

DATE: February 8, 2023

TO: Mayor Khalid Kamau, City of South Fulton
ATTN TO: Derek Hull, Community Development Director, City of South Fulton
RE: Development of Regional Impact Review
FROM: Mike Alexander, 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: Cedar Grove Village Center DRI 3739

Submitting Local Government: City of South Fulton

Date Opened: January 24, 2023 **Comments Due:** February 8, 2023 **Date to Close:** February 9, 2023

Description: A DRI review of a proposal to construct a mixed-use development on a 67 acre site at the intersection of Cedar Grove Road and South Fulton Parkway in the City of South Fulton in Fulton County. The project will include 16 detached single-family units, 344 attached single-family units, 436 multi-family units, 35,240 SF of office space, 14,000 SF of retail space, and 16,080 SF of restaurant space.

PRELIMINARY COMMENTS:

Key Comments

The project is partially aligned with applicable Developing Rural Areas policy recommendations which note: "These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. "

The designation of approximately 24 acres out of the 67-acre site for parks and conservation areas is highly aligned with Developing Rural Areas policies and goals; preservation of additionally environmentally sensitive and forested areas of the site would further this alignment.

The project's robust mix of office, residential, retail, restaurant and residential uses centered around a wide entry boulevard strongly aligns with regional transportation and placemaking goals.

The project is expected to generate 6,794 new daily vehicular trips; a number of roadway improvements are proposed to address the trips created.

It will be critical to establish a safe and easily accessible pedestrian connection across Cedar Grove Road so that nearby residents can safely access the site and project residents can access the retail destinations west of Cedar Grove Road.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the site of this DRI is designated as Developing Rural Areas. The Plan's Regional Development Guide (RDG) provides general information and policy recommendations for Developing Rural Areas described at the end of these comments.

The proposed mixed-use higher density core along the central boulevard will serve both project and surrounding residents and is strongly supportive of regional development pattern goals.

Transportation and Mobility Comments

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

The project is expected to generate 6,794 new daily vehicular trips and numerous associated roadway improvements are proposed.

It will be critical to establish a safe and easily accessible pedestrian connection across Cedar Grove Road, ideally at the central boulevard entrance, so that nearby residents can safely access the site and project residents can access the retail destinations west of Cedar Grove Road.

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 Resource Comments

ARC's Natural Resource Group comments will be provided in the Final Report.

Environmental Comments

The proposed retention of 24 of the project's 67 acres for park and conservation areas is highly supportive of regional environmental goals. Retention of some additional natural wooded areas would be in keeping with regional policies regarding carbon sequestration and heat island mitigation.

The project can further support The Atlanta Region's Plan by incorporating other aspects of regional environmental 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.

Unified Growth Policy Considerations: Developing Rural Areas

This DRI site falls under the UGPM Developing Rural Areas designation which denotes areas in the region where little to no development has taken place, but where there is development pressure. These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed in developing rural areas.

The project partially aligns with Developing Rural Areas recommendations in that nearly 35% of the site is set aside for open space and conservation. Preservation of additional area would strengthen the project's alignment with Developing Rural Areas policies.

City of South Fulton leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum sensitivity to nearby local governments, neighborhoods, land uses and natural systems.

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

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF FAIRBURN

GEORGIA CONSERVANCY
MARTA

CITY OF UNION CITY
CITY OF CHATTAHOOCHEE HILLS

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 #3739

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: South Fulton
 Individual completing form: Marissa Jackson
 Telephone: 4708097235
 E-mail: marissa.jackson@cityofsouthfultonga.gov

*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: Cedar Grove Village Center
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Cedar Grove and South Fulton Pkwy-7635,7789 Cedar Grove Rd, O McClure Rd Property is bordered by So
 Brief Description of Project: The project consist of 66.9 ac. The master planned community is a mixed use development that includes various commercial uses and a mix of single family detached and townhome units.

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.): Commercial- 65,670sf. Mix/Apts- 433 units, Townhomes/SFR 360 units

Developer: WHM Chattahoochee Hills Investment, LLC

Mailing Address: 8000 Caps Ferry Rd

Address 2:

City:Douglasville State: GA Zip:30135

Telephone: 678-777-7550

Email: hmerrill@merrilltrust.com

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

If yes, property owner:

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

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 Dates: This project/phase: 2030 Overall project: 2030

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DRI #3739

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: South Fulton
Individual completing form: Derek Hull
Telephone: 470-809-7236
Email: Derek.Hull@cityofsouthfultonga.gov

Project Information

Name of Proposed Project: Cedar Grove Village Center
DRI ID Number: 3739
Developer/Applicant: WHM Chattahoochee Hills Investment, LLC
Telephone: 678-777-7550
Email(s): hmerrill@merrilltrust.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: \$275,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,600,000

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: City of Atlanta

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

0.21 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?
2 miles

Wastewater Disposal

Name of wastewater treatment provider for this site:

Fulton County

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

0.19 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? 0.1-0.4 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.)

AM Peak Hour: 175 entering, 280 exiting. PM Peak Hour: 379 entering, 331 exiting. 24 Hour 2 way: 6,794 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: See detailed traffic study for list of recommended improvements.

Solid Waste Disposal

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

2,400 tons per year

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

51%

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:Stream buffers, wetland preservation detention ponds, water quality measures, and natural parks. Storm Sewer Systems will be in accordance with the GA Stormwater Management Manual

Environmental Quality

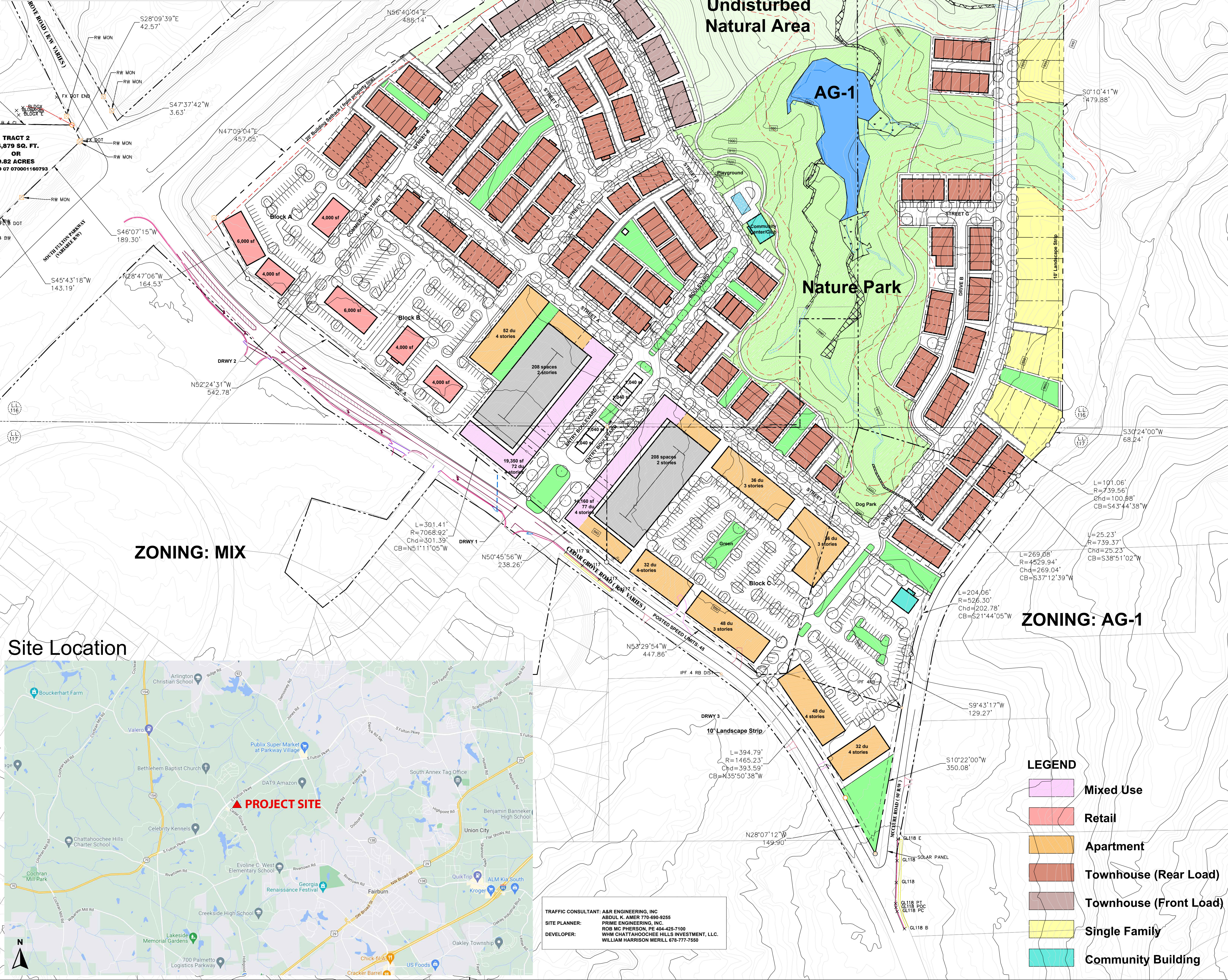
Is the development located within, or likely to affect any of the following:

- 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:

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Summary				
	Commercial	Residential	Parking Provided	
	sf	units	Non-Res.	Res.
Block A				
Commercial	14,000	-	87	-
Block B				357
Commercial	14,000	-	70	-
Mixed Use	19,350	124	100	187
Block C				545
Multifamily		232		358
Mixed Use	14,160	77	71	116
Central Boulevard				
Commercial/Restaurant	4,160		40	
Total	65,670	433	368	661
Townhouse and Single Family				
Townhouses - Rear load		287		
Townhouses - Front load		57		
Single Families		16		
TOTAL		360		
Guest parking provided*		195 spaces		
* These are on-street parking as well as off-street spaces located in the alleys. Not including 12 spaces at Community Center				
Total Site Area	66.9	acres		
Total Residential	793	units		
Density	11.9	du/ac		
	sf	acres		%
Open Space	1,027,667	23.6		35.3%



Site Plan for:
CEDAR GROVE VILLAGE CENTER DRI # 3739

2022.06.03

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