

DATE: September 26, 2022

TO: Chairperson Alfred John, Forsyth County
ATTN TO: Leslie Silas, Planning Manager, Forsyth County
RE: Development of Regional Impact Review
FROM: Mike Alexander, Director, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following 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 preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Coal Mountain Mixed Use Development DRI 3718

Submitting Local Government: Forsyth County

Date Opened: September 26, 2022 **Comments Deadline:** October 11, 2022 **Date to Close:** October 13, 2022

Description: A DRI review of a proposal to build a mixed-use project with 261 detached single-family homes, 219 attached single-family homes, 300 multi-family units, 20,200 SF of office space, and 73,300 SF of retail and restaurant space on a 140 acre site off of Settingdown Road in Forsyth County.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is partially aligned with Developing Suburbs policy recommendations 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 through retention of additional undisturbed areas, avoidance of stream buffer intrusions, and the inclusion of a mechanism for managing the substantial amount of proposed open space/wetlands preservation area.

The proposed mix of office, residential, retail, and restaurant space is highly supportive of regional multi-modal transportation and placemaking policies.

There are extensive intrusions into protected stream buffers in pods A, C, D, and E which are not in keeping with regional environmental policies and which may require County variances.

The placement of buildings along the project street frontages with parking behind them and the inclusion of various pocket parks and green spaces as central organizing elements are very supportive of regional placemaking goals.

Incorporation of green stormwater and heat island mitigation designs for the roughly 2,015 surface car parking spaces proposed would be supportive of regional environmental policies.

The project is expected to generate approximately 7,989 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

Provision of generous amounts of bicycle parking spaces and EV charging spaces would be in keeping with regional multi-modal transportation and EV infrastructure 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. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Developing Suburbs; associated policy recommendations are provided at the end of these comments.

The project's robust mix of office, residential, retail, and restaurant space as well as multi-family, single-family attached, single-family detached, and senior housing is strongly supportive of regional multi-modal transportation and placemaking policies.

The project is strongly supportive of regional placemaking goals. The placement of the multi-family and commercial buildings along the project street frontages on Dahlonega Highway and Browns Bridge Road with parking behind them creates a defined street edge. The inclusion of various pocket parks and green spaces as central organizing elements also advances placemaking goals.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project is expected to generate approximately 7,989 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

Provision of generous amounts of bicycle parking spaces and EV charging spaces would be in keeping with regional multi-modal transportation and EV infrastructure policies.

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 Resources Group comments will be provided in the Final Report.

Other Environmental Comments

Much of the existing site is wooded; additional retention of existing trees on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation. A substantial portion of the site is shown as open space and water quality protection buffer areas. Designation of this area as managed open/conservation space could meaningfully reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

The large number and size of proposed intrusions into protected stream buffers in pods A, C, D, and E are not in keeping with regional environmental policies and may require County variances.

The project can 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.

Incorporation of green stormwater and heat island mitigation designs for the approximately 2,015 surface parking spaces would be supportive of regional environmental policies.

Atlanta Region's Plan Growth Policy Considerations: Developing Suburbs

The Atlanta Region's Plan identifies Developing Suburbs as 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 project is partially aligned with The Atlanta Region's Plan recommendations for Developing Suburbs which call for preserving environmentally sensitive, agricultural, and forested land. The project could be made more responsive to these goals and policies by retaining additional wooded area, dedicating

undisturbed areas for conservation uses, and employing green infrastructure in the surface parking areas. 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

DAWSON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA SOIL AND WATER CONSERVATION COMMISSION

CITY OF CUMMING

For questions, 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 #3718

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 Mixed Use Development

Location (Street Address, GPS Latitude: 34°16'21.26"N, Longitude: 84° 5'52.14"W Coordinates, or Legal Land Lot Description):

Brief Description of Project: Mixed use including office, retail, senior housing, multi-family, townhomes and single family

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" 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 type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 104,500 sq. ft. of retail/office, 91,212 sq. ft. of senior housing, 1,222,600 sq. ft. of residential

Developer: Toll Brothers

Mailing Address: 2400 Lakeview Parkway, Suite 650

Address 2:

City: Alpharetta State: GA Zip: 30009

Telephone: 678-699-1403

Email: jcrowe1@tollbrothers.com

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

If yes, property owner: Paran, T&J Burruss, R Armstrong, E Tallant, J Burruss & ETAL, YD Holdings, Harrison 369, 369 Corners

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

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 This project/phase: 2028
Dates: Overall project: 2028

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DRI #3718

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 Mixed Use Development
DRI ID Number: 3718
Developer/Applicant: Toll Brothers
Telephone: 678-699-1403
Email(s): jcrowe1@tollbrothers.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: \$1.49 million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$4,115,122

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): 7 single family detached homes; approximately 1,500 - 2,500 sq. ft. each

Water Supply

Name of water supply: Forsyth County

provider for this site:

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

0.406

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)?

0.352

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? approximately 1/6 of a mile

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)

561 AM peak hour trips, 748 PM peak hour trips

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: See detailed transportation traffic study for additional information.

Solid Waste Disposal

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

1,001,115

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

Approximately 40%

proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater management BMPs to be provided in accordance with Ordinance 75, Stormwater Management, and the Georgia Stormwater Management Manual.

Environmental Quality

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

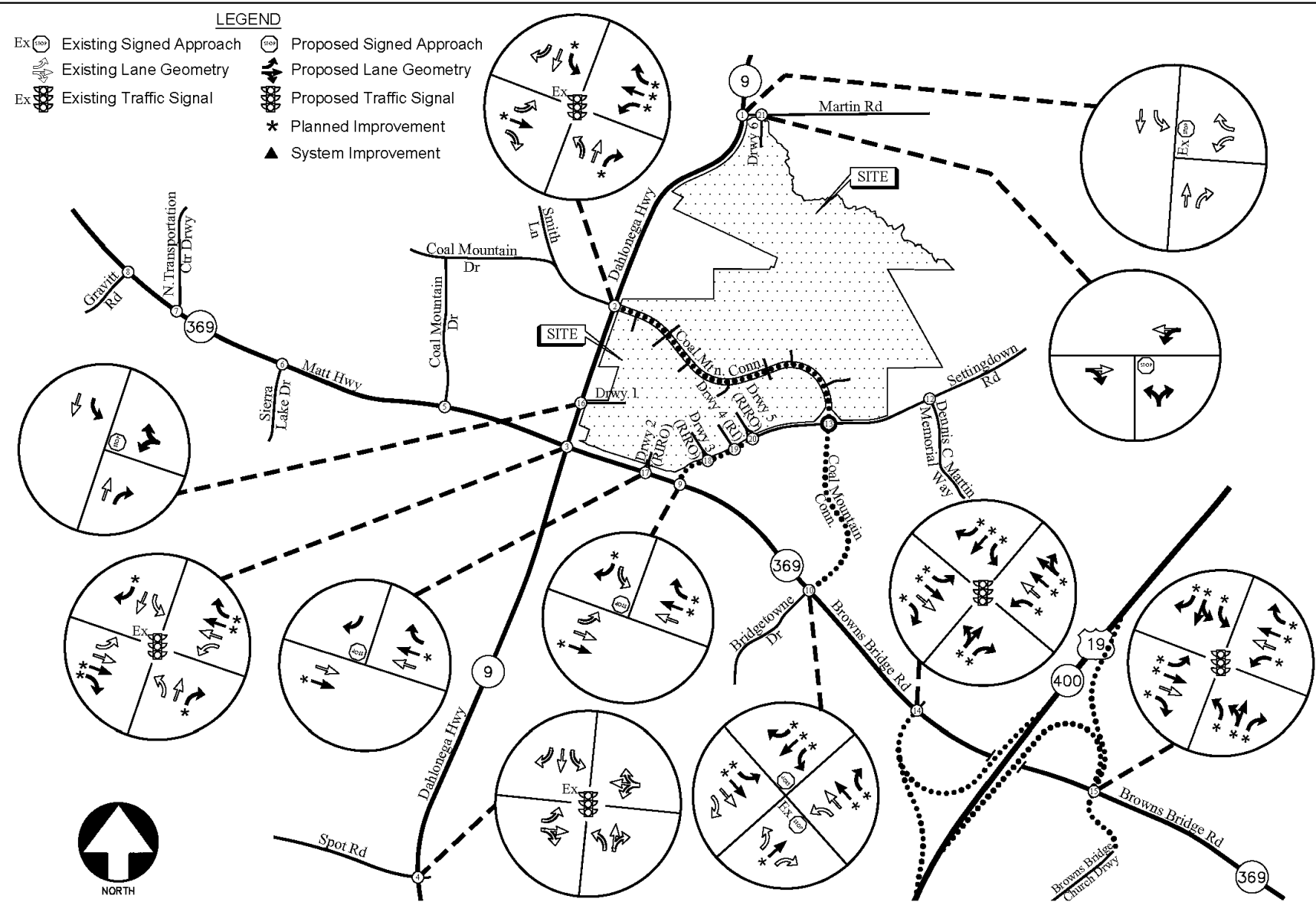
1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☒ Yes ☐ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not 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:
Portions of the wetlands will be filled in with a Nationwide Permit approval with the US Army Corps of Engineers. Additionally, the floodplains will not be impacted by this development.

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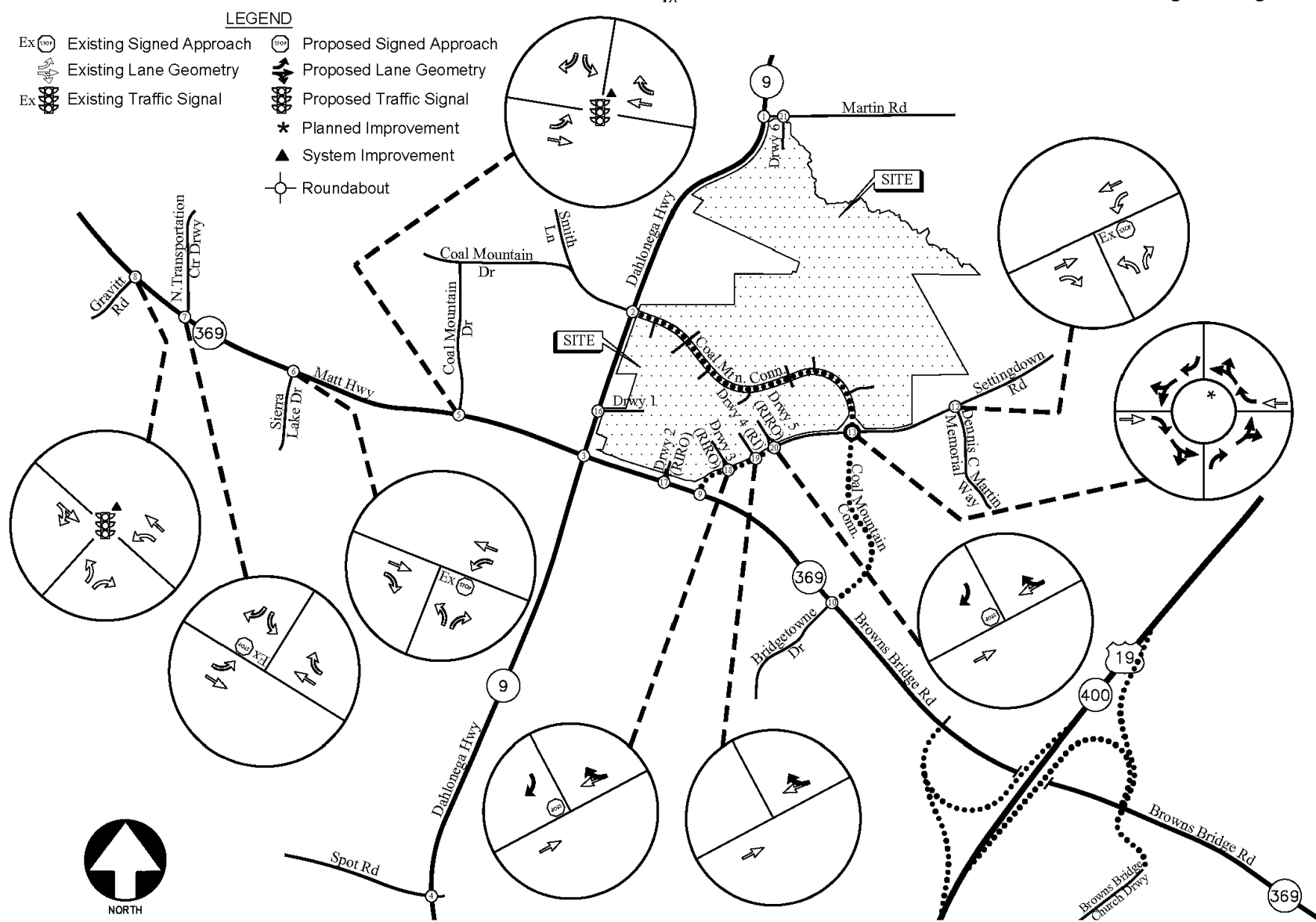
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FUTURE TRAFFIC CONTROL AND LANE GEOMETRY 1 OF 2

FIGURE 11A
A&R Engineering Inc.



FUTURE TRAFFIC CONTROL AND LANE GEOMETRY 2 OF 2

FIGURE 11B
A&R Engineering Inc.

Proposed boulevard through development connecting Highway 9 to Settingdown Road

Multi-family along frontage and wrapping central green with parking tucked behind 300 units-458 sp

Town Center green space

Multi-family with 14,400 sf of retail on ground floor

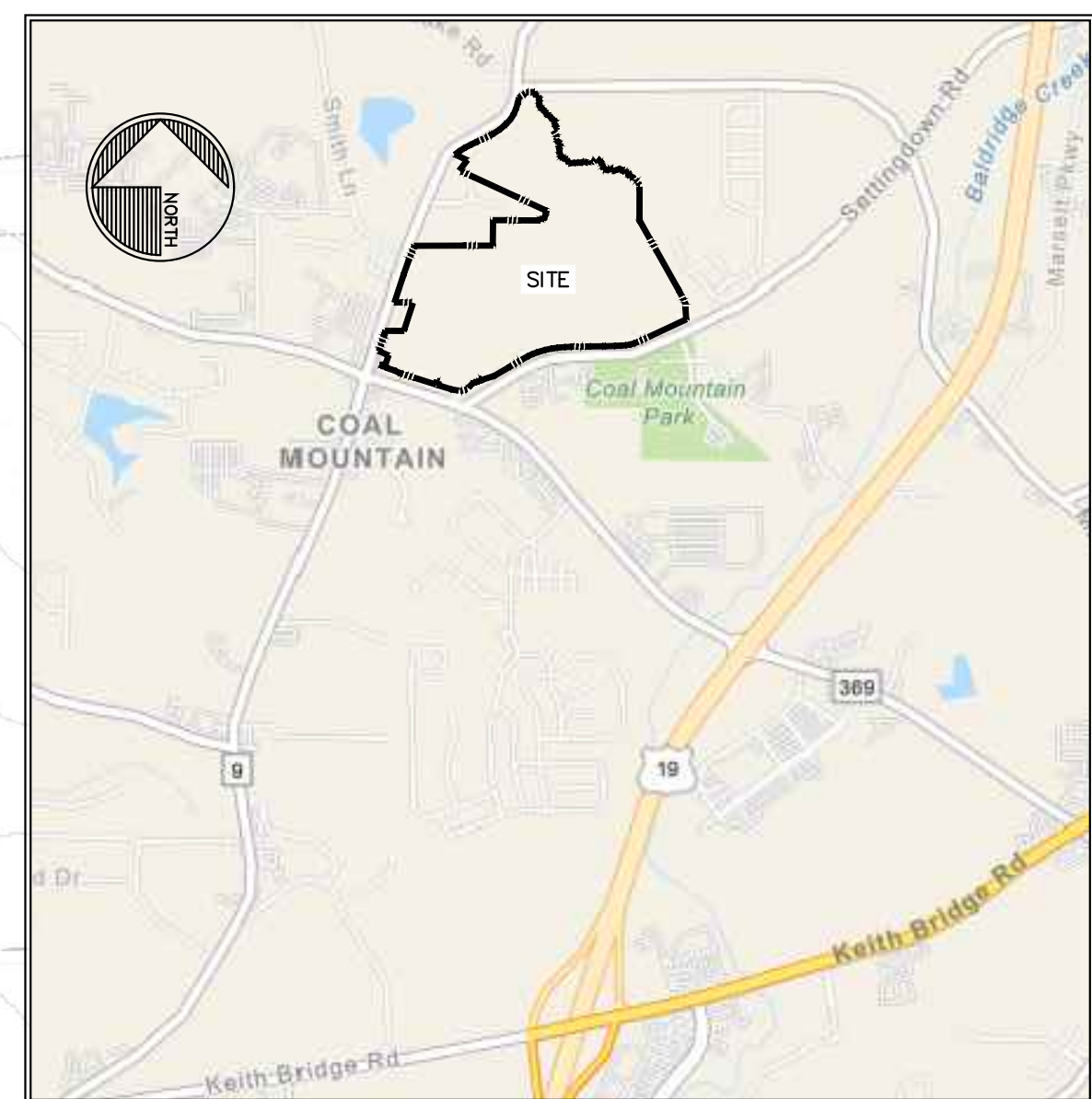
Office over retail - 20,200 sf (10,100 sf of office over 8,800 sf of retail in each building)



COAL MOUNTAIN DEVELOPMENT SUMMARY

Total Site Area 139.38 acres +/-

Use	Density	Parking Required	Parking Provided
Retail	73,300 s.f.	0.012 FAR	1 sp/250 s.f. 293 sp
Office	20,200 s.f.	0.003 FAR	1 sp/300 s.f. 67 sp
Multi-Family	300 units	1.5 sp/unit	450 sp
Townhomes	219 units	2 sp/unit	438 sp
Single Family	261 units	2 sp/unit	522 sp
Total Residential	780 units	5.60 units/ac	Totals 1,771 sp
			2,015 sp



VICINITY MAP

SCALE 1" = 2,000'

NOTES:

1. SIDEWALKS TO BE PROVIDED ON AT LEAST 1 SIDE OF ALL PROPOSED ROADWAYS (5' WIDE MIN).
2. TOPOGRAPHY SHOWN BASED UPON FORSYTH COUNTY GIS INFORMATION.
3. PROJECT TEAM
DEVELOPER: TOLL BROTHERS
4080 MCGINNIS FERRY ROAD SUITE 701
ALPHARETTA GA 30005
678.699.1403
ENGINEER: CHRISTOPHER PLANNING & ENGINEERING, INC.
12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA GA 30004
770.331.7303
TRAFFIC: A&R ENGINEERING, INC.
2160 KINGSTON COURT SUITE 0
MARIETTA GA 30067
770.690.9255

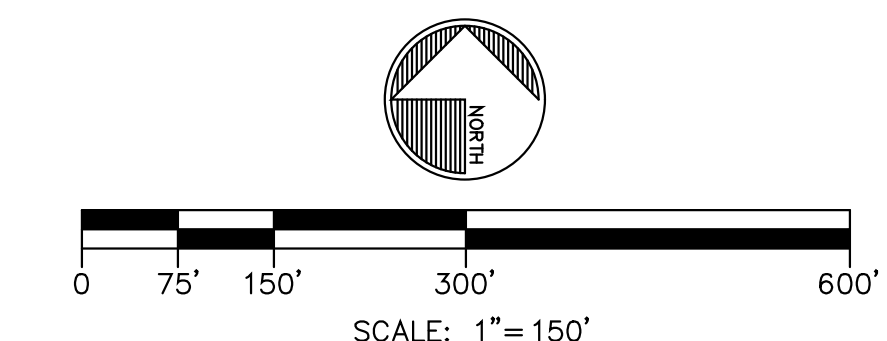
Single family residential pods with variety of lot sizes and pocket parks to provide neighborhood amenity space

Tennis Center

Amenity Center

Establish pedestrian trail through Coal Mountain Park to connect from Settingdown Road to dog park

Boulevard extension to connect Bridgetowne Drive to Settingdown Road



9/2/2022

GSWC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2024)

12460 CRABAPPLE ROAD, SUITE 202-612
ALPHARETTA, GA 3004
PHONE 770.331.7303

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DRI SITE PLAN
FOR:

COAL MOUNTAIN TOWN CENTER

LAND LOTS 16-18, 101-103 & 135
14TH DISTRICT
FORSYTH COUNTY, GEORGIA

DRI# 3718

FOR:

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

4080 MCGINNIS FERRY ROAD
SUITE 701
ALPHARETTA, GA 30005

CONTACT:
MR. J.R. CROWE
678.699.1403

REVISIONS

02.16.2022	CLIENT COMMENTS
07.14.2022	CLIENT COMMENTS
08.24.2022	CLIENT COMMENTS
09.02.2022	CLIENT COMMENTS

DATE:
JANUARY 21, 2022

CP&E DRAWING NO:
2021120cp5.dwg

SITE PLAN
OVERALL

SHEET NO.

1 OF 1