

Blalock Lakes

Peachtree City Airport/  
Falcon Field

Newnan Coweta  
County Airport

Orchard Hills  
Golf Club

Cannongate Golf Club

Cannongate Golf Club

Creekside  
Industrial Park

Shenandoah  
Industrial Park

PATILLO  
Coweta Industrial Park

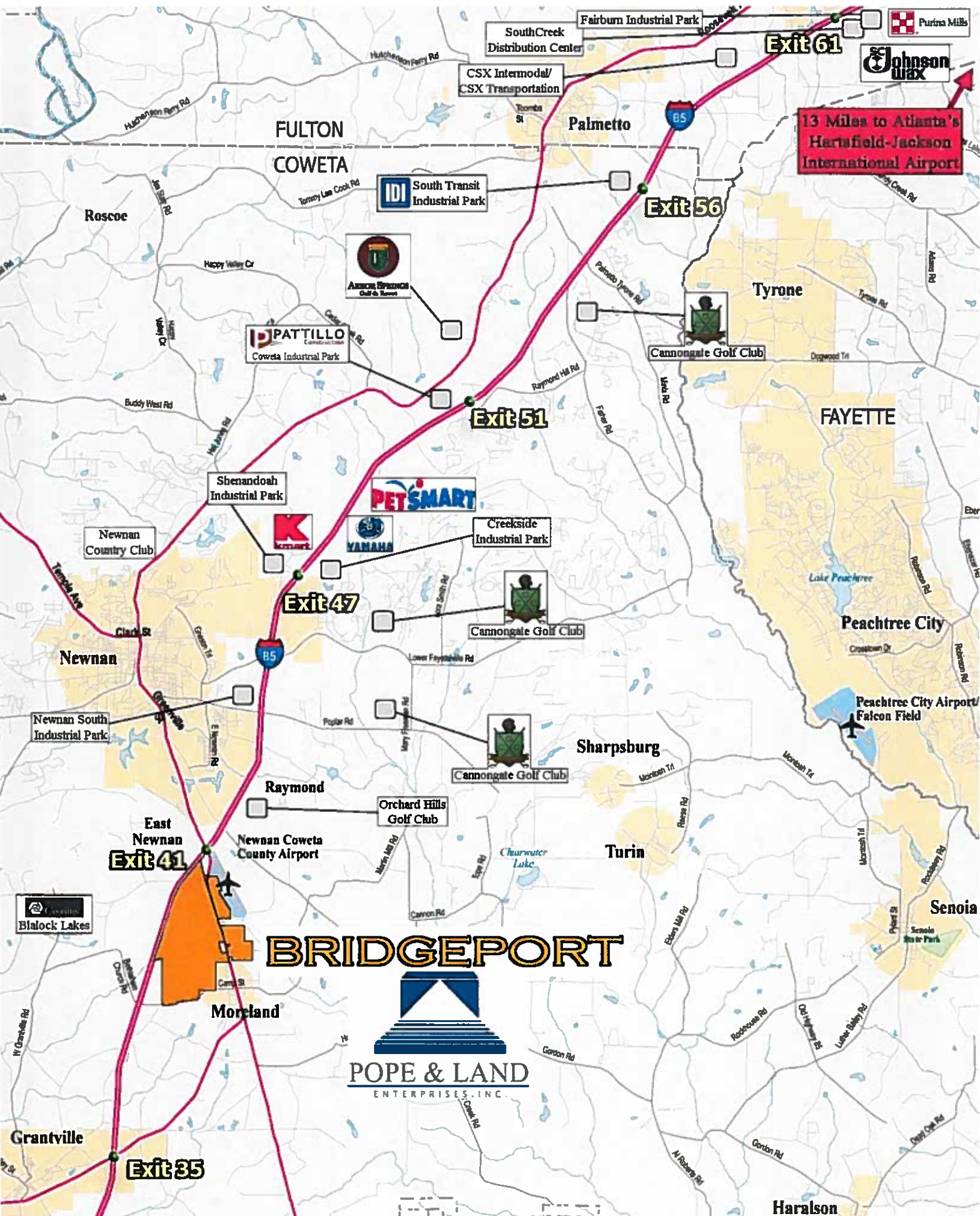
South Transit  
Industrial Park

CSX Intermodal/  
CSX Transportation

SouthCreek  
Distribution Center

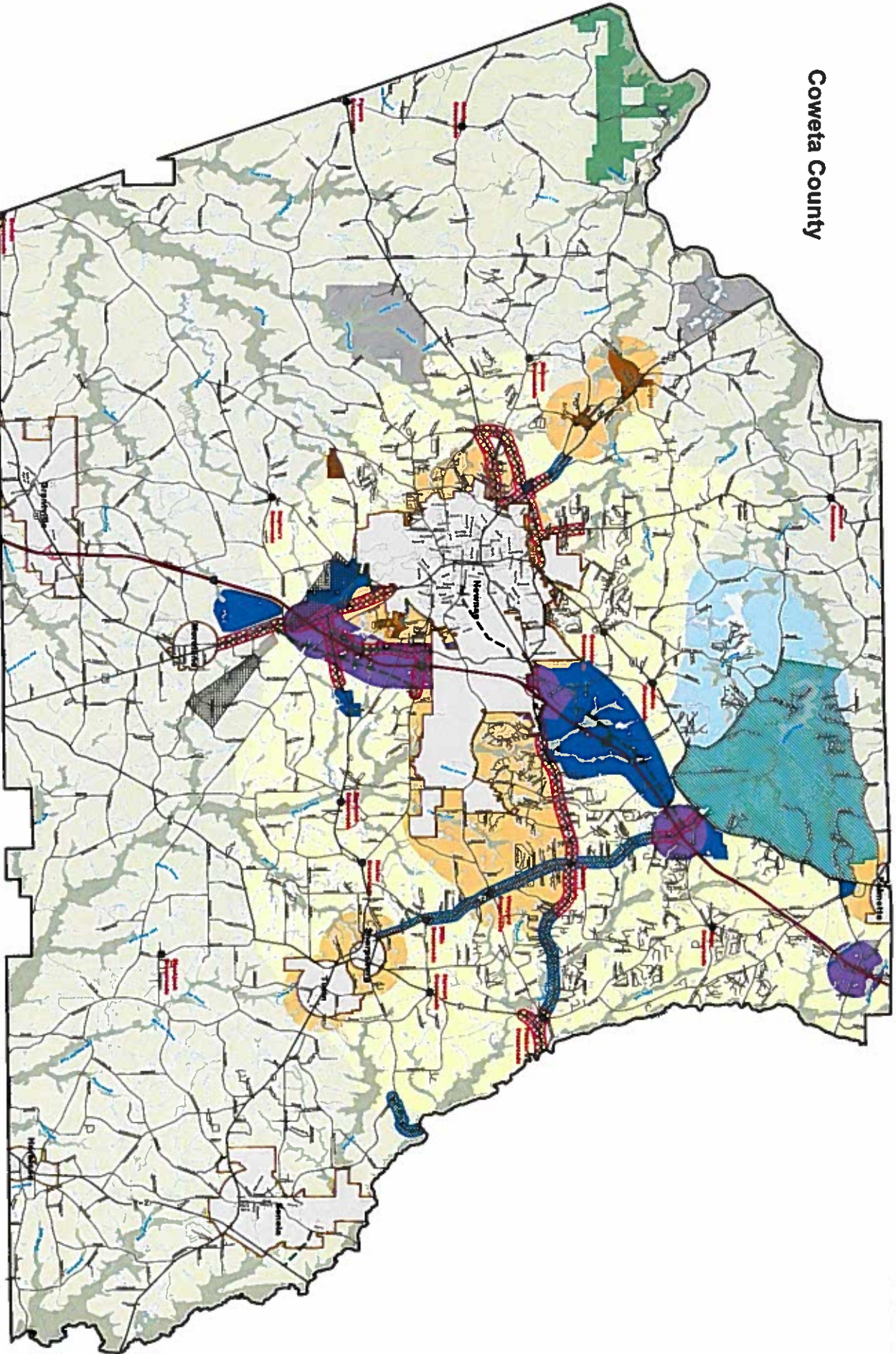
Fairburn Industrial Park

Purins Mills  
Johnson  
Wax





# Coweta County



Coweta County 2008-2018  
Comprehensive Plan

## Future Development Map

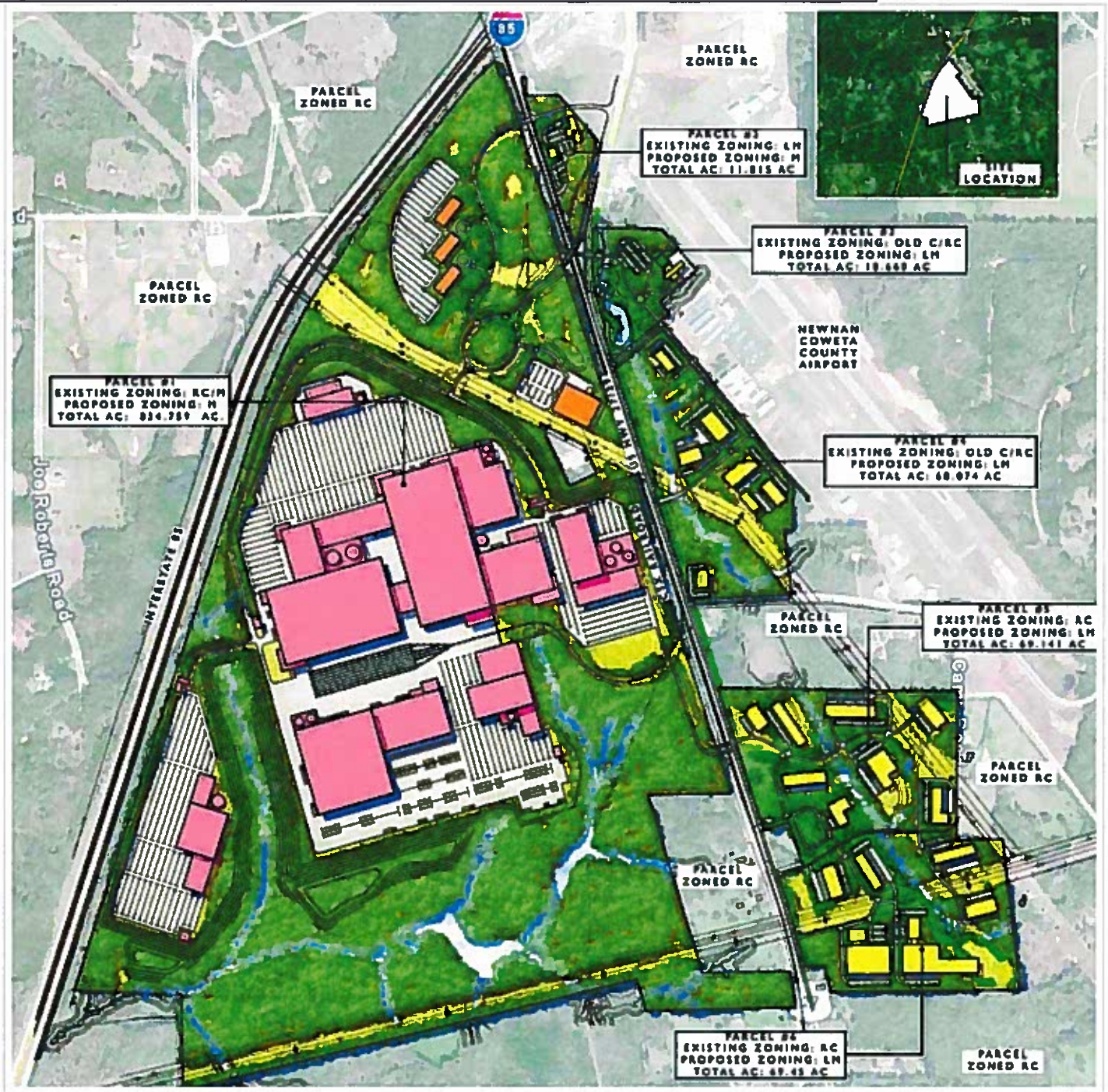
Revised April 11, 2007



- Revised boundaries
- Proposed Boundary
- Commercial Service Center
- Multi-Use
- Residential Center
- Regional Business Core
- Commercial Center
- Regional Business and Service Center
- Future Land Use
- Employment Center
- Employment Center - Suburban
- Land Impervious Land-Change
- Land Impervious Marginal-Change
- Transportation
- Unsettled
- Dispersed
- Rural Development
- Interstate
- Major
- State Right-of-Way
- County Road
- Road
- Arterial
- Regional Use
- Landfill
- State Park
- County Park
- Recreation
- City Boundary







A rezoning application has been filed for the 1,063-acre Bridgeport industrial “megaside” off U.S. 29 South and Interstate 85, across from the Newnan-Coweta County Airport. Before the rezoning can take place, the project must be reviewed as a “development of regional impact.”

Development may be moving forward on Coweta’s long-discussed industrial “megaside.”

A rezoning application has been filed for the 1,063-acre property along U.S. 29 and Interstate 85 just north of Moreland.