

APPLICATION NO.	PLANNING COMMISSION DATE	TOWN COUNCIL DATE
RZ-2024-001 thru 2024-005	02/22/2024	03/21/2024

STAFF REPORT

REZONING & ANNEXATION

ADDRESS	APPLICANT	PARCEL NO.	EX. ZONING	PROPOSED ZONING	FUTURE LAND USE	ACREAGE	SURROUNDING ZONING	SITE IMPROVEMENTS
2044 SR-74	FC Development Authority	0904-008	AR (Unincorporated)	BTP (Incorporated)	Community Gateway	70 ac.	North: AR(Fairburn) South: O-I & M-I East: AR (Unincorporated) West: AR (Unincorporated), C-2, O-I, & CR-2	10,406 s.f. Church @ 1960 SR-74 Property
2008 SR-74	FC Development Authority	0725-005	M1 & O-I	BTP	Community Gateway	37.60 ac.		
1980 SR-74	FC Development Authority	0725-035	M-1	BTP	Community Gateway	5 ac.		
1960 SR-74	FC Development Authority	0725-036	O-I	BTP	Community Gateway	5ac.		RC Plane Airstrip @ 2044 SR-74 Property
1940 SR-74	FC Development Authority	0725-027	AR (Unincorporated)	BTP (Incorporated)	Community Gateway	27.48 ac.		

SUMMARY & HISTORY

The **Fayette County Development Authority** has put forward the annexation of two properties, 2044 SR-74 and 1940 SR-74, as well as the rezoning of three additional properties: 2008, 1980, and 1960 SR-74. All properties have been petitioned **to be rezoned BTP (Business Technology Park)** with a proposed conceptual development plan consisting of two (2) 252,300 s.f. **data processing centers**.

Due to the square footage, this proposal has triggered a Development of Regional Impact (DRI) which is currently under review by the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA). The methodology documentation for this DRI have been included and outline **total number of trips at 500 ADT** with an approximate **60 gross trips at the AM Peak** hour and **50 gross trips at the PM peak** hour. This low trip generation has qualified the project for an expedited DRI review which will be complete before the Town Council hearings for these items.

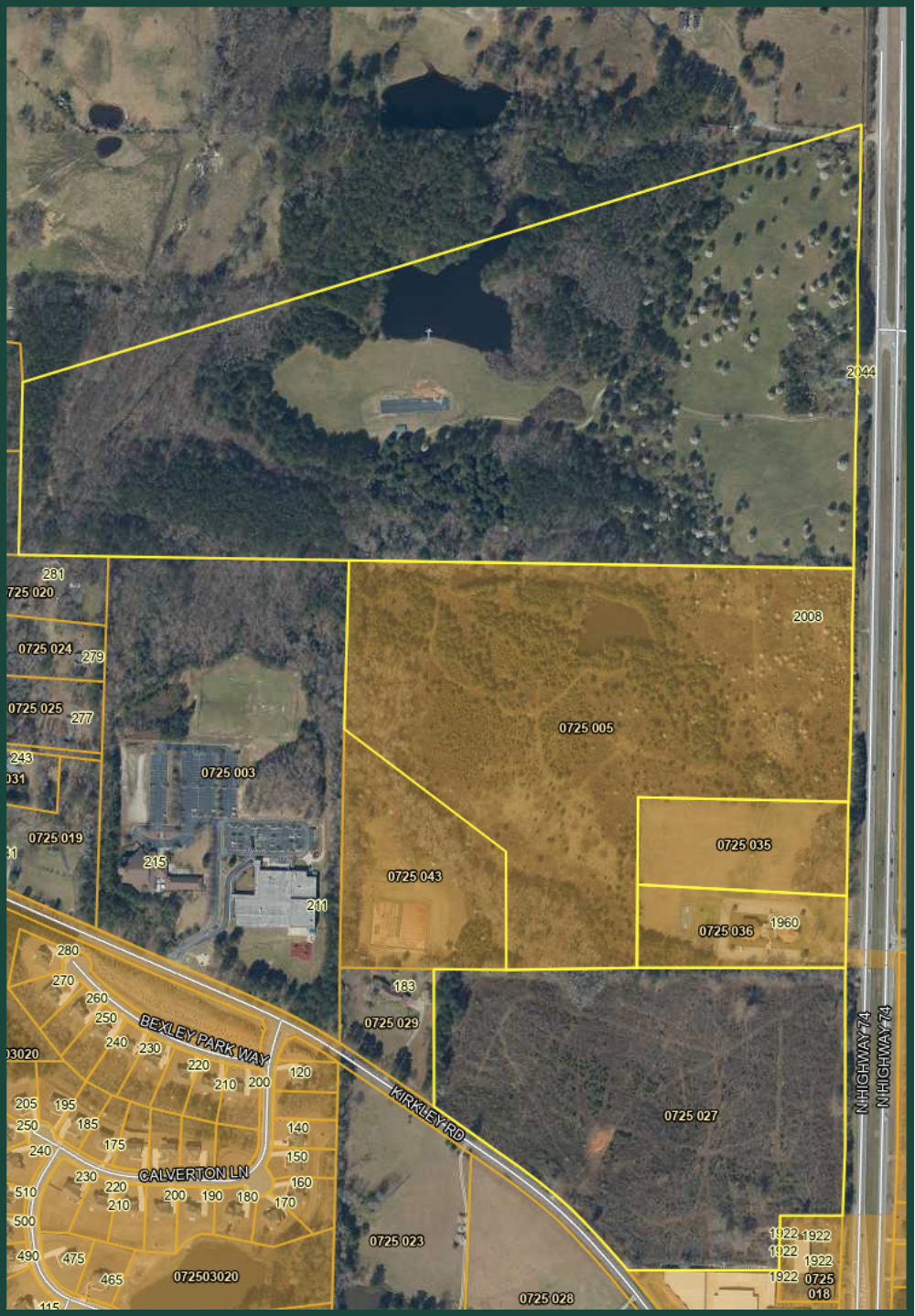
Staff **recommends approval** of the annexations and Rezoning with the **following conditions: 1) The project incorporate any major DRI recommendations. 2) All properties be re-platted to be combined within 180 days of council approval.**

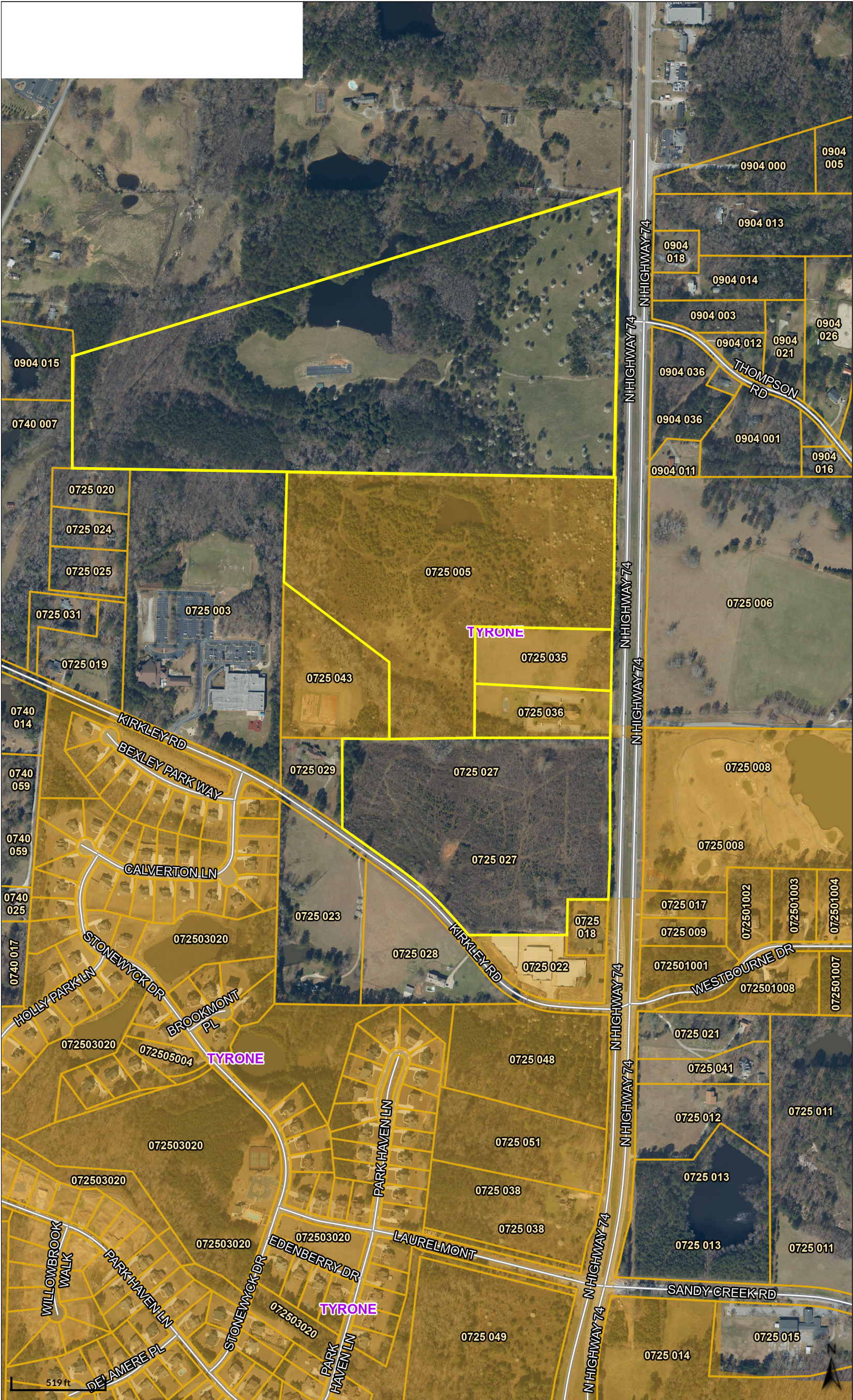
COMPREHENSIVE PLAN & FUTURE DEVELOPMENT MAP COMPATABILITY

This petition **is consistent with the Town’s Comprehensive Plan** and future development map. The Future Land Use designation for this property is **Community Gateway** which **encourages BTP zoning north of the Jenkins Rd. intersection**. The development strategy aims to limit access points along SR-74 and **encourage traffic flow on the corridor**. Developments shall *“be identified by the development community as high-value properties that can contribute to the Town’s local economy. . . consistent with the Fayette County Development Authority’s standards.”* The project, as proposed, conserves a major percentage of the overall land area of the combined site and incorporates an internal connection from Thompson Road to Kirkley road satisfying both the conservation and traffic management strategies in the Comp Plan.

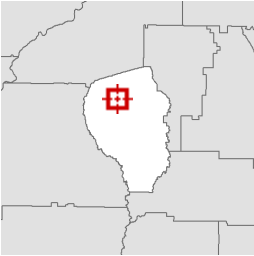
ORDINANCE COMPATABILITY

This petition **is consistent with the Town’s zoning ordinance**. The BTP zoning classification serves as the conduit for business/employment centers or technology parks in a planned setting. The district is intended to promote an environment conducive of technology, manufacturing, research park, and other high-tech professional uses that promotes economic investment, grows the local economy, and reinforces the local commercial tax digest. Structures shall not exceed a 300,000 s.f. footprint and the conceptual development plan, as submitted, does not show deviation from ordinance requirements. The proposed buildings do not exceed the maximum footprint allowance and are shown to be located over 100' from SR-74 in conformance with our ordinance requirements. Traffic management provisions from the overlay have been incorporated as has a focus on land preservation as shown on the conceptual development plan. **Future site plan, landscape, and architectural submissions shall conform to the Quality Growth Overlay requirements.**





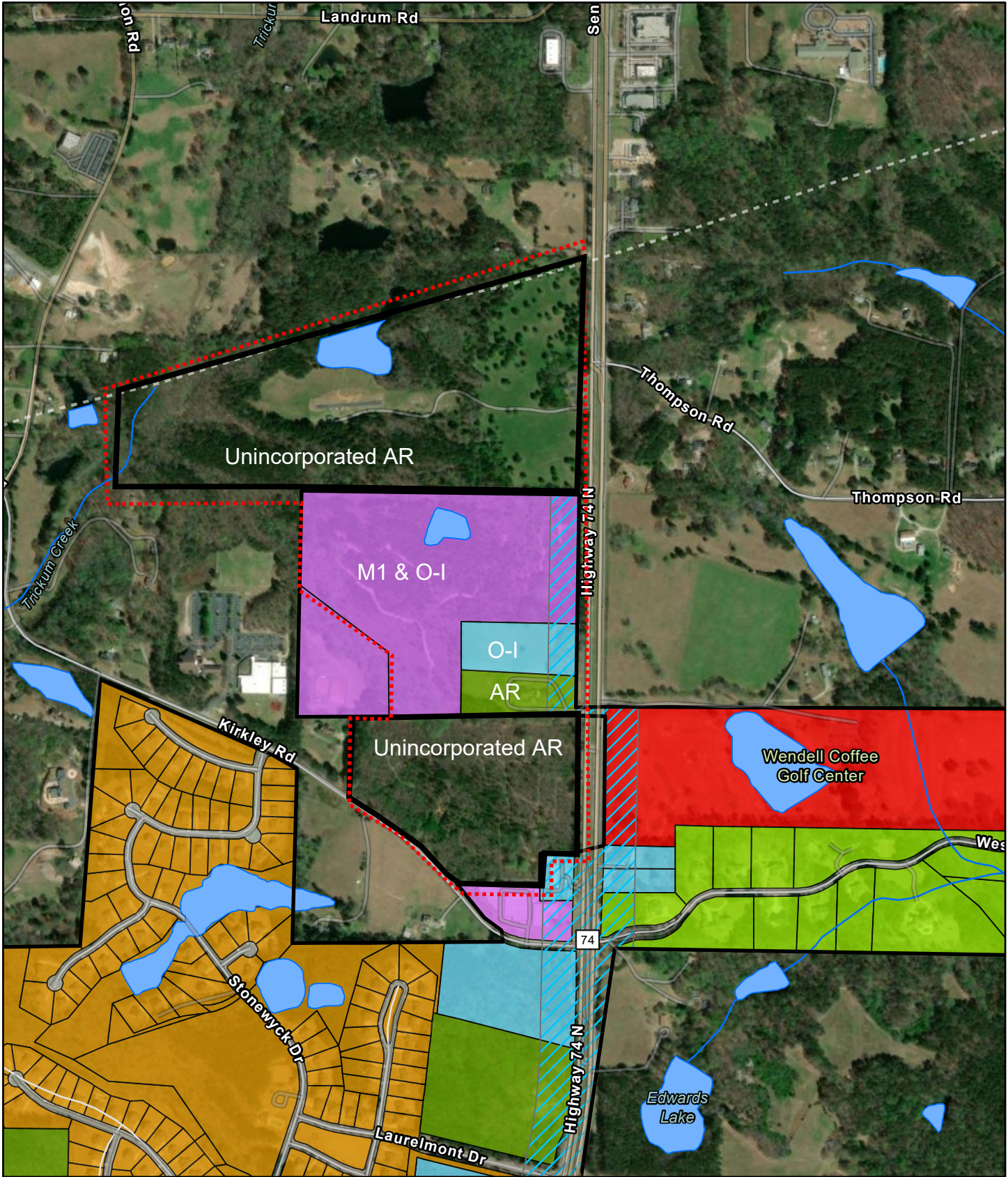
Overview



Legend

- Parcels
- Addresses
- Roads
- City Limits
 - BROOKS
 - FAYETTEVILLE
 - PEACHTREE CITY
 - TYRONE
 - WOOLSEY

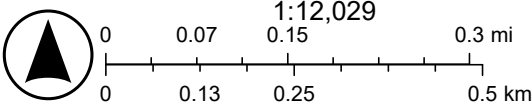
Town of Tyrone Zoning Map



2/16/2024

- Tyrone Online Zoning Map_WFL1 - Tyrone Boundary
- Tyrone Online Zoning Map_WFL1 - Ponds and Lakes
- Tyrone Online Zoning Map_WFL1 - Rivers and Streams
- Tyrone Online Zoning Map_WFL1 - Highway 74 Overlay District
- Tyrone Online Zoning Map_WFL1 - Roads
- Tyrone Online Zoning Map_WFL1 - Zoning Districts
 - A-R
 - CR-2
 - DR

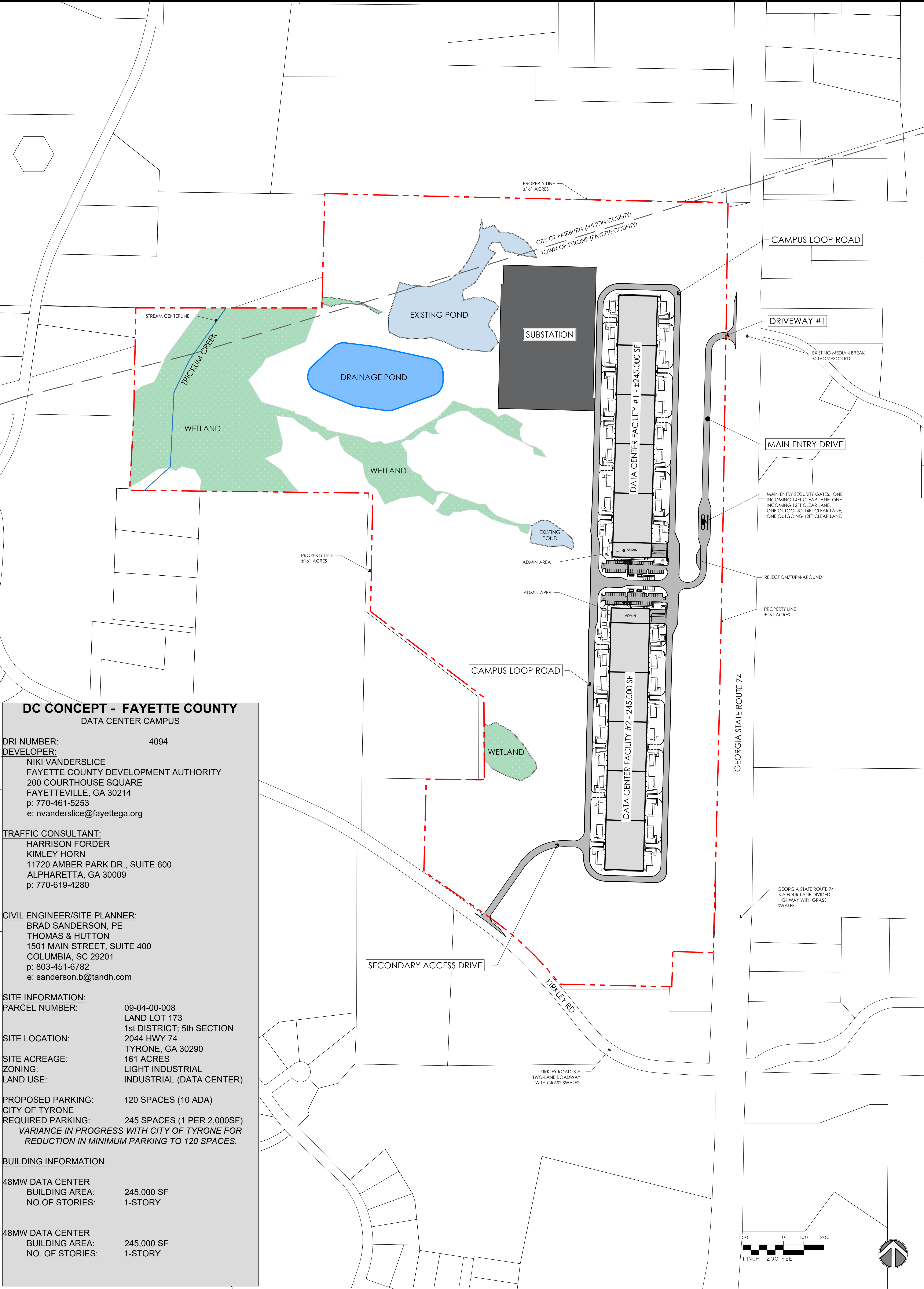
- C-2
- M-1
- O-I
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- 2.4m Resolution Metadata



Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, City of Newnan GIS, Maxar

Exhibit 1

Conceptual Development Plan



DC CONCEPT - FAYETTE COUNTY

DATA CENTER CAMPUS

DRI NUMBER:

4094

DEVELOPER:

NIKI VANDERSLICE

FAYETTE COUNTY DEVELOPMENT AUTHORITY

200 COURTHOUSE SQUARE

FAYETTEVILLE, GA 30214

p: 770-461-5253

e: nvanderslice@fayettega.org

TRAFFIC CONSULTANT:

HARRISON FORDER

KIMLEY HORN

11720 AMBER PARK DR., SUITE 600

ALPHARETTA, GA 30009

p: 770-619-4280

CIVIL ENGINEER/SITE PLANNER:

BRAD SANDERSON, PE

THOMAS & HUTTON

1501 MAIN STREET, SUITE 400

COLUMBIA, SC 29201

p: 803-451-6782

e: sanderson.b@tandh.com

SITE INFORMATION:

PARCEL NUMBER:

09-04-00-008

LAND LOT 173

1st DISTRICT; 5th SECTION

2044 HWY 74

TYRONE, GA 30290

SITE LOCATION:

161 ACRES

LIGHT INDUSTRIAL

INDUSTRIAL (DATA CENTER)

SITE ACREAGE:

120 SPACES (10 ADA)

CITY OF TYRONE

REQUIRED PARKING:

245 SPACES (1 PER 2,000SF)

VARIANCE IN PROGRESS WITH CITY OF TYRONE FOR

REDUCTION IN MINIMUM PARKING TO 120 SPACES.

BUILDING INFORMATION

48MW DATA CENTER

BUILDING AREA:

245,000 SF

NO.OF STORIES:

1-STORY

48MW DATA CENTER

BUILDING AREA:

245,000 SF

NO. OF STORIES:

1-STORY

PREPARED FOR:

Create

FAYETTE COUNTY

GA

Your Story

FAYETTE COUNTY

DEVELOPMENT AUTHORITY

DRI SITE PLAN

PROJECT RITA

FAYETTE / FULTON COUNTY, GA

February 2, 2024

THOMAS & HUTTON

50 Park of Commerce Way

Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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DC CONCEPT - FAYETTE COUNTY
DATA CENTER CAMPUS

DRI NUMBER: 4094
DEVELOPER:
NIKI VANDERSLICE
FAYETTE COUNTY DEVELOPMENT AUTHORITY
200 COURTHOUSE SQUARE
FAYETTEVILLE, GA 30214
p: 770-461-5253
e: nvanderslice@fayettega.org

TRAFFIC CONSULTANT:
HARRISON FORDER
KIMLEY HORN
11720 AMBER PARK DR., SUITE 600
ALPHARETTA, GA 30009
p: 770-619-4280

CIVIL ENGINEER/SITE PLANNER:
BRAD SANDERSON, PE
THOMAS & HUTTON
1501 MAIN STREET, SUITE 400
COLUMBIA, SC 29201
p: 803-451-6782
e: sanderson.b@tandh.com

SITE INFORMATION:
PARCEL NUMBER: 09-04-00-008
LAND LOT 173
1st DISTRICT; 5th SECTION
2044 HWY 74
TYRONE, GA 30290

SITE LOCATION:
SITE ACREAGE: 161 ACRES
ZONING: LIGHT INDUSTRIAL
LAND USE: INDUSTRIAL (DATA CENTER)

PROPOSED PARKING: 120 SPACES (10 ADA)
CITY OF TYRONE
REQUIRED PARKING: 245 SPACES (1 PER 2,000SF)
VARIANCE IN PROGRESS WITH CITY OF TYRONE FOR
REDUCTION IN MINIMUM PARKING TO 120 SPACES.

BUILDING INFORMATION

48MW DATA CENTER
BUILDING AREA: 245,000 SF
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48MW DATA CENTER
BUILDING AREA: 245,000 SF
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PREPARED FOR:



DRI SITE PLAN
PROJECT RITA
FAYETTE / FULTON COUNTY, GA

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Exhibit 2

DRI Methodology & Traffic Report

*Methodology Meeting Packet (MMP) – **DRAFT***

Project Rita DRI #4094

Town of Tyrone, Fayette County, Georgia

Methodology Meeting:

February 5, 2024 @ 2:00 PM

Applicant:

Fayette County Development Authority

017618000

Kimley»Horn

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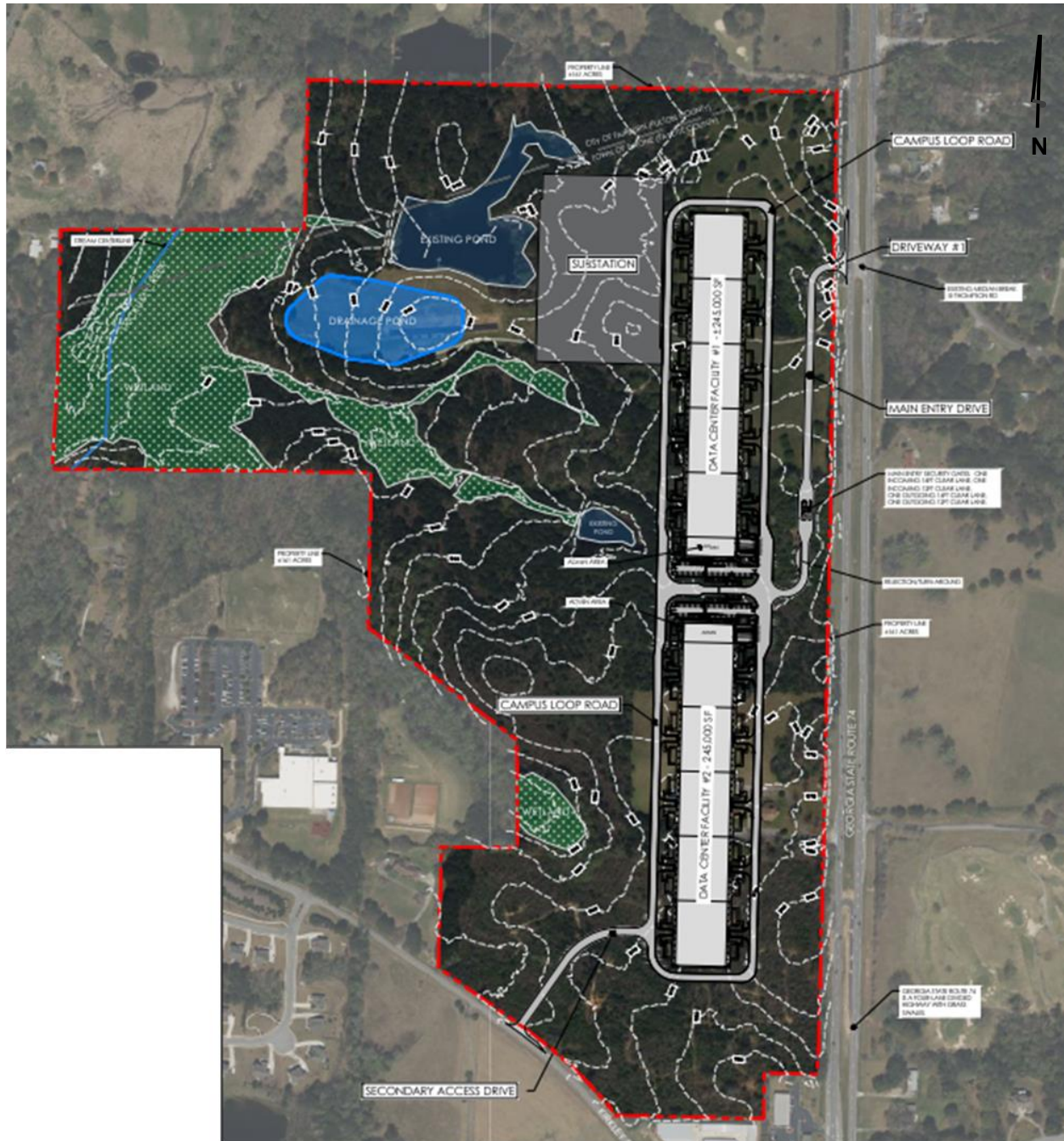
DRI Name & Number

Project Rita DRI #4094

Methodology Meeting Date

February 5, 2024 @ 2:00 PM

Project Rendering



Project Orientation

Permitting Local Government	Town of Tyrone
Additional Local Government(s) with development approval authority	City of Fairburn, Fayette County and Fulton County
DRI Trigger	Rezoning/Annexation
DRI Trigger Application/Permit #	Application filed on October 13, 2023
Qualifying DRI Threshold Exceeded	500,000 SF for Industrial
Existing Zoning	Various Zoning Classifications across multiple jurisdictions (see page 8 for details)
Proposed Zoning	Business Technology Park (BTP)

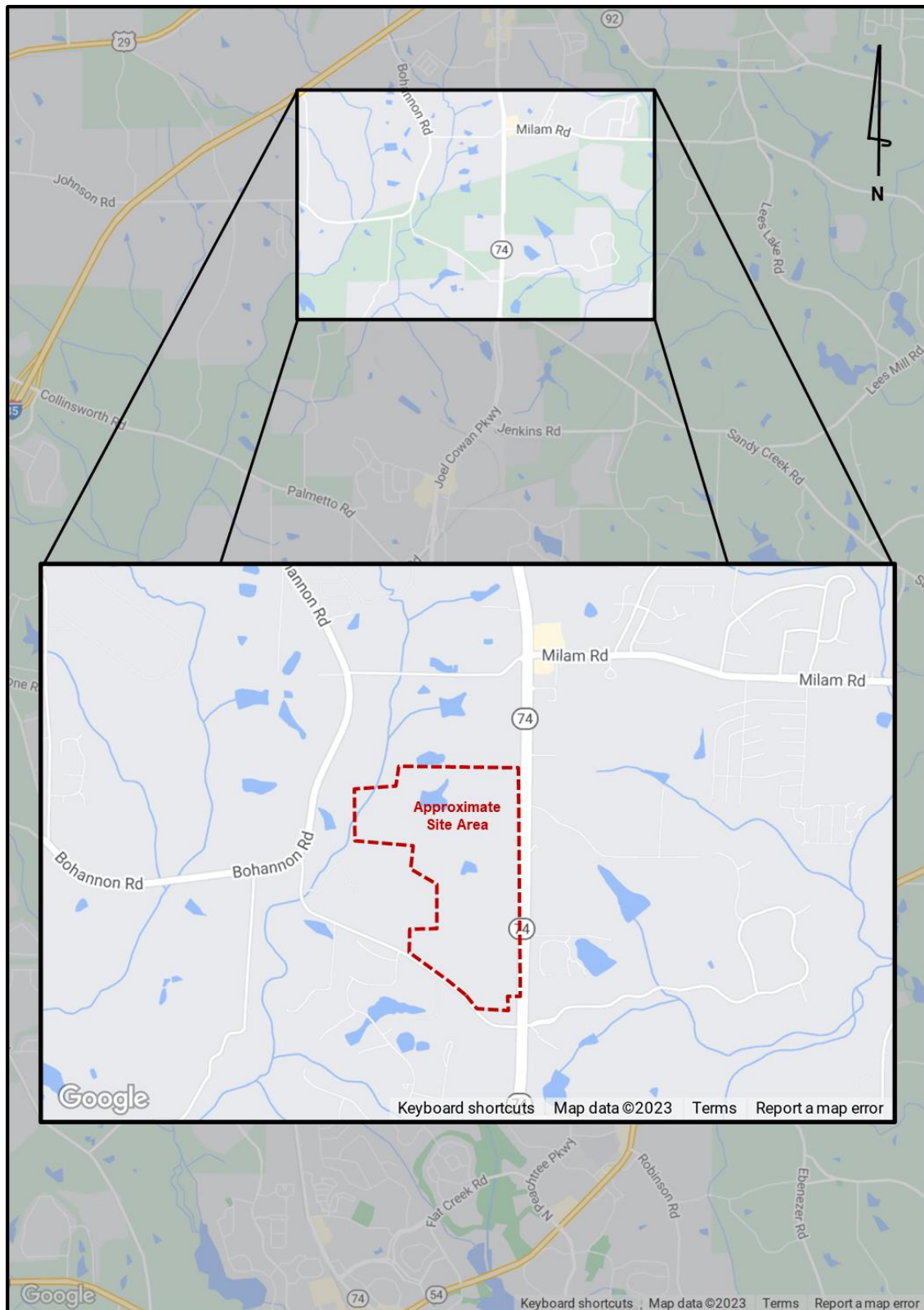
Project Information

Land Use	Density
Data Center	504,600 SF (total in 2 buildings)

Project Location

GPS Coordinates	33°31'05.4"N 84°34'44.4"W
Location Description	North of Kirkley Road and west of Joel Cowan Parkway (SR 74)
Site Acreage	Approximately 161 acres total site. 146.4 acres within the Town of Tyrone and 14.5 acres within the City of Fairburn.
Unified Growth Policy Map Land Use Area Designation	Developing Suburbs
Neighboring Jurisdictions	Project site located within Town of Tyrone (Fayette County) and City of Fairburn (Fulton County)

Project Orientation Map



Project Driveways & Access Points

Driveway Name	EX/PR	Along	Movements	Location
Driveway A	Proposed	Joel Cowan Parkway (SR 74)	RCUT	Aligning with Thompson Road (existing median break)
Driveway B	Proposed	Kirkley Road	Full	Approx. 1,000' e/o Calverton Lane

Project Build Out Year & Phase(s)

Build Out Year	2030
Phases	One phase

Net Average Daily Trips (ADT) & Requested Review Schedule

Net Average Daily Trips (ADT)	500 (250 entering, 250 exiting)
Requested Review Schedule	GRTA – Expedited (15 business days) – Less than 1,000 trips per day (see page 12) ARC – Non-Expedited Review (25 calendar days)
Requested Transportation Study Type	Limited Trip Generation Memo

Government Stakeholders

GRTA	ARC
GDOT District 3	GDOT District 7
Town of Tyrone	City of Fairburn
Fayette County	Fulton County

Applicant Stakeholders (Section 1.2.2)

Applicant	Niki Vanderslice	Fayette County Development Authority
Civil Engineer	Brad Sanderson	Thomas & Hutton
Attorney	Jessica Hill	Troutman Pepper
Traffic Engineer	Harrison Forder	Kimley-Horn
Traffic Engineer	John Walker	Kimley-Horn
Traffic Engineer	Alden Gordon	Kimley-Horn

Applicant Email & Mailing Address

Niki Vanderslice
nvanderslice@fayettega.org
200 Courthouse Square
Fayetteville, GA 30214

Planning Context

Programmed Projects

Project Name	From / To Points:	Sponsor	GDOT PI #	ARC ID # (TIP)	Design FY	ROW / UTL FY	CST FY
I-85 at SR 74	Interchange Improvement	GDOT/City of Fairburn	0007841	FS-AR-182	2012/ 2016	2019/ 2025	2025

Programmed Project Attached Design Documents

- A concept graphic for the I-85 at SR 74 interchange improvements project is shown in **Attachment C**.

Transportation Project Interaction with DRI

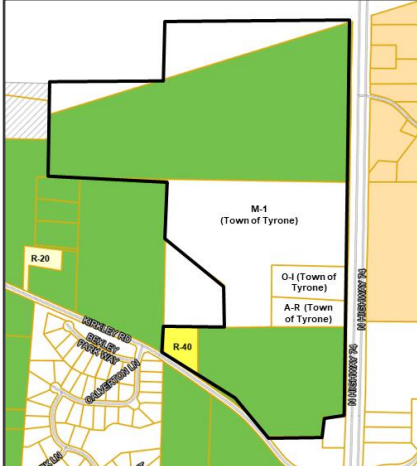
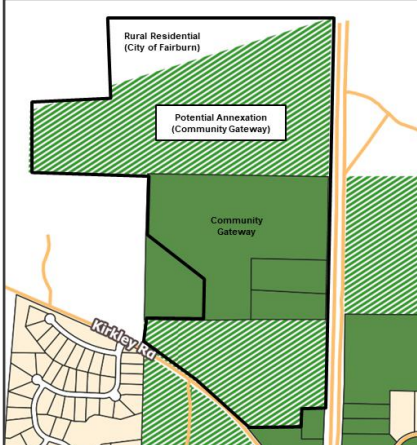
- There are no programmed projects which would affect the vehicular roadway laneage adjacent to the site or at any of the proposed study intersections.

Planned Projects

Project Name	From / To Points:	Potential Sponsor	GDOT PI #	ARC ID # (TIP)	Project Timeline	Planning Document
SR 74 Maintenance	Fayette County Line to SR 14	GDOT	M006471	-	-	GDOT Fact Sheet
Operations Improvements	Sandy Creek Road and Tyrone/Palmetto Road	Fayette County	-	-	-	Fayette County SPLOST

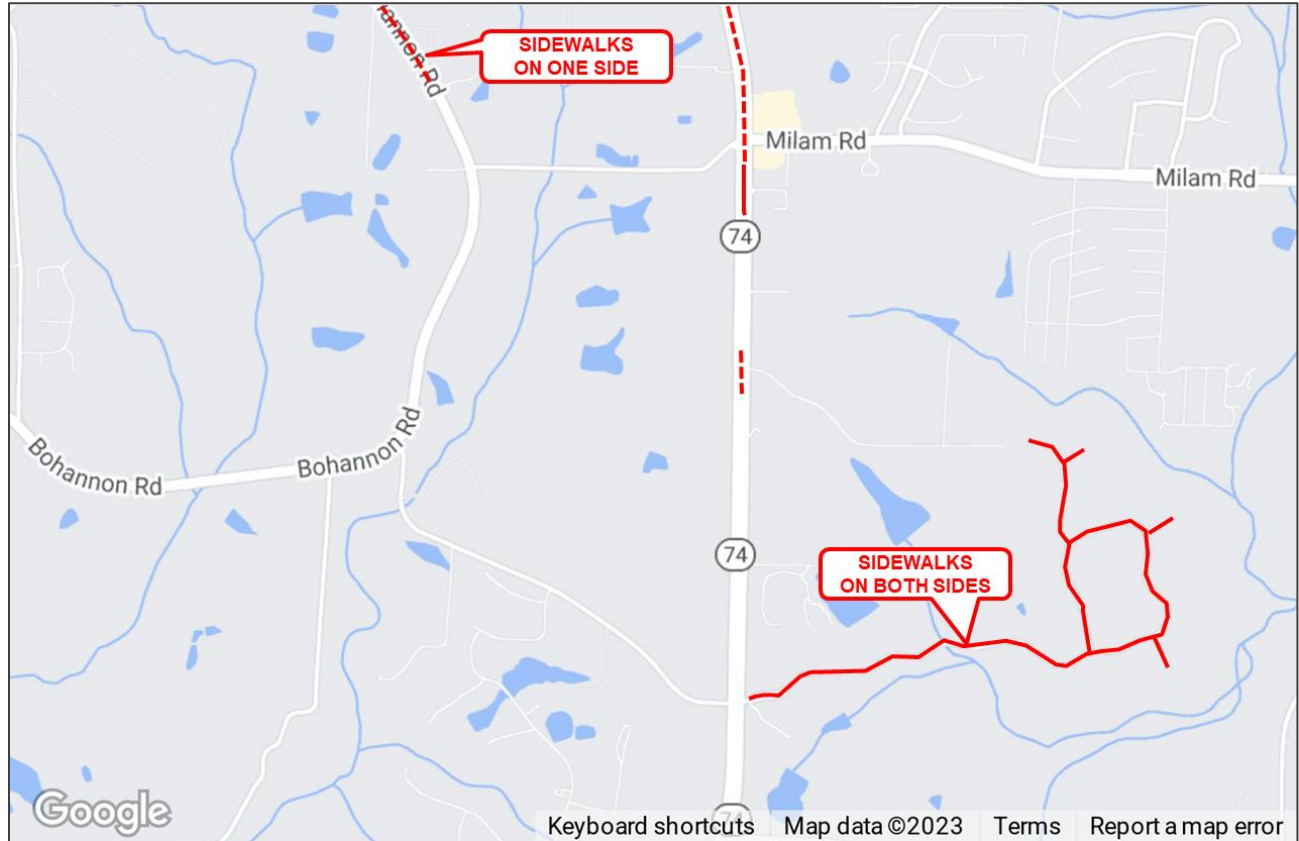
The GDOT Fact Sheet and SPLOST Sheet for the planned projects are shown in **Attachment C**.

Land Use and Zoning

<p><u>Existing Zoning</u></p>	<p>Light Industrial (M-1) (Town of Tyrone), Office Institutional (O-I) (Town of Tyrone), Agricultural Residential District (A-R) (Town of Tyrone and Fayette County), Single-Family Residential District (R-40) (Fayette County), and Agricultural Zoning District (AG-1) (City of Fairburn), Highway 74 Overlay District</p> 
<p><u>Future Land Use Map Zoning:</u></p>	<p>Community Gateway (Town of Tyrone) and Rural Residential (City of Fairburn)</p> 
<p>Land Use Vision & Goals:</p>	<p>The Town of Tyrone Comprehensive Plan 2022 5-Year Update states that Community Gateway allows developments north of the intersection of SR 74 and Jenkins Road to have light industrial uses under a business technology park zoning. The properties in the Community Gateway zoning should help to contribute to the local economy as well as provide “high-paying jobs” that align with Fayette County Development Authority’s standard.</p>
<p>Relation to Existing Land Use Plans:</p>	<p>The site is currently zoned for a variety of uses. The rezoning will have the site zoned as business technology park land use and a data center will comply with the business technology park land use.</p>
<p>Chattahoochee River/ Metropolitan River Protection Act</p>	<p>N/A</p>

Alternative Mode Access

Existing Alternative Transportation Map



Bicycle and Pedestrian Context

Description of Existing Infrastructure

Bicycle	No bicycle facilities provided along site frontage.
Pedestrian	Sidewalks are provided along Westbourne Drive and New Castle Lane and provided intermittently along Joel Cowan Parkway (SR 74) and Bohannon Road. No sidewalks are provided along the site frontage.

Sidewalk & Streetscape Ordinance Standards

Town of Tyrone Code of Ordinances – Section [109-148](#). (General Requirements)

If a proposed development includes land that is zoned for other than single-family residential, the development shall be subject to all the requirements set forth in the zoning ordinance and shall be subject to all the requirements of this chapter, other applicable town regulations, and shall conform to the goals and objectives established in the town's land use plan. The following principles and standards shall be observed:

- (1) Proposed industrial parcels shall be suitable in size and shape to the types of industrial development anticipated.
- (2) Street rights-of-way and pavement shall be provided in accordance with town specifications.
- (3) The town engineer may, with the approval of the town council, impose additional requirements regarding design and construction of streets, curbs, gutters, cart paths and **sidewalks**.
- (4) Every effort shall be made to protect adjacent residential areas from a potential nuisance created by a proposed commercial or industrial development including provision of extra depth in parcels backing up to existing or potential residential development and provisions for permanently landscaped screening when necessary.
- (5) For any structure proposed within the 74 Quality Development Corridor the developer must first obtain a certificate of appropriateness from the town council. To obtain this certificate the following procedures must be followed:
 - a) Prior to submission of a concept site plan the developer must present the project to the town council for review and approval. The developer should provide sufficient information to show how this proposed development relates to its surrounding environment to ensure visual continuity and how this development will, if approved, be in compliance with the quality growth development district special requirements as contained in the town zoning ordinance.
 - b) Once the project has obtained a certificate of appropriateness the developer shall follow the procedure in section [109-149](#) with the exception that the conceptual site plan will be approved by the town council

Potential Pedestrian & Bicycle Destinations

- N/A

Transit Accommodations

Existing Transit Routes

- N/A

Existing High Capacity Transit Stations

- N/A

Existing Transit Service Details

- N/A

Proposed Pedestrian Route to Access Transit

- N/A

Transit Stop Ridership

- N/A

Transit Stop Amenity Standards

- N/A

Trip Generation & Adjustments

Trip Generation Inputs

- ITE Trip Generation Manual Used
- ITE Land Use Code(s)
- ITE Independent Variable Inputs for each Land Use Code
- Day & Time of Day of ITE Surveys
- ITE Trip Generation Formula Used

LUC	Land Use	Ind. Variable	Type	DAILY	AM	PM
				Weekday	Weekday, Peak of Adj. Street Traffic	
					7AM-9AM	4PM-6PM
160	Data Center	Per 1,000 SF	Total	0.99x 50% In/50% Out	0.13x-5.63 55% In/45% Out	0.11x-5.65 30% In/70% Out

**All rates and equations listed are from the ITE Trip Generation Manual, 11th Edition.*

Trip Generation Calculation Alternative Approaches

Gross Trip Generation Summary Table:	Daily	AM Peak	PM Peak
Gross Trips	500	60	50
Alt. Mode	-0	-0	-0
Mixed Use	-0	-0	-0
Pass-by	-0	-0	-0
Net Trips	500 (250 in; 250 out)	60 (33 in; 27 out)	50 (15 in; 35 out)

- See **Attachment A** for a full trip generation table shown by land use and peak.

Trip Generation Reductions

Existing Square Footage to be demolished/redeveloped

- N/A

Alternative Mode Reduction

Contributing Factors

Summary of Existing and Proposed Bicycle / Pedestrian / Transit

- Pedestrian facilities will be provided internal to the development.

Parking Requirements

Land Use	Min
Industrial	113 1 per 4,500 SF

Alternative Parking Provided (e.g., car share, vanpool, etc. If applicable)

- N/A

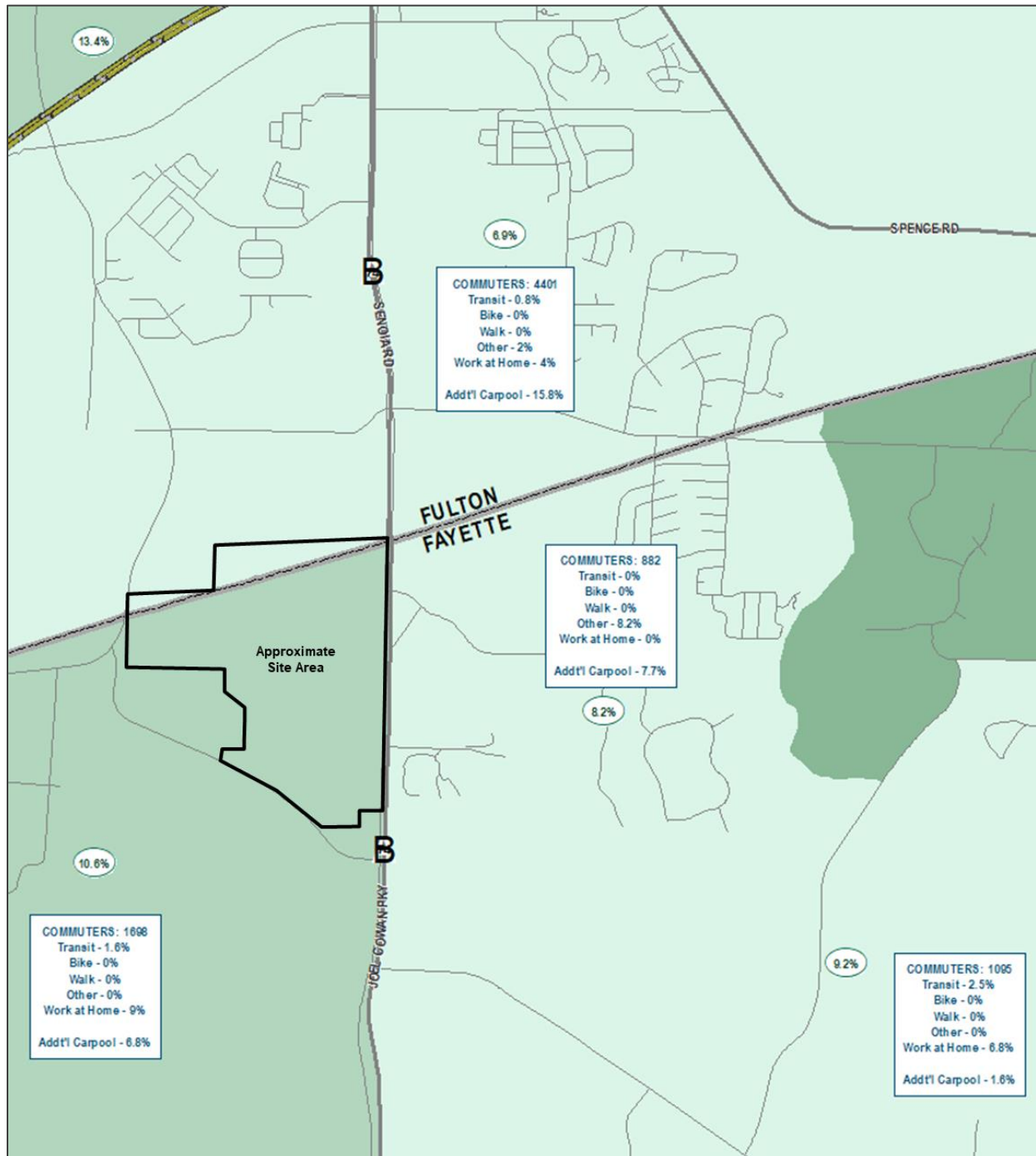
Affordable Housing

- N/A

Transportation Demand Management

- N/A

Supplemental Commuter Data



Proposed Reduction Percentage

- 0% (no reduction is proposed).

Proposed Reduction Justification Explanation

- There are currently no consistent sidewalks for pedestrians to travel and there are no bike lanes or alternative public transportation in the vicinity of the development.

Internal Capture / Mixed Use Reduction

- Only one land-use on site, no mixed-use reduction is proposed.

Pass-by Trips Reduction

Proposed Pass-by Trips Table:

- N/A

Draft Schedule

DRI Phase I – Methodology	
Rezoning Application filed	October 13, 2023
DRI Form 1 submitted by Town of Tyrone	October 27, 2023
Town of Tyrone Requests the DRI Pre-Review/Methodology Meeting	January 16, 2024
Pre-Review Meeting Packet circulated to Town of Tyrone (1 week prior to meeting)	February 5, 2024
Pre-Review/Methodology Meeting at ARC's office (TEAMS Call) with GRTA, ARC, GDOT, and Town of Tyrone	February 12, 2024*
GRTA issues the "Letter of Understanding" (LOU) that outlines the full scope of the Transportation Analysis.	February 19, 2024
DRI Phase II – Transportation Study	
Proceed with Phase II per GRTA LOU.	February 19, 2024
Town of Tyrone submits DRI "Form 2"	February 19, 2024
Full DRI Package (Trip Generation Memo and Site Plan) is submitted to GRTA and ARC for review.	February 20, 2024*
ARC opens their review (Preliminary Report)	February 26, 2024
GRTA issues the "Report and Staff Recommendations"	March 1, 2024
Meeting at GRTA's office to discuss the GRTA proposed conditions.	Week of March 4
ARC issues their "Final Findings". **	March 13, 2024
GRTA issues the "Notice of Decision" (NOD). **	March 12, 2024
DRI Complete - Local jurisdictional action can occur	March 13, 2024

*A delay with this date will result in a delay in all subsequent dates that follow.

**Assumes a 25-calendar day ARC review, and an approximate 15-business day GRTA review (excluding state holidays)

Important Meeting Dates:

- March 5 – City of Fairburn Planning Commission
- March 14 – Town of Tyrone Planning Commission
- April 2 – City of Fairburn Planning Commission
- April 11 - Town of Tyrone Planning Commission
- May 7 – City of Fairburn Planning Commission
- May 9 - Town of Tyrone Planning Commission

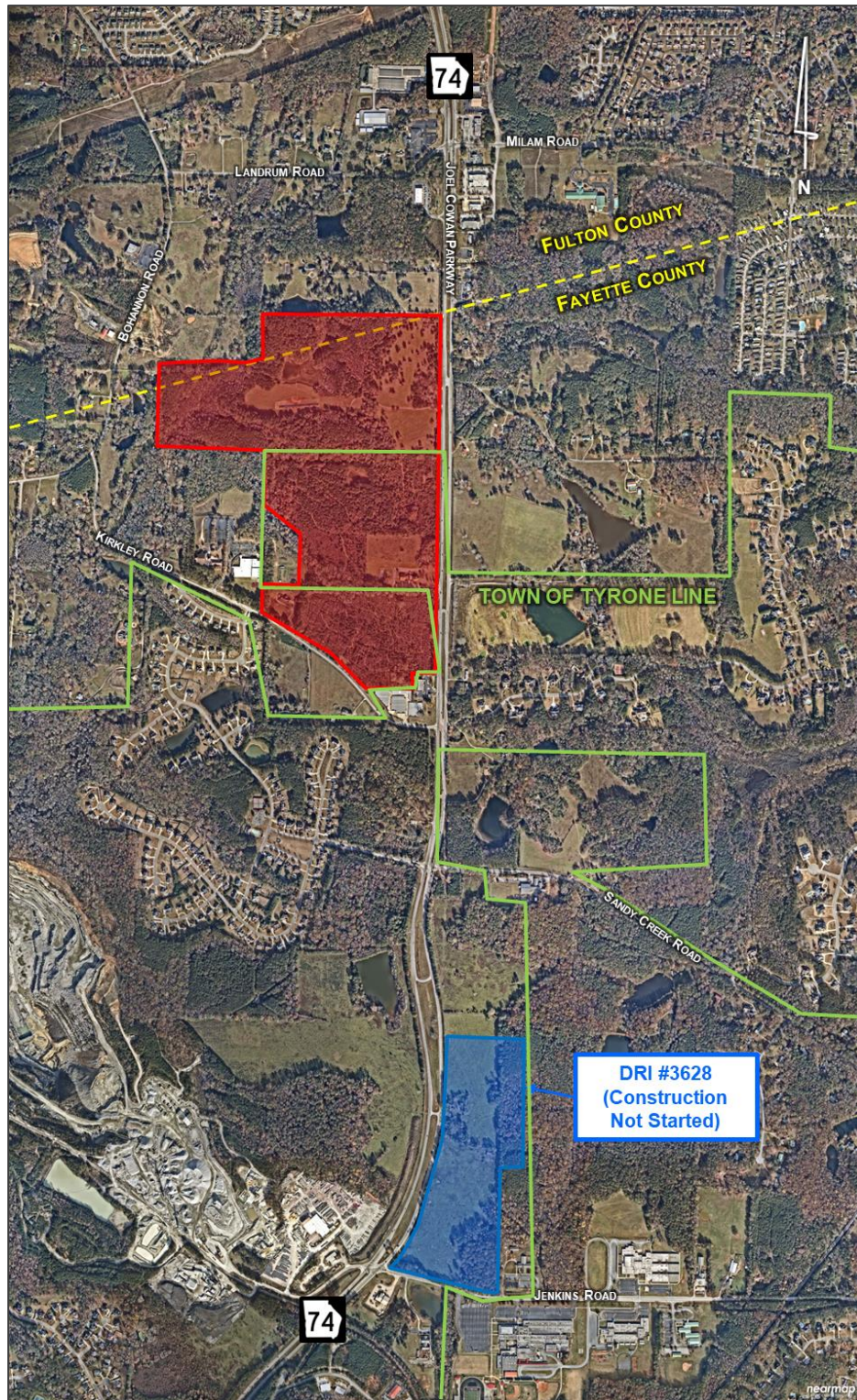
Attachment A: Trip Generation

Trip Generation Analysis (11th Ed. with 2nd Edition Handbook Daily IC & 3rd Edition AM/PM IC)								
Project Rita DRI #4094 Town of Tyrone, GA								
Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
160 Data Center	504,600 gross s.f.	500	60	33	27	50	15	35
Gross Trips		500	60	33	27	50	15	35
Other Non-Residential Trips		500	60	33	27	50	15	35
Mixed-Use Reductions		0	0	0	0	0	0	0
Alternative Mode Reductions		0	0	0	0	0	0	0
Adjusted Other Non-Residential Trips		500	60	33	27	50	15	35
Mixed-Use Reductions - TOTAL		0	0	0	0	0	0	0
Alternative Mode Reductions - TOTAL		0	0	0	0	0	0	0
Pass-By Reductions - TOTAL		0	0	0	0	0	0	0
New Trips		500	60	33	27	50	15	35
Driveway Volumes		500	60	33	27	50	15	35

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Attachment B: Aerial Imagery



Attachment C: Programmed Roadway Projects

[Blog](#)[News](#)[Contact Us](#)

I-85 @ SR 74/SENOIA ROAD

Project ID: 0007841

Project Manager: Ashley M. Willoughby

Office: Program Delivery

County: Fulton

Congressional District: 013

State Senate District.: 035

State House District: 064, 065

Project Type: Reconstruction/Rehabilitation

Project Status: Construction Work Program

Right of Way Authorization: 4/1/2019

Notice to Proceed Date:

Construction Percent Complete: %

Current Completion Date:

Work Completion Date:

Construction Contract Amount:

Construction Contractor:

[Preconstruction Status Report](#)

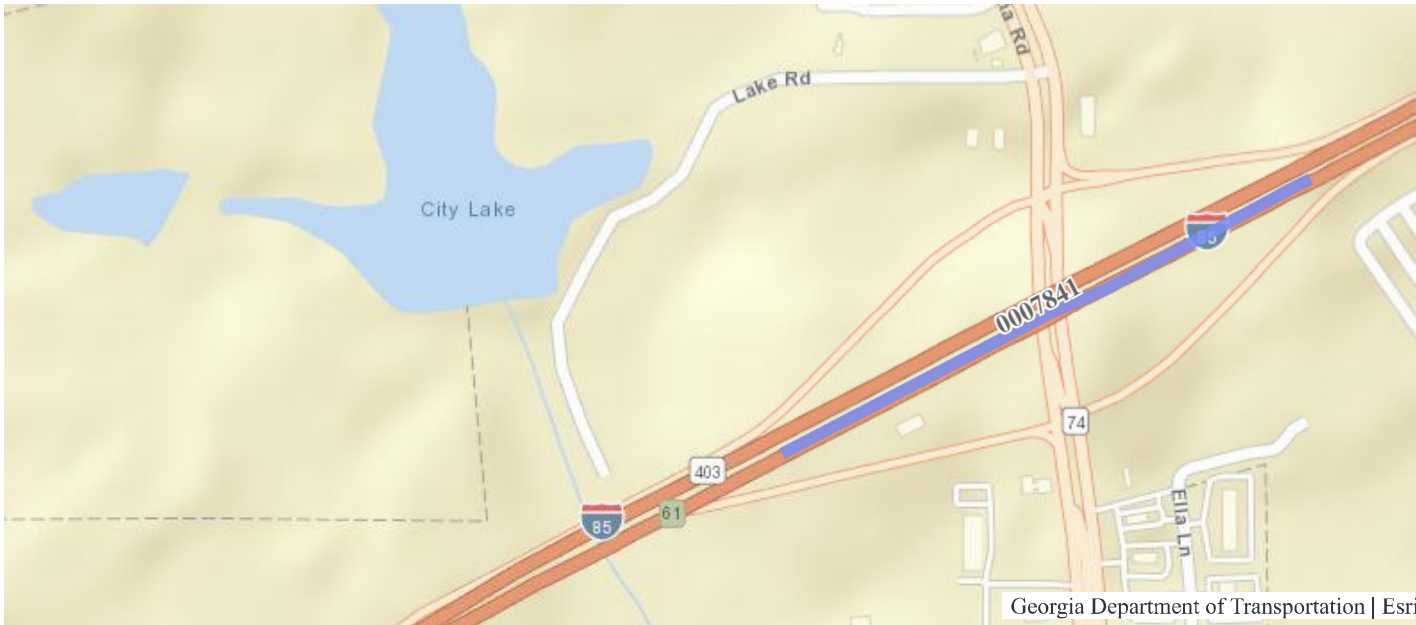
[Construction Status Report](#)

[Contact Us](#)

Project Description:

The proposed project is approximately 1.4 miles along SR 74 from City Lake Road to Milam Road. The project includes the modification of the SR 74 and 1-85 interchange to a partial clover leaf, with loop ramps in the southwest and northeast quadrants. Both bridges on SR 74 over 1-85 will be replaced.

Activity	Program Year	Cost Estimate	Date of Last Estimate
SCP (Scoping)	2011	\$50,000.00	
PE (Preliminary Engineering)	2012	\$1,463,376.93	4/29/2021
PE (Preliminary Engineering)	2016	\$1,614,466.00	4/29/2021
ROW (Right of Way)	2019	\$16,693,863.00	8/13/2018
ROW (Right of Way)	2020	\$13,666,137.00	8/13/2018
UTL (Utilities)	2025	\$412,335.00	7/31/2023
CST (Construction)	2025	\$91,699,451.10	12/21/2023



Project Documents
Approved Concept Reports
0007841_CR_AUG2014.pdf
0007841_L&D_AUG2018.pdf
0007841_Ads_GA_Public_SEP2018.pdf
Project Outreach Archive
Handout.pdf
0007841_NEPA_PIOH Layout 2_2012.2.28.pdf
0007841_NEPA_PIOH Handout_2012.2.28.pdf
0007841_NEPA_PIOH Layout 1_2012.2.28.pdf



Georgia Department of Transportation
One Georgia Center
600 West Peachtree NW
Atlanta, GA 30308
(404) 631-1990 Main Office

[Contact Us](#)

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Short Title

I-85 SOUTH INTERCHANGE IMPROVEMENTS AT SR 74
(SENOIA ROAD)

GDOT Project No.

0007841

Federal ID No.

CSNHS-0007-00(841)

Status

Programmed

Service Type

Roadway / Interchange Capacity

Sponsor

City of Fairburn

Jurisdiction

Regional - Southwest

Analysis Level

In the Region's Air Quality Conformity Analysis

Existing Thru Lane

Var

LCI

☐

Planned Thru Lane

Var

Flex

☐

Network Year

2030

Corridor Length

0.4 miles



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Detailed Description and Justification

This is an interchange reconstruction to reduce congestion and provide capacity to the I-85 @ SR 74. The project involves adding turn lanes at the ends of the exit ramps and widening the SR 74 bridge to include turn lanes. The interchange will be a partial cloverleaf design as recommended in the Interchange Modification Report (IMR).

Phase Status & Funding Information		Status	FISCAL YEAR	TOTAL PHASE COST	BREAKDOWN OF TOTAL PHASE COST BY FUNDING SOURCE			
					FEDERAL	STATE	BONDS	LOCAL/PRIVATE
SCP	National Highway System	AUTH	2011	\$50,000	\$40,000	\$10,000	\$0,000	\$0,000
PE	National Highway System	AUTH	2012	\$1,463,377	\$1,170,702	\$292,675	\$0,000	\$0,000
PE	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	AUTH	2016	\$852,000	\$681,600	\$170,400	\$0,000	\$0,000
PE	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	AUTH	2017	\$187,500	\$150,000	\$37,500	\$0,000	\$0,000
PE	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	AUTH	2021	\$574,966	\$459,973	\$114,993	\$0,000	\$0,000
PE	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)	AUTH	2023	\$250,000	\$200,000	\$50,000	\$0,000	\$0,000
ROW	National Highway Performance Program (NHPP)	AUTH	2019	\$16,693,863	\$13,355,090	\$3,338,773	\$0,000	\$0,000
ROW	National Highway Performance Program (NHPP)	AUTH	2020	\$13,666,137	\$10,932,910	\$2,733,227	\$0,000	\$0,000



For additional information about this project, please call (404) 463-3100 or email transportation@atlantaregional.com.



UTL	National Highway Performance Program (NHPP)		2025	\$408,565	\$326,852	\$81,713	\$0,000	\$0,000
CST	National Highway Freight Program (NHFP)		2025	\$35,500,000	\$28,400,000	\$7,100,000	\$0,000	\$0,000
CST	Surface Transportation Block Grant (STBG) Program - Urban (>200K) (ARC)		2025	\$20,117,797	\$16,094,238	\$4,023,559	\$0,000	\$0,000
				\$89,764,205	\$71,811,365	\$17,952,840	\$0,000	\$0,000

SCP: Scoping PE: Preliminary engineering / engineering / design / planning PE-OV: GDOT oversight services for engineering ROW: Right-of-way Acquisition
UTL: Utility relocation CST: Construction / Implementation ALL: Total estimated cost, inclusive of all phases



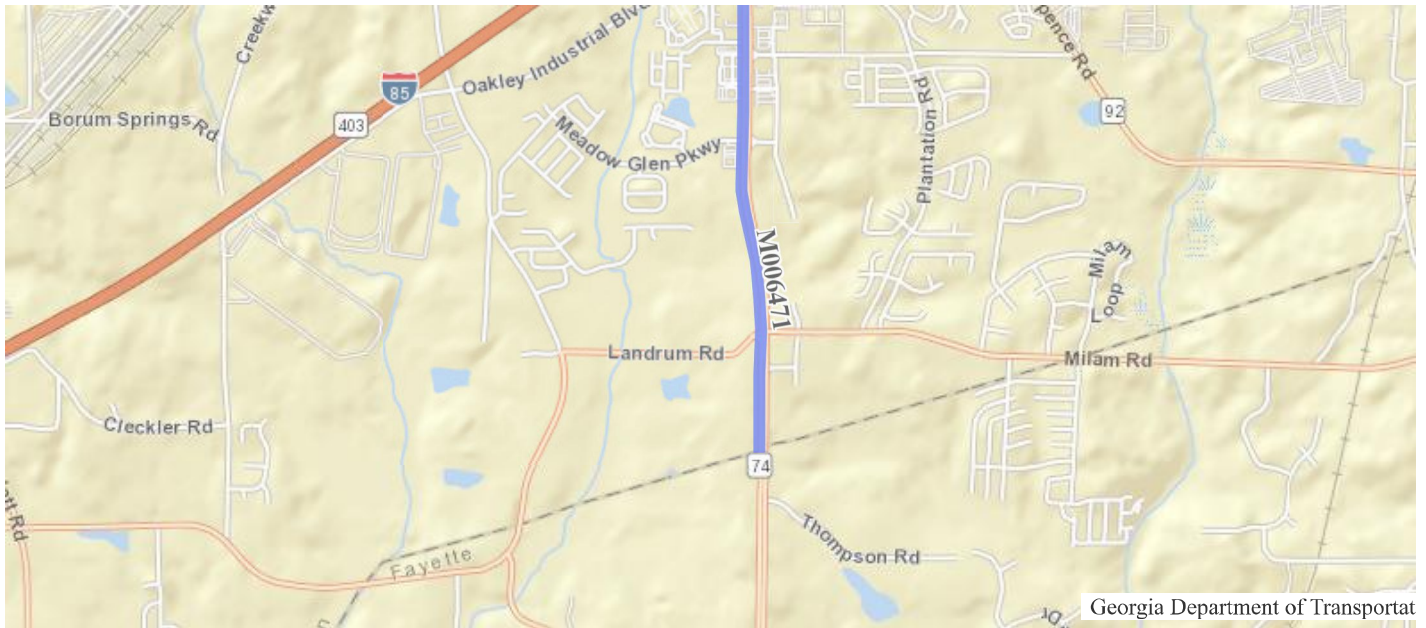
[Blog](#)[News](#)[Contact Us](#)

SR 74 FROM FAYETTE COUNTY LINE TO SR 14

Project ID:	M006471	Notice to Proceed Date:	
Project Manager:	Kevin Matthew Bailey	Construction Percent Complete:	%
Office:	Maintenance	Current Completion Date:	
County:	Fulton	Work Completion Date:	
Congressional District:	013	Construction Contract Amount:	
State Senate District.:	035	Construction Contractor:	
State House District:	067	Preconstruction Status Report	
Project Type:	Maintenance	Construction Status Report	
Project Status:	Construction Work Program		
Right of Way Authorization:		Contact Us	

Project Description:

Activity	Program Year	Cost Estimate	Date of Last Estimate
MCST (Maintenance Construction)		\$2,000,000.00	



Project Documents

There are no items to show in this view.



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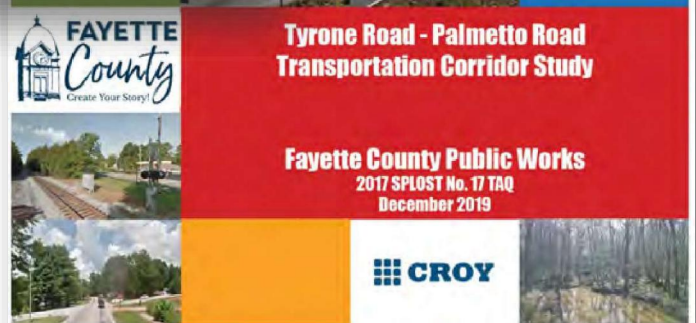
Employment

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2023 SPLOST Transportation Corridor Improvements, New Road Construction and Capacity Projects

Project Cost Estimate:
Operations
Improvements to
Sandy Creek Road and
Tyrone/Palmetto Road.
\$2,500,000

As part of the 2017 SPLOST program, Fayette County completed Corridor Studies along Tyrone Road and Sandy Creek Road. Funding from this project category will implement select recommendations from the studies. Project may include intersection improvements, addition of auxiliary turn lanes, horizontal and vertical curve improvements, build-out of shoulders and clear zones, addition of guard rail, etc. Safety and operational improvements are needed along both roads to address existing and future development in the central part of the County.



For more information visit <https://fayettecountyga.gov/splost-2023/>



Attachment D: Full-Size Site Plan



DC CONCEPT - FAYETTE COUNTY

DATA CENTER CAMPUS

DRI NUMBER:

4094

DEVELOPER:

NIKI VANDERSLICE
FAYETTE COUNTY DEVELOPMENT AUTHORITY
200 COURTHOUSE SQUARE
FAYETTEVILLE, GA 30214
p: 770-461-5253
e: nvanderslice@fayettega.org

TRAFFIC CONSULTANT:

HARRISON FORDER
KIMLEY HORN
11720 AMBER PARK DR., SUITE 600
ALPHARETTA, GA 30009
p: 770-619-4280

CIVIL ENGINEER/SITE PLANNER:

BRAD SANDERSON, PE
THOMAS & HUTTON
1501 MAIN STREET, SUITE 400
COLUMBIA, SC 29201
p: 803-451-6782
e: sanderson.b@tandh.com

SITE INFORMATION:

PARCEL NUMBER:

09-04-00-008
LAND LOT 173
1st DISTRICT; 5th SECTION
2044 HWY 74
TYRONE, GA 30290
161 ACRES

SITE LOCATION:

TYRONE, GA 30290

SITE ACREAGE:

161 ACRES

ZONING:

LIGHT INDUSTRIAL

LAND USE:

INDUSTRIAL (DATA CENTER)

PROPOSED PARKING:

120 SPACES (10 ADA)

CITY OF TYRONE
REQUIRED PARKING:

245 SPACES (1 PER 2,000SF)
VARIANCE IN PROGRESS WITH CITY OF TYRONE FOR
REDUCTION IN MINIMUM PARKING TO 120 SPACES.

BUILDING INFORMATION

48MW DATA CENTER
BUILDING AREA:

245,000 SF

NO.OF STORIES:

1-STORY

48MW DATA CENTER
BUILDING AREA:

245,000 SF

NO. OF STORIES:

1-STORY

PREPARED FOR:

Create

FAYETTE COUNTY, GA

Your Story

FAYETTE COUNTY

DEVELOPMENT AUTHORITY

DRI SITE PLAN

PROJECT RITA

FAYETTE / FULTON COUNTY, GA

February 2, 2024

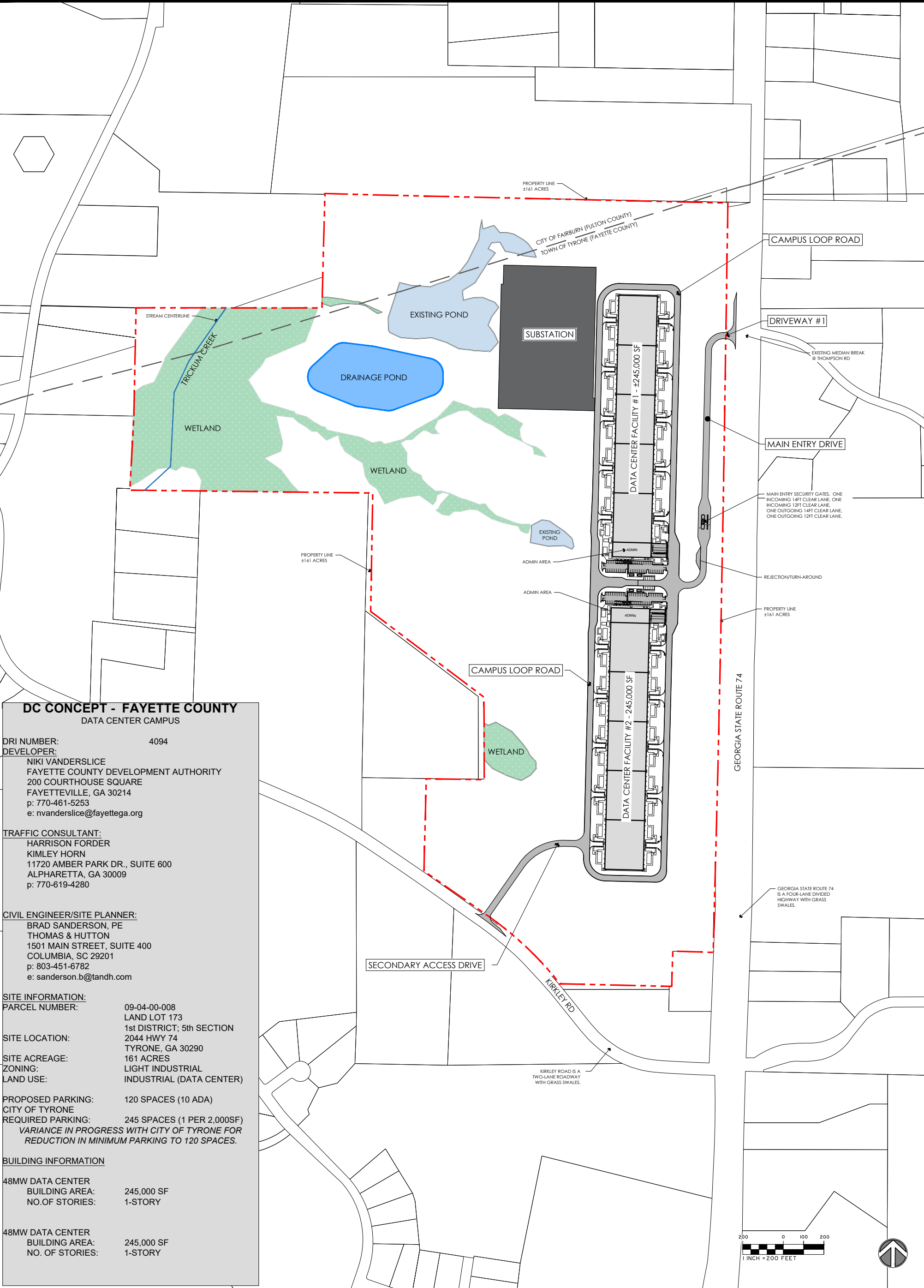
THOMAS & HUTTON

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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21.00701.00701.0000/EXCHANGE - INTERNAL TO DANIEL - 60 871 CONCEPTUAL SITE PLAN 060 - FEB 2, 2024 - L01.PDF



DRI SITE PLAN
PROJECT RITA
FAYETTE / FULTON COUNTY, GA

February 2, 2024



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Exhibit 3

Applications

**(Available at Town Hall | Hard
Copies Present on Dias)**