



**NOTICE OF DECISION**

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**To:** Doug Hooker, ARC  
**(via electronic mail)** Sonny Deriso, GRTA  
Dick Anderson, GRTA

Al Nash, GRTA  
Bob Voyles, GRTA

**To:** Chairman John Eaves, Fulton County  
**(via electronic mail and certified mail)** Frederick Shmurak, Walton Georgia LLC

**From:** Christopher Tomlinson, GRTA Executive Director

**Copy:** Annie Gillespie, SRTA  
**(via electronic mail)** GRTA DRI Email (dri@grta.org)  
Jon West, DCA  
Andrew Smith, ARC  
Marquitrice Mangham, ARC  
Paul DeNard, GDOT District 7  
Greg Floyd, MARTA

Morgan Ellington, Fulton County  
Lem Ward, Dentons  
Steven Foy, Southeastern Engineering, Inc.  
Phillip Takacs, Paulson Mitchell, Inc.

**Date:** April 6, 2017

**Re:** DRI 2654 Woodbury Park E-Commerce & Distribution Center


## Notice of Decision for Request for Non-Expedited Review of DRI 2654 Woodbury Park E-Commerce & Distribution Center

The purpose of this notice is to inform Walton Georgia LLC (the Applicant), Fulton County (the local government), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 2649 Palmetto Industrial (the DRI Plan of Development). GRTA has completed a non-expedited review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103.A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless the local government has issued a permit for the construction of any part of the proposed DRI Plan of Development prior to the end of the ten-year period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA. The review package includes: (1) the site development plan (Site Plan) dated January 10, 2017 entitled "Woodbury Park E-commerce & Distribution Center" prepared by Paul Mitchell Incorporated and (2) the transportation analysis dated February 16, 2017 prepared by Steven Foy, Southeastern Engineering, Inc., both received by GRTA and ARC on March 2, 2017.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA or [www.grta.org](http://www.grta.org). If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its May 10, 2017 meeting.

DocuSigned by:  
  
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Christopher Tomlinson  
Executive Director  
Georgia Regional Transportation Authority

## Attachment A – General Conditions

### General Conditions of Approval to GRTA Notice of Decision:

None.

### Roadway Improvements as Conditions of Approval to GRTA Notice of Decision:

#### Campbellton Road at Riverside Drive/Union Road

- Construct a dedicated southbound right turn lane.
- Construct an additional westbound through lane.
- Construct an additional eastbound through lane.
- Lengthen the southbound left turn bay.
- Lengthen the eastbound left turn bay.

#### Fulton Industrial Boulevard at Riverside Drive/Tradewater Parkway

- Install a traffic signal, if and when warranted.

#### Campbellton Road at Fulton Industrial Boulevard

- Construct an additional dedicated eastbound left turn lane, creating dual left turns.

#### Camp Creek Parkway at Campbellton Road

- Construct an additional dedicated northbound left turn lane, creating dual left turns.

#### Fulton Industrial Boulevard at Fastenal/Driveway 8

- Construct a channelized northbound right turn lane.
- Lengthen the southbound left turn bay.

#### Campbellton Road at Stonewall Tell Road

- Construct a dedicated northbound right turn lane.

#### Campbellton Road at Driveway 1

- Construct a westbound deceleration lane, as shown on plan.
- Restrict Driveway 1 to right in/right out only (RIRO) operation, as shown on plan.

#### Campbellton Road at Driveway 2

- Install a traffic signal, if and when warranted.
- Construct a westbound deceleration lane, as shown on plan.
- Construct a dedicated eastbound left turn lane, as shown on plan.

#### Campbellton Road at Driveway 3

- Construct a westbound deceleration lane.
- Restrict Driveway 3 to right in/right out only (RIRO) operation, as shown on plan.

#### Riverside Drive at Driveways 4, 5, 6 and 7

- Construct dedicated northbound left turn lanes at Driveways 4, 5, 6 and 7.

## **Attachment B – Required Elements of the DRI Plan of Development**

### **Conditions Related to Altering Site Plan after GRTA Notice of Decision:**

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All of the “General Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are satisfied.
- All of the “Roadway Improvements as Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are satisfied.

## **Attachment C – Required Improvements to Serve the DRI**

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

### **Section 1.**

#### Campbellton Road at Riverside Drive/Union Road

- Construct a dedicated southbound right turn lane.
- Construct an additional westbound through lane.
- Construct an additional eastbound through lane.
- Lengthen the southbound left turn bay.
- Lengthen the eastbound left turn bay.

#### Fulton Industrial Boulevard at Riverside Drive/Tradewater Parkway

- Install a traffic signal, if and when warranted.

#### Campbellton Road at Fulton Industrial Boulevard

- Construct an additional dedicated eastbound left turn lane, creating dual left turns.

#### Camp Creek Parkway at Campbellton Road

- Construct an additional dedicated northbound left turn lane, creating dual left turns.

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- Install a traffic signal, if and when warranted.
- Construct a westbound deceleration lane, as shown on plan.
- Construct a dedicated eastbound left turn lane, as shown on plan.

Campbellton Road at Driveway 3

- Construct a westbound deceleration lane.
- Restrict Driveway 3 to right in/right out only (RIRO) operation, as shown on plan.

Riverside Drive at Driveways 4, 5, 6 and 7

- Construct dedicated northbound left turn lanes at Driveways 4, 5, 6 and 7.