



## NOTICE OF DECISION

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**To:** Jim Dove, NEGRDC  
**(via electronic mail)** Sonny Deriso, GRTA  
Brandon Beach, GRTA  
Jerry Bowman, GRTA  
Caric Martin, GRTA  
John Sibley, GRTA  
Jeanie Thomas, GRTA  
Bob Voyles, GRTA

**To:** Mayor Tim Barron, City of Loganville  
**(via electronic mail and certified mail)** Chuck Borysiak, Fasion

**From:** Steven L. Stancil, GRTA Executive Director

**Copy:** Kirk Fjelstul, GRTA  
**(via electronic mail)** Laura Beall, GRTA  
Art Gibert, DCA  
Jim Moneyhun, NEGRDC  
Steve Walker, GDOT  
Brent Cook, GDOT District 1  
Vince Edwards, Gwinnett County  
Tony Ferguson, City of Loganville  
Pat Chapman, City of Loganville  
Brannon Sabberese, A&R  
Engineering

**Date:** October 11, 2007

**Re:** Notice of Decision Regarding DRI 1409 Loganville Common

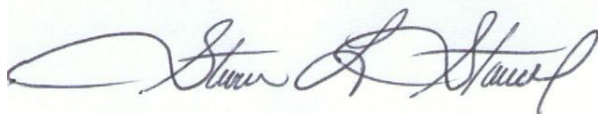
**Notice of Decision for  
Request for Non-Expedited Review of  
DRI 1409 Loganville Common**

The purpose of this notice is to inform Faison (the Applicant), City of Loganville (the local government), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Northeast Georgia Regional Development Center (NEGRDC) of GRTA's decision regarding DRI1409 Loganville Common (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 upon review of the applicant's DRI Review Package. The Review Package includes the site development plan dated September 6, 2007 and received by GRTA on September 12, 2007, prepared by The Preston Partnership, LLC, titled "Site Plan" (Referred to as the "Site Plan" or the "DRI Plan of Development") and the analysis prepared by A&R Engineering dated September 6, 2007 and received by GRTA on September 7, 2007.

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 on the Worldwide Web at <<http://www.grta.org/dri/home.htm>>. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its November 14, 2007 meeting.



Steven L. Stancil  
Executive Director  
Georgia Regional Transportation Authority

## Attachment A – General Conditions

### Conditions to GRTA Notice of Decision:

- Road Connectivity
  - Provide for future connection from eastern property line to Pecan Road
  - All internal intersections shall be a minimum of 200 feet from US 78 as measured from the stop bar
  - Extend median at Right In / Right Out Driveway to prohibit left turns from the site driveway onto Oak Grove Road
- Pedestrian Facilities
  - Provide a system of sidewalks and crosswalks connecting building entrances to internal streets and public rights-of-way including at least one sidewalk through major parking field
  - Provide sidewalk along property frontage on US 78
  - Provide bikes racks near entrances of each retail building greater than 25,000 square feet

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

The following improvements are required on and adjacent to *state* routes:

- US 78
  - Preserve adequate right-of-way for GW-078E – widening of US 78
- US 78 @ Jimnet Lane / Main Site Driveway
  - Signalize, if warranted
  - Provide an exclusive left, a shared left / through, and an exclusive right turn lane on the Main site driveway
  - Re-stripe the existing northbound approach on Jimnet Lane to include a dedicated left turn lane and a shared through / right turn lane
  - Provide a dedicated westbound right turn lane and an additional eastbound left turn lane creating dual left turn lanes on US 78
- US 78 @ Right-in / Right-out Driveway
  - Add a dedicated westbound right turn lane

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

#### **US 78**

- Preserve adequate right-of-way for GW-078E – widening of US 78

#### **US 78 @ Jimnet Lane / Main Site Driveway**

- Signalize, if warranted
- Provide an exclusive left, a shared left / through, and an exclusive right turn lane on the Main site driveway
- Re-stripe the existing northbound approach on Jimnet Lane to include a dedicated left turn lane and a shared through / right turn lane
- Provide a dedicated westbound right turn lane and an additional eastbound left turn lane creating dual left turn lanes on US 78

#### **US 78 @ Right-in / Right-out Driveway**

- Add a dedicated westbound right turn lane

### **Section 2.**

#### **US 78**

- Major investment studies along corridor from I-285 east in Dekalb County to SR 81 in Walton County (GW-078B)
- Widening of US 78 from 4 lanes to 6 lanes from east of SR 84 (Scenic Highway) to SR 81 in Walton County (GW-078E)
- Provision of ATMS along US 78 from SR 154 (Scenic Highway) to Logan drive (GW-319)

#### **US 78 / Logan Drive / Home Depot Driveway**

- Add a dedicated southbound right turn lane on Logan Drive @ US 78