



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: Jones Petroleum Truck Center
Submitting Local Government: Butts County
RC Contact: James A. Abraham, Sr.
Telephone: 678-692-0510
Email: jabraham@threeriversrc.com

DRI Online ID #: 2674
Deadline for Comments: May 3, 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.

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 above 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 Jones Petroleum Travel Center is located on 21.44 acres in the southwestern quadrant of the intersection of Interstate 75 and GA Hwy. 16 (Exit 205 – Griffin-Jackson). This site currently has a Chevron convenience store which contains a Subway sandwich shop and a barbecue restaurant, which is located at a former BP Gas Station. The development plan includes construction of a new convenience store and fast food facility in the general location of the existing barbecue restaurant, which is to be removed. See attached report for more details.

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). However, Butts County and all its local governments are outside of GRTA's jurisdiction, so GRTA review does not apply in this case. But that does not preclude the Georgia Department of Transportation (GDOT) review and comments. See attached report.



DEVELOPMENT OF REGIONAL IMPACT (DRI) REQUEST FOR COMMENTS

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Name of Project: Jones Petroleum Truck Center

DRI Online ID #: 2674

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

City of Jenkinsburg
City of Jackson
City of Flovilla
Monroe County
Atlanta Regional Commission
Middle Georgia Regional Commission
Northeast Georgia Regional Commission
Henry County
Butts County
Griffin – Spalding Chamber of Commerce
Georgia Department of Economic Development
Butts County Water & Sewer Authority
Griffin – Spalding Development Authority

Georgia Department of Natural Resources (DNR)
Georgia Department of Transportation (GDOT)
Georgia Department of Community Affairs (DCA)
Jasper County
Spalding County
City of Griffin
Lamar County
Newton County
Butts County Chamber of Commerce
Barnesville – Lamar Chamber of Commerce
City of Locust Grove



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Name of Project: Jones Petroleum Truck Center

DRI Online ID #: 2674

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: May 3, 2017

Staff Preliminary Review Report

DRI #: 2674

April 18, 2017

Reviewed by: James A. Abraham, Sr.

Name of Proposal: Jones Petroleum Truck Center
Submitting Local Government: Butts County, Georgia
Initial Action Triggering the DRI: Permitting - Butts County
Applicant Name: JPC Design & Consulting, LLC
Applicant Engineers: Rowland Engineering
Review Type: Development of Regional Impact
Date Opened: April 18, 2017
Date Comments Due: May 3, 2017
Project Built out Year: Project/phase April 2020

DESCRIPTION: The proposed Jones Petroleum Travel Center is located on 21.44 acres in the southwestern quadrant of the intersection of Interstate 75 and GA Hwy. 16 (Exit 205 – Griffin-Jackson). This site currently has a Chevron convenience store which contains a Subway sandwich shop and a barbecue restaurant, which is located at a former BP Gas Station. The development plan include construction of a new convenience store and fast food facility in the general location of the existing barbecue restaurant, which is to be removed. The convenience store will include 8 MPD's for gasoline sales in the front of the building and 8 diesel fueling stations in the rear of the building. The diesel fueling area shall include parking for 75 tractor-trailers and a tractor-trailer service center. Upon completion of the convenience store and fast food facility, the existing Chevron station will be removed to make way for a free-standing fast food restaurant at the corner of Hwy. 16 and the former Steele Road.

Future developments on the property are a hotel and automobile dealership.

STAFF PRELIMINARY COMMENTS:

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

City of Jenkinsburg	Georgia Department of Natural Resources (DNR)
City of Jackson	Georgia Department of Transportation (GDOT)
City of Flovilla	Georgia Department of Community Affairs (DCA)
Monroe County	Jasper County
Atlanta Regional Commission	Spalding County
Middle Georgia Regional Commission	City of Griffin
Northeast Georgia Regional Commission	Lamar County
Town of Orchard Hills	City of Barnesville
Henry County	Newton County
Butts County	Butts County Water and Sewerage Authority
Butts County Development Authority	City of Locust Grove

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 provide a framework for the region that involve all segments of the region in developing a vision for the future of the region; generate pride and enthusiasm about the future of the region; engage the interest of regional policy makers and stakeholders in implementing the plan; and provide a guide to everyday decision-making for use by governmental 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 if constructed and executed properly will benefit the local areas and the region.

STAFF PRELIMINARY ANALYSIS:

Regional Context: This DRI was triggered by a permitting application filed with Butts County. Three Rivers Regional Commission staff has reviewed the information attached for the proposed development (DRI# 2674 – Jones Petroleum Truck Center) 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.

Butts County is not in the GRTA (Georgia Regional Transportation Authority) jurisdiction and would not fall under that agency's preview therefore a review by that agency is not required. However, the county is identified as or in the Metropolitan Tier Map as a "Non-Metropolitan" (Population less than 50, 000). The project will be subjected to review by Georgia Department of Transportation if it abuts any state roads and highways.

Staff preliminary review revealed that general area has been very active with DRI. Currently, in that general vicinity we have, DRI #: 2549 a proposed development estimated to be ±1,001,129 square foot moderate hazard, dry goods storage, shipping and receiving "Regional Distribution Center" with associated supporting offices, guard houses, pump houses and truck maintenance facility. The project believed to be under construction now is estimated to have two shifts per day with ±500 employee vehicles, 300 shipping trucks and 400 receiving trucks in the general area with an estimated completion date of December 2017. There is also a DRI #: 836, Midway Distribution Center, Developer: Grove Street

Partners, LLC, Initial Form Submitted: 6/13/2005, Additional Information Form Submitted: 6/17/2005, RDC Finding: ±6/30/2005.

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 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 not vote on, the proposed local action that triggered the DRI process."

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 Commission's assessment of any potential inter-jurisdictional impacts, 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 Tuesday, April 18, 2017 and end on Wednesday, May 3, 2017.**

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 that residents desire to have a good quality of life and 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 Butts County possesses the potential to an added asset to the District at built out in 2019.

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 be a major economic booster to the region and Butts County.

Other governmental services impact:

Regional Context: Staff wishes to note that other governmental services such as law enforcement (Police, Sheriff), emergency services (Fire, HAZMAT, EMA and other rapid local and regional response task force/team), water and sewer, roads, courts and general administration also will experience an increased demand from this development. There will be an increased demand for law enforcement and fire suppression, emergency services to include EMA, HAZMAT because of the combination of a convenient store, gas station and possibly in the future a hotel and automobile dealership.

School System:

Regional Context: Butts County School and other neighboring school Systems will not be impacted by the development because there are no “residential” components or phases to the proposed development at this time with the exception of the possible hotel. Therefore, it will not yield any negative impact and or demands for educational system expansions.

Environmental (Water, Sewer, Waste, etc):

Regional Context: The developments will be served by Butts County water and sanitary sewer service, which is currently located adjacent to the site.

The Land Use & Character Areas pursuant to the Butts County 2017 – 2037 Comprehensive Plan does identify the general vicinity as “Highway Activity Center”. Staff expects the developer to comply with Federal, State and local requirements with regards to waters of the state. Special care will have to 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 inhabitants 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 a number of reasons including protecting 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 the area where rainfall runoff drains into a river, stream or reservoir 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 Butts County protect such natural resources and incorporate into this development Best Management Practices by way of placing conditions to protect these in the zoning amendment on the property or development.

Transportation:

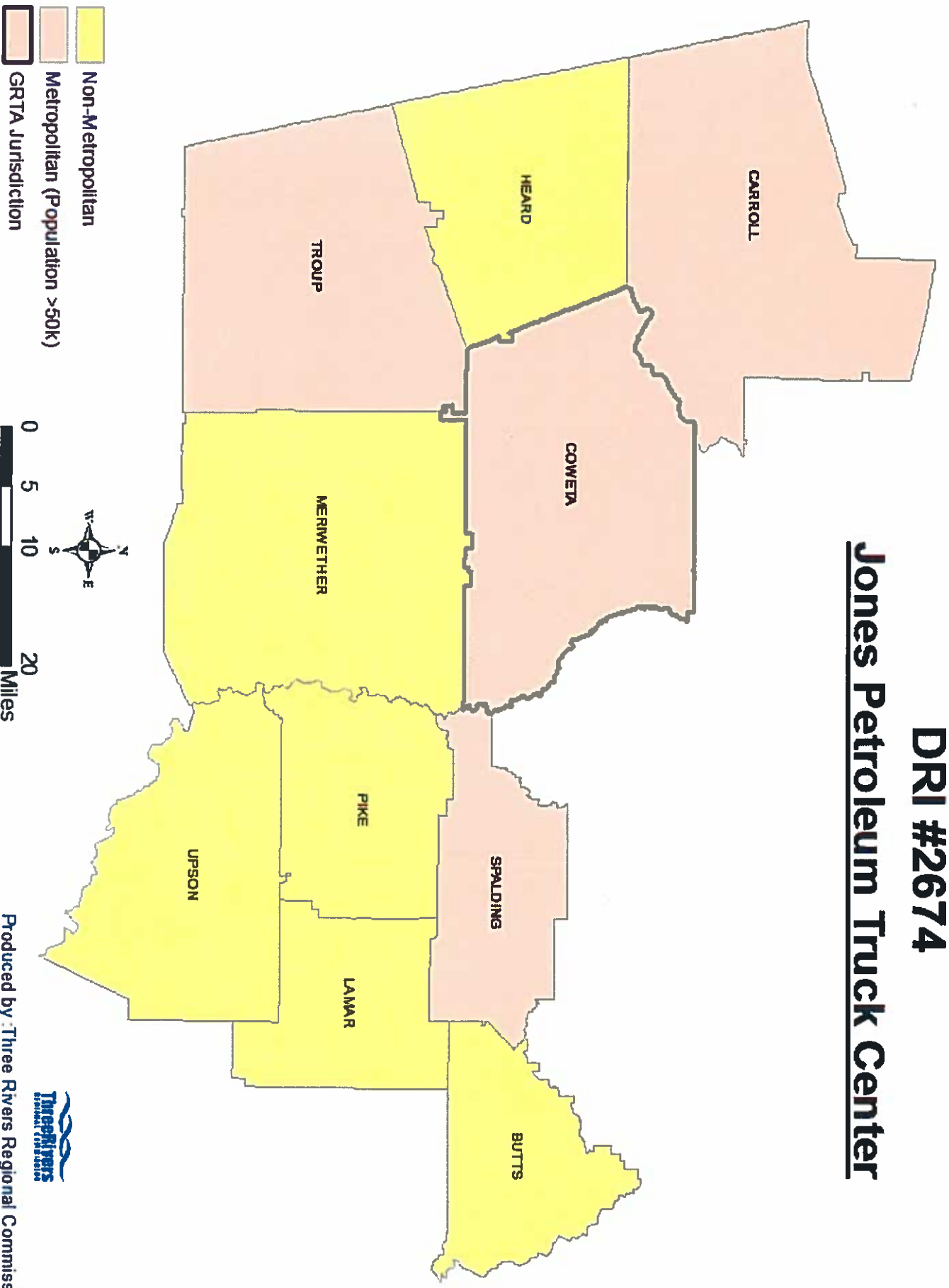
Regional Context: Based on the application the development and future developments will be serviced by the upgraded 3-lane entrance roadway. The applicant stated that the former Steele Drive (currently a private drive) is to be upgraded to a 38-foot-wide, 3-lane roadway which will extend to the back of the property and taper back down to the existing 2-lane section where it will tie into Glade Road before exiting the subject property. Georgia DOT has approved and construction has been completed on a left-turn-only median break at the proposed entrance to this development, at the former Steele Drive. A deceleration lane has also been constructed at this entrance location. Another upgrade to Hwy. 16 included the construction of a median break and pavement widening for eastbound traffic to U-Turn prior to crossing over I-75.

The Atlanta Regional Commission (ARC) administer, under contract, the Georgia Regional Transportation Authority's (GRTA's) functions pursuant to state law (OCGA §50-32-14). However, Butts County and all its local governments are outside of GRTA's jurisdiction, so GRTA review does not apply in this case. But that does not preclude the Georgia Department of Transportation (GDOT) review and comments.

In staff professional opinion and analysis, given other DRI's in the area and future developments on the property of a planned hotel and automobile dealership, a more detail traffic plan based on the most recent edition(s) of the Institute of Transportation Engineers, Trip Generation Manual and Trip Generation Handbook, is needed with consultation from GDOT.

DRI #2674

Jones Petroleum Truck Center





Developments of Regional Impact

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DRI #2674

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: Butts

Individual completing form: CHRISTINA LAWSON

Telephone: 770-775-8200

E-mail: clawson@buttscounty.org

*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: Jones Petroleum Travel Center

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 2781 GA Hwy 16, Jackson, GA 30233

Brief Description of Project: Expansion of existing convenience store and fast food facility into larger travel center.

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 checked="" 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.): 8 fueling stations, 75 truck parking spaces

Developer: JPC Design & construction LLC

Mailing Address: PO box 710

Address 2:

City: Jackson State, GA Zip: 30233

Telephone: 770-775-2386

Email: jcroasby@jonespetroleum.com

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

If yes, property owner:

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:
 Project ID:

The initial action being requested of the local government for this project:
 Rezoning
 Variance
 Sewer
 Water
 Permit
 Other To get approval of proposed development project

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?
 They are proposing a new convenience store, fast food restaurants, hotel, auto dealership and fuel in

Estimated Project Completion Dates: This project/phase April 2018
 Overall project: April 2020

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DRI #2674

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: **Butts**
 Individual completing form: **CHRISTINA LAWSON**
 Telephone: **770-775-8200**
 Email: **clawson@buttscounty.org**

Project Information

Name of Proposed Project: **Jones Petroleum Travel Center**
 DRI ID Number: **2674**
 Developer/Applicant: **JPC Design & construction LLC**
 Telephone: **770-775-2386**
 Email(s): **jcrosby@jonespetroleum.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: **\$17.7 Million**

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: **\$3 Million**

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: **Butts County**
 What is the estimated water: **0.033MGD**

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: Butts County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.033MGD

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.) 4,472 trips per day

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:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 105 tons

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? 72% impervious

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Buffers are proposed as landscaped areas between the proposed uses. A stormwater pond will be provided, per Butts County requirements.

Environmental Quality

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

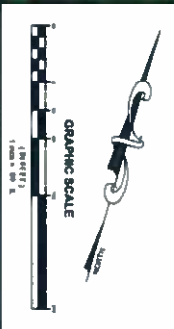
- 1. Water supply watershed? (not selected) Yes No
- 2. Significant groundwater recharge areas? (not selected) Yes No
- 3. Wetlands? (not selected) Yes No
- 4. Protected mountains? (not selected) Yes No
- 5. Protected river corridors? (not selected) Yes No
- 6. Floodplains? (not selected) Yes No
- 7. 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:

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CONSULTING
 CIVIL/PLANNING

DATE	DESCRIPTION
04/28/2014	REVISED
04/28/2014	REVISED
04/28/2014	REVISED
04/28/2014	REVISED
04/28/2014	REVISED
04/28/2014	REVISED
04/28/2014	REVISED

ROWLAND
ENGINEERING
 1415 Northside Dr. SE
 Atlanta, GA 30316
 www.rowland-engineering.com

I-75 AND HWY. 16 TRAVEL CENTER
 BUTTS COUNTY, GEORGIA
 I-CR
 JPC DESIGN AND CONSTRUCTION, LLC

	Units	Flowrate per unit (GPD)
Travel Center Convenience Store with Fast Food		
- Bathrooms (assume 5 fixtures per bathroom)	10	100
- Fast Food Restaurant (assume 40 seats)	40	100
Freestanding Fast Food Restaurant (60 seats)	60	100
Truck Maintenance Facility (2 bathrooms)	2	100
Hotel (assume 200 rooms)	200	100
Auto Dealership (assume 40 employees)	40	25

	Units	Waste Generation per Unit (Pounds per day)
Travel Center Convenience Store with Fast Food		
- Assume 3,000 SF C-Store	3	5
- Fast Food Restaurant (assume 40 seats)	40	1
Freestanding Fast Food Restaurant (60 seats)	60	1
Truck Maintenance Facility (10 employees)	10	1
Hotel (assume 200 rooms)	200	2
Auto Dealership (assume 40 employees)	40	1.2

Flowrate (GPD)	Irrigation (GPD)	
1000	200	
4000		
6000	200	
200	200	
20000	200	
1000	200	
32200	1000	GPD
0.0322	0.001	MGD

Waste Generation (PPD)	
15	
40	
60	
10	
400	
48	
573	PPD
0.2865	TPD
104.5725	TONS/YR

PROPOSED USE	ITE CHART USED	UNIT	SIZE/ NUMBER OF UNITS	DAILY TRIPS	
				TRIPS PER UNIT	TRIPS PER DAY
FAST FOOD (ATTACHED TO C-STORE)	934	1000 SF	0.8	496.12	397
GAS/SERVICE STATION WITH CONVENIENCE MARKET	945	FUELING POSITION	16	162.78	2604
FAST FOOD (FREESTANDING)	934	1000 SF	2.4	496.12	1191
TRUCK FUELING CENTER	944	FUELING POSITION	8	35	280
HOTEL	310	ROOM	200	8.92	1784
AUTO DEALERSHIP	841	EMPLOYEE	40	21.14	846
				TOTAL	4472

James Abraham

From: James Abraham
Sent: Tuesday, March 28, 2017 8:41 AM
To: 'Christy Lawson'; Brandon Bowen (bbowen@ga-lawyers.pro); wsmith@dwsdgi.com
Cc: Jeannie Brantley
Subject: RE: Rezoning, Text Amendment Application Forms, Fee Schedule - DRI process

Hi Christy, et al:

The Three Rivers Regional Commission (TRRC) would like to acknowledge receipt of your email and the subsequent initial information form generated by the Georgia Department of Community Affairs (DCA) DRI web base system regarding the above captioned. Staff is currently reviewing the information contained in the form and the Regional Commission have 5-days to make a determination pursuant to the Rules of Georgia Department of Community Affairs Chapter 110-12-3-.02 (3).

Typically, a pre-application conference is requested to be held with the TRRC Review Coordinator prior to the initiation of a DRI application with DCA. If a potential project is located in the GRTA's Jurisdiction, the applicant and host local government must consult with both TRRC and GRTA collaboratively. GRTA requires a mandatory methodology meeting in collaboration with TRRC and all stakeholders prior to the initiation of a DRI application with DCA. This project is not subjected to GRTA's review since the host local municipality Butts County is not in the GRTA jurisdiction.

Christy, under the brief description of the project, you/applicant indicated that the project is an "expansion of existing convenience store and fast food facility into a larger travel center". Staff have a question; is this project part of any previous DRI (i.e.: DRI #: 2179, Project: Exit 205 Properties LLC, Developer: Exit 205 Properties LLC – Kevin Fielding)? If that is correct, the applicant is still required through the DRI process to reference the old DRI as associated with the property, tracts of land or parcels.

Staff will be making a determination within the time line prescribed by the DRI rules. All interested parties identified on the application will received an automatic email update from the DRI system. At that time, you will need to complete the "additional DRI Information Form" which is often referred to as Form 2. In addition, Staff would recommend that the applicant and or his/her representative, Engineers, submit the relevant information to us via the mail or email to include a concept plan, plat or site plan, traffic and other information. Staff will also need a brief summary or synopsis of the project so we can disseminate to affected and interested parties during the 15-day public comments and review period.

Staff will manage the distribution of the information about the project to neighboring jurisdictions, potentially affected parties, and State entities and will coordinate a process guaranteeing those jurisdictions, parties, and entities an opportunity to provide official comment upon projects that may impact them. In addition, upon the request of the host jurisdiction, the Regional Commission may evaluate the development project for its local impacts, economic benefits, potential effects on neighboring jurisdictions, consistency with quality growth principles and/or considerations identified in the Regional Commission's Regional Plan.

For more information please visit our website at <http://www.threeriversrc.com/planning-dri.php>

Sincerely,

James A. Abraham, Sr.
Planner

Three Rivers Regional Commission
120 North Hill Street
P.O. Box 818
Griffin, GA 30224
Telephone: 678-692-0510
Fax: 678-692-0513
Email: Jabraham@threeriversrc.com



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From: Christy Lawson [mailto:CLawson@buttscounty.org]
Sent: Friday, March 24, 2017 2:17 PM
To: James Abraham <jabraham@threeriversrc.com>; Brandon Bowen (bbowen@ga-lawyers.pro) <bbowen@ga-lawyers.pro>; wsmith@dwsdgi.com
Subject: FW: REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

Good Afternoon James,

Just wanted to let you know that I am about to submit Form 1 for a DRI for a proposed project at Hwy 16 & I-75.

Thanks and I hope you have a great weekend!

Christy Lawson
Zoning Administrator
Butts County Community Development Department
625 West Third Street
Jackson, GA 30233
P- 770-775-8210
F- 770-775-8225

From: Steven Rowland [mailto:steven@rowland-engineering.com]
Sent: Thursday, March 23, 2017 1:33 PM
To: Christy Lawson; Jeremy Crosby <JCrosby@jonespetroleum.com> (JCrosby@jonespetroleum.com)

Cc: Roger Jewell; Chiquita Barkley; Keith Moffett
Subject: RE: REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

*Christy,
Attached is Form 1 for the DRI. It is my understanding that this form is to be submitted first for the RDC to make a determination that the project exceeds the threshold for a DRI. A DRI number is assigned, which is needed for Form 2. Is this correct, or do you need both forms now? From what I read online, the Form 1 determination is only a 5-day process. I have filled out the development/developer information and the rest is to be filled out by a Butts County representative.*

The property owner is William B. Jones. I noticed that I failed to fill in that blank.

Thank you,

Steven A. Rowland, PE



From: Christy Lawson [<mailto:CLawson@buttscounty.org>]
Sent: Wednesday, March 22, 2017 3:47 PM
To: Steven Rowland <steven@rowland-engineering.com>; Jeremy Crosby <JCrosby@ionespetroleum.com> (JCrosby@ionespetroleum.com) <JCrosby@ionespetroleum.com>
Cc: Roger Jewell <RJewell@buttscounty.org>; Chiquita Barkley <CBarkley@buttscounty.org>; Keith Moffett <KMoffett@buttscounty.org>
Subject: REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

Good Afternoon Steven and Jeremy,

Attached is the application form for the rezoning request (to P-M – Planned Mixed Use Development) and text amendment request (for the boards to consider allowing truck stops in P-M zoning district only including properties located in the I-75 Overlay District) and the fee schedule. There will need to be an application form filled out for both requests along with all supporting documents and fees.

As we discussed this morning, due to the diesel fuel pumps this project will have to go through the DRI process before I can process any rezoning requests. The DRI forms can be obtained on DCA website. Please print both DRI form 1 and form 2. I believe the fee to process the DRI request is \$100.00 according to our fee schedule. Once you fill out both forms please submit the forms and all supporting documentation along with the fee to myself and I will process the DRI request to Three Rivers Regional Commission for them to begin their review process.

I am also attaching the meeting schedule for the Butts county Planning Commission that way you will know what the submittal dates are for their meetings. Again I cannot process the rezoning request until the DRI process is completed by TRRC.

Please let me know if you need anything else.

Thanks

Christy Lawson
Zoning Administrator
Butts County Community Development Department
625 West Third Street
Jackson, GA 30233
P- 770-775-8210
F- 770-775-8225

James Abraham

From: James Abraham
Sent: Thursday, April 6, 2017 11:54 AM
To: Christy Lawson
Cc: Jeannie Brantley
Subject: RE: Rezoning, Text Amendment Application Forms, Fee Schedule - DRI process

Hi Christy,

Thank you for the additional information from commonly referred to as form 2. For the completeness certification, to begin the review process, Staff would need a brief summary or synopsis of the project so we can disseminate to affected and interested parties during the 15-day public comments and review period as explained in my March 28, 2017 email to you.

Thank you.

James A. Abraham, Sr.
Planner
Three Rivers Regional Commission
120 North Hill Street
P.O. Box 818
Griffin, GA 30224
Telephone: 678-692-0510
Fax: 678-692-0513
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From: Christy Lawson [<mailto:CLawson@buttscounty.org>]
Sent: Thursday, April 6, 2017 11:17 AM
To: James Abraham <jabraham@threeriversrc.com>
Subject: FW: REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

Good Morning James,

Please see attached information. I am submitting the info for DRI Form 2 today.

Thanks

Christy Lawson
Zoning Administrator
Butts County Community Development Department
625 West Third Street
Jackson, GA 30233
P- 770-775-8210
F- 770-775-8225

From: Steven Rowland [<mailto:steven@rowland-engineering.com>]
Sent: Tuesday, April 04, 2017 12:45 PM
To: Christy Lawson; Jeremy Crosby <JCrosby@jonespetroleum.com> (JCrosby@jonespetroleum.com)
Cc: Roger Jewell; Chiquita Barkley; Keith Moffett
Subject: RE: REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

Christy,
The information for Form 2 is attached.

Thank you,

Steven A. Rowland, PE


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3312 Northside Dr., Ste. A100
Macon, GA 31210
(478) 621-7500 office
(478) 262-3750 mobile
www.rowland-engineering.com

From: Christy Lawson [<mailto:CLawson@buttscounty.org>]
Sent: Friday, March 24, 2017 2:28 PM
To: Steven Rowland <steven@rowland-engineering.com>; Jeremy Crosby <JCrosby@jonespetroleum.com> (JCrosby@jonespetroleum.com) <JCrosby@jonespetroleum.com>
Cc: Roger Jewell <RJewell@buttscounty.org>; Chiquita Barkley <CBarkley@buttscounty.org>; Keith Moffett <KMoffett@buttscounty.org>
Subject: RE: REzoning, Text Amendment Application Forms, Fee Schedule - DRI process

Steven,

DRI Form 1 has been submitted. DRI # 2674. Please complete Form 2 and submit to me please.

Thanks

Christy Lawson
Zoning Administrator
Butts County Community Development Department
625 West Third Street
Jackson, GA 30233
P- 770-775-8210
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