

DATE: June 28, 2022

TO: Chairperson Laura Semanson, Forsyth County
ATTN TO: Leslie Silas, Planning Manager, Forsyth County
FROM: Mike Alexander, Director, ARC Center for Livable Communities
RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the DRI's 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 final report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Coal Mountain Industrial Park DRI 3549

Submitting Local Government: Forsyth County

Date Opened: June 9, 2022

Date Closed: June 28, 2022

Description: A DRI Review of a proposal to build approximately 621,000 SF of warehouse space and 15,000 SF of office space in 5 buildings on a 55.4 acre site in unincorporated Forsyth County. The site has been used for agricultural purposes and includes significant floodplain and stream areas.

Comments:

Key Comments

The project site is designated as Developing Suburbs in ARC's Atlanta Region's Plan. The proposed project is not well aligned with the Plan's growth policy recommendation for Developing Suburbs which state: "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned with these recommendations by retaining additional undisturbed areas, minimizing stream buffer intrusions, and utilizing undisturbed areas for conservation purposes.

There are 13 wetland areas and several streams on the site; multiple intrusions into stream buffers are shown and will require variances from Forsyth County.

The project is expected to generate approximately 1,324 daily new car trips; a number of improvements to mitigate project generated vehicular traffic are identified in the TIS.

Incorporation of green stormwater and heat island mitigation designs for the roughly 408 surface car parking spaces proposed would be supportive of regional environmental policies.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity for the region. The Plan assigns a relevant growth category designation to all areas in the region and provides corresponding growth policy recommendations for each category.

The site of this DRI is designated in the Plan as Developing Suburbs. The Plan's general information and policy recommendations for Developing Suburbs areas are provided at the end of these comments.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group are attached.

The project is expected to generate approximately 1,324 daily new car trips; a number of improvements to mitigate project generated vehicular traffic are identified in the TIS.

A total of 408 parking spaces are provided; no EV charging stations appear to be proposed. Provision of some EV charging spaces would be supportive of regional EV infrastructure goals.

No sidewalks are shown on the site plan. Sidewalks between buildings connecting to a future external sidewalk system or transit opportunities are considered a minimum component of a multi-modal transportation strategy.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resources Comments

ARC's Natural Resource Group full comments are attached. The USGS coverage for the project area and the submitted site plan show one intermittent stream starting on the and flowing to the west. The submitted site plan also shows a tributary to the mapped creek as well as a creek and tributary at the southern edge of the property. The site plan shows the 25-foot State Sediment and Erosion Control buffer as well as the Forsyth County's Stream Buffer Ordinance's 50-foot stream buffer and 75-foot impervious setback along all the streams. Six proposed intrusions are noted on the site plans and are identified as variance areas. All show intrusions into the 75-foot setback, the 50-foot buffer, or both, and will require variances from the

County. One identified intrusion will also require a variance for the 25-foot State Sediment and Erosion Control buffer. Any unmapped streams on the property may also be subject to the City stream buffer ordinance, and all waters of the state on the property are subject to the State 25-foot Sediment and Erosion Control buffer.

Environmental Comments

There are 13 wetland areas and several streams on the site. Multiple intrusions into stream buffers are shown and may require variances. Minimizing stream buffer intrusions, retaining additional wooded area, and creating a plan to utilize undisturbed areas for conservation purposes would be supportive of regional environmental policies

The project can better support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

The Atlanta Region's Plan Growth Policy: Developing Suburbs

As detailed in ARC's Atlanta Region's Plan, Developing Suburbs are areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The intensity and land use of the project is not well aligned with the Atlanta Region's Plan recommendations for Developing Suburbs. The project could be made more responsive to these goals and policies by retaining additional undisturbed area, minimizing stream buffer intrusions, and dedicating undisturbed areas for conservation purposes. Forsyth County leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF CUMMING

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
FORSYTH COUNTY

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



Developments of Regional Impact

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DRI #3549

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: Forsyth

Individual completing form: Leslie Silas

Telephone: 770-205-4568

E-mail: lsilas@forsythco.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: Coal Mountain Industrial Park

Location (Street Address, GPS Lat: 34°16'54.18"; Long: N, 84°4'49.16" W 4095 and 4165 Settingdown Road and Coordinates, or Legal Land Lot 4245 Settingdown C
Description):

Brief Description of Project: Approximately 621,000 sq. ft. of warehouse space with ancillary office and maintenance space, with an additional approximately 15,000 sq. ft. of small office space.

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 checked="" type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 5 buildings, consisting of 636,050 sq. ft.

Developer: Tamarack Investments, LLC

Mailing Address: 417 Green St NW

Address 2:

City: Gainesville State: GA Zip: 30501

Telephone: 404-895-6652

Email: rmccaffrey@tamarackinv.com

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

If yes, property owner: Martin Residuary Trust et al

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

Rezoning with Conditional Use Permits

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: 2023 for 2 buildings

Overall project: 2024 for final buildings

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Developments of Regional Impact

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DRI #3549

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: Forsyth
Individual completing form: Leslie Silas
Telephone: 770-205-4568
Email: ldsilas@forsythco.com

Project Information

Name of Proposed Project: Coal Mountain Industrial Park
DRI ID Number: 3549
Developer/Applicant: Tamarack Investments, LLC
Telephone: 404-895-6652
Email(s): rmccaffrey@tamarackinv.com

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: \$63,500,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$811,000

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: Forsyth County

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

0.015 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:

Forsyth County

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

0.014 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? 0.6 miles

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.)

155 vehicle trips per day

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)?

575 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?

51.2%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater will be controlled and mitigated by using run-off reduction measures, water quality measures, stormwater detention ponds and undisturbed state water buffers.

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? ☐ (not selected) ☐ Yes ☒ No
- 4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
- 5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
- 6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
- 7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
- 8. Other environmentally sensitive resources? ☐ (not selected) ☒ Yes ☐ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
Construction improvements will encroach into 35,369 sq. ft. of stream buffer.

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Development of Regional Impact Assessment of Consistency with the Regional Transportation Plan

DRI INFORMATION

DRI Number #3549
DRI Title Coal Mountain Warehouse DRI Study
County Forsyth County
City (if applicable)
Address / Location The proposed project site is bounded by Martin Road, Settingdown Road, and Church Street.

Proposed Development Type: The proposed development will include warehouse and office space.

Build Out: 2025

Review Process ☒ EXPEDITED
☐ NON-EXPEDITED

REVIEW INFORMATION

Prepared by ARC Transportation Access and Mobility Division
Staff Lead Aries Little
Copied Marquitrice Mangham
Date June 13, 2022

TRAFFIC STUDY

Prepared by Columbia Engineering and Services, Inc.
Date June 9, 2022

REGIONAL TRANSPORTATION PLAN PROJECTS

01. Did the traffic analysis incorporate all projects contained in the current version of the fiscally constrained RTP which are within the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

☐ YES (*provide the regional plan referenced and the page number of the traffic study where relevant projects are identified*)

[Click here to provide comments.](#)

☒ NO (*provide comments below*)

There are no projects identified in the fiscally constrained RTP within the study area or along the major transportation corridors.

REGIONAL NETWORKS

02. Will the development site be directly served by any roadways identified as Regional Thoroughfares?

A Regional Thoroughfare is a major transportation corridor that serves multiple ways of traveling, including walking, bicycling, driving, and riding transit. It connects people and goods to important places in metropolitan Atlanta. A Regional Thoroughfare's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Thoroughfares serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☐ NO

☒ YES (*identify the roadways and existing/proposed access points*)

There is a total of seven access points proposed, which are located on Martin Rd (1), Settingdown Rd (4), and Church Rd (2). Martin Rd provides direct access to regional thoroughfares SR 9 and SR 400.

03. Will the development site be directly served by any roadways identified as Regional Truck Routes?

A Regional Truck Route is a freeway, state route or other roadway which serves as a critical link for the movement of goods to, from and within the Region by connecting airports, intermodal/multimodal facilities, distribution and warehousing centers and manufacturing clusters with the rest of the state and nation. These facilities often serve a key mobility and access function for other users as well, including drivers, bicyclists, pedestrians and transit users. A Regional Truck Route's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Truck Routes serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☐ NO

☒ YES (*identify the roadways and existing/proposed access points*)

The proposed development will have access to three regional truck routes, which are SR 9, SR 369, and SR 400.

04. If the development site is within one mile of an existing rail service, provide information on accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE (*nearest station more than one mile away*)

☐ RAIL SERVICE WITHIN ONE MILE (*provide additional information below*)

Operator / Rail Line

Nearest Station

[Click here to enter name of operator and rail line](#)

Distance*

☐ Within or adjacent to the development site (0.10 mile or less)

☐ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access*

☐ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (*accessing the site by walking is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

Bicycling Access*

☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity

☐ Low volume and/or low speed streets provide connectivity

☐ Route follows high volume and/or high speed streets

☐ Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

Transit Connectivity

☐ Fixed route transit agency bus service available to rail station

☐ Private shuttle or circulator available to rail station

☐ No services available to rail station

☐ Not applicable (*accessing the site by transit is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

** Following the most direct feasible walking or bicycling route to the nearest point on the development site*

05. If there is currently no rail transit service within one mile of the development site, is nearby rail service planned in the fiscally constrained RTP?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and expansion plans are being considered in the general vicinity of the development site, the agency should give consideration to how the site can be best served during the evaluation of alignments and station locations. Proactive negotiations with the development team and local government(s) are encouraged to determine whether right-of-way within the site should be identified and protected for potential future service. If direct service to the site is not feasible or cost effective, the transit agency and local government(s) are encouraged to ensure good walking and bicycling access accessibility is provided between the development and the future rail line. These improvements should be considered fundamental components of the overall transit expansion project, with improvements completed concurrent with or prior to the transit service being brought online.

- ☐ NOT APPLICABLE (rail service already exists)
- ☐ NOT APPLICABLE (accessing the site by transit is not consistent with the type of development proposed)
- ☒ NO (no plans exist to provide rail service in the general vicinity)
- ☐ YES (provide additional information on the timeframe of the expansion project below)
 - ☐ CST planned within TIP period
 - ☐ CST planned within first portion of long range period
 - ☐ CST planned near end of plan horizon

[Click here to provide comments.](#)

06. If the development site is within one mile of fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the connection a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE (nearest bus, shuttle or circulator stop more than one mile away)

☐ SERVICE WITHIN ONE MILE (provide additional information below)

Operator(s) [Click here to enter name of operator\(s\).](#)

Bus Route(s) [Click here to enter bus route number\(s\).](#)

Distance* ☐ Within or adjacent to the development site (0.10 mile or less)

☐ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access* ☐ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

[Click here to provide comments.](#)

Bicycling Access* ☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity

☐ Low volume and/or low speed streets provide sufficient connectivity

☐ Route uses high volume and/or high speed streets

☐ Not applicable (accessing the site by bicycling is not consistent with the type of development proposed)

* Following the most direct feasible walking or bicycling route to the nearest point on the development site

07. Does a transit agency which provides rail and/or fixed route bus service operate anywhere within the jurisdiction in which the development site is located?

Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and a comprehensive operations plan update is undertaken, the agency should give consideration to serving the site during the evaluation of future routes, bus stops and transfer facilities. If the nature of the development is amenable to access by transit, walking or bicycling, but direct service to the site is not feasible or cost effective, the transit agency and local government(s) should ensure good walking and bicycling access accessibility is provided between the development and any routes within a one mile radius. The applicable local government(s) is encouraged to make these connections a funding priority for future walking and bicycling infrastructure improvements.

☐ NO

☒ YES

Forsyth County operates within the jurisdiction of the proposed development but do not offer rail and fixed route bus service.

08. If the development site is within one mile of an existing multi-use path or trail, provide information on accessibility conditions.

Access between major developments and walking/bicycling facilities provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If connectivity with a regionally significant path or trail is available nearby, but walking or bicycling between the development site and those facilities is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.

☒ NOT APPLICABLE (nearest path or trail more than one mile away)

☐ YES (provide additional information below)

Name of facility

[Click here to provide name of facility.](#)

Distance

☐ Within or adjacent to development site (0.10 mile or less)

☐ 0.15 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access*

☐ Sidewalks and crosswalks provide connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

Bicycling Access*

☐ Dedicated lanes or cycle tracks provide connectivity

☐ Low volume and/or low speed streets provide connectivity

- ☐ Route uses high volume and/or high speed streets
- ☐ Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

* *Following the most direct feasible walking or bicycling route to the nearest point on the development site*

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

09. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections with adjacent parcels?

The ability for drivers and bus routes to move between developments without using the adjacent arterial or collector roadway networks can save time and reduce congestion. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- ☐ YES (*connections to adjacent parcels are planned as part of the development*)
- ☐ YES (*stub outs will make future connections possible when adjacent parcels redevelop*)
- ☒ NO (*the site plan precludes future connections with adjacent parcels when they redevelop*)
- ☐ OTHER (*Please explain*)

10. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

The ability for walkers and bicyclists to move within the site safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Development site plans should incorporate well designed and direct sidewalk connections between all key destinations. To the extent practical, bicycle lanes or multiuse paths are encouraged for large acreage sites and where high volumes of bicyclists and pedestrians are possible.

- ☐ YES (*sidewalks provided on all key walking routes and both sides of roads whenever practical and bicyclists should have no major issues navigating the street network*)
- ☐ PARTIAL (*some walking and bicycling facilities are provided, but connections are not comprehensive and/or direct*)
- ☐ NO (*walking and bicycling facilities within the site are limited or nonexistent*)
- ☐ NOT APPLICABLE (*the nature of the development does not lend itself to internal walking and bicycling trips*)
- ☒ OTHER (*Internal sidewalks are illustrated and are shown to have continuous connectivity to each of the buildings. It appears that the sidewalks will not be on both sides of the road. The section referenced as Pedestrian Safety is written as though it is no grantee that sidewalks and crosswalks will be implemented.*)

11. Does the site plan provide the ability to construct publicly accessible bicycling and walking connections with adjacent parcels which may be redeveloped in the future?

The ability for walkers and bicyclists to move between developments safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.

- ☐ YES (connections to adjacent parcels are planned as part of the development)
- ☐ YES (stub outs will make future connections possible when adjacent parcels redevelop)
- ☐ NO (the development site plan does not enable walking or bicycling to/from adjacent parcels)
- ☐ NO (the site plan precludes future connections with adjacent parcels when they redevelop)
- ☐ NOT APPLICABLE (adjacent parcels are not likely to develop or redevelop in the near future)
- ☒ NOT APPLICABLE (the nature of the development or adjacent parcels does not lend itself to interparcel walking and bicycling trips)

12. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

The ability for delivery and service vehicles to efficiently enter and exit major developments is often key to their economic success. So is the ability of visitors and customers being able to move around safely and pleasantly within the site. To the extent practical, truck movements should be segregated by minimizing the number of conflict points with publicly accessible internal roadways, sidewalks, paths and other facilities.

- ☐ YES (truck routes to serve destinations within the site are clearly delineated, provide ample space for queuing and turning around, and are separated from other users to the extent practical)
- ☐ PARTIAL (while one or more truck routes are also used by motorists and/or interface with primary walking and bicycling routes, the site plan mitigates the potential for conflict adequately)
- ☐ NO (one or more truck routes serving the site conflict directly with routes likely to be used heavily by pedestrians, bicyclists and/or motorists)
- ☒ NOT APPLICABLE (the nature of the development will not generate a wide variety of users and/or very low truck volumes, so the potential for conflict is negligible)

RECOMMENDATIONS

13. Do the transportation network recommendations outlined in the traffic study appear to be feasible from a constructability standpoint?

- ☐ UNKNOWN *(additional study is necessary)*
- ☒ YES *(based on information made available through the review process; does not represent a thorough engineering / financial analysis)*
- ☐ NO *(see comments below)*

Click here to enter text.

14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?

- ☒ NO *(based on information shared with ARC staff prior to or during the review process; does not reflect the outcome of an extensive stakeholder engagement process)*
- ☐ YES *(see comments below)*

Click here to enter text.

15. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):

COAL MOUNTAIN INDUSTRIAL DRI
Forsyth County
Natural Resources Group Comments
June 13, 2022

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified County and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The project property is in the Etowah River Water Supply Watershed, which is a large (greater than 100 square miles) water supply watershed as defined in the DNR Part 5 Water Supply Watershed Minimum Criteria. The Etowah River has two direct river intakes, one for the City of Canton and a second for the Cobb-Marietta Water Authority to supply the Hickory Log Reservoir which is off the Etowah. Both are in Cherokee County. Under Part 5, the only criteria for large water supply watersheds with direct river (not reservoir) intakes are that new facilities within 7 miles of a water supply intake which handle hazardous materials of the types and amounts determined by the Georgia Department of Natural Resources (DNR), shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by DNR. This project is more than 7 miles upstream of the closest intake.

Stream Buffers

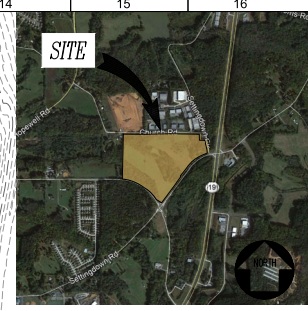
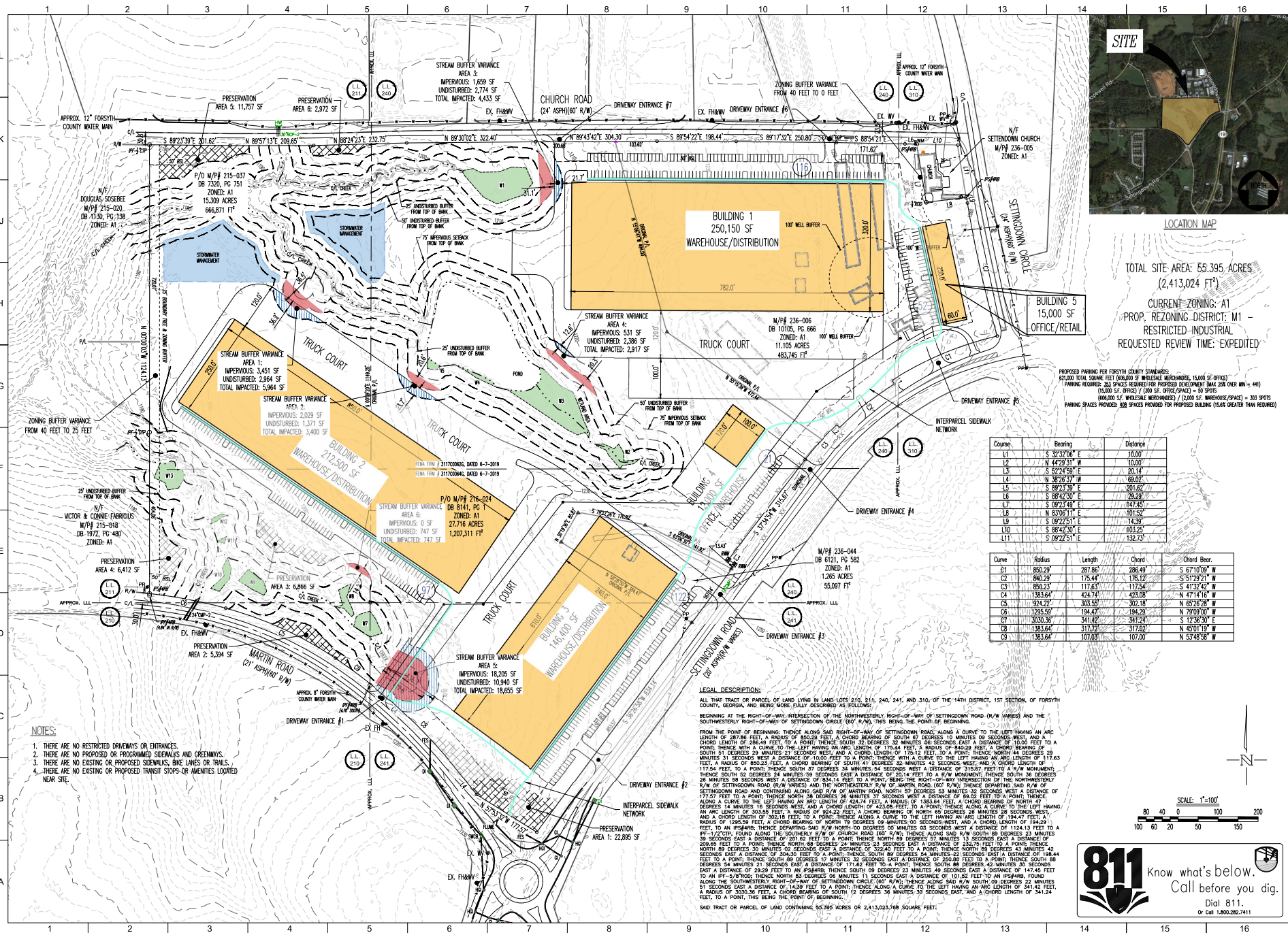
The USGS coverage for the project area and the submitted site plan show one intermittent stream starting on the and flowing to the west. The submitted site plan also shows a tributary to the mapped creek as well as a creek and tributary at the southern edge of the property. The site plan shows the 25-foot State Sediment and Erosion Control buffer as well as the Forsyth County's Stream Buffer Ordinance's 50-foot stream buffer and 75-foot impervious setback along all the streams. Six proposed intrusions are noted on the site plans and are identified as variance areas. All show intrusions into the 75-foot setback, the 50-foot buffer, or both, and will require variances from the County. One identified intrusion will also require a variance for the 25-foot State Sediment and Erosion Control buffer. Any unmapped streams on the property may also be subject to the City stream buffer ordinance, and all waters of the state on the property are subject to the State 25-foot Sediment and Erosion Control buffer.

Storm Water/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.



LOCATION MAP

TOTAL SITE AREA: 55.395 ACRES
(2,413,024 FT²)

CURRENT ZONING: A1
PROP. REZONING DISTRICT: M1 - RESTRICTED INDUSTRIAL
REQUESTED REVIEW TIME: EXPEDITED

PROPOSED PARKING PER FORTH COUNTY STANDARDS:
15,000 TOTAL SQUARE FEET (BOLUS OF WHOLESALE MERCHANDISE, 15,000 SF OFFICE)
PARKING REQUIRED: 303 SPACES REQUIRED FOR PROPOSED DEVELOPMENT (MAX 208 OVER MIN = 441)
(10,000 SF OFFICE) / (300 SF OFFICE/SPACE) = 33 SPACES
(10,000 SF WHOLESALE MERCHANDISE) / (2,000 SF WHOLESALE/SPACE) = 303 SPACES
PARKING SPACES PROVIDED: 508 SPACES PROVIDED FOR PROPOSED BUILDING (LEAVE GREATER THAN REQUIRED)

Course	Bearing	Distance
L1	S 32°32'06" E	10.00
L2	N 44°29'31" W	10.00
L3	S 52°24'59" E	20.14
L4	N 36°26'57" W	69.02
L5	S 89°23'39" E	201.62
L6	S 88°42'30" E	29.29
L7	S 09°23'49" E	147.45
L8	N 83°06'11" E	101.52
L9	S 09°22'51" E	14.39
L10	S 88°42'30" E	103.23
L11	S 09°22'51" E	132.73

Curve	Radius	Length	Chord	Chord Bear.
C1	850.29	267.86	286.49	S 67°10'09" W
C2	840.29	175.44	175.44	S 51°29'21" W
C3	850.29	117.63	117.63	S 41°54'18" W
C4	1383.64	424.74	423.08	N 47°14'18" W
C5	924.22	303.55	302.18	N 65°26'28" W
C6	1295.59	194.47	194.25	N 79°09'10" W
C7	1383.64	341.62	341.62	S 12°38'30" E
C8	1383.64	317.72	317.82	N 45°01'19" W
C9	1383.64	107.03	107.00	N 53°48'58" W

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND LOTS 210, 211, 240, 241, AND 310, OF THE 14TH DISTRICT, 1ST SECTION, OF FORTH COUNTY, GEORGIA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE RIGHT-OF-WAY INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF SETTINGDOWN ROAD (R/W VARIES) AND THE SOUTHWESTERLY RIGHT-OF-WAY OF SETTINGDOWN ROAD (R/W VARIES), THIS BEING THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, THENCE ALONG SAID RIGHT-OF-WAY OF SETTINGDOWN ROAD, ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 287.86 FEET, A RADIUS OF 850.29 FEET, A CHORD BEARING OF SOUTH 67 DEGREES 10 MINUTES 09 SECONDS WEST, AND A CHORD LENGTH OF 286.49 FEET, TO A POINT; THENCE SOUTH 32 DEGREES 32 MINUTES 06 SECONDS EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 175.44 FEET, A RADIUS OF 840.29 FEET, A CHORD BEARING OF SOUTH 51 DEGREES 29 MINUTES 21 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 117.63 FEET, A RADIUS OF 850.29 FEET, A CHORD BEARING OF SOUTH 41 DEGREES 54 MINUTES 18 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 201.62 FEET, A RADIUS OF 892.34 FEET, A CHORD BEARING OF SOUTH 36 DEGREES 27 MINUTES 57 SECONDS WEST, A DISTANCE OF 20.14 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 29.29 FEET, A RADIUS OF 884.23 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 23 MINUTES 49 SECONDS EAST, A DISTANCE OF 147.45 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 101.52 FEET, A RADIUS OF 830.61 FEET, A CHORD BEARING OF NORTH 83 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF 101.52 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 14.39 FEET, A RADIUS OF 902.21 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 22 MINUTES 51 SECONDS EAST, A DISTANCE OF 14.39 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 103.23 FEET, A RADIUS OF 884.23 FEET, A CHORD BEARING OF SOUTH 88 DEGREES 42 MINUTES 30 SECONDS EAST, A DISTANCE OF 103.23 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 132.73 FEET, A RADIUS OF 902.21 FEET, A CHORD BEARING OF SOUTH 09 DEGREES 22 MINUTES 51 SECONDS EAST, A DISTANCE OF 132.73 FEET TO A POINT; THIS BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINING 55.395 ACRES OR 2,413,023.768 SQUARE FEET.

- NOTES:
1. THERE ARE NO RESTRICTED DRIVEWAYS OR ENTRANCES.
 2. THERE ARE NO PROPOSED OR PROGRAMMED SIDEWALKS AND GREENWAYS.
 3. THERE ARE NO EXISTING OR PROPOSED SIDEWALKS, BIKELANES OR TRAILS.
 4. THERE ARE NO EXISTING OR PROPOSED TRANSIT STOPS OR MENUES LOCATED NEAR SITE.

ARCHITECTS & ENGINEERS
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(770) 345-2579

JOB: 21-071
DRW: MCZ
CHK: MCZ

REVISIONS	DATE	NUMBER	COMMENTS

COAL MOUNTAIN INDUSTRIAL

LANDS 210, 211, 240 & 241, 14TH DISTRICT, 1ST SECTION
FORTH COUNTY, GEORGIA

SITE PLAN

C-1

DATE: 03/07/2022