



NOTICE OF DECISION

To: Anna Roach, ARC
(via electronic mail) Bob Voyles, GRTA
Dick Anderson, GRTA
Sharon Mason, GRTA
Sonny Deriso, GRTA
Christian Schoen, GRTA
Kirk Fjelstul, GRTA

To: Coweta County
(via electronic mail and certified mail) Atlas Development, LLC

From: Jannine Miller, GRTA Executive Director

Copy: Zane Grennell, DCA
(via electronic mail) Donald Shockey, ARC
Stephanie Wagner, TRRC
Paul Jerrell, TRRC
Brittany Williams, GRTA/SRTA
Derrick Peevy, GRTA/SRTA
Daniel Trevorrow, GDOT D3
Stanford Taylor, GDOT D3
Lisa Eschman, Coweta County
Tod Handley, Coweta County
Bob Palmer, Coweta County
Ben Sewell, Coweta County
Teresa Crowe, Coweta County

Leigh Ann Green, Development Site Services
Jonathon, Atlas Development
Chris Maddox, SEI Engineering
Mary Thumaty, SEI Engineering

Date: June 25th, 2025

RE: Notice of Decision for 4361 Project Sail

Notice of Decision for Request for Non-Expedited Review of DRI 4361 Project Sail

The purpose of this notice is to inform Atlas Development, LLC (the Applicant) and Coweta County (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 Three Rivers Regional Commission (TRRC) of GRTA's decision regarding Development of Regional Impact (DRI) 4361 Project Sail (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 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 May 6th, 2025. The review package includes: the site development plan (Site Plan) dated January 15th, 2025, titled "Project Sail: Conceptual Site Plan" prepared by Bailey Civil Group, the Transportation Study dated May 5th, 2025, prepared by Southeastern Engineering, Inc received by GRTA on May 6th, 2025, and the DCA Initial and Additional forms filed on December 31st, 2024.

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*.

DocuSigned by:

Jannine Miller

Jannine Miller

Executive Director

Georgia Regional Transportation Authority

Attachment A – General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Construction Traffic and Heavy Vehicles

- Developer shall provide construction schedule information and traffic numbers/assumptions to Coweta County and Georgia Department of Transportation (GDOT) District office. Further coordination and analysis may be required by Coweta County and GDOT to determine if additional infrastructure improvements as a result of construction impacts may be required.
- During construction, heavy vehicles, such as construction equipment and materials are expected but shall coordinate with Coweta County and the Georgia Department of Transportation (GDOT) to determine a designated truck route.
- Other than construction traffic, and infrequent deliveries, heavy vehicle traffic shall not be generated by the development.

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

Welcome To Sargent Road at Site Driveway #1

- Site Driveway #1 should be minor street stop controlled.
- Site Driveway #1 should have two lanes, one entry and one exit lane.
- Provide a southbound right turn lane on Welcome to Sargent Road, per GDOT minimum design standards.

Wagers Mill Road at Site Driveway #2

- Site Driveway #2 should be minor street stop controlled.
- Site Driveway #2 should have two lanes, one entry and one exit lane.
- Provide a westbound left turn lane on Wagers Mill Road, per GDOT minimum design standards.

SR 16/US 27 ALT at Henry Bryant Road/Smith Road

- All conditions requiring improvements to a State Route (SR) are subject to GDOT District Office review and approval.
- Maintain existing minor street stop control.
- Provide a northbound left turn lane on SR 16/US 27 ALT, per GDOT minimum design standards.
- Provide an eastbound channelized right turn lane on Henry Bryant Road, per GDOT minimum design standards, and as approved by GDOT.
- Coordinate with GDOT to determine if an alternate improvement analysis may be needed to consider alternate improvements such as a roundabout.

SR 16/US 27 ALT at Wagers Mill Road/Dr Elliott Road

- All conditions requiring improvements to a State Route (SR) are subject to GDOT District Office review and approval.
- Maintain existing minor street stop control.
- Provide a northbound left turn lane on SR 16/US 27 ALT, per GDOT minimum design standards, and as approved by GDOT.
- Provide a southbound channelized right turn lane on SR 16/US 27 ALT, per GDOT minimum design standards, and as approved by GDOT.
- Provide an eastbound channelized right turn lane on Wagers Mill Road, with as much storage length as possible to avoid railroad impacts.
- Coordinate with GDOT to determine if an alternate improvement analysis may be needed to consider alternate improvements such as a roundabout.

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:

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- Site Driveway #2 should be minor street stop controlled.
- Site Driveway #2 should have two lanes, one entry and one exit lane.
- Provide a westbound left turn lane on Wagers Mill Road, per GDOT minimum design standards.

SR 16/US 27 ALT at Henry Bryant Road/Smith Road

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- Provide an eastbound channelized right turn lane on Wagers Mill Road, with as much storage length as possible to avoid railroad impacts.
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Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

SR 16/US 27 ATL at Sargent Main Street

- Given the skewed configuration of the Sargent Main Street approach, its proximity to adjacent intersections and driveways, and the resulting delays, no formal mitigations were analyzed for SR 16/US 27 ALT at this location. It is recommended that the development team consider monitoring peak-hour operations here during the initial phases of development and, if deteriorating delays or safety concerns are observed, coordinate with GDOT to conduct a more detailed operational analysis. In the meantime, it may be beneficial to install or enhance regulatory and warning signage on both SR 16/US 27 ALT and Sargent Main Street—particularly to reinforce the existing left-turn prohibition and help guide drivers through the skewed approach.