

DATE: April 7, 2023

TO: Chairman Alfred John, Forsyth County Commission  
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:** Chestatee Crossroads DRI 3877

**Submitting Local Government:** Forsyth County

**Date Opened:** April 7, 2023

**Deadline for Comments:** April 24, 2023

**Date to Close:** April 25, 2023

**Description:** A DRI review of a proposal to construct 777 single-family homes – 579 attached and 198 detached – on a 297.5-acre site off of Marsett Parkway in Forsyth County. The site is currently mostly wooded and traversed by several streams.

## **PRELIMINARY COMMENTS:**

### **Key Comments**

*The project is somewhat 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 81 out of the total 297 acres for open space is supportive of Developing Rural Areas policies and goals. Preservation of additional environmentally sensitive and forested areas would further this alignment. 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 project utilizes a winding street pattern with numerous cul-de-sacs in part due to the nature of the site. Adjustment of this pattern to provide better automobile and pedestrian connectivity would be supportive of regional transportation and sustainability policies.*

*The project is expected to generate 6,254 new daily vehicular trips; associated roadway improvements to accommodate these are proposed.*

*The project includes 777 homes but no commercial component and the nearest location for accessing convenience items is some distance away. Ideally the project could include some minimal provision of centrally located neighborhood accessory retail space and possible a small café that could reduce or shorten automobile trips required to access basic goods and services.*

### **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 to all areas in the region- Developing Rural Areas for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

The project includes 777 homes but no commercial component and the nearest location for accessing convenience items is some distance away. Ideally the project could include some minimal provision of centrally located neighborhood accessory retail space and possible a small café that could reduce or shorten automobile trips required to access basic goods and services.

### **Transportation and Mobility Comments**

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

The project utilizes a winding street pattern with numerous cul-de-sacs in part due to the nature of the site. Adjustment of this pattern to provide better automobile and pedestrian connectivity would be supportive of regional transportation and sustainability policies.

The project is expected to generate 41,230 new daily vehicular trips and numerous associated roadway improvements are proposed.

Opportunities for alternative transportation modes are limited by the rural location. The TIS notes that "Sidewalks will be provided along the internal street network and along street frontage of the proposed development to promote external connectivity via pedestrian facilities. Trails will be considered where possible internal to the development." The inclusion of some kind of trail system could enhance pedestrian access and connectivity if located appropriately.

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 81 of the site's 297 total acres supportive of regional environmental goals. Retention of additional natural wooded areas would be in keeping with regional policies regarding carbon sequestration and heat island mitigation. 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 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**

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 somewhat aligns with Developing Rural Areas recommendations in that it is low-density in nature and in that 81 of the site's 203 total acres are set aside for open space and conservation. It could be better aligned by providing additional conservation areas, utilizing a more compact development pattern, and incorporating low-impact design approaches.

Forsyth County 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  
FORSYTH COUNTY

GEORGIA CONSERVANCY  
CITY OF CUMMING

DAWSON COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto: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 #3877

#### 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: ldsilas@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: Chestatee Crossroads

Location (Street Address, N34.2815 W84.0730  
GPS Coordinates, or Legal  
Land Lot Description):

Brief Description of Project: 777 lot residential subdivision

#### 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 checked="" 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.): 777 residential lots

Developer: The Pacific Group, Inc.

Mailing Address: 5755 Dupree Drive Northwest, Suite 130

Address 2:

City: Atlanta State: GA Zip: 30327

Telephone: 770-984-8170

Email: kseifert@pacificgroupinc.com

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

If yes, property owner: Marsett Parkway Properties, LLC

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: 2027  
Overall project: 2027

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## Developments of Regional Impact

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### 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: Chestatee Crossroads

DRI ID Number: 3877

Developer/Applicant: The Pacific Group, Inc.

Telephone: 770-984-8170

Email(s): kseifert@pacificgroupinc.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: \$250,000,000

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

2,500,000

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,

.21 MGD

measured in Millions of Gallons Per Day (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:

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

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

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

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

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

### Land Transportation

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

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.

### Solid Waste Disposal

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



Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:  
Detention/Water Quality ponds will be used to control and treat storm water as per the latest edition of the Georgia Stormwater Management Manual and Governing Municipal requirements.

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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## VICINITY MAP

N.T.S.

## CONTACT INFORMATION

## DEVELOPER

THE PACIFIC GROUP INC.  
5755 DUPREE DR., NW #130  
ATLANTA, GA 30327  
770-573-4801  
FAX: 678-302-6362

**CIVIL ENGINEER**

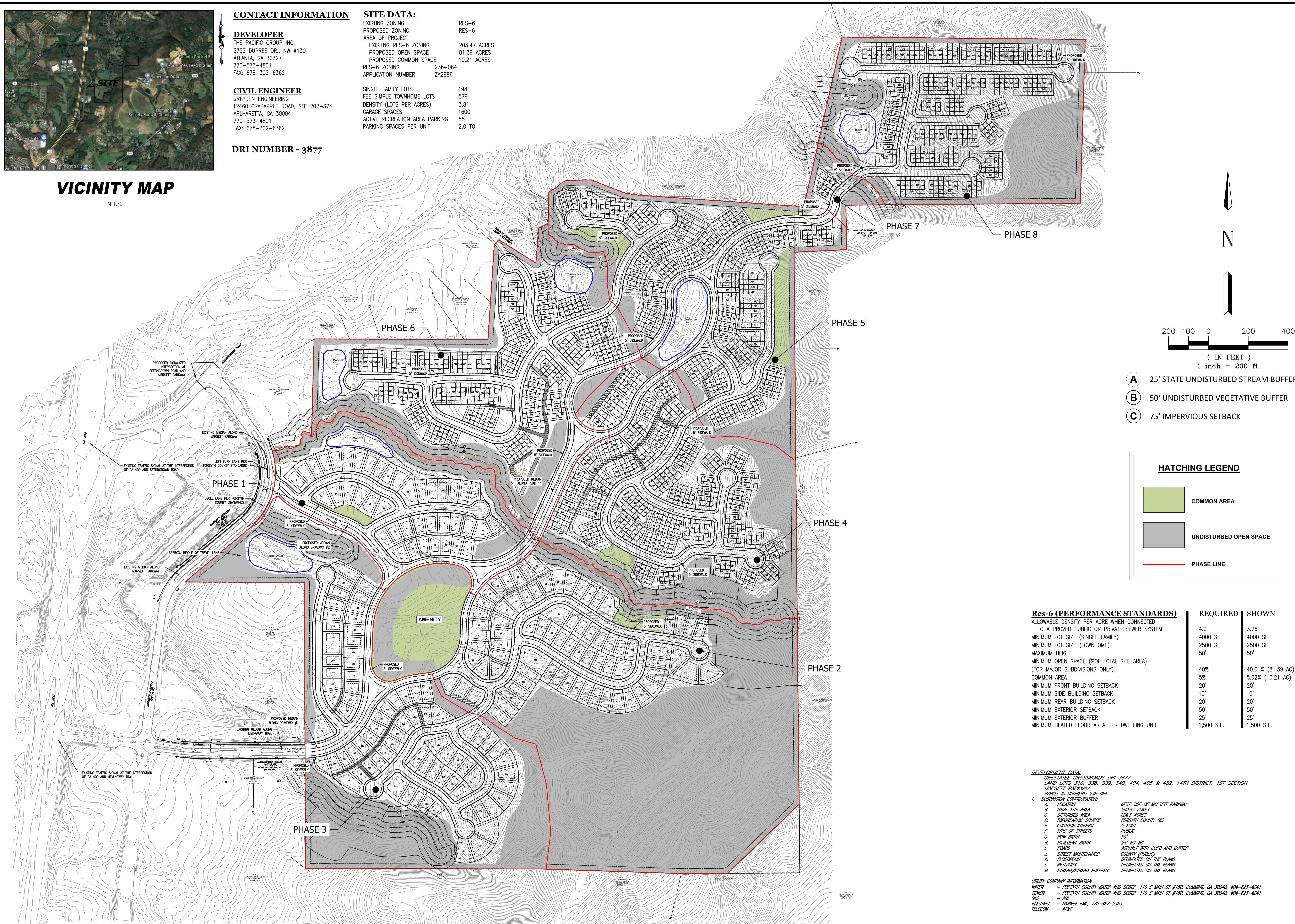
GREYDEN ENGINEERING  
12460 CRABAPPLE ROAD, STE 202-374  
APLHARETTA, GA 30004  
770-573-4801  
FAX: 678-302-6362

**DRI NUMBER - 3877**

**SITE DATA:**

EXISTING ZONING	RES-6
PROPOSED ZONING	RES-6
AREA OF PROJECT	
EXISTING RES-6 ZONING	203.47 ACRES
PROPOSED OPEN SPACE	81.39 ACRES
PROPOSED COMMON SPACE	10.21 ACRES
RES-6 ZONING	236-064
APPLICATION NUMBER	ZA2886

SINGLE FAMILY LOTS	198
FEE SIMPLE TOWNHOME LOTS	579
DENSITY (LOTS PER ACRES)	3.81
GARAGE SPACES	1600
ACTIVE RECREATION AREA PARKING	85
PARKING SPACES PER UNIT	2.0 TO



### Res-6 (PERFORMANCE STANDARDS)

ALLOWABLE DENSITY PER ACRE WHEN CONNECTED TO APPROVED PUBLIC OR PRIVATE SEWER SYSTEM	4.0	3.76
MINIMUM LOT SIZE (SINGLE FAMILY)	4000 SF	4000 SF
MINIMUM LOT SIZE (TOWNHOME)	2500 SF	2500 SF
MAXIMUM HEIGHT	50'	50'
MINIMUM OPEN SPACE (%OF TOTAL SITE AREA) (FOR MAJOR SUBDIVISIONS ONLY)	40%	40.01% (81.39 AC)
COMMON AREA	5%	5.02% (10.21 AC)
MINIMUM FRONT BUILDING SETBACK	20'	20'
MINIMUM SIDE BUILDING SETBACK	10'	10'
MINIMUM REAR BUILDING SETBACK	20'	20'
MINIMUM EXTERIOR SETBACK	50'	50'
MINIMUM EXTERIOR BUFFER	25'	25'
MINIMUM HEATED FLOOR AREA PER DWELLING UNIT	1,500 S.F.	1,500 S.F.

DEVELOPMENT DATA.

CHESTNUT CROSSROADS DR# 3977  
 310, 338, 339, 340, 404, 405 & 432, 14TH DISTRICT, 1ST SECTION  
 MARSHET PARKWAY  
 PARCEL ID NUMBERS: 236-064  
 SUBDIVISION CONFIGURATION:

A. LOCATION	WEST SIDE OF MARSHET PARKWAY
B. TOTAL SITE AREA	203.47 ACRES
C. DISTURBED AREA	134.1 ACRES
D. TOPOGRAPHIC SOURCE	FORTY-THIRD COUNTY GIS
E. CONTOUR INTERVAL	2 FOOT
F. TYPE OF STREETS	PUBLIC
G. ROAD WIDTH	30'
H. PAVEMENT WIDTH	24' 80'-80'
I. ROADS	ASPHALT WITH CURB AND GUTTER
J. STREET MAINTENANCE:	COUNTY (PUBLIC)
K. FLOODPLAIN	DELMINATED ON THE PLANS
L. WETLANDS	DELMINATED ON THE PLANS
M. STREAM/STREAM BUFFERS	DELMINATED ON THE PLANS

### UTILITY COMPANY INFORMATION

WATER - FORTSYTH COUNTY WATER AND SEWER, 110 E MAIN ST #150, CUMMING, GA 30040, 404-623-424  
SEWER - FORTSYTH COUNTY WATER AND SEWER, 110 E MAIN ST #150, CUMMING, GA 30040, 404-623-424  
GAS - AGI  
ELECTRIC - SAWNEE EMC, 770-887-2363  
TELECOM - AT&T

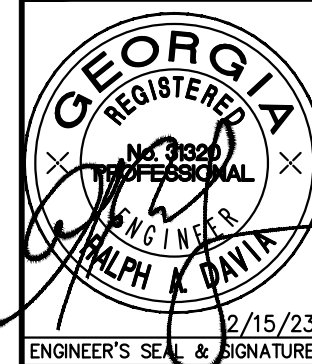
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CLIENT

***THE PACIFIC GROUP INC.***

5755 DUPREE DR., NW #130, ATLANTA, GA 30327 678.603.8267  
24 HOUR EMERGENCY CONTACT: RICHARD COOPER 678.603.8267

**GREYDEN**  
ENGINEERING  
12460 CRABAPPLE ROAD, STE 202-374  
APLHARETTA, GA 30004  
PH: 770-573-4801 FAX: 678-302-6362



**CHESTATEE CROSSROADS DRI 3877**  
 FORSYTH COUNTY, GEORGIA  
**GRTA DRI SITE PLAN**

DATE	2/15/2023
JOB NO.	22-084
DRAWN	TJG
CHECKED	RAD
SCALE	AS NOTED
SHEET:	
GRTA SITE PLAN	