



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: February 8, 2016

ARC REVIEW CODE: R1601281

TO: Mayor Timothy Downing, City of Holly Springs
ATTN TO: Nancy Moon, Community Development Director
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review – **Notification Only**

Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed a regional review of the following proposed development. The proposed development does not cross the applicable Atlanta Regional Commission (ARC) Development of Regional Impact (DRI) review threshold. This was a "Notification Only" review, triggered because the project crosses the applicable Georgia Department of Community Affairs (DCA) statewide DRI review threshold. The Atlanta Regional Commission reviewed the proposed project with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This finding does not address whether the proposed development is or is not in the best interest of the local government.

Name of Proposal: Stringer Road/SR 140 Development

Submitting Local Government: City of Holly Springs

Review Type: DRI - Notification Only

Date Opened: January 28, 2016

Date Closed: February 8, 2016

Description:

This proposed development is located east of Stringer Road and south of Hickory Flat Highway (SR 140) in Cherokee County. The property is part of a pending annexation into and rezoning in the City of Holly Springs. The proposed project will include 460 single family detached residential units and greenspace/park areas on approximately 110 acres.

Comments:

According to the ARC Unified Growth Policy Map (UGPM) and Regional Development Guide (RDG), the proposed development is located within the Developing Suburbs area of the region.

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. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed within these areas.

The density of the proposed development (just over four units per acre) aligns with the RDG's recommended density range of one to five units per acre in the Developing Suburbs area. Moving from the density of the site itself to that of its surroundings, the proposed project is in a specific section of Cherokee County (Hickory Flat) that has been predominately rural/agricultural or low-density residential but is developing rapidly, thereby impacting nearby communities connected by SR 140 such as the City of Canton to the north and the City of Milton to the south. Together with the cumulative impacts of other developments in the Hickory Flat area, this proposed project figures to have a significant impact on the existing road network. The City of Holly Springs, Cherokee County, GDOT and the developer should work together to identify and

prioritize enhancements that will mitigate the transportation impacts of this development in the context of other developments in the area.

Care should be taken throughout the design process to ensure that the development promotes a visually interesting, functional, and comfortable pedestrian experience on all streets within the project. Along these lines, the developer should strongly consider adding or reserving space on the southeast corner of the site for bicycle/pedestrian trail access to the adjacent Cherokee County Schools complex housing Sequoyah High School, Dean Rusk Middle School and Hickory Flat Elementary School. Despite the development's target market of "empty nesters" and/or retirees, potential long-term changes to neighborhood demographics in future years could make such a trail connection an important tool for removing car trips from the local road network.

See additional staff comments included in this report, related to water and natural resources.

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHEROKEE COUNTY

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF CANTON

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF MILTON

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.



REGIONAL REVIEW NOTIFICATION

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DEVELOPMENT OF REGIONAL IMPACT REVIEW – NOTIFICATION ONLY REQUEST FOR COMMENTS

Instructions: The project described below does not cross the applicable Atlanta Regional Commission (ARC) Development of Regional Impact (DRI) review threshold. This is a "Notification Only" review, triggered because the project crosses the applicable Georgia Department of Community Affairs (DCA) statewide DRI review threshold. This review is intended to notify potentially affected jurisdictions and agencies of the proposal and to serve as a forum for parties to register comments or open a dialogue for intergovernmental or interagency coordination. We would like to consider your comments on this proposed development in our review process. Therefore, please review the information about the project included in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the ARC: **Stringer Road/SR 140 Development** See the Preliminary Report.

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

The GDOT Office of Planning has reviewed the Notification Only DRI preliminary report Stringer Road/SR 140 Development. There is a GDOT road project programmed to widen SR 140 to four lanes between East Cherokee Drive and I-575. Since the project is in the long range timeframe, preliminary engineering has not yet begun and a project manager has not yet been assigned.

Individual Completing Form: Julia Billings

Local Government:

Department: GDOT, Office of Planning

Telephone: (404) 631-1774

Signature:

Date: 1-29-16

Please return this form to:

Andrew Smith, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-5581 Fax (404) 463-3254
asmith@atlantaregional.com

Return Date: February 8, 2016

STRINGER ROAD/STATE ROAD 140 “Notification Only” DRI
City of Holly Springs/Cherokee County
Natural Resources Division Comments
January 27, 2016

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 DNR Part 5 Water Supply Watershed Minimum Criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds). 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 the project.

The submitted zoning site plan and the USGS coverage for the project area show two unnamed streams on the property. Both are tributaries of Mill creek, which is itself a tributary of Little River, which flows into Allatoona. The site plan shows a 50-foot undisturbed buffer and 75-foot impervious setback on along both creeks on the project property, which is consistent with the stream buffer requirements in both Cherokee County and Holly Springs. The 25-foot State sediment and erosion buffer is shown around the pond that forms the headwaters of the stream on the western side of the property. An additional pond, identified as a potential water quality facility is located near the stream on the south and southeast side of the property, but outside of the stream buffers. Any other waters of the state not shown on the project plans will also be 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 plan. 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. Because of the overall density, townhouse/apartment was chosen as the land use. However, this is a rough estimate and 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
Townhouse/Apartment	110.04	115.54	1178.53	7372.68	66574.20	83.63	15.41
TOTAL	110.04	115.54	1178.53	7372.68	66574.20	83.63	15.41

Total % impervious 48%

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) 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

We also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Consider using green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off

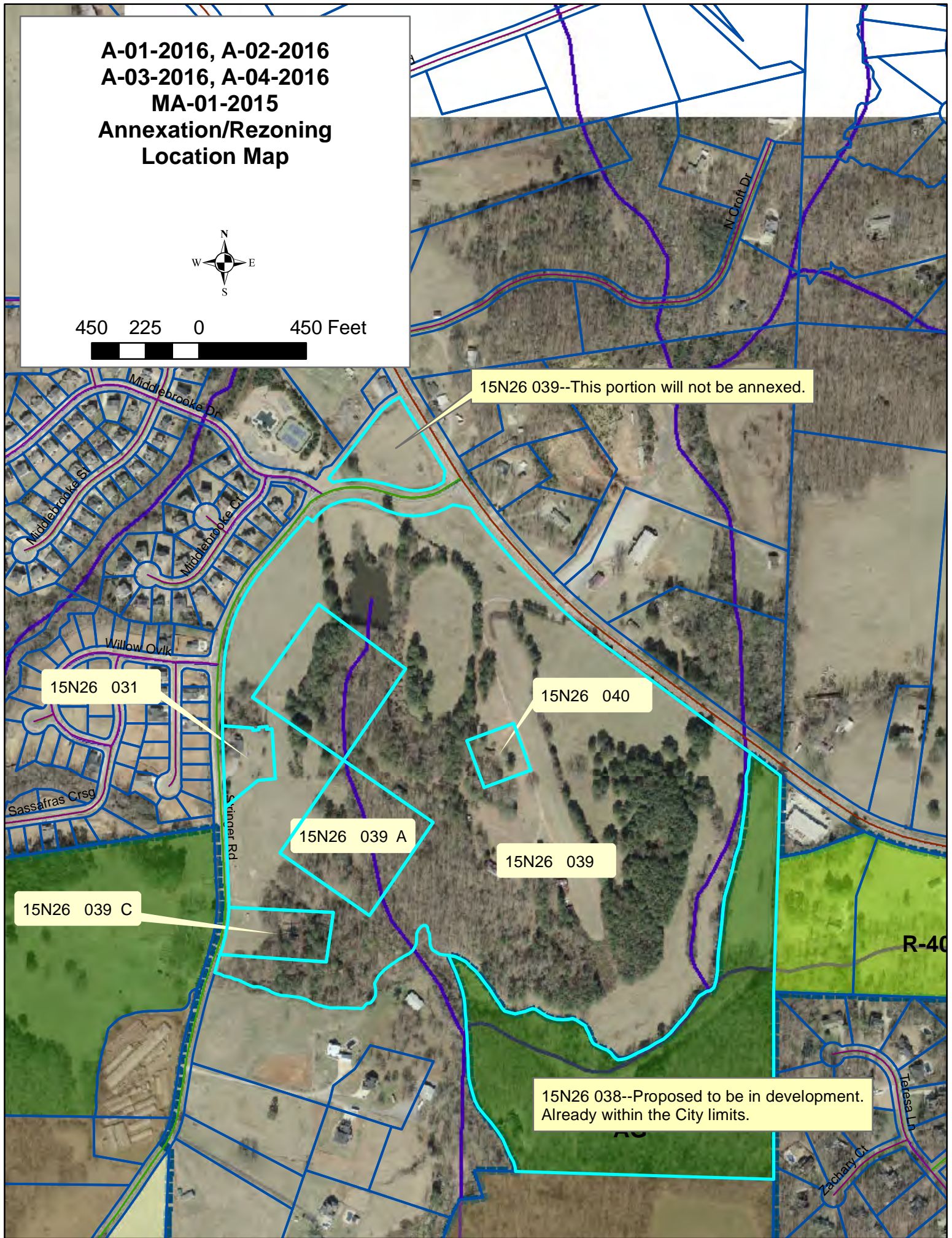
reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.

- Consider using pervious concrete or other pervious materials in parking areas and other paved open areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff.
- Consider including rainwater capture in the project design to provide for landscape irrigation during dry periods.

A-01-2016, A-02-2016
A-03-2016, A-04-2016
MA-01-2015
Annexation/Rezoning
Location Map



450 225 0 450 Feet



WAKEFIELD
BEASLEY &
ASSOCIATES

STRINGER MCDANIEL PROPERTY

ZONING SITE PLAN

DECEMBER 29, 2015

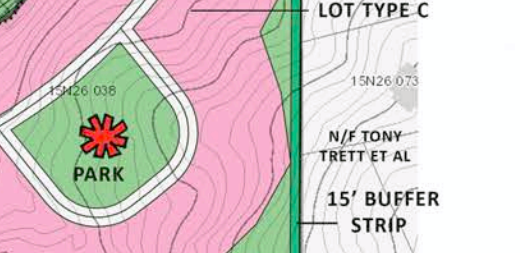
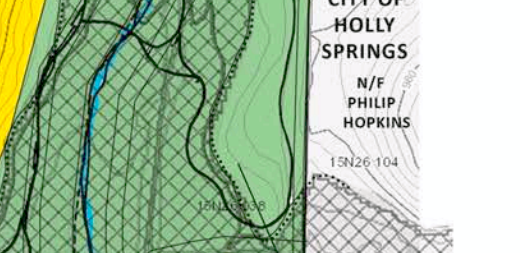
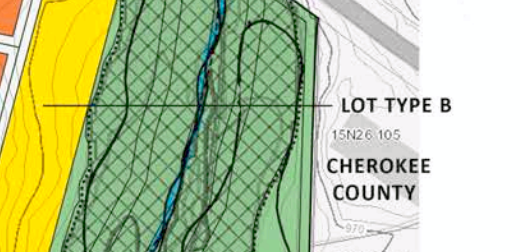
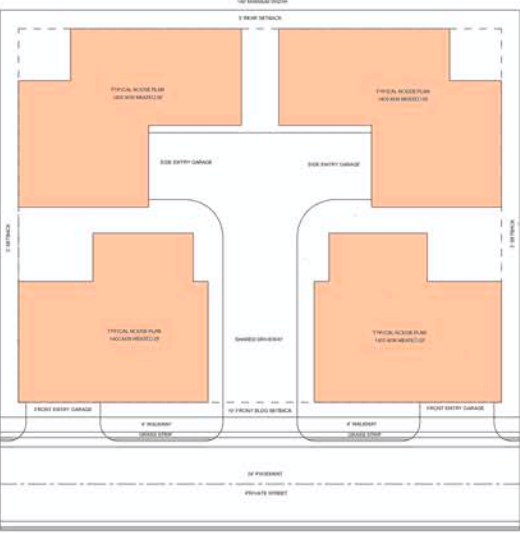
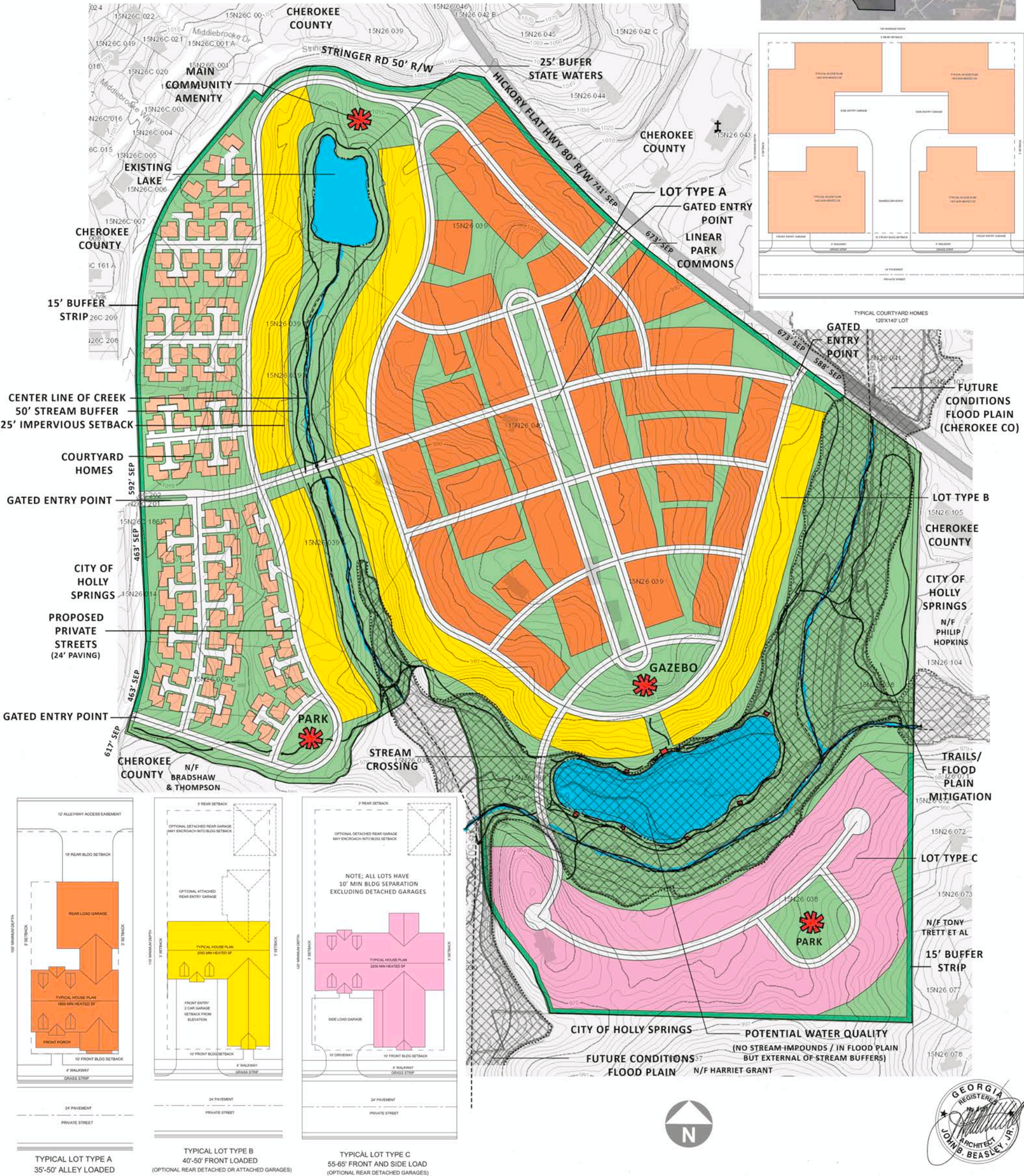
SCALE: 1"= 100'

DESIGN DATA

LOT TYPE A (35'-50') = 200
LOT TYPE B (40'-50') = 108
LOT TYPE C (55'-65') = 48
COURTYARD HOMES = 104
TOTAL UNITS = 460

ZONING INFORMATION

TRACT ASSEMBLEAGE TOTAL = 110.04 AC
DISTRICT 15, SECTION 2
LAND LOTS: 248,249,256,257,320,321,322
TIN: 15N26-039,15N26-039A,15N26-038,
15N26-039C,15N26-040, 15N26-031
EXISTING ZONING: AG (BOTH JURISDICTIONS)
PROPOSED ZONING: PDR (HOLLY SPRINGS)
PROPOSED LAND USE: RESIDENTIAL



STRINGER McDANIEL TRACT - ZONING DOCUMENT

GRAPHIC DESCRIPTION OF BUFFER STRIP TO REMAIN IN CHEROKEE CO

JANUARY 14, 2016
SCALE: 1' = 100'

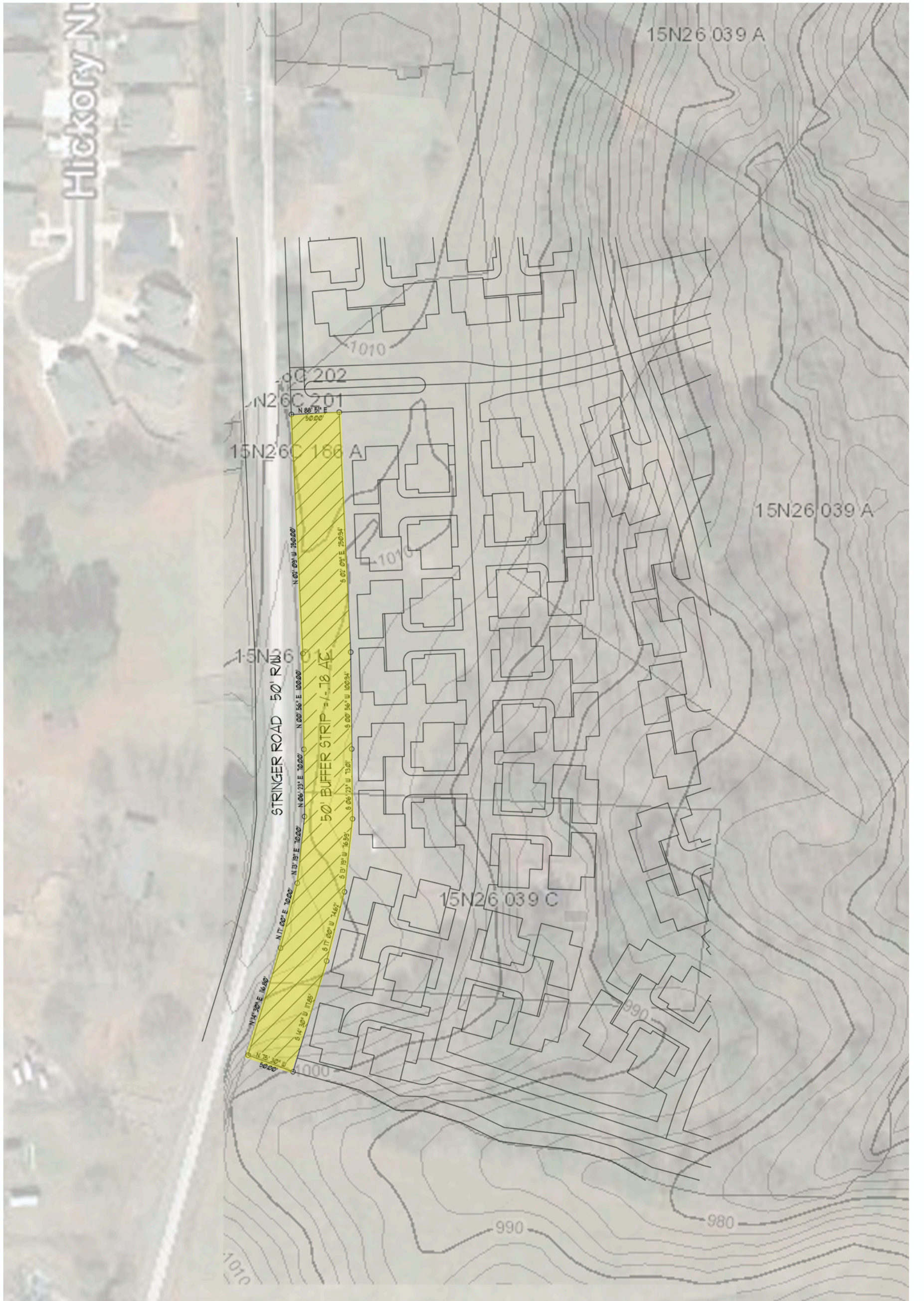
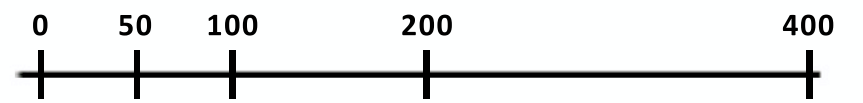


EXHIBIT "B"

ANNEXATION NOTIFICATION FORM

1. **Describe the location of the area to be annexed or attach a clear map indicating the location (if not previously provided to the county with the notice of proposed annexation).**

Please see attached location map.

2. **How many landowners/parcels will be included?**

15N26 039, 039C—Doris M. Stringer

15N26 040—Jonathan George McDaniel and Janina Stringer McDaniel

15N26 039A—Daniel Terry Stringer and Susan L. Stringer

15N26 031—Joseph C. Markulicz

3. **How does the city propose to designate this area on its future land use map and/or zoning map if the annexation occurs?**

The city's current future land use map shows that this property, if annexed, has been planned for Traditional Neighborhood, Traditional Neighborhood/Mixed Use Overlay, and Commercial Development. The applicant has requested a zoning designation of PDR, Planned Development Residential.

4. **Attach a copy of the sections of the city development ordinances that identify permitted uses for this proposed land use classification.**

See attached.

5. **Describe the development plans for the area proposed to be annexed (if the property owner(s) in the area have initiated specific development proposals) and attach a copy of the development plan.**

The property proposed to be annexed will be combined with a 23.64 acre tract that is adjacent and currently within the city limits of Holly Springs. The planned residential development consists of 460 lots on 110.04+/- acres and includes a variety of housing options and lot sizes with amenities. The development will be gated with private streets. The section of parcel 15N26 039 that is located on the northwest side of Stringer Road will not be included within the annexation. In addition, a portion of the property located off of Stringer Road will not be annexed into the City and will remain in unincorporated Cherokee County. We have asked for a clarification of this area with a metes and bounds description and will forward this to the County as soon as we receive it.

6. Indicate any special measures to be implemented or conditions of development that will be imposed on the properties to be annexed to mitigate negative impacts of the annexation proposal on surrounding properties.

Since the application has just been filed, stipulations have yet to be determined.

Form completed by: Nancy Moon (print)

Signature: Nancy Moon

Date: 1/7/2014

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
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ADAM J. ROZEN

WWW.SLHB-LAW.COM

December 30, 2015

**VIA EMAIL AND
REGULAR MAIL**

Ms. Nancy Moon
Community Development Director
City of Holly Springs
3237 Holly Springs Pkwy
Canton, GA 30115

Re: Application of FR Peachtree LLC for Annexation and Rezoning of ±110 acres at
the intersection of Stringer Road and State Route 140

Dear Nancy:

On Wednesday, December 16, 2015, the Applicant conducted a Public Participation Meeting at the Holly Springs Train Depot at 6:30 p.m. Approximately fifty (50) people attended the meeting and attached is the sign in sheet for the people who chose to sign in for the meeting. Those in attendance were given general details about the proposed 460 lot subdivision on 110 acres at the southwest intersection of Stringer Road and State Route 140. The applicant showed the proposed product that is built by The Providence Group. The concerns that were raised at the meeting included concerns about traffic in the area in general and on Stringer Road specifically. The applicant stated that they would work with Holly Springs to review any potential road improvements. The neighbors were concerned about the quality of the proposed homes and wanted to make sure the project did not include apartments or manufactured homes. The applicant will continue to provide the neighbors with additional information about the project as it becomes available.

The proposed density of slightly over four (4) units per acre is in compliance with the City's Future Development Map and Future Land Use Map which designates the area for a combination of Parkway Corridor, Neighborhood Center and Traditional Neighborhood. Both of the residential designations have densities up to five (5) units per acre. Additionally, by placing a residential subdivision in close proximity to a school and potential future commercial activity makes good planning sense.


SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

Ms. Nancy Moon
Community Development Director
City of Holly Springs
December 30, 2016
Page 2

Please contact me if you have any questions regarding this application. Thank you for your time and assistance.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff". The signature is fluid and cursive, with the first name "Parks" and last name "Huff" clearly distinguishable.

Parks F. Huff
phuff@slhb-law.com

PFH/dvm
Enclosures
cc: FR-Peachtree, LLC



MAP AMENDMENT (REZONING) AND CONDITIONAL USE PERMIT APPLICATION

Adopted by Mayor and Council on February 23, 2006

For Application Procedures, See p. 7



APPLICATION MA- 01-2016

APPLICATION CUP- _____

HEARING DATE _____

DATE OF APPLICATION December 30, 2015

APPLICANT FR-Peachtree, LLC

OWNER See attached list of owners.
(If other than applicant) _____

ADDRESS 5775 Glenridge Drive, Suite E-160
Atlanta, GA

ADDRESS _____

ZIP CODE 30325 PHONE 770.422.7016

ZIP CODE _____ PHONE _____

EMAIL phuff@slhb-law.com

SIGNATURE [Signature]
Adam J. Rozen, Attorney for Applicant

SIGNATURE See attached joint Exhibit "A"

APPLICANT OR REPRESENTATIVE MUST ATTEND MEETING OR APPLICATION WILL NOT BE CONSIDERED

PRESENT ZONING DISTRICT(S) AG

REQUESTED ZONING DISTRICT PDR

REQUESTED CONDITIONAL USE(S) _____

PROPERTY LOCATION/ADDRESS South side of Highway 140, east side of Stringer Road

MAP NUMBER 15N26

PARCEL NUMBER(S) 039,039C, 040, 038, 039A, & 031

247, 248, 256, 257, 258,
LAND LOT(S) 320, 321 & 322

DISTRICT(S) 22nd SECTION(S) 2nd

ACREAGE 110.04 SEWAGE DISPOSAL TYPE Sewer UTILITIES AVAILABLE Yes

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR CONDITIONAL USE REQUEST: _____
Master Planned Community of approximately 460 homes. The neighborhood will include a
variety of products that will appeal to empty nesters. PDR is the appropriate zoning category.

(COMPLETE ON ATTACHED PAPER IF NECESSARY)

The following information must be provided with completed application:

- ___ WARRANTY DEED
- ___ TAX DOCUMENTATION
- ___ SURVEY PLAT BY REGISTERED SURVEYOR
- ___ 10 COPIES OF SITE DEVELOPMENT PLAN BY REGISTERED SURVEYOR
- ___ INDIVIDUAL FOLDED TO 8.5"x11"
- ___ CAMPAIGN CONTRIBUTION DISCLOSURE STATEMENT (ATTACHMENT A)
- ___ FOR CONDITIONAL USE REQUESTS, COMPLIANCE WITH SECTION 5.4
- ___ FOR CONDITIONAL USE REQUESTS, COMPLETE ATTACHMENT B
- ___ FILING FEES\$ _____ RECEIPT# _____ CHECK# _____

(APPLICANT DO NOT WRITE BELOW THIS LINE)

PLANNING COMMISSION RECOMMENDATION:		CITY COUNCIL DECISION:	
APPROVED _____	STIPULATIONS _____	APPROVED _____	STIPULATIONS _____
DISAPPROVED _____	TABLED _____	DISAPPROVED _____	TABLED _____

Application Information

Please print or type answers, using additional paper or a separate sheet of paper, if necessary.

1. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?**

The subject property is at the intersection of State Route 140 and Stringer Road. The surrounding developments include R-15 and RD-3. The proposed community will be suitable in view of surrounding development.

2. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?**

The proposed community will not adversely affect the existing use or usability of adjacent or nearby property. Adjacent properties will be provided appropriate buffers.

3. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?**

The property has no reasonable economic use as Agricultural zoned property. The area is developed with many different residential communities that are inconsistent with AG zoning classification.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, public safety, or schools?**

The applicant is aware of existing concerns about traffic congestion in the area and specifically on Stringer Road. The applicant is working with the city of Holly Springs to ensure that its development will be situated to help the city make planned improvements to Stringer Road. The access points onto Stringer Road and State Route 140 will be determined at plan review and by GDOT. Additionally, improvements will be made at the access points based upon engineering standards including potential turn lanes and deceleration lanes.

5. **Whether the zoning proposal is in conformity with the policy and intent of the adopted Future Development Map (FDM) and Future Land Use Map (FLUM)? The property lies within three land use categories.**

The property along State Route 140 is within the Parkway Corridor which anticipates intensive commercial development. To the west of the Parkway Corridor is a Neighborhood Center which anticipates intensive residential and civic uses. Further down Stringer Road, a portion of the property is designated as a Traditional Neighborhood. The proposed residential development is less intensive than the uses proposed by the Future Development Map. Overall, the proposed master planned

community will complement the commercial uses along State Route 140 to the north and the south. The neighborhood is also well positioned in relation to the proposed city park further south on Stringer Road.

6. **Whether the zoning proposal is in conformity with the policies, objectives, and vision set forth by the Community Agenda (Comprehensive Plan) and other adopted policy documents?**

The Community Agenda anticipates vibrant residential communities to balance the commercial businesses on State Route 140.

7. **Whether an impact is expected on the environment, including, but not limited to, drainage, soil erosion, and sedimentation, flooding, air quality, and water quality and quantity?**

The applicant is aware of potential existing drainage issues and will ensure that their stormwater plans do not increase any problems.

8. **Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**

The property is in an area that anticipates intensive development and the applicant presents the opportunity to master plan a 110 acre development.

Complete the following section, if applicable.

Residential

Minimum house size: To be determined later.

Exterior façade: A mixture of materials that could include brick, stone, stucco and cement board siding.

Maximum number of units: 460

Anticipated start date: Summer 2016

Anticipated completion date: 2019

Commercial

Not Applicable.