



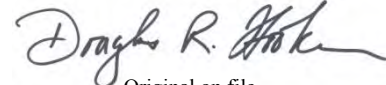
# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: April 18, 2015

ARC REVIEW CODE: R15032701

TO: Chairman L.B "Buzz" Ahrens  
ATTN TO: Margaret Stallings, Principal Planner  
FROM: Douglas R. Hooker, Executive Director  
RE: Development of Regional Impact Review



Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Cherokee 75 Corporate Park

**Submitting Local Government:** Cherokee County

**Review Type:** Development of Regional Impact **Date Opened:** March 30, 2015 **Date Closed:** April 18, 2015

**Description:** This proposed development is located in southwest unincorporated Cherokee County, on Highway 92, approximately 2 miles from the Interstate 75 and Highway 92 interchange. The proposed development includes 209,878 square feet of existing industrial space and 334,000 square feet of new industrial space on approximately 138 acres.

**Comments:** According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed Cherokee 75 Corporate Park development is located in both an Established Suburb and Developing Suburb.

The UGPM and RDG state that Established Suburbs are areas in the region where suburban development has occurred. These areas are characterized by strip commercial development, single family subdivisions, and office in limited locations. These areas represent the part of the region that has just recently reached "build out." With few remaining large parcels for additional development, these are the areas in which the region may see the least amount of land use change outside of retail/ commercial areas.

While there is still room for limited infill, these areas may begin to focus more on redevelopment over the next 30 years. Preservation of existing single family neighborhoods is important, and, wholesale change will most likely not occur in the single family subdivisions that make up a majority of these areas. However, infill and redevelopment should occur in areas of retail/commercial concentrations, especially commercial corridors. Within this area, infrastructure is built out with limited ability to expand, which may constrain the amount of additional growth that is possible.

The UGPM and RDG state that Developing Suburbs are areas in the region where suburban development has occurred and the conventional development pattern is present but not set. These areas are characterized by limited commercial and residential development.

These areas represent the extent of the urban service area, and the region's first attempts at suburban smart growth can be found in these areas. The region should strive to develop these areas in a more sustainable way than the existing development model. To this end, there is a need for additional preservation of critical environmental locations, as well as agricultural and forest uses adjacent to rural areas.

The proposed development is located in an area that includes commercial, residential and industrial or warehouse uses. It is important to promote compatible uses where possible, as well as identify and mitigate potential land use or transportation conflicts as the area continues to develop.

See additional staff comments included in this review report.

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
COBB COUNTY  
BARTOW COUNTY

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF ACWORTH

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
NORTHWEST GEORGIA REGIONAL COMMISSION

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or [jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com). This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.



## MEMORANDUM

**TO:** Jon Tuley, Land Use Division

**FROM:** Daniel Studdard, Transportation Access and Mobility Division

**DATE:** April 13<sup>th</sup>, 2015

**SUBJECT:** **Transportation Division Review of DRI # 2474**

Project: Cherokee 75 Corporate Park

County: Cherokee

Location: SR 92/Alabama Rd at James Dupree Lane

Analysis:

Expedited ☐

Non-Expedited ☒

**cc:** David Haynes  
TAMD

The Transportation Access & Mobility Division has reviewed the traffic study performed by A&R Engineering Inc., on behalf of the Cherokee Office of Economic Development. The following input is provided for the Infrastructure section of the DRI Report. This DRI proposal is being considered for review under the Georgia Regional Transportation Authority Non-expedited Review Process.

The proposed development is in Cherokee County, located on the northwest corner of the intersection of SR 92/Alabama Rd at James Dupree Lane. The proposed development will consist of 1,436,820 SF of industrial park space. Build-out is expected in 2020, occurring in one phase.

### **INFRASTRUCTURE**

#### **Transportation**

**How many site access points and parking facilities will be associated with the proposed development? What are their locations?**

The development is proposed to have vehicular access at two locations:

- Site Driveway 1 – SR 92/Alabama Rd, west of James Dupree Lane
- Site Driveway 2 – Old Alabama Rd, north of SR 92/Alabama Rd

The number of proposed parking spaces at the development was not provided in the transportation analysis.

### How much average daily traffic will be generated by the proposed project?

The *Institute of Transportation Engineers' Trip Generation Handbook* was used to conduct trip generation for this development. The traffic report did not indicate which edition of the ITE handbook was used to develop trip generation. Trip rates were determined using ITE Code 130 – Industrial Park (based on square footage). A total of 6,674 trips are projected to be generated daily by this development. Detailed trip generation data is provided in Table 4 of the traffic analysis, shown below.

TABLE 4 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 130 – Industrial Park	1,201,500	552	121	673	203	765	968	6,674

Source: DRI #2474, *Traffic Study for Cherokee 75 Corporate Park*

### Summarize the transportation improvements as recommended by the traffic study consultant

The traffic consultant made the following recommendations based on the projected 2020 No-Build conditions:

- The eastbound left turn queue on Northpoint Parkway (approaching SR 92/Alabama Road) is currently exceeding storage of the left turn bay. Proximity of the adjacent access points prohibits extension of the turn bays.
- Queues exceed the storage for the northbound left turn on SR 92/Alabama Road (approaching Northpoint Parkway) by 100+ ft in the peak period. A potential existing system improvement could be to extend the northbound left-turn lane into the median.

The traffic consultant made the following recommendations based on the projected 2020 Build conditions:

- The added site traffic through the intersection of SR 92/Alabama Road at Woodstock Rd is anticipated to increase queues in the westbound left turn bay beyond the current storage. As the storage is only exceeded by 1-2 vehicle lengths, it is recommended that timing adjustments be made as necessary based on observations after build-out.

### List the transportation improvements that would affect or be affected by the proposed project.

The applicant identified no transportation improvements that would affect or be affected by the proposed project.

No projects in the constrained ARC Regional Transportation Plan (RTP) or the Transportation Improvement Program (TIP) are located in the DRI study area. One project is in the Aspirations (unconstrained) project list for the ARC RTP. This project has no funding identified or proposed implementation date:

- ASP-AR-ML-940: I-75 North Managed Lanes, From Hickory Grove Road to SR 113

**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

The site is not served by transit. The nearest GRTA Xpress bus stop is in Acworth, approximately 2.5 miles from the proposed development. No transit expansion is planned for the vicinity of the proposed project.

**What other issues should be considered during the traffic study or in general for the proposed development?**

The traffic study notes that the added site traffic through the intersection of SR 92/Alabama Road at Woodstock Rd is anticipated to increase queues in the westbound left turn bay beyond the current storage. As the storage is only exceeded by 1-2 vehicle lengths, the study recommends that timing adjustments be made as necessary based on observations after build-out. The proposed adjustments to the signal timing may negatively impact the delay and queuing on other approaches or movements at this intersection. An extension of the westbound left-turn lane using the existing grass median would provide adequate storage for this movement and would have no impact on the other approaches. As SR 92 is a state route, any recommended design or operations changes shall meet GDOT requirements.

The traffic study states that the intersection of Site Driveway #1 at SR 92/Alabama Road is controlled by an actuated traffic signal with a permissive/protected phase for the eastbound left turn movement. The traffic study does not identify a new traffic signal at this intersection as one of its recommended transportation improvements. However, based on a review of an aerial of the study area, this appears to be a new traffic signal. The traffic study:

- Does not indicate if a signal warrant analysis was conducted for this intersection
- Does not indicate what signal warrant(s) were met (if any) if a signal warrant analysis was conducted

The applicant shall meet GDOT requirements for review and potential approval of a new traffic signal at the intersection of Site Driveway #1 at SR 92/Alabama Road. This approval process typically includes completion of a signal warrant analysis and additional analysis and review steps.

The applicant should review design guidelines related to ARC's Policy and Investment Networks. The proposed development is along the following:

- Regional Thoroughfare Network Level 1: SR 92/Alabama Road

**CHEROKEE 75 CORPORATE PARK DRI**  
**Cherokee County**  
**Natural Resources Division Comments**  
**March 24, 2015**

**Watershed Protection and Stream Buffers**

The project property is in the Allatoona Lake Water Supply watershed, which is a large water supply watershed (more than 100 square miles) as defined in the Part 5 Environmental Minimum Criteria. Under the current Criteria, because Allatoona is a Corps of Engineers lake, it is exempt from the Part 5 criteria, so no special Part 5 requirements apply to this proposed project.

The USGS coverage for the project area shows an unnamed stream flowing into Allatoona runs across the western portion of the property. The project concept plan also shows a tributary to that stream on the property. The project concept plan also shows the Cherokee County 50-foot undisturbed buffer and 75-foot impervious setback, as well as the 25-foot State sediment and erosion buffer along both streams. Any proposed intrusion into County or State buffers may require variances.

Any other waters of the state not shown on the project plans are also subject to the State 25-foot erosion and sedimentation buffer.

**Stormwater / Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants produced after the construction of the entire proposed development, based on the submitted site plans. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. Actual pollutant loadings will vary based on actual use and the amount of impervious surface in the final project design. The following table summarizes the results of the analysis:

**Estimated Pounds of Pollutants Per Year:**

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Office/Light Industrial	137.95	177.96	2363.08	15726.30	97668.60	204.17	26.21
TOTAL	137.95	177.96	2363.08	15726.30	97668.60	204.17	26.21

Total % impervious                      70%

In order to address post-construction stormwater runoff quality, the project should adhere to the applicable Metropolitan North Georgia Water Planning District 2009 Watershed Management Plan's Stormwater and Watershed Protection Ordinances, as adopted by Cherokee County. It should also implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual

## Jonathan Tuley

---

**From:** Hood, Alan C. <achood@dot.ga.gov>  
**Sent:** Friday, April 03, 2015 10:02 AM  
**To:** Jonathan Tuley  
**Cc:** Brian, Steve; karl.vonhagel@cobbcounty.org  
**Subject:** FW: DRI Review Notification - Cherokee 75 Corporate Park (DRI 2474)  
**Attachments:** Preliminary Report - Cherokee 75 Corporate Park (DRI 2474).pdf

Jon,

The proposed development, of 209,878 square feet of existing industrial space and 334,000 square feet of new industrial space on approximately 138 acres, is located approximately 6.5 miles north west of Cobb County Airport – McCollum Field (RYY), and is located outside of any of their FAA surfaces, and compatible land use areas, and does not appear to impact the airport.

However, if the proposed project's vertical construction, or construction equipment exceeds 200ft above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 90 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Mr. Karl Von Hagel with Cobb County Airport – McCollum Field on this email.

Thank you for the opportunity to comment on the proposed development.

**Alan Hood** | Airport Safety Data Program Manager  
Georgia Department of Transportation - Aviation Programs  
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308  
T: 404-631-1343 | F: 404-631-1935 | M: 404-660-3394 | E: [achood@dot.ga.gov](mailto:achood@dot.ga.gov)

View our website at <http://www.dot.ga.gov/aviation>

---

**From:** Jonathan Tuley [<mailto:JTuley@atlantaregional.com>]  
**Sent:** Monday, March 30, 2015 6:11 PM  
**To:** [jud.turner@gaepd.org](mailto:jud.turner@gaepd.org); Fowler, Matthew; VanDyke, Cindy; Ware, Alan; Comer, Carol; Hood, Alan C.; Allen, Patrick; Olson, David W; Giles, Shane; Crowe, Richard; [lbeall@grta.org](mailto:lbeall@grta.org); DRI; 'Jon West'; Margaret Stallings; [htippens@cherokeega.org](mailto:htippens@cherokeega.org); Ana Silbernagel ([asilbernagel@cherokeega.com](mailto:asilbernagel@cherokeega.com)); [bdouglas@acworth.org](mailto:bdouglas@acworth.org); [cdobbs@acworth.org](mailto:cdobbs@acworth.org); 'Geoff Warr'; [schristopher@christopherplanning.com](mailto:schristopher@christopherplanning.com); Brett Buchanan ([bbuchanan@cherokeega.com](mailto:bbuchanan@cherokeega.com)); Misti W. Martin (external) ([mmartin@cherokeega.org](mailto:mmartin@cherokeega.org)); Pederson, John; [johnsonb@bartowga.org](mailto:johnsonb@bartowga.org); [jmeadows@nwgrc.org](mailto:jmeadows@nwgrc.org)  
**Cc:** Community Development; Jim Santo; Daniel Studdard; Jim Skinner; Sammie Carson; Carolyn Rader  
**Subject:** DRI Review Notification - Cherokee 75 Corporate Park (DRI 2474)

### **Development of Regional Impact Request for Comments**

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun the Development of Regional Impact (DRI) review for **Cherokee 75 Corporate Park (DRI 2474)**. This proposed development is located in southwest unincorporated Cherokee County, on Highway 92, approximately 2 miles from the Interstate 75 and Highway 92 interchange. The proposed development includes 209,878 square feet of existing industrial space and 334,000 square feet of new industrial space on approximately 138 acres.

We request that you or a member of your staff review the attached preliminary report, and provide comments to ARC by April 14, 2015.

Review opened on: March 30, 2015

**Comments Due:** April 14, 2015

Review will close on: April 18, 2015

For more information regarding the DRI processes, information needed for the review or other DRI's reviewed by ARC, please see the [DRI website](#).

Please let me know if you have any questions about the review.

Jon Tuley, AICP

Principal Planner

**Atlanta Regional Commission**  
**regional impact + local relevance**

40 Courtland Street, NE

Atlanta, Georgia 30303-2538

P | 404.463.3307

F | 404.463.3254

[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

[atlantaregional.com](http://atlantaregional.com)

---

**Connect with ARC**

Like us on [Facebook](#) »

Follow us on [Twitter](#) »

ARC Land Matters [Blog](#) »

Get connected on [LinkedIn](#) »

---

CONFIDENTIALITY NOTICE: This e-mail and any attachments are intended solely for the use of the named recipient or recipients. Any dissemination of this e-mail by anyone other than an intended recipient is strictly prohibited. If you are not a named recipient, you are prohibited from any further viewing of the e-mail or any attachments or from making any use of the e-mail or attachments. If you believe you have received this e-mail in error, notify the sender immediately and permanently delete the e-mail and any attachments, and all copies.

---

Georgia DOT has launched a new, more relevant, professional and user-friendly website. Take a look at [www.dot.ga.gov](http://www.dot.ga.gov). A brief video explaining the new site can be viewed at <https://youtu.be/e3Mu5jW9VKM>. Also, see our Fact Sheet at [www.dot.ga.gov/AboutGeorgia/Pages/TravelSmart.aspx](http://www.dot.ga.gov/AboutGeorgia/Pages/TravelSmart.aspx). If you have questions and feedback, drop us a line at [TravelSmart@dot.ga.gov](mailto:TravelSmart@dot.ga.gov)





# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com



## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

**Instructions:** The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Cherokee 75 Corporate Park** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Per the Georgia Department of Transportation Office of Planning's review, the Cherokee 75 Corporate Park DRI (# 2474) does not appear to affect any GDOT projects currently programmed in the immediate area.

Individual Completing Form: Julia Billings

Local Government:

Department: GDOT, Office of Planning

Telephone: ( 404 ) 631 - 1774

Signature:

*Julia Billings*

Date:

*4/7/15*

**Please return this form to:**

Jon Tuley, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3307 Fax (404) 463-3254  
[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

Return Date: *April 14, 2015*

## Jonathan Tuley

---

**From:** Johnson, Dana <Dana.Johnson@cobbcounty.org>  
**Sent:** Tuesday, March 31, 2015 10:56 AM  
**To:** Jonathan Tuley  
**Cc:** 'Margaret Stallings'  
**Subject:** Cherokee 75 Corporate Park

The site is 1.14 miles from Cobb County. The proposed land use will not have a negative impact on the residential nature of that area of Cobb County due to the substantial buffer with existing Cherokee County subdivisions north of I-75. Transportation concerns can be mitigated based upon the DRI findings and recommendations. Thank you for the opportunity to comment.

Best regards,

**Dana R. Johnson, AICP**

Cobb County Community Development Agency

Deputy Director

PO Box 649, Marietta, GA 30061

**Phone:** 770.528.2018      **Email:** [dana.johnson@cobbcounty.org](mailto:dana.johnson@cobbcounty.org)

**Website:** <http://comdev.cobbcountyga.gov/>



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com



## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Cherokee 75 Corporate Park** See the Preliminary Report.

Comments from affected party (attach additional sheets as needed):

Redevelopment of existing industrial facilities in conjunction with construction of new industrial space has potential to create regional jobs and use existing facilities & public infrastructure decreasing need for additional infrastructure & improving regional employment opportunities

Individual Completing Form:

Juhanne Meadows

Local Government:

Northwest Georgia Regional Commission

Department:

Planning

Telephone: (706) 295 6485

Signature:

Date:

**Please return this form to:**

Jon Tuley, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3307 Fax (404) 463-3254  
[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

Return Date: April 14, 2015

# Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

**DRI #2474**

## DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government: Cherokee Coun ty

Individual completing form: Margaret Stallings

Telephone: 678-493-6106

E-mail: mstallings@cherokeega.com

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

### Proposed Project Information

Name of Proposed Project: Cherokee 75 Corporate Park

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1000 Cherokee Parkway, Acworth, Georgia 30102

Brief Description of Project: 138 +/- acres of industrial development on Highway 92, 2 miles east of the I-75/Hwy92 interchange.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |

<input type="radio"/> <b>Housing</b> <input type="radio"/> <b>Waste Handling Facilities</b> <input type="radio"/> <b>Any other development types</b>	
<input checked="" type="radio"/> <b>Industrial</b> <input type="radio"/> <b>Quarries, Asphalt &amp; Cement Plants</b>	
If other development type, describe:	
<hr/> <hr/>	
Project Size (# of units, floor area, etc.):	1,201,500 (est.) square feet of industrial buildings
Developer:	Cherokee Office of Economic Development
Mailing Address:	3605 Marietta Highway
Address 2:	
	City:Canton State: GA Zip:30114
Telephone:	770-345-0600
Email:	mmartin@cherokeega.org
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Cheorkee County Development Authority & Rp Cherokee Oaks I, LLC
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input type="checkbox"/> <b>Rezoning</b> <input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input checked="" type="checkbox"/> <b>Permit</b> <input type="checkbox"/> <b>Other</b>
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2025 Overall project: 2025
<hr/> <hr/>	
<a href="#">Back to Top</a>	

Copyright © 2010 The Georgia Department of Community Affairs. All Rights Reserved.

# Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

**DRI #2474**

## DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:	Cherokee Coun ty
Individual completing form:	Margaret Stallings
Telephone:	678-493-6106
Email:	mstallings@cherokeega.com

### Project Information

Name of Proposed Project:	Cherokee 75 Corporate Park
DRI ID Number:	2474
Developer/Applicant:	Cherokee Office of Economic Development
Telephone:	770-345-0600
Email(s):	mmartin@cherokeega.org

### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
---	--

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
---	--

If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out:	Real property has approximate value of \$60,075,000
-------------------------------	---

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	The proposed development is expected to generate approximately \$719,626 annually in real property taxes at build-out.
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc): <hr/> <hr/>	
<b>Water Supply</b>	
Name of water supply provider for this site:	Cherokee County Water and Sewerage Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	The development is expected to attract users with minimal water and sewer usage. The estimated water
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? <hr/> <hr/>	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Cherokee County Water and Sewerage Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	The development is expected to attract users with minimal water and sewer usage. The estimated wastewater supply demand for the project is .0056 MGD. The plant serving the site has a capacity is 5 MGD.
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required? <hr/> <hr/>	
<b>Land Transportation</b>	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per	673 trips - AM peak hour total / 968 trips - PM peak hour total



day? (If only an alternative measure of volume is available, please provide.)	
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe below:	
<hr/>	
<hr/>	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	1,819 tons per year
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
<hr/>	
<hr/>	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	55% impervious surface
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Cherokee 75 Corporate Park has all measures (buffers, detention ponds, etc.) in place as required by local and state law for storm water management.	
<hr/>	
<hr/>	
<b>Environmental Quality</b>	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected: Plans for this project do not impact the floodplain area.	
<hr/>	
<hr/>	
<a href="#">Back to Top</a>	

[GRTA Home Page](#) | [ARC Home Page](#) | [RDC Links](#) | [DCA Home Page](#)[Site Map](#) | [Statements](#) | [Contact](#)

Copyright © 2010 The Georgia Department of Community Affairs. All Rights Reserved.



280 SETTINDOWN COURT  
ROSWELL, GEORGIA 30075  
PHONE 770.331.7303  
FAX 678.352.1515

THESE PLANS ARE THE PROPERTY OF CHRISTOPHER PLANNING & ENGINEERING (CP&E). THESE DOCUMENTS MAY NOT BE COPIED, REPRODUCED, USED OR IMPLEMENTED IN ANY WAY, IN PART OR IN WHOLE, WITHOUT THE WRITTEN CONSENT OF CP&E. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED.

FOR:

LAND LOTS 1032, 1033,  
1056-1058 & 1105  
21ST DISTRICT, 2ND SECTION  
CHEROKEE COUNTY, GEORGIA

FOR:



3605 MARIETTA HIGHWAY  
P.O. BOX 4998  
CANTON, GA 30114

## REVISIONS

[illegible]

CP&E DRAWING NO:  
2009142CP21.dwg

## CONCEPT PLAN

SHEET NO.

CP.21

