



## NOTICE OF DECISION

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**To:** Anna Roach, ARC  
**(via electronic mail)** Bob Voyles, GRTA  
Dick Anderson, GRTA  
Kathryn Zickert, GRTA  
Sharon Mason, GRTA  
Sonny Deriso, GRTA

**To:**  
**(via electronic mail and certified mail)** John Coleman  
Town of Tyrone, Fayette County, Georgia

**From:** Heather Aquino, GRTA Interim Executive Director

**Copy:** Donald Shockey, ARC  
**(via electronic mail)** Chanelle Blaine, Fayette County  
Stanford Taylor, GDOT  
December Weir, GRTA\ATL  
Phillip Trocquet, Town of Tyrone

John Ratliff, East Group  
John Coleman, East Group  
Wesley Reed, Eberly & Associates  
Brian Brumfield, Eberly & Associates  
John Walker, Kimley-Horn  
Harrison Forder, Kimley-Horn  
Rick Lindsey, Lindsey & Lacy, PC

**Date:** June 28, 2022

**Notice of Decision for  
Request for Expedited Review of  
DRI # 3628 Highway 74 Business Tech Park**

The purpose of this notice is to inform John Coleman (the Applicant) and the Town of Tyrone, Fayette County, Georgia (the Local Government), the Georgia Regional Transportation Authority (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 Development of Regional Impact (DRI) 3628 Highway 74 Business Tech Park (the DRI Plan of Development). GRTA has completed an Expedited Review for the DRI Plan of Development pursuant to Section 4.2.2 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. 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 substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on June 6, 2022. The review package includes the site development plan (Site Plan) dated June 1, 2022, titled "Highway 74 Business Tech Park" prepared by Eberly and Associates, and the Transportation Study dated June 6, 2022, prepared by Kimley-Horn received by GRTA on June 13, 2022, and the DCA Initial and Additional forms filed on March 23, 2022, and June 1, 2022.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business 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 Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

Heather Aquino  
Interim Executive Director  
Georgia Regional Transportation Authority

## **Attachment A – General Conditions**

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

#### Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.

### **Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:**

#### Joel Cowan Parkway (SR 74) at Site Driveway A (Intersection 4)

- On the site, construct a driveway with one (1) ingress lane entering the site, and one (1) egress lane exiting the site.

#### Joel Cowan Parkway (SR 74) at Site Driveway B (Intersection 5)

- On the site, construct a right-in/right-out driveway with one (1) ingress lane entering the site, and one (1) egress lane exiting the site.
- Construct one (1) northbound right-turn lane along Joel Cowan Parkway (SR 74) into site driveway B.

#### Jenkins Road at Site Driveway C (Intersection 6)

- On the site, construct a driveway with one (1) ingress lane entering the site, and one egress lane exiting the site.

## **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 “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

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

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access 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:**

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

##### Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.

#### **Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:**

##### Joel Cowan Parkway (SR 74) at Site Driveway A (Intersection 4)

- On the site, construct a driveway with one (1) ingress lane entering the site, and one (1) egress lane exiting the site.

##### Joel Cowan Parkway (SR 74) at Site Driveway B (Intersection 5)

- On the site, construct a right-in/right-out driveway with one (1) ingress lane entering the site, and one (1) egress lane exiting the site.
- Construct one (1) northbound right-turn lane along Joel Cowan Parkway (SR 74) into site driveway B.

##### Jenkins Road at Site Driveway C (Intersection 6)

- On the site, construct a driveway with one (1) ingress lane entering the site, and one egress lane exiting the site.

### **Section 2:**

#### **Roadway Improvement Conditions to GRTA Notice of Decision:**

##### Jenkins Road at Ellison Road (Intersection 3)

- Install a southbound right-turn lane along Ellison Road.
- Construct a southbound right-turn lane creating one (1) left-turn/through lane and one (1) exclusive right-turn lane along Ellison Road.