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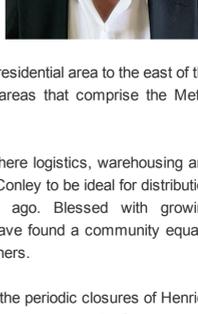
July 2021 Newsletter

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A Word From Larry Kaiser

Since being named president of the Metro South CID, I have been engaged in outreach to our members, working with our county commissioners and adjoining homeowner associations on changes to the Bouldercrest Overlay District, and the continued efforts to push forward on infrastructure issues. Since launching the campaign "Let's Keep Moving Together As Community," we have been doing just that. Members of the CID and business leaders in the area have become engaged in conversations with the homeowner association presidents of the area. The dialogue between our associations will strengthen our relationship and help us maintain a strong and vibrant residential area to the east of the CID boundaries and the industrial and commercial areas that comprise the Metro South CID.



Ever present in my mind is the history of the area where logistics, warehousing and trucking businesses found the location in and around Conley to be ideal for distribution and transportation connections almost 70 years ago. Blessed with growing neighborhood clusters, over the past 30 years, we have found a community equally balanced with commercial and residential property owners.

While the current closure on Cedar Grove Bridge and the periodic closures of Henrico Rd. due to Norfolk Southern train stoppages is of concern to all of us, we are developing short and long-range vision and solutions that should soften the impacts to our business community. I promise that the CID will continue to provide the business community with updated information on the project status of these two critical issues.

We appreciate the attention given to our transportation challenges by DeKalb County Commissioners Larry Johnson and Ted Terry. We thank them wholeheartedly for their support with the Bouldercrest Overlay District and acceleration of the repairs to the Cedar Grove Bridge replacement project. We know that they will do everything they can to help resolve our issues as quickly as possible. Our enthusiasm for the Metro South CID, its mission and purpose has never been greater. We greatly appreciate our members and look forward to welcoming new members as we Keep Moving Forward Together as Community.

Freight Cluster Plan Update



The Freight Cluster Plan is underway, and several steps have been undertaken to further investigate the ongoing freight issues in the Metro South CID. Among these milestones is the completion of a draft Inventory and Assessment Report, which identified several issues throughout the MSCID that will set the stage for potential recommendations. Some findings included:

- The most critical issue in the MSCID is the recent closure of the bridge over the NSR on Cedar Grove Road. Given the uncertainty of Norfolk Southern operations, the plan will investigate ways to react to unanticipated operations and mitigate their impacts to the Henrico Road crossing.
- A reliable connection from the Constitution Road corridor to Moreland Avenue is needed. The signalized intersection planned at Bailey Road and Moreland Avenue will help relieve congestion along this corridor tremendously. The roundabout planned at the five-point intersection of Bailey Road/Fayetteville Road/Woodstock Road/Fleetwood Drive, which is being designed to accommodate truck traffic, will also facilitate this new connection.
- Despite the reconfigured interchange at I-285 and Bouldercrest Road, congestion is anticipated to worsen along the Bouldercrest Road corridor through 2050. DeKalb County has identified a need for a study to increase capacity, ensuring safety, and enhancing bicycle and pedestrian facilities.
- The Bouldercrest Overlay District has been a hindrance to attracting new development since its adoption in 2012. The ongoing efforts to modify the zoning code should help attract redevelopment and/or new development.
- A truck parking inventory was completed. Specific recommendations will be developed to help facilitate more parking opportunities and curb unauthorized parking in the MSCID.

A Steering Committee meeting to review the findings and discuss potential solutions for the Plan will take place on July 20. The full report will be placed in the MSCID website upon signoff from MSCID staff. The Plan, which is being sponsored through a grant from the Atlanta Regional Commission (ARC), is expected to be completed in February 2022.

Contributed by Wade Carrol, Senior Transportation Planner/Project Manager at Metro Analytics

[Freight Cluster Study Project Website](#)

Cedar Grove Bridge Update

The Metro South CID has received a number of updates on the Cedar Grove Bridge repairs. DeKalb county is estimating that the bridge is to be completed and fully reopen by late 2022. The new bridge will require a separate utility bridge to be built adjacent to the structure. It will also need to accommodate for a second track line for future use. In addition, the road grade will increase by approximately 5 to 6 feet leading up to the new bridge. More updates on the progress of the Cedar Grove Bridge will be released in the coming months.

Norfolk Southern Railroad Update

The Metro South CID President recently had a conversation with Connor Poe of Norfolk Southern regarding trains stopping at the railroad crossing on Henrico Road, resulting in significant delays to the freight business owners and congestion on Moreland Avenue and I-675. Poe indicated that there are several reasons for the blockage including required gaps between train lines entering terminals in Atlanta and an increase in train lengths over the last two years. It was suggested to Poe that the CID provide traffic counts (classifications) to Norfolk Southern to give them a better idea of the traffic flow in the area. The CID provided the traffic counts and indicated two to three peak times during the day when the highest counts occur.

The image included is a spreadsheet for suggested time frames that was submitted to Norfolk Southern. The peak hours represented in red in the table are the hours provided to Norfolk Southern for their consideration for avoiding the blockage of Henrico Road. With the closure of the Cedar Grove Bridge, the blockage of this at-grade railroad crossing is further complicated by the fact there exists no transportation route (other than through neighborhood streets that are restricted to thru truck traffic) for trucks to delivery of pickup products on the east side of Moreland Avenue. The CID continues to work with all effected parties to minimize the disruption as much as practical.

Bridge Closure Alternate Route Repairs

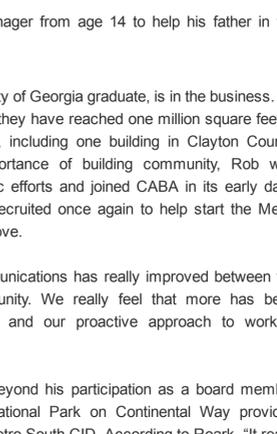


DeKalb County recently completed a number of the Metro South CID's requested road repairs that were necessary due to the increased truck traffic as a result of the closure of Cedar Grove Bridge. These include: two shoulder repairs on Henrico Road; two radius reconstructions on Bonsal Road, one at Henrico Road and the other at Cedar Grove Road; an upgrade to the railroad on Bonsal Road. These improvements were made possible by DeKalb County Commissioners Larry Johnson and Ted Terry. Please extend your appreciation to the Commissioners who work hard on our behalf.

Spotlight Interview

Rob Roark
All South Warehouse

Rob Roark has spent his life in areas of Southwest DeKalb County, now home to the Metro South CID. Rob, who grew up on Bouldercrest Road, followed his father in All South Warehouse to run the business, now a third-generation company. His father who started All South in 1970, brought Rob on full-time when he graduated from the University of Georgia in 1992, but the work wasn't new to him. He had worked in the business during the summers as a teenager from age 14 to help his father in the warehouse business.



Now Rob's son, Austin, a recent University of Georgia graduate, is in the business. As the company has grown over the years, they have reached one million square feet in warehouse space across five buildings, including one building in Clayton County. Because of the location and the importance of building community, Rob was enthusiastic about being involved in civic efforts and joined CABA in its early days recruited by Joel Gross. He also was recruited once again to help start the Metro South CID, which he feels was a good move.

"Since the forming of the MSCID, communications has really improved between the businesses, the police and the community. We really feel that more has been accomplished because of the MSCID and our proactive approach to working together," Roark claimed.

According to Roark, his support goes beyond his participation as a board member because one of his buildings in International Park on Continental Way provides meeting space for the members of the Metro South CID. According to Roark, "It really matters that we work together even in this tough labor market. All South employees, approximately 70 coming from Dekalb and surrounding counties need to be happy to come here to work. We need a safe business community with an adequate transportation infrastructure and amenities such as restaurants and retail for them to enjoy. I know the MSCID is working to get all of this accomplished. We are focused on growing the business as we come out of the pandemic; therefore, I am committed to supporting this organization as the most important group to help with the transformation of the area.

Growing the workforce and creating an even better sense of community is important for Rob. He loves Georgia football, attending Stockbridge Community Church and being with his family: wife Lori, son Austin and daughter Madison.

Freight Logistics Roundtable



Metro South CID had its second Logistics Roundtable on Thursday June 10, which featured a presentation from guest speaker Sandy Fera from the Center of Innovations Logistics at the Department of Economic Development. Her talk addressed current industry trends and was followed by a Q&A and an update on the MSCID from Larry Kaiser. The purpose of these roundtables is to bring Conley logistics business leaders together to discuss issues such as zoning, infrastructure, illegal businesses, safety, and more. The conversation will hopefully lead to better working relations between area leaders in order to share solutions and ideas while advocating for area improvements short and long-term. Those on the Roundtable will also connect with resources that will provide inside information regarding funding potential and greater insight into plans for the community.

RSVP for the Georgia Cargo Theft Intelligence Group Meeting

Georgia Cargo Theft Intelligence Group Meeting

When: Thursday July 1 | 10am-11am

Where: Douglasville Public Safety Bldg, 2083 Fairburn Rd., Douglasville, GA, 30135

Contact: Bob Hastings (678) 863-6715 cargotheft@gctig.org



Notice: Meeting opportunity on Thursday July 1 from 10am-11am held virtually over Zoom DeKalb County PD South Precinct in Atlanta, GA | 30327 US. Please contact Bob Hastings for more information at 678-863-6715, or email cargotheft@gctig.org.

[Georgia Cargo Theft Intelligence Group](#)

Next MSCID Board Meeting

The next Metro South CID Board Meeting will be in-person and will take place on August 11 at 10:00am. We are pleased to announce that DeKalb County Commissioner Larry Johnson will be our guest speaker at our first in-person meeting. In recent months, Commissioner Larry Johnson has been extremely helpful in assisting with receiving funding for the Cedar Grove Bridge repairs, as well as facilitating meetings to update the Bouldercrest Overlay District Plan. If you are interested in attending the meeting, please reach out to Larry Kaiser at larry@metrosouthcid.org.

[The Latest in Logistics](#)



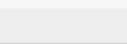
Logistics Market Snapshot

Get the latest freight statistics from the Logistics Market Snapshot on the [Georgia.gov](https://www.georgia.gov) website.

[May 2021 Logistics Market Snapshot](#)

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