



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

DRI Online ID #: 2543
Deadline for Comments: January 29, 2016
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 impact 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 purpose 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 concerns 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 as the contact for any questions or comments. The completed form must be returned to the TRRC on or before the specified return deadline.

PROJECT DESCRIPTION

The proposed developmental project is located in Coweta County. Based on the information submitted to TRRC, the proposed multi-use development is located on ± 281.2 acres and contains 3 million square feet of industrial use and $\pm 290,000$ square feet of commercial that will front on SR 16. The proposed development is expected to be completed by the year 2025.

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

The project is located in Coweta County, which is considered Metropolitan (population 50,000). 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 and mandated to review all Development 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 impact to mobility using best-practice standards for transportation and land use (see TRRC preliminary report attached).



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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 as the contact 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

DRI Online ID #: 2543

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

<p>City of Hogansville Troup County Coweta County City of Lutherville Atlanta Regional Commission Heard County Meriwether County Coweta County School System Coweta Chamber of Commerce City of Atlanta Fayette County City of Moreland City of Sharpsburg Newnan-Coweta Chamber of Commerce Coweta County Police Department Coweta Georgia Department of Public Health Newnan Utilities Coweta County School System Coweta County Water and Sewer Authority Newnan-Coweta Chamber of Commerce</p>	<p>Georgia Department of Natural Resources (DNR) Georgia Department of Transportation (GDOT) Georgia Department of Community Affairs (DCA) Georgia Regional Transportation Authority (GRTA) City of Grantville Spalding County Town of Lone Oak Carroll County Fulton County City of Haralson City of Senoia City of Newnan City of Turin Coweta County Board of Health City of Palmetto Coweta County Fire Department Peachtree City Coweta County Development Authority</p>
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DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

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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 purpose 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

DRI Online ID #: 2543

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: January 29, 2016

Developments of Regional Impact

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DRI #2543

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:	FRANS VAN LEEUWEN (VAUGHN & MELTON - CONSULTING EN
Telephone:	770-627-3590
E-mail:	frans@vaughnmelton.com

*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
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Currently Orchard Hills Golf Club. Located along the north side of SR 16, and along the eastern R/W
Brief Description of Project:	Proposed multi-use development located on 281.2 acres contains 3 million square feet of industrial use and 290,000 square feet of commercial that will front SR 16.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" 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:	
<hr/>	
Project Size (# of units, floor area, etc.):	281.2 Acres. Proposed Industrial use = 3 million sf, and proposed commercial use = 290,000 sf
Developer:	Orchard Hills Land, LLC
Mailing Address:	300 Chastain Center Blvd
Address 2:	Ste 325
	City:Kennesaw State: Ge Zip:30144
Telephone:	770-627-3590
Email:	frans@vaughnmelton.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
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?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2025 Overall project: 2025
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Developments of Regional Impact

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DRI #2543

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:	FRANS VAN LEEUWEN (VAUGHN & MELTON - CONSULTING EN
Telephone:	770-627-3590
Email:	frans@vaughnmelton.com

Project Information

Name of Proposed Project:	ORCHARD HILLS
DRI ID Number:	2543
Developer/Applicant:	Orchard Hills Land, LLC
Telephone:	770-627-3590
Email(s):	frans@vaughnmelton.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:	Unknown at the time
Estimated annual local tax revenues (i.e., property tax,	The property is located with Tax Distric 2 of Coweta County and the current milage rate is \$28.47. Additional revenue will be generated by this development through occupational taxes

sales tax) likely to be generated by the proposed development:

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 and Sewer Authority

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

0.41 is an approximate estimate based on future uses

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 and Sewer Authority

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

0.41 is an approximate estimate based on future uses

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:

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?

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.)

The proposed multi-use development is expected to generate an estimated 39,542 daily new trips.

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this

(not selected) Yes No

project?	
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
<p>If yes, please describe below: Turkey Creek Rd & Campus Drive - Install Traffic Signal Control SR 16 & Gordon Rd - Install Traffic Signal Control SR 16 & Site Driveway # 1 - Install Traffic Signal Control SR 16 & Site Driveway # 3 - Install Traffic Signal Control Gordon Rd & Martin Mill Rd - Install Traffic Signal Control 1 SR 16, From Newnan Crossing Bypass to Gordon Rd - Widen From 2 to 4 Lanes Campus Dr, From SR 16 to Turkey Creek Rd - Widen From 2 to 4 Lanes SR 14 & I-85 NB Ramps - Add Turn Lane to Result in Dual Left Turn Lane to turn onto the NB On Ramp SR 14 & I-85 SB Ramps - Add Turn Lane to Result in Dual Left Turn Lane to turn onto the SB On Ramp SR 16 & SR 14/Pine Rd -Add SB Thru Lane & Add Lane to Result in triple Left Turn WB to SB, Add SB lane to I-85 SB and drop as a Right Turn Lane SR 14 From I-85 NB to Martin Mill Rd - Widen From 2 to 4 Lanes SR 16 From Gordon Rd to Turkey Creek Rd -Widen From 2 to 4 Lanes and Provide Geometrics Note: The Bridge Over I-85 Can be 3 Lanes</p>	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	The amount of Solid Waste will vary depending on the type of development that occurs onsite.
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> 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?	The final design of the site will be dependant on the facilities end users. The percentage of impervious surface at build-out has been estimated to range from 70-75% on approx. 281.2 Acres of land.
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Water Quality and Quantity Control will be provided on site to meet Coweta County and Georgia Stormwater Management Manual requirements. Best Management practices such as detention and retention ponds will be used. All buffers required by Coweta County and the State of Georgia for streams will be utilized.	

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 type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	

	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	
<hr/>	
<hr/>	
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January 14, 2016

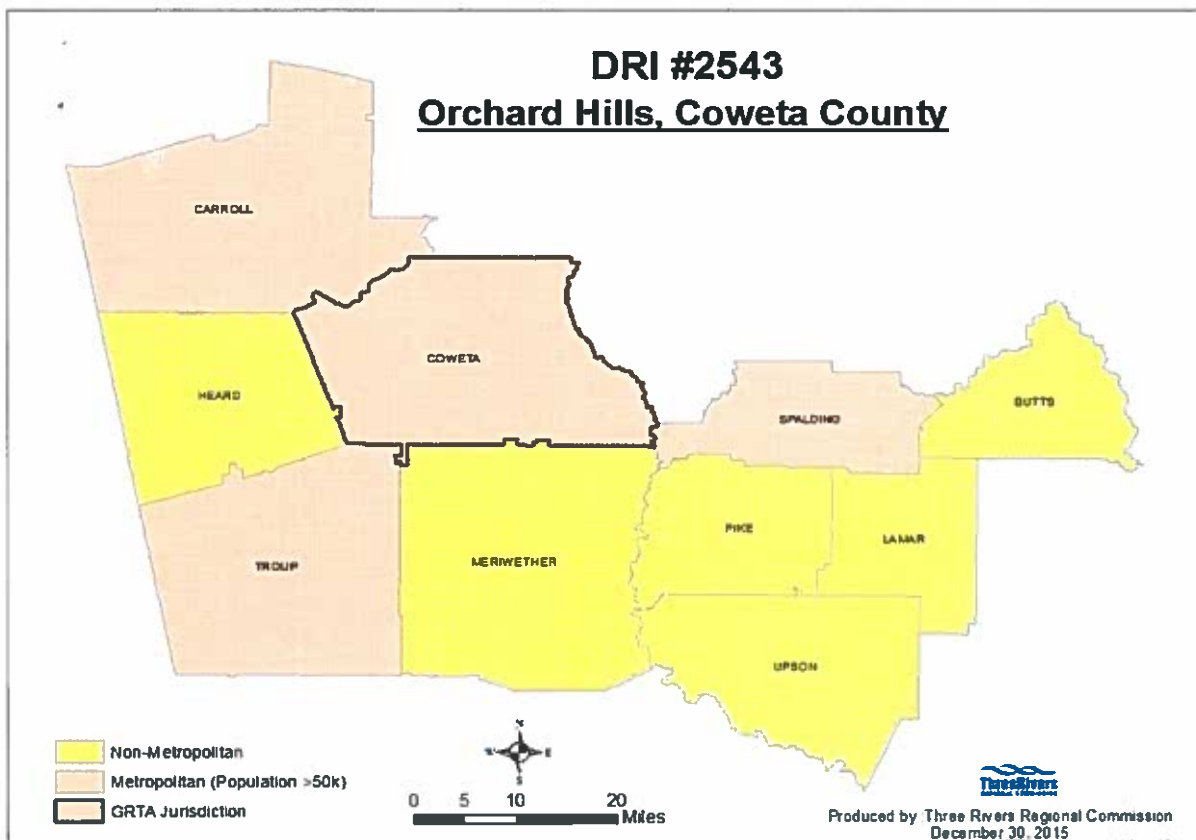
DRI REGIONAL REVIEW
DRAFT Preliminary Report

TO: All affected parties and local governments

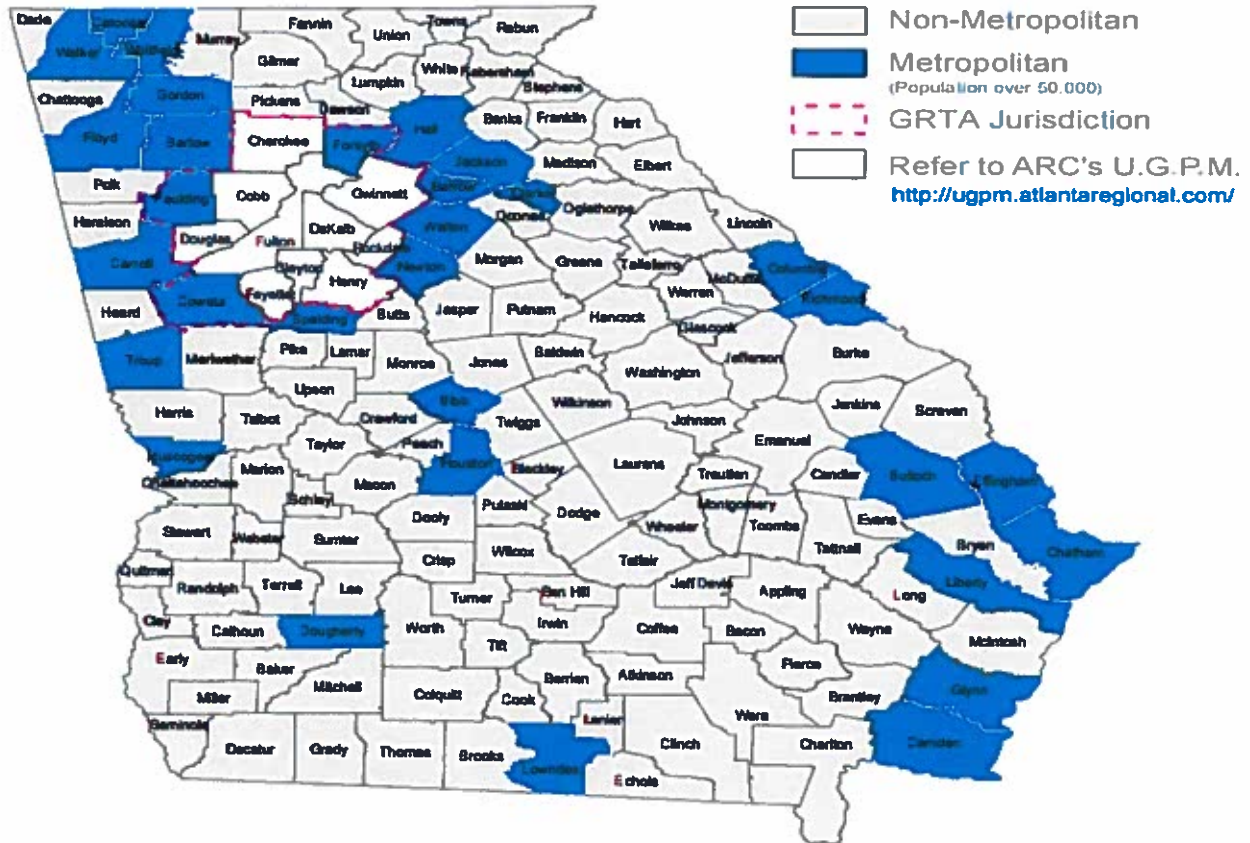
FROM: James A. Abraham, Sr., Planner, _____

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

The Three Rivers Regional Commission (TRRC) has completed its regional review of the following Development of Regional Impact (DRI). Below is the TRRC finding. TRRC reviewed the DRI with regards to conflict to regional plans, goals, policies and the impact it might have on the activities, plans, goals, and policies of each other local jurisdiction, state, federal, and other agencies. The findings do not address whether the DRI is or is not in the best interest of the local government.



Developments of Regional Impact (DRI) Tier Map



Updated July 2015

Data Source: US Bureau of the Census, P001
Total Population
Census 2010 Summary File 1 (SF 1) 100-Percent Data



Name of Proposed Development:	Orchard Hills
Submitting Local Government:	Coweta County
Initial Action Triggering the DRI:	Rezoning
Applicant Name:	Orchard Hills Land, LLC
Applicant Engineers:	Wilburn Engineering, LLC
Review Type:	Development of Regional Impact
Date Opened:	January 14, 2016
Date DRI Comments Due:	January 29, 2016
Date Staff Report & Recommendations Due:	February 10, 2016
Project Built out Year:	2025

DESCRIPTION: The proposed developmental project is located in the Coweta County. Based on the information submitted to TRRC, the proposed multi-use development is located on ±281.2 acres and contains 3 million square feet of industrial use and ±290,000 square feet of commercial that will front on the North side of SR 16, East of I-85 on the current Orchard Hills Golf Club property with ±280 acres. The proposed development is expected to be completed by the year 2025.

STAFF COMMENTS:

On August 26, 2015 a joint TRRC Pre-Application Conference and GRTA mandatory methodology meeting was held at the Coweta County's Asa Powell Center in Newnan with all known and potential affected and interested parties and local governments (see GRTA's letter of understanding dated October 1, 2015).

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 impact of these large-scale developments before conflicts relating to them arise. Section 110-12-3-.03 (4) of the DRI Rules as 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 in order 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 no vote on, the proposed local action that triggered the DRI process."

Staff wishes to note, that 110-12-3-.01(2) (e) states, "At the completion of the DRI process, which shall not last more than 30 calendar days (unless process extensions are taken as provided for in section 110-12-3-.02 (10)(c), the Regional Commission will assemble a report including comments received from neighboring jurisdictions, potential affected parties, and State entities along with the results of any analysis it may have been requested to conduct pursuant to section (d), above, including any recommendations for maximizing potential positive outcomes and economic benefits, reducing potential adverse inter-jurisdictional impacts and other suggestions for improvement of the project. The local government is encouraged to consider the contents of the DRI report in making its decision related to the project."

Regional Context: The jurisdictions and affected parties receiving notice for this review are:

City of Hogansville	City of Turin
Troup County	Georgia Department of Transportation (GDOT)
Coweta County	Georgia Department of Community Affairs (DCA)
City of Lutherville	Georgia Regional Transportation Authority (GRTA)
Atlanta Regional Commission	City of Grantville
Heard County	Spalding County
Meriwether County	Town of Lone Oak
Coweta County School System	Carroll County
Fulton County	Newnan Utilities
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	
Georgia Department of Natural Resources (DNR)	
Georgia Department of Public Health	
Coweta County Water and Sewer Authority	
Coweta County Development Authority	
Coweta County Board of Health	

STAFF PRELIMINARY ANALYSIS:

Regional Context: Three Rivers Regional Commission staff has reviewed the information attached for the proposed development (DRI# 2543 – Orchard Hills) and 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 order to determine the potential impact this development may have, the Regional Commission is asking affected parties and local governments to review the attached information about the proposed development and submit their comments. These comments along with the Regional Commissions assessment of any potential inter-jurisdictional impact and compatibility with existing regional plans will be provided to the host local government after the conclusion of the comment period. **The 15 calendar day comment period for this review will begin on Thursday, January 14th, 2016 and end on Friday, January 29th, 2016.**

The project is located in Coweta County, which is considered Metropolitan (population 50,000). 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 and mandated to review all Development 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 impact to mobility using best-practice standards for transportation and land use. TRRC will work closely with GRTA to eliminate duplication thereby making the process more developer and client friendly.

For the purpose of this review and report, a DRI is a large, master-planned development that exceeds a threshold size and land use type determined by the Georgia Department of Community Affairs. The Regional Commission determines if the project warrants a DRI review.

The reference project 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 impact beyond the jurisdictions in which the project is actually located, such as adjoining cities or neighboring counties.

The Three Rivers Regional Commission (TRRC) has completed a preliminary review of the Development of Regional Impact (DRI). TRRC reviewed the DRI with regards to conflict to regional plans, goals, policies and the impact it might have on the activities, plans, goals, and policies of each other local jurisdiction, state, federal, and other agencies. TRRC preliminary review and report do not address whether the DRI is or is not in the best interest of the local government.

In accordance with The Three Rivers Regional Plan 2013-2033 (Regional Assessment), the Three Rivers Regional Plan is intended to provide the Region with a tool to manage and guide the future growth and development through 2033. Based on the region's Regionally Important Resources Plan, October 2011, Regional Plan, and Comprehensive Economic Development Strategy (CEDS), this DRI is triggered by a rezoning application filed with Coweta County. Based on the applicant's DRI application, the proposed project is expected to be completed by the year 2025.

Other Governmental Services Impact:

Regional Context: Staff notes that other governmental services such as law enforcement (Police, Sheriff), emergency services (Fire & EMA), recreational facilities, roads, courts and general administration may experience an increased demand from this development.

School System:

Regional Context: Coweta County School Systems will not be impacted by the development because of it being "Mixed Use" with both industrial and commercial. Therefore, it will not yield any negative impact and or demands for educational system expansions. However, Coweta County Schools are included on this notification for their comments and concerns.

Transportation:

Reviewers:

Laura Beall	Georgia Transportation Authority (GRTA), Program Manager
Dan Woods	GDOT (Georgia Department of Transportation) District 3, Access Management Engineer
Tyler Peek	GDOT (Georgia Department of Transportation) District 3

Alan Hood	GDOT (Georgia Department of Transportation), Airport Safety Data Program Manager
James Abraham	Three Rivers Regional Commissions (TRRC)
Tod Handley	Coweta County Transportation & Engineering
Calvin Walker	Coweta County Airport
Dick Ford	City of Moreland
Sandra Parker	Coweta County Planning Department
John Bourbonnais	Orchard Hills Land, LLC
Vern Wilburn, P.E.,	PTOE Wilburn Engineering

Regional Context: The project is located in Coweta County, which is considered Metropolitan (population 50,000). 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 and mandated to review all Development 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.

The development is expected to generate an estimated ±39,542 daily new external trips, with ±1850 new external trips entering during the AM Peak Hour and ± 726 existing. The new external trip during the PM is estimated to be ±1302 entering and ±2786 existing the site.

The applicant has provided a Transportation Analysis for the proposed project (see attached dated December 22, 2015 prepared by John Bourbonnais, Vern Wilburn, P.E., PTOE and Site Planning and Design – Vaughn & Melton for your review and comments). The reference Analysis can be viewed on TRRC’s DRI webpage: <http://www.threeriversrc.org/planning-dri.php>

The Transportation analysis was conducted for that horizon year.



CERTIFICATION OF COMPLETENESS

January 12, 2016

Frans Van Leeuwen
Orchard Hills Land, LLC
c/o Vaughn & Melton Consulting Engineers
300 Chastain Center Boulevard
Suite 325
Kennesaw, Georgia 30144

RE: Orchard Hill DRI #2523
Located in Coweta County - GRTA Non-Expedited Review

Dear Mr. Van Leeuwen:

This letter is to inform you that GRTA received your DRI Review Package on Monday, December 28, 2015. The DCA Initial Information Forms were submitted on Tuesday, December 29, 2015 and Monday, January 11, 2016. GRTA staff has reviewed the materials and determined that, pursuant to Section 2-205 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, your submittal is:

- Complete.** No further submissions are required at this time. GRTA will begin conducting its formal review of your application. GRTA reserves the right to request further information as identified during the review process. The milestones for the GRTA DRI non-expedited review process will meet the following schedule:

GRTA DRI Review Milestones	
Certification of Completeness:	January 12, 2016
Technical Analysis Transmittal:	January 22, 2016
Staff Report & Recommendations:	February 1, 2016
Notice of Decision:	February 11, 2016

A meeting will be scheduled for the first week of February in Coweta County to discuss proposed conditions presented in the GRTA Staff Report & Recommendations. You may contact me at 404-463-3068 (lbeall@grta.org) if you have questions. Please let me know your preferences for dates/times for the meeting.

Sincerely,

Laura F. Beall, AICP
Program Manager

cc:

Jonathon West, DCA
James Abraham, TRRC
Dan Woods, GDOT District 3
Dick Fords, City of Moreland

Sandra Parker, Coweta County Planning
Tod Handley, Coweta County Transportation
Vern Wilburn, Wilburn Engineering
John Bourbonnais, Orchard Hills Land LLC



LETTER OF UNDERSTANDING

October 1, 2015

John Bourbonnais
Meadows Development Corporation
6255 Barfield Rd NE # 140
Atlanta, GA 30328

RE: Orchard Hills DRI (# to be determined)

Dear Mr. Bourbonnais:

The purpose of this letter is to document the discussions during the Methodology Meeting held at Coweta County's Asa Powell Center on August 26, 2015 regarding Orchard Hills DRI. Some of the following items were discussed in this meeting and should assist you and your consultant team in preparing the DRI Review Package.

PROJECT OVERVIEW

- The project is located in Coweta County on the north side of SR 16, east of I-85 on the current Orchard Hills Golf Club property of 280 acres.
- The DRI trigger for this development is a rezoning from Rural Conservation District (RC) to Heavy Industrial District (M).
- The proposed development is approximately 3,000,000 square feet of General Heavy Industrial and approximately 300,000 square feet of commercial retail.
- Access to the DRI will be served by at least three entrances along SR 16 and a connection on the north end of site to an existing cul-de-sac.
- The projected build out for this DRI is 2025 and analyzed in one phase.
- The DRI trip generation shall be based on the expected full DRI build out and based upon *ITE Trip Generation Manual*, 9th Edition. The gross daily trips are estimated at 39,542.
- The applicant is applying for approval under GRTA's non-expedited review process.

METHODOLOGY

- All intersections identified as within the study network shall be analyzed during the AM and PM peak hours for (1) existing conditions, (2) future "no-build" conditions [may not be applicable for the site driveways], and (3) future "build" conditions. This DRI shall be reviewed in one phase to be completed by 2025.

- 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 and ordinarily not between the week of Thanksgiving and the second week of January or any week of a major holiday.
- A 1.0% background traffic growth rate shall be used for all roadways, plus project traffic estimated from DRI 2449 Bridgeport Industrial network for the future no-build and build scenarios.
- 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 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 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), for future roadway projects in the project vicinity. This information shall be included within the traffic analysis. The planned and programmed project list shall also reference the March 2014 adopted Coweta County Joint Comprehensive Transportation Plan (CTP).

STUDY NETWORK

1. SR 16 at Turkey Creek Road
2. SR 16 at Gordon Road
3. Gordon Road at Martin Mill Road
4. US 29/SR 14 at Martin Mill Road
5. US 29/SR 14 at I-85 NB Ramps
6. US 29/SR 14 at I-85 SB Ramps
7. US 29/SR 14 at SR 16
8. US 29/SR 14 at Pine Road
9. Turkey Creek Road at Campus Drive
10. Turkey Creek Road at Newnan Crossing Bypass
11. Newnan Crossing Bypass at Poplar Road
12. 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., A.M. peak period, P.M. 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 the DRI Review Package Checklist to help you prepare your GRTA DRI 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:

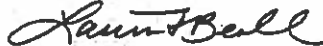
- Provide one (1) paper copy of all materials:
 - Transportation analysis
 - Site Plan
- Provide one (1) CD-ROM with electronic versions of all submittal documents:
 - Provide a PDF of each document
 - Provide the native format for each document
 - .dwg is the preferred CAD format (AutoCAD)
 - .doc is 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 two copies of the completed GRTA DRI Review Package (traffic analysis, site plan, CD) to the GDOT District Office, one copy of each to the Regional Commission and local government(s) Planning & Development and/or Transportation group (contact information provided below). GRTA shall be copied on each of the transmittal letters.

GDOT DISTRICT 3	COWETA COUNTY PLANNING	COWETA COUNTY ENGINEERING	CITY OF MORELAND	THREE RIVERS REGIONAL COMMISSION
Dan Woods 115 Transportation Blvd. Thomaston, GA 30286	Sandra Parker 22 East Broad St Newnan, GA 30263	Tod Handley 21 E Washington St Newnan, GA 30263	Dick Fords 7 Main Street Moreland, GA 30259	James Abraham P. O. Box 818 120 North Hill St Griffin, GA 30224

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 directly at 404-463-3068 (lbeall@grta.org).

Sincerely,



Laura F. Beall, AICP
Program Manager

cc:

Jon West, DCA
James Abraham, Three Rivers RC
Dan Woods, GDOT District 3
Dick Fords, City of Moreland
Tracy Dunnavant, City of Newnan

Sandra Parker, Coweta County Planning
Tod Handley, Coweta County DOT Calvin Walker,
Coweta County Airport
Greg Wright, Coweta Development Authority
Vern Wilburn, Wilburn Engineering
Frans van Leeuwen, Vaughn & Melton Consulting
Engineers, Inc.