



REGIONAL REVIEW NOTIFICATION

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

DATE: 11/17/2004

ARC REVIEW CODE: R411171

TO: Mayor Cecil Pruet
ATTN TO: Marie L. Garrett, Special Advisor to Mayor
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: Canton Place

Review Type: Development of Regional Impact

Description: The proposed Canton Place is a mixed use development located on 414.3 acres in the City of Canton at the intersection of Interstate 575 and Cumming Highway, also known as State Route 20. The proposed development is divided into two tracts and will consist of 2,600,000 square feet of office, commercial, institutional, medical uses, and a maximum of 670 residential units. The north tract will consist of 800,000 square feet of office/commercial uses, up to 422,751 office/institutional uses with a hotel, up to 492 apartments, 75 single family lots, and 1,000,000 square feet of office medical uses. The south tract will consist of 377,010 square feet of office/institutional uses, 81 townhomes, and 97 single family lots. The development is also proposing 98.6 acres of open space for the entire site. The site will be accessed along State Route 20, north of the property and State Route 140, south of the property.

Submitting Local Government: City of Canton

Date Opened: 11/17/2004

Deadline for Comments: 12/1/2004

Earliest the Regional Review can be Completed: 12/17/2004

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHEROKEE COUNTY SCHOOLS
CITY OF BALL GROUND
COBB COUNTY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF HOLLY SPRINGS
CITY OF WALESKA
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
CHEROKEE COUNTY
CITY OF WOODSTOCK
FULTON COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 12/1/2004, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .



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DEVELOPMENT OF REGIONAL IMPACT

DRI- 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 of 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: **Canton Place** *See the Preliminary Report*.

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

Individual Completing form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please Return this form to:

Mike Alexander, Atlanta Regional Commission
40 Courtland Street NE

Atlanta, GA 30303

Ph. (404) 463-3302 Fax (404) 463-3254

malexander@atlantaregional.com

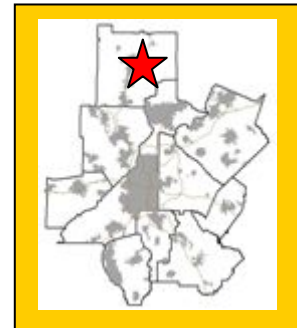
Return Date: 12/1/2004

Preliminary Report:	November 17, 2004	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Canton Place #183
Final Report Due:	December 17, 2004		Comments Due By:	December 1, 2004

PRELIMINARY REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Canton Place is a mixed use development located on 414.3 acres in the City of Canton at the intersection of Interstate 575 and Cumming Highway, also known as State Route 20. The proposed development is divided into two tracts and will consist of 2,600,000 square feet of office, commercial, institutional, medical uses, and a maximum of 670 residential units. The north tract will consist of 800,000 square feet of office/commercial uses, up to 422,751 office/institutional uses with a hotel, up to 492 apartments, 75 single family lots, and 1,000,000 square feet of office medical uses. The south tract will consist of 377,010 square feet of office/institutional uses, 81 townhomes, and 97 single family lots. The development is also proposing 98.6 acres of open space for the entire site. The site will be accessed along State Route 20, north of the property and State Route 140, south of the property.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date in five to ten years.

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

Information submitted with the review indicated that the City of Canton Future Land Use Plan shows the Canton Place area that is within the city limits and designated as office. It is currently zoned office and institutional. There is 13 acres to be annexed into the City of Canton from Cherokee County. In Cherokee County, this 13 acres is currently zoned R-40 residential. The requested action is annexation and rezoning of 13 acres to office and institutional and approval of a master plan for the entire 414.3 acres.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

This will be determined based on comments received from potentially impacted local governments. Portions of the site currently are in unincorporated Cherokee County and other portions are contiguous to unincorporated areas. The affected unincorporated areas appear to be residential development.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

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This will be determined based on comments received from potentially impacted local governments.

**Will the proposed project generate population and/or employment increases in the Region?
If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

Yes, the proposed development would increase the need for services in the area for existing and future residents.

What other major development projects are planned near the proposed project?

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within three miles radius of the proposed project.

YEAR	NAME
2004	ETOWAH SHOALS MASTER PLAN
2004	CARMICHAEL FARMS
2003	THE LAKES OF HOLLY SPRINGS
2001	BLUFFS @ TECHNOLOGY PARK
2000	VIEW POINT
2000	LAUREL CANYON
1998	HORTON/TORREY HWY 20 TRACT
1998	E CHEROKEE/THOMAS RD TRACT
1995	SUMMIT RIDGE

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Based on information submitted for the review, there are a few single family houses on located on the proposed site for Canton Place.

Will the development cause a loss in jobs? If yes, how many?

No.

Is the proposed development consistent with regional plans and policies?

The proposed Canton Place project is a mixed use project that incorporates office, commercial, and residential uses that will allow for individuals to live and work within close proximity to one another; therefore, meeting many of the ARC's Regional Development Policies.

The proposed development meets Regional Development Policy 1 by providing development strategies for efficient employment growth. By incorporating commercial and residential uses into a predominately office development allows for individuals to live, work, and shop within the context of the DRI. The proposed development is also meeting Regional Development Policies that address open

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space by protecting the stream, its buffers, and the 100-year floodplain that bisects the site into north and south tracts. The development is also proposing 25% of open space for the entire site.

The proposed development reflects the office campus design with a main parkway connecting the various land use tracts together. The office and commercial tract to the north frames the entrance and creates a well defined main street. Once off the parkway, the nature of the development becomes very auto oriented. Revision of the site plan should reflect a continuation of boulevards into the parking lots to allow this commercial area to become more pedestrian friendly.

The proposed development should also be revised to reflect pedestrian pathways and bike trails that will allow for convenient and safe alternative routes to designation places within the development, particularly from the residential pods to the commercial area. Sidewalks should be included along both sides of the parkway and throughout the various tracts to provide a seamless pedestrian connection throughout the site.

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PRELIMINARY REPORT

Regional Development Plan Policies

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.
2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.
3. Increase opportunities for mixed-use development, infill and redevelopment.
4. Increase transportation choices and transit-oriented development (TOD).
5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.
6. Preserve and enhance existing residential neighborhoods.
7. Advance sustainable greenfield development.
8. Protect environmentally sensitive areas.
9. Create a regional network of greenspace that connects across jurisdictional boundaries.
10. Preserve existing rural character.
11. Preserve historic resources.
12. Inform and involve the public in planning at regional, local and neighborhood levels.
13. Coordinate local policies and regulations to support the RDP.
14. Support growth management at the state level.

BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.

Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

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Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate “big box” stores to areas where they will do the least harm to the community fabric.

BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

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Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
Practice 4: Design of energy-saving features. Natural shading and solar access.
Practice 5: Supply affordable single-family homes for moderate-income households.
Practice 6: Supply affordable multi-family and accessory housing for low-income households.
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
Practice 8: Mix housing to the extent the market will bear.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed development is located on 475.49 acres of land at the southeastern intersection of I-575 and State Route 20. The majority of the development is within the city limits of Canton; however, approximately 95 acres is in unincorporated Cherokee County.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The majority of the development is within the city limits of Canton; however, approximately 95 acres is in unincorporated Cherokee County.

Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

To be determined during the review.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Estimated value of the development is \$203,006,000 with an expected \$577,755.07 in annual local tax revenues.

How many short-term jobs will the development generate in the Region?

Short-term jobs will depend upon construction schedule.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

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In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

To be determined during the review.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.

Stream Buffers and Watershed Protection

The proposed project site is crossed by several tributaries of the Etowah River. The Etowah is the primary water source for Cherokee County and the City of Canton, as well as a major tributary to Lake Allatoona. The proposed project is located outside the drainage basin for the City of Canton's water intake and is also downstream of the Cherokee County intake. Because Lake Allatoona is a water supply source and the Part 5 exemption for US Army Corps of Engineer lakes ended on January 1, 2004, the property is subject to the DCA minimum planning criteria (Chapter 391-3-16-.01, Criteria for Water Supply Watersheds) for large water supply watersheds with reservoirs. Under these DCA criteria, in a large water supply reservoir watershed, a 100-foot natural vegetative buffer and 150-foot impervious surface setback are required on both banks of all perennial streams (defined as those streams indicated as perennially flowing on the applicable USGS 1:24,000 quad sheet) within a seven-mile radius upstream of the reservoir boundary. The boundary of Lake Allatoona is within seven linear miles of the proposed project, and buffers will be required on Canton Creek and all other perennial streams shown on the property on the Canton 1:24,000 USGS quad sheet. In addition, all state waters on the property are subject to the State 25-foot Erosion and Sedimentation Act buffers, which are administered by the Environmental Protection Division of Georgia DNR. Any intrusion into this buffer will require a variance from Georgia EPD.

Storm Water / 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 that will be produced after construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on regional storm water monitoring data from the Atlanta Region. Some parcels in this project proposed two possible uses. In these cases, the higher density alternative was selected. Actual loading factors will depend on the actual land uses and 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
Commercial	107.70	184.17	1873.98	11631.60	105869.10	132.47	23.69
Medium Density SF (0.25-0.5ac)	32.10	43.34	189.71	1380.30	25712.10	10.91	2.57
Office/Light Industrial	196.30	253.23	3362.62	22378.20	138980.40	290.52	37.30



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Roads	20.00	36.00	366.20	2280.00	20680.00	25.80	4.60
Townhouse/Apartment	58.20	61.11	623.32	3899.40	35211.00	44.23	8.15
TOTAL	414.30	577.84	6415.83	41569.50	326452.60	503.94	76.31

Total Impervious: 68%

In order to address post-construction stormwater runoff quality, the project should 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.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

None have been identified.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE

Transportation

To be determined during the review.

What transportation demand management strategies does the developer propose (carpool, flextime, transit subsidy, etc.)?

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
Where Office is dominant, 10% Residential and 10% Retail	9%	9%
w/in 1/4 mile of Bus Stop (CCT, MARTA, Other)	3%	3%
Bike/ped networks that meet Mixed Use or Density target and connect to adjoining uses	5%	5%
Total	17%	17%

What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?



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To be determined during the review.

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 510,000 GPD.

Which facility will treat wastewater from the project?

The Canton Wastewater Treatment Plant will provide wastewater treatment for the proposed development.

What is the current permitted capacity and average annual flow to this facility?

The capacity of Canton Site is listed below:

PERMITTED CAPACITY MMF, MGD ₁	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS
1.89	1.89	1	4	-2.11	Expand to 4.0 by 2003; to 6 or 7 mgd before 2010.	Will serve Ball Ground in the future.

MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

*₁ Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.*

What other major developments will be served by the plant serving this project?

ARC has reviewed a number of major developments that will be served by this plant.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 510,000 GPD based on regional averages.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

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INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

Information submitted with the review 2,453 tons of solid waste per year and the waste will be disposed of in Canton.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

To be determined during the review.

AGING

Does the development address population needs by age?

To be determined during the review.

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What is the age demographic in the immediate area of the development?

To be determined during the review.

HOUSING

Will the proposed project create a demand for additional housing?

No, the project will provide up to an additional 670 housing units that will include single family attached and detached, and senior adult housing.

Will the proposed project provide housing opportunities close to existing employment centers?

Yes, once developed, this project will provide housing opportunities for existing employment centers.

Is there housing accessible to the project in all price ranges demanded?

The site proposed for the development is located in Census Tracts 906.02. These tracts had a 34.9 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 81 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack of housing options around the development area.

Is it likely or unlikely that potential employees of the proposed project will be able to find affordable* housing?

Likely, assuming the development is approved with multiple price ranges of housing.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

Your DRI ID NUMBER for this submission is: **183**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 12/28/2001 7:33:29 AM

DEVELOPMENT OF REGIONAL IMPACT

Cherokee County Initial DRI Information (Form1a)

This form is intended for use by local governments within the Atlanta Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

Local Government Information

Submitting Local Government:	Canton Georgia
*Individual completing form and Mailing Address:	Marie L. Garrett Canton City Hall 687 Marietta Highway Canton, GA 30114
Telephone:	770-752-8988
Fax:	770-442-3489
E-mail (only one):	mariekg@bellsouth.net

*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:		Canton Place
Development Type	Description of Project	Thresholds
Mixed Use	Mixed use including office retail medical mixed residential housing detached and attached units open space. Proposed commercial at 1.1M sq.ft.; Office at 1.5M sq.ft.; residential at 913 units approx.; 109 acres of open space	View Thresholds
Developer / Applicant and Mailing Address:		Applicant: Mr. Billy Hasty, Jr. Attorney at Law Main Street Canton, GA 30114
Telephone:		770-479-0366
Fax:		770-479-0139
Email:		
Name of property owner(s) if different from developer/applicant:		
Provide Land-Lot-District Number:		LL 233,236,232,237,231,238,268,239,230, of the 14th District and 2nd Section
What are the principal streets or roads providing vehicular access to the site?		Georgia State Highway 20 Interstate I-575 Proposed parkway
Provide name of nearest street(s) or intersection:		I-575 at State Highway 20
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):		/
If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.):		

Is the proposed project entirely located within your local government's jurisdiction?	N
If yes, how close is the boundary of the nearest other local government?	
If no, provide the following information:	
In what additional jurisdictions is the project located?	Unincorporated Cherokee County
In which jurisdiction is the majority of the project located? (give percent of project)	Name: Canton Georgia (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project: 22%
Is the current proposal a continuation or expansion of a previous DRI?	N
If yes, provide the following information (where applicable):	Name: Project ID: App #:
The initial action being requested of the local government by the applicant is:	Other Master Plan Approval and annexation of 95 acres
What is the name of the water supplier for this site?	Canton Georgia
What is the name of the wastewater treatment supplier for this site?	Canton Georgia
Is this project a phase or part of a larger overall project?	N
If yes, what percent of the overall project does this project/phase represent?	
Estimated Completion Dates:	This project/phase: Overall project: 5 to 10 years

Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	Y
If no, does the local government intend to amend the plan/map to account for this development?	
If amendments are needed, when will the plan/map be amended?	

Service Delivery Strategy

Is all local service provision consistent with the countywide Service Delivery Strategy?	Y
If no, when will required amendments to the countywide Service Delivery Strategy be complete?	

Land Transportation Improvements

Are land transportation or access improvements planned or needed to support the proposed project?	Y
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	Y
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	Y
Included in an official Transportation Improvement Plan (TIP)?	Y
Developer/Applicant has identified needed improvements?	Y

Other (Please Describe):

Canton Major Thoroughfare Study

Y

Submitted on: 10/15/2004 4:32:26 PM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Canton, Georgia
Individual completing form:	Marie L. Garrett Canton City Hall 687 Marietta Highway Canton,GA
Telephone:	770-752-8988
Fax:	770-442-3489
Email (only one):	marielg@bellsouth.net

Proposed Project Information

Name of Proposed Project:	Canton Place
DRI ID Number:	183
Developer/Applicant:	Mr. Billy Hasty, Jr., Mr. Garry Haygood, Mr. Alan Carter
Telephone:	770-479-0366
Fax:	770-479-0139
Email(s):	

DRI Review Process

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	Y
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	Y
If no, the official review process can not start until this additional information is provided.	

Economic Impacts

Estimated Value at Build-Out:	\$203,006,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$577,755.07
Is the regional work force sufficient to fill the demand created by the proposed project?	Y
If the development will displace any existing uses, please describe (using number of units, square feet., etc):	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	City of Canton
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	510,000 (GPD)
Is sufficient water supply capacity available to serve the proposed project?	Y
If no, are there any current plans to expand existing water supply capacity?	
If there are plans to expand the existing water supply capacity, briefly describe below:	
If water line extension is required to serve this project, how much additional line (in miles) will be required?	less than one-half mile

Wastewater Disposal

Name of wastewater treatment provider for this site:	Canton Wastewater Treatment Plant
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What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	510,000 (GPD)
Is sufficient wastewater treatment capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing wastewater treatment capacity?	
If there are plans to expand existing wastewater treatment capacity, briefly describe below:	
If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	less than one-half mile

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	3,522 a.m. peak and 5,844 p.m. peak
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	Y
If yes, has a copy of the study been provided to the local government?	Y
If transportation improvements are needed to serve this project, please describe below: A parkway consisting of 120 ft. R/W with four lanes (divided) will be constructed from S.R. 20 to S.R. 140; widening improvements in accordance with the D.O.T. and ARC TIP for I-575 at S.R. 20 interchange/ramp improvements in accordance with ARC TIP and D.O. T.	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	2,453
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	
If there are plans to expand existing landfill capacity, briefly describe below:	
Will any hazardous waste be generated by the development? If yes, please explain below:	N

Stormwater Management

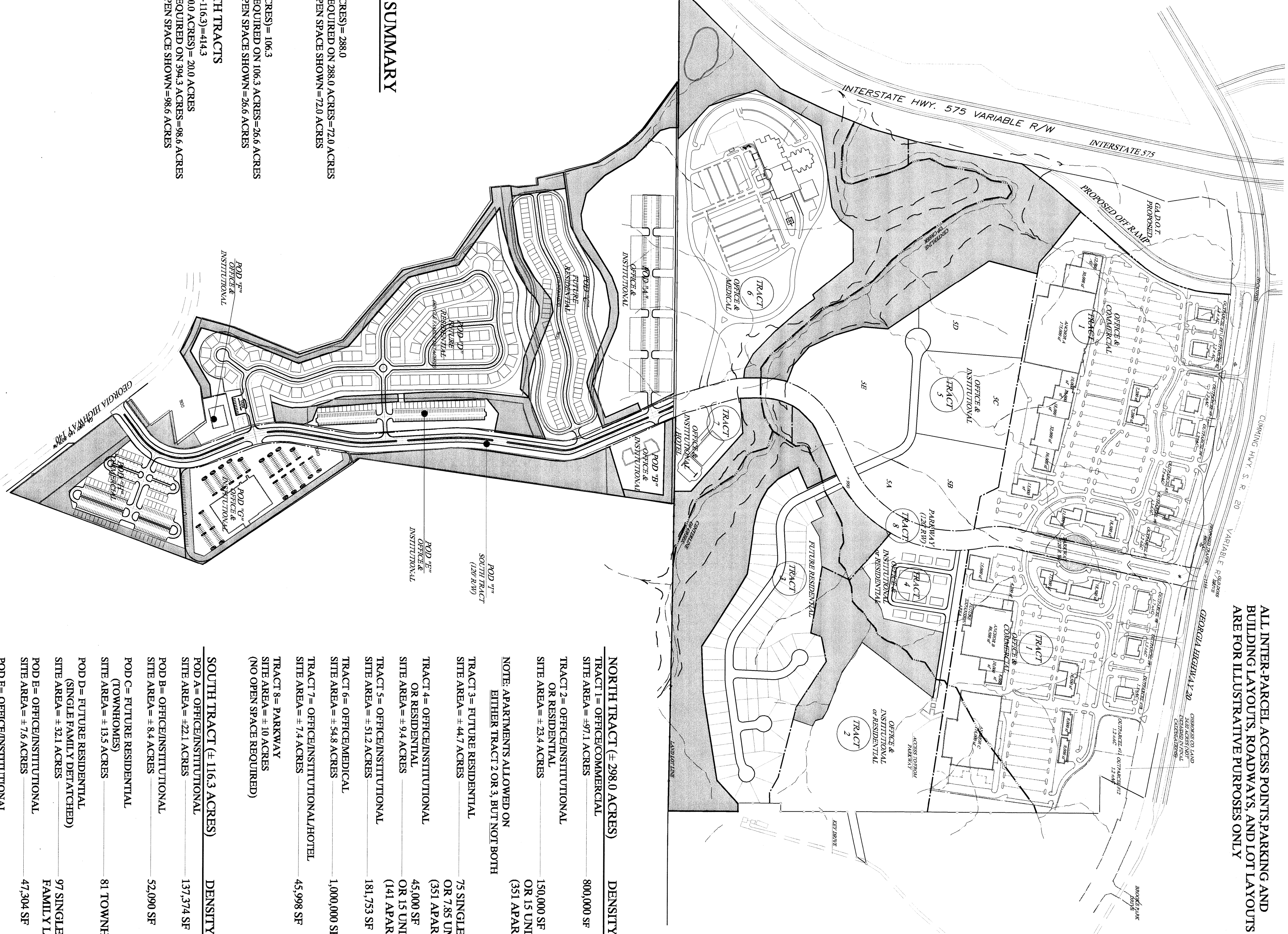
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	25%
Is the site located in a water supply watershed?	Y
If yes, list the watershed(s) name(s) below: Etowah River Basin	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Buffers along with detention/retention ponds will be required as required by city ordinances. Opens space at approximately 25% of the project will be set aside in accordance with city zoning and development regulations. Stream protection with buffers in accordance with city ordinances	

Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	Y
2. Significant groundwater recharge areas?	N
3. Wetlands?	Y
4. Protected mountains?	N

5. Protected river corridors?	N
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below: Property includes protected creeks and some wetlands that will be protected by city ordinances. Open space is indicated in the wetland and stream areas to further protect these areas from any disturbance. Open space will allow for trails but the majority of the open space assigned to this project will be for passive uses and left in natural state.	
Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?	Y
Is the development located within, or likely to affect any of the following:	
1. Floodplains?	Y
2. Historic resources?	N
3. Other environmentally sensitive resources?	N
If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:	

ALL INTER-PARCEL ACCESS POINTS, PARKING AND BUILDING LAYOUTS, ROADWAYS, AND LOT LAYOUTS ARE FOR ILLUSTRATIVE PURPOSES ONLY



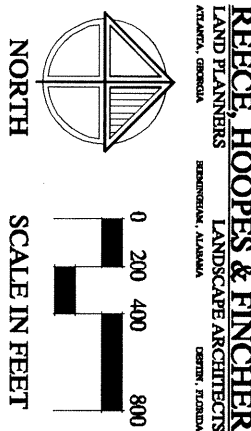
NORTH TRACT
(± 298.0 ACRES)
SOUTH TRACT
(± 116.3 ACRES)

OPEN SPACE SUMMARY

NORTH TRACT
TOTAL ACRES= 298.0
LESS PARKWAY(10.0 ACRES)= 288.0
25% OF OPEN SPACE REQUIRED ON 288.0 ACRES=72.0 ACRES
TOTAL AMOUNT OF OPEN SPACE SHOWN=72.0 ACRES

SOUTH TRACT
TOTAL ACRES= 116.3
LESS PARKWAY(10.0 ACRES)= 106.3
25% OF OPEN SPACE REQUIRED ON 106.3 ACRES=26.6 ACRES
TOTAL AMOUNT OF OPEN SPACE SHOWN=26.6 ACRES

NORTH AND SOUTH TRACTS
TOTAL ACRES= (298.0+116.3)=414.3
LESS PARKWAY(10.0+10.0 ACRES)= 20.0 ACRES
25% OF OPEN SPACE REQUIRED ON 394.3 ACRES=98.6 ACRES
TOTAL AMOUNT OF OPEN SPACE SHOWN=98.6 ACRES



CONCEPTUAL PLAN

CANTON PLACE
City of Canton, Georgia

NOVEMBER 4, 2004

NORTH TRACT (± 298.0 ACRES)		DENSITY
TRACT 1 = OFFICE/COMMERCIAL	SITE AREA = ± 97.1 ACRES	800,000 SF
TRACT 2 = OFFICE/INSTITUTIONAL OR RESIDENTIAL	SITE AREA = ± 23.4 ACRES	150,000 SF OR 15 UNITS/ACRE (351 APARTMENTS)
TRACT 3 = FUTURE RESIDENTIAL	SITE AREA = ± 44.7 ACRES	75 SINGLE FAMILY LOTS OR 7.85 UNITS/ACRE (351 APARTMENTS)
TRACT 4 = OFFICE/INSTITUTIONAL OR RESIDENTIAL	SITE AREA = ± 9.4 ACRES	45,000 SF OR 15 UNITS/ACRE (141 APARTMENTS)
TRACT 5 = OFFICE/INSTITUTIONAL	SITE AREA = ± 51.2 ACRES	181,753 SF
TRACT 6 = OFFICE/MEDICAL	SITE AREA = ± 54.8 ACRES	1,000,000 SF
TRACT 7 = OFFICE/INSTITUTIONAL/HOTEL	SITE AREA = ± 7.4 ACRES	45,998 SF
TRACT 8 = PARKWAY	SITE AREA = ± 10 ACRES (NO OPEN SPACE REQUIRED)	
SOUTH TRACT (± 116.3 ACRES)		DENSITY
POD A = OFFICE/INSTITUTIONAL	SITE AREA = ± 22.1 ACRES	137,374 SF
POD B = OFFICE/INSTITUTIONAL	SITE AREA = ± 8.4 ACRES	52,090 SF
POD C = FUTURE RESIDENTIAL (TOWNHOMES)	SITE AREA = ± 13.5 ACRES	81 TOWNHOMES
POD D = FUTURE RESIDENTIAL (SINGLE FAMILY DETACHED)	SITE AREA = ± 32.1 ACRES	97 SINGLE FAMILY LOTS
POD E = OFFICE/INSTITUTIONAL	SITE AREA = ± 7.6 ACRES	47,304 SF
POD F = OFFICE/INSTITUTIONAL	SITE AREA = ± 2.0 ACRES	12,246 SF
POD G = OFFICE/INSTITUTIONAL	SITE AREA = ± 10.0 ACRES	62,160 SF
POD H = COMMERCIAL	SITE AREA = ± 10.6 ACRES	66,076 SF
POD I = PARKWAY	SITE AREA = ± 10.0 ACRES (NO OPEN SPACE REQUIRED)	
NORTH AND SOUTH TRACTS (± 414.3 ACRES)		
TOTAL COMMERCIAL AND OFFICE=2,600,000 SF		