



# 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: 8/8/2005

ARC REVIEW CODE: R507081

TO: Chairman Michael Byrd  
ATTN TO: Vicki Taylor, Zoning Administrator  
FROM: Charles Krautler, Director

NOTE: This is digital  
signature. 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.

**Submitting Local Government:** Cherokee County  
**Name of Proposal:** Cherokee Village Square

**Review Type:** Development of Regional Impact

**Date Opened:** 7/8/2005

**Date Closed:** 8/8/2005

**FINDING:** After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

**Additional Comments:** The proposed development, located just north of Interstate 75, provides a mix of general commercial and light industrial uses that are consistent with many of the ARC's Regional Development Policies. The proximity to the interstate allows for convenient access for trucks to the interstate system and the region while minimal use along local roads. The development proposes a frontage road, Northpoint Parkway, to Interstate 75 through the development and connecting Priest Road. This will allow convenient access between State Route 92 and Priest Road without having to access the Interstate. ARC encourages connectivity and alternative routes along interstates to relieve many of the pressures of short commutes on the interstate system. Although the development does not have to meet the conditions of the Highway 92 overlay district due to previously established zoning conditions, it is strongly encouraged that the developer work with Cherokee County to ensure that the proposed retail component of the development is similar in scale and design of existing development or proposed development that would meet the development standards and regulations for the Highway 92 corridor overlay district.

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

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

ARC TRANSPORTATION PLANNING  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF KENNESAW  
COOSA VALLEY RDC

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
COBB COUNTY  
CITY OF WOODSTOCK

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. This finding will be published to the ARC website.

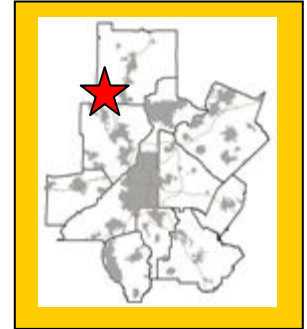
The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html>.

Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

## **FINAL REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

Cherokee Village Square is a proposed mixed use development on 91.40 acres in Cherokee County. The proposed development will consist of 64,425 square feet of retail and 1,131,650 square feet of light industrial uses. Access to the proposed development is proposed at four locations: three along Cherokee Road and one along Priest Road. Primary signalized access will be provided at the intersection of Cherokee Road and Northpoint Parkway. As part of this development, it is proposed to extend Northpoint Parkway east through the development to Priest Road. Two additional right in/right out driveways are to be located along Cherokee Road between I-75 northbound ramp and Northpoint Parkway with one right in/right out proposed north of Northpoint Parkway.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for 2007.

### **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.**

The project site is currently zoned light industrial and general commercial. The site does not need to be rezoned. The DRI trigger for the site was the request for a permit by the developer. Information submitted for the review states that the proposed development is consistent with the Cherokee County's Future Land Use Plan, which designates the area as general commercial.

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

No comments were received identifying inconsistencies with any potentially affected local government's comprehensive plan.

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

No comments were received concerning the impact to the implementation of any local government's short term work program.

**Will the proposed project generate population and/or employment increases in the Region?**

Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

**If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

Yes, the proposed development is estimated to generate approximately 1,442 potential jobs.

**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 two miles radius of the proposed project.

<b>2003</b>	<b>Centennial Lakes</b>
<b>1997</b>	<b>Lake Park Subdivision</b>
<b>1993</b>	<b>Legacy Park</b>
<b>1986</b>	<b>Cobb North</b>

**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 two mobile home parks and three gas stations on the site.

**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 development, located just north of Interstate 75, provides a mix of general commercial and light industrial uses that are consistent with many of the ARC's Regional Development Policies. The proximity to the interstate allows for convenient access for trucks to the interstate system and the region while minimal use along local roads.

ARC is concerned about the impact of the development, particularly Building 3, on state waters that are on the property. Information submitted for the review states that the developer is working to define the state waters and wetlands on the property. ARC has received written assurance from the developer that the site plan will be modified should state waters and wetlands be impacted based on the existing site plan.

The development proposes a frontage road, Northpoint Parkway, to Interstate 75 through the development and connecting Priest Road. This will allow convenient access between State Route 92 and Priest Road without having to access the Interstate. ARC encourages connectivity and alternative routes along interstates to relieve many of the pressures of short commutes on the interstate system.

The proposed development is within the Highway 92 Village Ordinance Overlay District. Information submitted with the review states that zoning conditions placed on this piece of property supersede the

Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

conditions of the Overlay District. The site plan submitted for the review is in compliance with the zoning conditions placed on the property.

Although the property does not have to meet the condition of the overlay district, it is recommended that the developer consider and apply many of the conditions of the overlay district where applicable. The intent of the ordinance is to discourage strip commercial development and enhance traffic safety along Highway 92. The proposed commercial development is characteristic of auto oriented development which could be considered strip commercial. It is strongly encouraged that the developer work with Cherokee County to ensure that the proposed retail component of the development is similar in scale and design of existing development or proposed development that would meet the development standards and regulations for the Highway 92 corridor overlay district.

Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

## **FINAL 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.

Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

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.

Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

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 project is located in southwestern Cherokee County. The proposed development is 87 acres located north of I-75 between S.R. 92 (Cherokee Road) and Priest Road.

### **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 proposed development is entirely within Cherokee County. The proposed development is approximately half a mile from Cobb 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.**

Currently, adjacent land uses are compatible with the proposed development. There is Army Corp of Engineer land as well as undeveloped land zoned for general commercial.

## **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 \$75,000,000.00 with an expected \$2,000,000.00 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.

Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

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

The proposed development is adding retail and light industrial uses with convenient access to the interstate.

## **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.**

### **Watershed Protection/Stream Buffers**

The project is not located within the any identified water supply watershed and is not located on any blue line streams, as indicated on the USGS 1:24,000 Acworth quad map, which includes the project area. The plans show two areas of state waters with the State 25-foot erosion and sedimentation buffer. A portion of Building 3 and its parking area are shown as being built over one branch of the state waters. Any such activity within those buffers must be approved by 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 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. The following table summarizes the results of the analysis.

**Estimated Pounds of Pollutants Per Year**

Land Use:	Land Area (Acres)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	12.00	20.52	208.80	1296.00	11796.00	14.76	2.64
Office/Light Industrial	79.40	102.43	1360.12	9051.60	56215.20	117.51	15.09
<b>TOTAL</b>	<b>91.40</b>	<b>122.95</b>	<b>1568.92</b>	<b>10347.60</b>	<b>68011.20</b>	<b>132.27</b>	<b>17.73</b>
Total percent impervious	72%						

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](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.

## **HISTORIC RESOURCES**



Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

**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**

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

Two access points will be associated with the development. One access point will be provided off of Cherokee Road on the north end of the site while the second access point will be off Priest Road on the south side of the site. Both access points will be onto the Northpoint Parkway Extension which runs through the center of the site from Priest Road to Cherokee Road.

**How much traffic (both average daily and peak am/pm) will be generated by the proposed project?**

URS performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the rates published in the 7<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

Land Use	A.M. Peak Hour			P.M. Peak Hour			24-Hour
	Enter	Exit	2-Way	Enter	Exit	2-Way	2-Way
Warehouse	208	46	254	61	181	242	2,465
Retail	80	52	132	249	269	518	5633
- pass-by	-17	-11	-28	-105	-114	-219	-1,915
<b>TOTAL NET NEW TRIPS</b>	<b>271</b>	<b>87</b>	<b>358</b>	<b>205</b>	<b>336</b>	<b>541</b>	<b>6183</b>

**What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?**

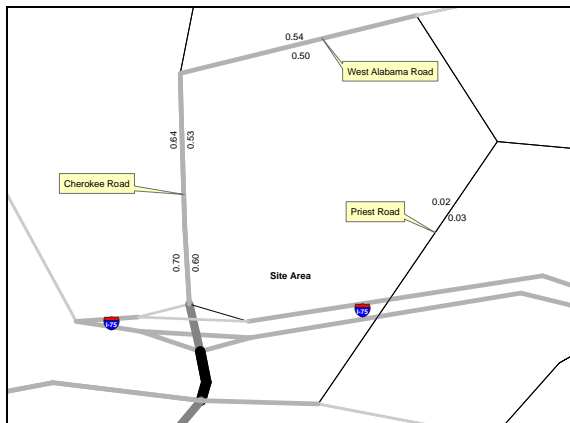
Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of

Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

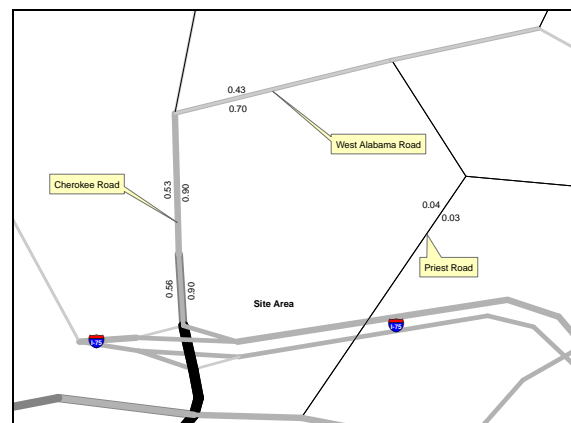
an intersection or roadway results in a substandard LOS “D”, then the consultant recommends improvements.

Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. LOS A is free-flow traffic from 0 to 0.3, LOS B is decreased free-flow from 0.31 to 0.5, LOS C is limited mobility from 0.51 to 0.75, LOS D is restricted mobility from 0.76 to 0.9, LOS E is at or near capacity from 0.91 to 1.00, and LOS F is breakdown flow with a V/C ratio of 1.01 or above. As a V/C ratio reaches 0.8, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 1.0 or above are considered congested.

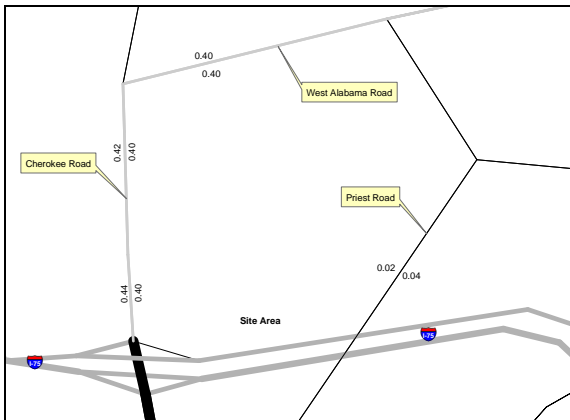
### V/C Ratios



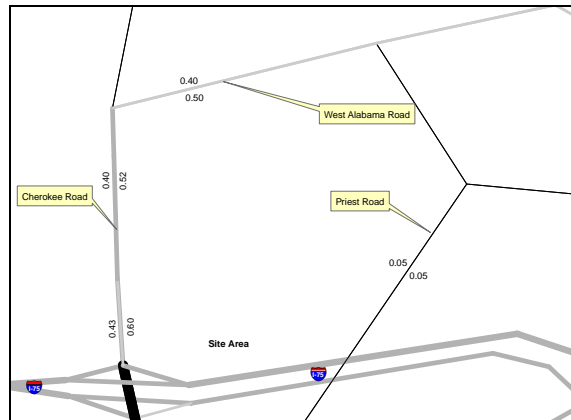
**2005 AM Peak**



**2005 PM Peak**

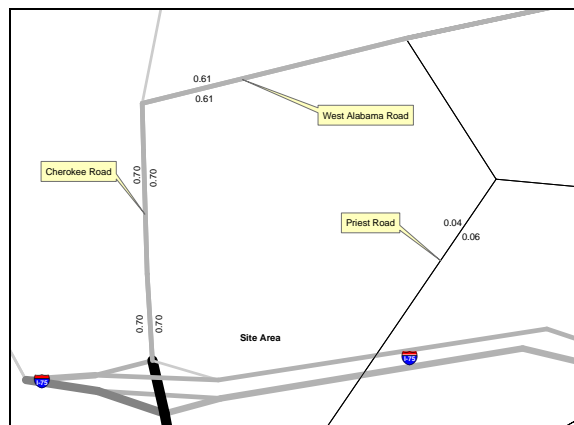


**2010 AM Peak**

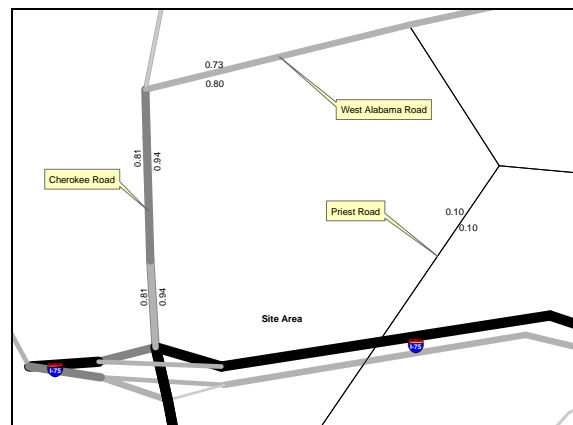


**2010 PM Peak**

Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005



**2030 AM Peak**



**2030 PM Peak**

Legend					
<b>AM/PM Peak V/C Ratio</b>					
LOS A: 0 - 0.3	LOS B: 0.31 - 0.5	LOS C: 0.51 - 0.75	LOS D: 0.76 - 0.90	LOS E: 0.91 - 1.00	LOS F: 1.01+

For the V/C ratio graphic, the data is based on 2005, 2010 and 2030 A.M./P.M. peak volume data generated from ARC's travel demand model for Mobility 2030, the 2030 RTP and the FY 2005-2010 TIP, adopted in December 2004. The travel demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

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

#### 2005-2010 TIP\*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
CH-004	SR 92	Roadway Capacity	2009
CO-301	SR 92 (LAKE ACWORTH DRIVE / COWAN ROAD)	Roadway Capacity	2012
CH-AR-108	I-75 NORTH	Interchange Upgrade	2007
AR-432	I-75 NORTH ATMS COMMUNICATIONS / SURVEILLANCE	Roadway Operations	2007

#### 2030 RTP\*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
CO-AR-302	I-75 NORTH NOISE BARRIERS	Other	2020

\*The ARC Board adopted the 2030 RTP and FY 2005-2010 TIP in December 2004. USDOT approved in December 2004.

**Summarize the transportation improvements as recommended by consultant in the traffic study for Cherokee Village Square Mixed-Use Site.**

According to the findings, there will be some capacity deficiencies as a result of future year **background** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service.

Cherokee Road at Baker Road/ Lake Acworth Drive

Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

- Widen southbound approach to provide a second left-turn lane. This will also require widening the eastern receiving leg of Baker Road to accommodate; and
- Modify signal to provide protected-permissive phasing for westbound left-turns, and permissive-plus-overlap phasing for the westbound right-turn movement.

According to the findings, there will be some capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service. The recommendations stated in the no-build condition are also applicable to the build condition.

Cherokee Road at Baker Road/ Lake Acworth Drive

- Widen northbound approach to provide an exclusive right-turn lane.

Cherokee Road at Northpoint Parkway

- The westbound approach of Northpoint Parkway extension at Cherokee Road shall include an exclusive left-turn lane, one through lane, and an exclusive right-turn lane.
- The existing signal should be modified to include protected-permissive left-turn phasing for the westbound approach.

Priest Road at Northpoint Parkway

- Add an exclusive eastbound right-turn lane from Northpoint Parkway onto Priest Road.

**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?**

There is currently no transit service provided to this section of Cherokee County nor are any plans proposed to do so in the foreseeable future.

**What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?**

None proposed.

The development **DOES NOT PASS** the ARC's Air Quality Benchmark test.

<b>Air Quality Impacts/Mitigation (based on ARC strategies)</b>	<b>Credits</b>	<b>Total</b>
Clean-fueled vehicles 2% per ea.10% of fleet	10%	10%
Bike/ped networks connecting uses w/in the site	2%	2%
<b>Total</b>	12%	<b>12%</b>

The proposed development does not pass the Air Quality Benchmark Test; however, by including a parking management program such as preferred spaces for carpool vehicles, the development would clearly pass the Benchmark Test. It is strongly encouraged that the developer seeks such parking management programs for the development.

Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

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

Traffic impacts by this development are minimal. It is recommended that all proposed improvements be implemented to reduce the impact this development or adjacent developments will have on the surrounding roadway network.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

Based on regional averages, wastewater is estimated at 0.0689 MGD.

**Which facility will treat wastewater from the project?**

Information submitted with the review states that the Northwest Cobb County 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 Northwest Cobb is listed below

<b>PERMITTED CAPACITY MMF, MGD <sup>1</sup></b>	<b>DESIGN CAPACITY MMF, MGD</b>	<b>2001 MMF, MGD</b>	<b>2008 MMF, MGD</b>	<b>2008 CAPACITY AVAILABLE +/-, MGD</b>	<b>PLANNED EXPANSION</b>	<b>REMARKS</b>
No flow limit	8	6	9	-71	Expansion to 12 mgd by 2006.	4-5MG/month of reclaimed water used to irrigate golf course.

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

<sup>1</sup> 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 0.0689 MGD 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?**

Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

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

## **INFRASTRUCTURE**

### **Solid Waste**

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

Information submitted with the review 2,931.042 tons of solid waste per year.

**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.)?**

None were determined during the review.

## **AGING**

**Does the development address population needs by age?**



Preliminary Report:	July 8, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT  <u>REVIEW REPORT</u></b>	Project:	Cherokee Village Square #809
Final Report Due:	August 8, 2005		Comments Due By:	July 22, 2005

Not applicable

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

No.

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

No.

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

The site proposed for the development is located in Census Tract 911.03. This tract had a 2.0 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 97 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 residential developments in the area are 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.

---

**From:** Gaddy, James [mailto:jgaddy@majesticrealty.com]  
**Sent:** Monday, August 08, 2005 9:11 AM  
**To:** Haley Fleming  
**Cc:** Steve\_Cassell@URSCorp.com; Mike Alexander  
**Subject:** RE: Cherokee Village Square

Haley,

We are currently working to determine all state waters and wetlands on the site and that should there be any impacts determined on the waters or wetlands, the site plan will be amended to reflect the appropriate buffers and measures of protection. I hope this is sufficient. Please let me know if you need a formal letter.

James

---



**Haley Fleming**

---

**From:** Vicki Taylor [vtaylor@cherokeega.com]  
**Sent:** Thursday, June 30, 2005 11:45 AM  
**To:** Haley Fleming  
**Cc:** sgreen@grta.org.  
**Subject:** Cherokee Village Square

*Haley,*

*After reviewing the zoning file for the properties included in the Cherokee Village Square (DRI #809) project there are zoning conditions placed on this property by our Board of Commissioners that supercede the conditions of the "SR 92 Village Ordinance." The site plan attached that was submitted to you is in compliance with the zoning conditions for the property.*

*Please let me know if you need further information from me.*

*Vicki S. Taylor, AICP  
Zoning Administrator  
Cherokee County Planning and Zoning  
[vtaylor@cherokeega.com](mailto:vtaylor@cherokeega.com)*

Your DRI ID NUMBER for this submission is: **809**  
 Use this number when filling out a DRI REVIEW REQUEST.  
 Submitted on: 5/19/2005 3:41:22 PM

## DEVELOPMENT OF REGIONAL IMPACT

### Cherokee County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan 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:	Cherokee County
*Individual completing form and Mailing Address:	Vicki S. Taylor, AICP 130 E Main Street Suite 108 Canton, Georgia 30114
Telephone:	678-493-6105
Fax:	678-493-6111
E-mail ( <b>only one</b> ):	<a href="mailto:vtaylor@cherokeega.com">vtaylor@cherokeega.com</a>

\*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 Village Square	
Development Type	Description of Project	Thresholds
Commercial	General Commercial and Light Industrial	<a href="#">View Thresholds</a>
Developer / Applicant and Mailing Address:	Majestic Realty Company 3490 Piedmont Road Suite 210 Atlanta, Georgia 30305	
Telephone:	404-467-5255	
Fax:	404-467-5256	
Email:	<a href="mailto:jgaddy@majesticrealty.com">jgaddy@majesticrealty.com</a>	
Name of property owner(s) if different from developer/applicant:		
Provide Land-Lot-District Number:	1244, 1275, 1276, 1277 of the 21st District	
What are the principal streets or roads providing vehicular access to the site?	State Route 92	
Provide name of nearest street(s) or intersection:	State Route 92 and Interstate 75	
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). ( <a href="http://www.mapquest.com">http://www.mapquest.com</a> or <a href="http://www.mapblast.com">http://www.mapblast.com</a> are helpful sites to use.):		
Is the proposed project entirely located within your local government's jurisdiction?	Y	
If yes, how close is the boundary of the nearest other local government?	1/4 mile from Cobb County and Bartow County	

If no, provide the following information:	
In what additional jurisdictions is the project located?	
In which jurisdiction is the majority of the project located? (give percent of project)	Name: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project:
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:	Permit
What is the name of the water supplier for this site?	Cherokee County Water and Sewer Authority
What is the name of the wastewater treatment supplier for this site?	Cherokee Water and Sewer Authority
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: 2008

### 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?	N
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	N
Included in an official Transportation Improvement Plan (TIP)?	Y
Developer/Applicant has identified needed improvements?	Y
Other (Please Describe):	

Submitted on: 6/8/2005 2:28:48 PM

## DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

### Local Government Information

Submitting Local Government:	Cherokee County
Individual completing form:	Vicki S. Taylor, AICP
Telephone:	678-493-6105
Fax:	678-493-6111
Email ( <b>only one</b> ):	<a href="mailto:vtaylor@cherokeega.com">vtaylor@cherokeega.com</a>

### Proposed Project Information

Name of Proposed Project:	Cherokee Village Square
DRI ID Number:	809
Developer/Applicant:	Majestic Realty Company
Telephone:	404-467-5255
Fax:	404-467-5256
Email(s):	<a href="mailto:jgaddy@majesticrealty.com">jgaddy@majesticrealty.com</a>

### 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:	\$75,000,000±
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$2,000,000±
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): Two existing gas stations will be displaced.	

### Community Facilities Impacts

#### Water Supply

Name of water supply provider for this site:	Cherokee County Water and Sewer Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0689MGD
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?	N
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?	

## Wastewater Disposal

Name of wastewater treatment provider for this site:	Cherokee County Water and Sewer Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0689 MGD
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?	N
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?	

## 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.)	358 am peak, 541 pm 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: See Traffic Impact Study	

## Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	2,931.042 tpy
Is sufficient landfill capacity available to serve this proposed project?	Y
If no, are there any current plans to expand existing landfill capacity?	N
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?	60%±
Is the site located in a water supply watershed?	Y
If yes, list the watershed(s) name(s) below: Two small tributaries to Allatoona Lake exist onsite.	
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, water quality features, stream buffers and/or channel protection measures will be implemented in accordance with the Cherokee County standards.	

## 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: Potential impacts will be from stormwater runoff. Detention ponds, water quality features, stream buffers and/or channel protection measures will be implemented in accordance with the Cherokee County standards. Studies are currently underway that will identify the location and extents of wetlands in the area.	
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?	N
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:	



