

REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: May 19, 2020

ARC REVIEW CODE: R2005191

TO: Chairman Harry Johnston
ATTN TO: Michael Chapman, Zoning Manager
FROM: Douglas R. Hooker, Executive Director
RE: Development of Regional Impact Review



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Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI 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 preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Thomas Concrete (DRI #3103) (Cherokee County)

Review Type: DRI

Submitting Local Government: Cherokee County

Date Opened: May 19, 2020

Deadline for Comments: June 3, 2020

Date to Close: June 3, 2020

Description: A Development of Regional Impact (DRI) review of a proposed project to build a concrete batch processing facility in unincorporated Cherokee County. The total site area is 16.83 acres at a location northwest of Ball Ground/Canton Highway at Willow Road. The site is adjacent to Interstate 575. The nearest access to I-575 would be Airport Drive (exit 24). Total disturbed area would be 6.54 acres. The local trigger is a Land Disturbance Permit. Expected buildout is 2021.

PRELIMINARY COMMENTS: According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in the Developing Suburbs Area of the region. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. General RDG information and recommendations for Developing Suburbs are listed at the bottom of these comments.

Although the site is located in the Developing Suburbs area of the UGPM, the segment of Canton Highway/Ball Ground Highway where the project is located already has multiple industrial and commercial uses backing up to Interstate 575. There are a few scattered rural single-family homes across from the site, and some newer residential subdivisions to the northeast.

The estimated number of trips for the DRI site is 140 per day, based on the applicant's estimate of concrete-mixing capacity at similar facilities and the expected number of employees. The project qualifies for expedited review by Georgia Regional Transportation Authority. However, because a portion of the trips will be by heavy trucks, care should be taken to consider project driveway design and construction, route

choice, turning movements, acceleration and deceleration, railroad crossings, and grades that will be affected by that vehicle type. Coordination is encouraged among Cherokee County, the Georgia Department of Transportation, and other nearby jurisdictions on any potential effects from truck travel generated by the project.

The majority of trips generated by this project are expected to use Interstate 575 and other routes to the south. Regarding any trips to the north using Ball Ground Road/Gilmer Ferry Road (SR 372), concerns were raised recently in another DRI review regarding any additional heavy truck traffic because it is in a deteriorating condition and not designed for heavy trucks, despite being identified by Georgia Department of Transportation as a truck route. While it's beyond the scope of this review to resolve the concerns raised by the City, it's clear that both existing and future industrial and commercial uses will require coordination among the City, County, and GDOT to address the long-term stability of SR 372 and how truck traffic is accommodated or redirected in the meantime.

In addition, ARC encourages the applicant team to ensure that the development promotes a functional, safe, clearly marked and comfortable pedestrian experience on all proposed driveways, paths and parking areas on the site. This framework can offer the potential for safe internal site circulation for employees on foot or by another alternative mode. Additional comments from ARC's Transportation Access & Mobility Group will be included with the final report.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design best practices throughout the site in general, in parking areas, on site driveways, in stormwater detention facilities, and as part of any improvements to site frontages. Additional comments from ARC's Natural Resources Group will be included in the final report.

Developing Suburbs are mostly residential areas that were constructed from around 1995 to today. These areas are projected to remain suburbs through 2040. General recommendations for these areas include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

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

ARC COMMUNITY DEVELOPMENT
ARC RESEARCH & ANALYTICS
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF CANTON

ARC TRANSPORTATION ACCESS & MOBILITY
ARC AGING & HEALTH RESOURCES
GEORGIA DEPARTMENT OF TRANSPORTATION
GRTA/SRTA

ARC NATURAL RESOURCES
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
CITY OF BALL GROUND

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378-1531 or ggiuffrida@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in 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 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 RDC: **Thomas Concrete (DRI #3103) (Cherokee County)** *See the Preliminary Report.*

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

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Comments must be emailed to:

Greg Giuffrida
Atlanta Regional Commission
ggiuffrida@atlantaregional.org
Ph. (470) 378-1531

Return Date: June 3, 2020

DATE: May 19, 2020

TO: ARC Group Managers

Reviewing staff by Jurisdiction:

Community Development: Giuffrida, Greg

Natural Resources: Santo, Jim

Aging and Health Resources: Perumbeti, Katie

Transportation Access and Mobility: Mangham, Marquitrice

Research and Analytics: Skinner, Jim

Name of Proposal: Thomas Concrete (DRI #3103) (Cherokee County)

Review Type: Development of Regional Impact

Description: A Development of Regional Impact (DRI) review of a proposed project to build a concrete batch processing facility in unincorporated Cherokee County. The total site area is 16.83 acres at a location northwest of Ball Ground/Canton Highway at Willow Road. The site is adjacent to Interstate 575. The nearest access to I-575 would be Airport Drive (exit 24). Total disturbed area would be 6.54 acres. The local trigger is a Land Disturbance Permit. Expected buildout is 2021.

Submitting Local Government: Cherokee County

Date Opened: May 19, 2020

Deadline for Comments: June 3, 2020

Date to Close: June 3, 2020

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

[illegible]

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 County, Georgia
Individual completing form: Michael Chapman
Telephone: 678-493-6101
E-mail: mchapman@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: Thomas Concrete
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 489 Operations Drive, Canton, GA
Brief Description of Project: A Development of Regional Impact (DRI) review of a proposed project to build a concrete batch processing facility in unincorporated Cherokee County. The total site area is 16.83 acres at a location northwest of Ball Ground/Canton Highway at Willow Road. The site is adjacent to Interstate 575. The nearest access to I-575 would be Airport Drive (exit 24). The first phase of disturbed area would be 2.75 acres, with a second phase to reach 6.54 acres total. The local trigger is a Land Disturbance Permit. Expected buildout is 2021.

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"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input checked="" type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 16.83 acres
Developer: Canton Mill Ventures, LLC
Mailing Address: 131 Roswell St
Address 2: Suite B201
City: Alpharetta State: GA Zip: 30009
Telephone: 16786431250
Email: grant@dime.is

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following

information: Project Name:
Project ID:

The initial action being requested of the local government for this project:
☐ Rezoning
☐ Variance
☐ Sewer
☐ Water
☐ Permit
☒ Other LDP

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2020
Overall project: 2021

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Developments of Regional Impact

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

DRI #3103

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 County, Georgia
Individual completing form: Michael Chapman
Telephone: 678-493-6101
Email: mchapman@cherokeega.com

Project Information

Name of Proposed Project: Thomas Concrete
DRI ID Number: 3103
Developer/Applicant: Canton Mill Ventures, LLC
Telephone: 16786431250
Email(s): grant@dime.is

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.)
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

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

Economic Development

Estimated Value at Build-Out: \$500,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$300,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☒ Yes ☐ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: Cherokee County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .01 MGD

Is sufficient water supply capacity available to serve the proposed project?
☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Cherokee County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .0003 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

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.) 140 trucks and cars 24 hrs

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 15.6 tons

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 20 %

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention Ponds and water recycling ponds onsite

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No

2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No

3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input 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 type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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April 22, 2022.

Mr. Andrew Spiliotis
Georgia Regional Transportation Authority
State Road & Tollway Authority
245 Peachtree Center Avenue, Suite 2200
Atlanta, GA 30303

Subject: Expedited Review Request for DRI # 3103 – Thomas Concrete Plant Relocation –
LDP 20200000193.

Dear Mr. Spiliotis,

An expedited DRI review is requested for the relocation of Thomas Concrete plant from its existing location at 185 Mill Industrial Way, Canton to 489 Operations Drive in Cherokee County, Georgia. Thomas Concrete Plant will have one access on Operations Drive. The daily trips of this facility are below the 1,000 average daily trips threshold for the expedited review. The General Manager of the existing plant has estimated the daily two-way trips to be about 62 including employee trips. However, to be conservative, we are using 140 two-way daily trips based on the driveway counts collected at Ready-Mix USA plant in Marietta on September 13, 2018. The entering and exiting trips based on these counts is given below in Table 1.

TABLE 1 — TRIP GENERATION							
	AM Peak Hour			PM Peak Hour			24-Hour
	Enter	Exit	Total	Enter	Exit	Total	Two-way
Trucks & Cars	12	10	22	9	12	21	140

Attached is a location map and a site plan of the proposed plan.

Thank you

Sincerely,

Abdul K. Amer, PE
Principal Engineer

Enclosures (2)

