

# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE**: July 6, 2023

TO: Chairwoman Lisa Cupid, Cobb County Commisson

ATTN TO: Jeannie Peyton, Senior Planner, Cobb County RE: Development of Regional Impact Review

FROM: Mike Alexander, COO, Atlanta Regional Commission

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: 2023 Chastain Meadows DRI 3940

**Submitting Local Government**: Cobb County

<u>Date Opened</u>: July 6, 2023 <u>Deadline for Comments</u>: July 21, 2023

<u>Description:</u> A DRI review of a proposal to construct a mixed-use project with 425,000 SF of light industrial space in three buildings, 140 townhomes, 220 age-restricted multifamily units, 22,500 SF of restaurant space, and 7,500 SF of retail space on an approximately 57-acre wooded site located on Chastain Road in unincorporated Cobb County.

#### PRELIMINARY COMMENTS:

## **Key Comments**

The project is somewhat aligned with the Atlanta Regions Plan's Regional Employment Corridor growth policies which support the addition of housing and retail to employment–focused areas.

The project is not aligned with the Regional Employment Corridor policies stated need for more "accessible public greenspace...which affects the overall aesthetics and quality of life for residents and workers."

The project will remove a wetland area and a significant portion of the stream located on the site including the stream headland which is not supportive of regional environmental policies.

The project is located in the area of the Town Center LCI funded by ARC and attention should be given to implement all relevant study recommendations and Town Center CID goals for the site

The project is expected to generate a total of 4,500 daily new vehicular trips; several roadway/intersection improvements are proposed to mitigate the impact of these trips.

A total of 1,247 parking spaces are proposed which is 274 (28%) more than the 973 required; a reduction in parking spaces would be supportive of regional transportation policies.

The project does not appear to include bicycle parking spaces and EV charging spaces; provision of adequate numbers of both would be supportive of regional multi-modal transportation policies.

The TIS notes the opportunity to participate in the Town Center CID bike share program which would be supportive of regional multi-modal transportation policies.

A planned multi-use trail is shown along Chastain Road and then traversing the interior of the site to connect to Chastain Meadows Road. The proposed route would provide trail users with access to retail amenities and activate the site which is strongly supportive of regional multi-modal transportation and urban placemaking policies. A sidewalk will still need to be provided along the trail's originally planned route along Chastain Road to the east.

# **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 Regional Employment Corridor; corresponding policy recommendations are provided at the end of these comments.

The project is also located in the area of the Town Center LCI funded by ARC and attention should be given to implement all relevant LCI study recommendations as well as Town Center CID goals for the site.

# **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 a total of 4,500 new vehicular trips. Several roadway/intersection improvements are identified to reduce the impact of these new trips on surrounding roadways.

A total of 1,247 parking spaces are proposed which is 274 (28%) more than the 973 required; a reduction in parking spaces would be supportive of regional transportation policies.

The project does not appear to include bicycle parking spaces and EV charging spaces; provision of adequate numbers of both would be supportive of regional multi-modal transportation policies.

The TIS notes the opportunity to participate in the Town Center CID bike share program which would be supportive of regional multi-modal transportation policies.

A planned multi-use trail is shown along Chastain Road and then traversing the interior of the site to connect to Chastain Meadows Road. The proposed route would provide trail users with access to retail amenities and activate the site which is strongly supportive of regional multi-modal transportation and urban placemaking policies. However, a sidewalk will still need to be provided along Chastain Road where the trail was initially planned.

Care should be taken to ensure that the development promotes an interconnected, functional, clearly marked and comfortable pedestrian experience on all streets, 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 Group Comments**

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

## **Other Environmental Comments**

The project site is one of the last remaining large wooded parcels in the neighborhood and provides meaningful carbon sequestration and heat island mitigation/urban cooling functions for the surrounding area. Only 4 of the site's 57 acres are to be retained as open space which is scattered around the site. The project also proposes the removal of wetlands and a significant portion of the stream located in the site which is not in keeping with regional environmental policies. Ideally the building footprints could be adjusted to limit the significant negative wetland and steam impacts, to provide some additional open space/retained wooded area, and to consolidate the existing space provided in order to better retain some of the existing trees. The construction approach should further attempt to retain existing trees wherever possible.

The central undeveloped space between the warehouse building footprints adjacent to the stormwater ponds presents an opportunity to create a functioning natural area.

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 the project's substantial parking areas and site driveways, and as part of any improvements to site frontages.

# Unified Growth Policy Considerations: Regional Employment Corridor

According the Atlanta Region's Plan, Regional Employment Corridors represent the densest development outside of the Region Core. Regional Employment Corridors connect several Regional Centers with the Region Core via existing capacity transportation facilities. These areas contain a large share of the region's jobs in a

relatively small land area. These areas are also increasing in both housing and job density and are experiencing increased redevelopment and new uses in traditionally employment-focused areas.

There is a lack of accessible public greenspace within Regional Employment Corridors, which affects the overall aesthetics and quality of life for residents and workers.

The intensity and land use of this proposed project partially aligns with The Atlanta Region's Plan's recommendations for Regional Employment Corridors. The project's provision of housing and retail adjacent to existing employment and retail centers is consistent with regional policies. The removal of most of the site's existing forest and wetlands and part of a stream is not supportive of regional environmental policies and the need to provide public greenspace in Regional Employment Corridors. The project could be more supportive of regional policies by preserving more of the wooded land and stream and wetlands and providing some degree of public access to these areas. Cobb County staff and leadership, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, stakeholders, 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
CHEROKEE COUNTY
CITY OF KENNESAW

GEORGIA CONSERVANCY
CITY OF MARIETTA
TOWN CENTER CID

COBB COUNTY
CITY OF WOODSTOCK

For questions, please contact Donald Shockey at (470) 378–1531 or <a href="mailto:dshockey@atlantaregional.org">dshockey@atlantaregional.org</a>. This finding will be published to the ARC review website located at <a href="http://atlantaregional.org/plan-reviews">http://atlantaregional.org/plan-reviews</a>.





# **Developments of Regional Impact**

**DRI Home** Tier Map **View Submissions** <u>Apply</u> **Login** 

#### **DRI #3940**

### **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: Cobb County Individual completing form: Jeannie Peyton

Telephone: 770-528-2022

E-mail: jeannie.peyton@cobbcounty.org

\*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: Chastain Meadows

Location (Street Address, 287 Chastain Road Kennesaw GA 30144

Is the proposed project (not selected) Yes No

entirely located within your

GPS Coordinates, or Legal Land Lot Description):

Brief Description of Project: Proposed 372,400 SF of industrial warehouse space in three (3) buildings, 109

townhomes, 150 age-restricted multifamily units, 10,500 SF of office space and

39,890 \$	6F of retail space on an approximately 57	'.28-acre site.
Development Type:		
(not selected)	Hotels	Wastewater Treatment Facilities
Office	Mixed Use	Petroleum Storage Facilities
Commercial	Airports	Water Supply Intakes/Reservoirs
Wholesale & Distribution	Attractions & Recreational Facilities	Intermodal Terminals
Hospitals and Health Care Facilitie	s Post-Secondary Schools	Truck Stops
Housing	Waste Handling Facilities	Any other development types
Olndustrial	Quarries, Asphalt & Cement Plants	
If other development type, describe:		
Project Size (# of units, floor Industria area, etc.): 10,500 \$	ıl warehouse 372,400 SF; 109 townhome SF offi	es; 150 age-restricted multifamily units;
Developer: Strategic	Real Estate Partners, LLC	
Mailing Address: 3715 No	rthside Parkway, Building 400, Suite 425	
Address 2:		
City:Atla	nta State: GA Zip:30327	
Telephone: (404) 83	6-4841	
Email: jrwright@	strategicrepartners.com	
Is property owner different from developer/applicant? (not s	elected) Yes No	
If yes, property owner: McCam	Investments, L.P.; McCamy Properties,	LLC; BK Properties, L.P.; VKEP-B, LLC

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?	
If yes, provide the following information:	Project ID:
The initial action being requested of the local government for this project:	Rezoning Variance Sewer
Is this project a phase or part of a larger overall project?	
If yes, what percent of the overall project does this project/phase represent?	
	This project/phase: 2025 Overall project: 2025
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DRI Site Map | Contact





# **Developments of Regional Impact**

**DRI Home** 

Tier Map

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#### **DRI #3940**

#### **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: Cobb County

Individual completing form: Jeannie Peyton

Telephone: 770-528-2022

Email: jeannie.peyton@cobbcounty.org

# **Project Information**

Name of Proposed Project: Chastain Meadows

DRI ID Number: 3940

Developer/Applicant: Strategic Real Estate Partners, LLC

Telephone: (404) 836-4841

Email(s): jrwright@strategicrepartners.com

## **Additional Information Requested**

Has the RDC identified any additional information required in order to proceed

with the official regional review process? (If no,

(not selected) Yes No

proceed to Economic Impacts.)

If yes, has that additional

information been provided (not selected) Yes No to your RDC and, if

applicable, GRTA?

If no, the official review process can not start until this additional information is provided.

### **Economic Development**

Estimated Value at Build-Out:

Approx. \$200,000,000 - \$232,500,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be

Approx. \$2,428,000 - \$2,822,550

generated by the proposed development:

Is the regional work force sufficient to fill the demand

(not selected) Yes No

created by the proposed project? Will this development

(not selected) Yes No

displace any existing uses? If yes, please describe (including number of units, square feet, etc):

# Water Supply

Name of water supply provider for this site:

Cobb County Water System

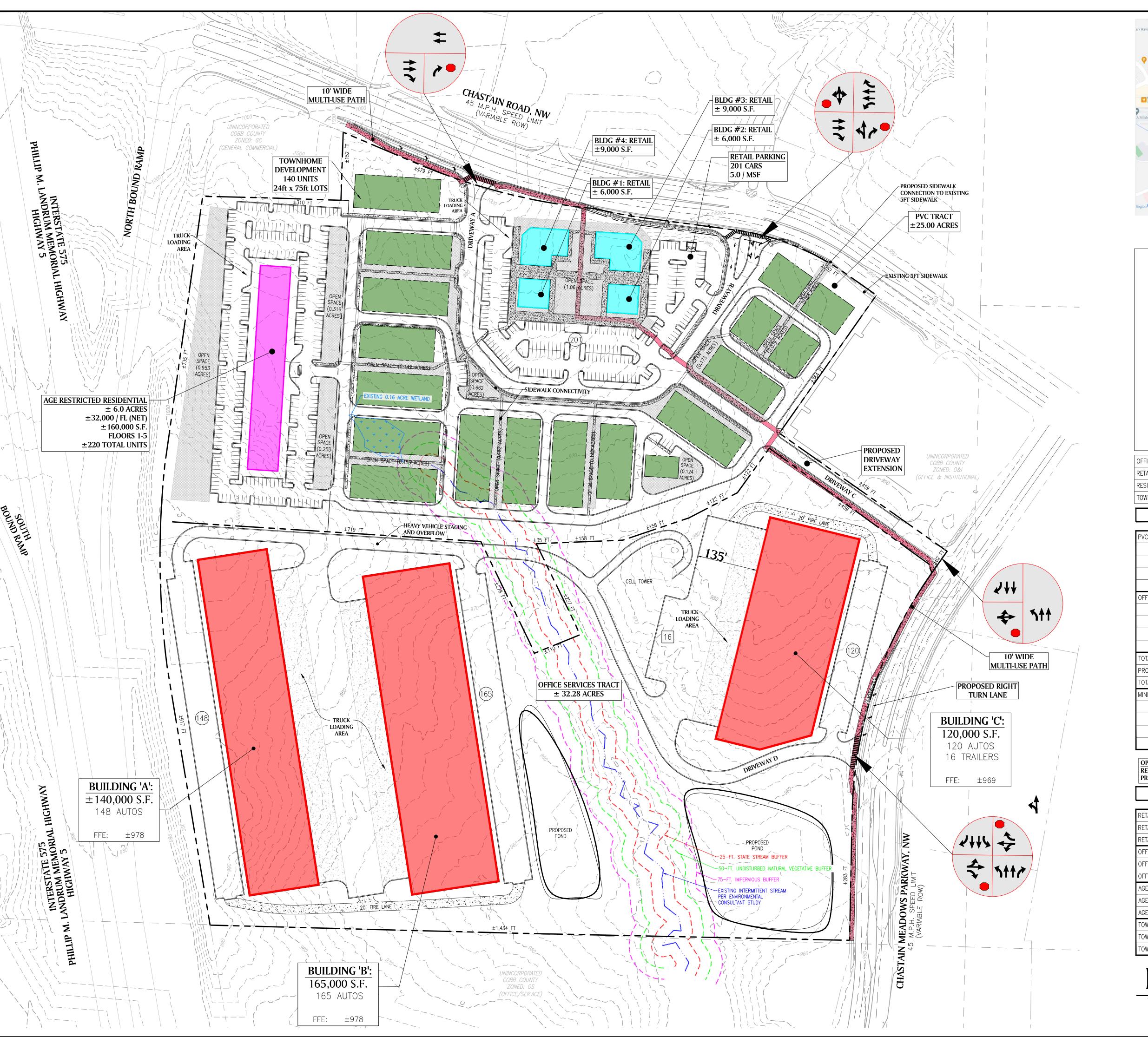
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.19 MGD		
Is sufficient water supply capacity available to serve the proposed project?	(not selected) Yes No		
If no, describe any plans to e	xpand the existing water supply capacity:		
Is a water line extension required to serve this project?	◯(not selected) ◯Yes ◯No		
If yes, how much additional l	ine (in miles) will be required?		
	Wastewater Disposal		
Name of wastewater treatment provider for this site:	Cobb County Water System		
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.12 MGD		
Is sufficient wastewater treatment capacity available to serve this proposed project?	○(not selected) ○Yes ○ No		
If no, describe any plans to e	xpand existing wastewater treatment capacity:		
Is a sewer line extension required to serve this project?	○(not selected) ○Yes ◎No		
If yes, how much additional li	ne (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.)	Approximately 4,500 net daily trips, 586 AM peak hour trips, 473 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	:Please refer to the traffic study prepared by Kimley-Horn and Associates		
	Solid Waste Disposal		
How much solid waste is the project expected to generate annually (in tons)?	1,100 tons		
Is sufficient landfill capacity available to serve this proposed project?	(not selected) Yes No		
If no, describe any plans to e	xpand 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	67%		

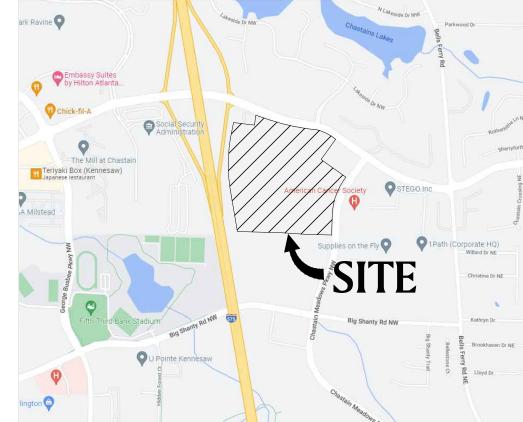
impervious surface once the

proposed development has been constructed?	
project's impacts on stormwa provide water quality, stream	osed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the tter management:Stormwater impacts will be mitigated by providing detention ponds that will channel protection, overbank protection, and extreme overbank protection in accordance s. In addition, approximately 750 linear feet of stream buffer will be retained.
	Environmental Quality
Is the development located w	vithin, or likely to affect any of the following:
Water supply watersheds?	○(not selected)○Yes◎No
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
There is a small wetland a will be mitigated through the	uestion above, describe how the identified resource(s) may be affected: rea of approximately 0.156 acres that will be impacted by the development. These impacts Nationwide Permit process. 5) There is an approximate 750 lineal feet section of perennial turbed that will be buffered per State and County guidelines
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DRI Site Map | Contact





SCALE: NTS STRATEGIC REAL ESTATE PARTNERS, LLC PHONE: (404) 836-4841 CONTACT: J.R. WRIGHT, JR ADDRESS: 3715 NORTHSIDE PARKWAY BUILDING 400, SUITE 425 ATLANTA, GA 30327 TRAFFIC ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. PHONE: (770) 619-4280 CONTACT: JOHN WALKER, PTOE HARRISON FORDER, P.E. (GA, AL) ADDRESS: 11720 AMBER PARK DRIVE SUITE 600 ALPHARETTA, GA 30009 CIVIL ENGINEER: PAULSON MITCHELL, INC. PHONE: (770) 650-7685 CONTACT: JOHN WISE ADDRESS: 85-A MILL STREET

OFFICE SERVICES	RED
RETAIL	BLUE
RESIDENTIAL	MAGENTA
TOWNHOME	GREEN

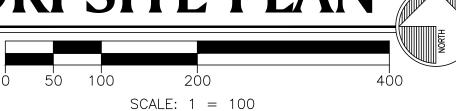
SUITE 200 ROSWELL, GA 30075

SITE ANALYSIS	
PVC TRACT	±25.00 ACRES
RETAIL	±30,000 S.F.
AGE RESTRICTED RESIDENTIAL (±6.0 AC)	±220 UNITS
TOWNHOME LOTS (24ftx75ft)	140 LOTS
TOTAL OPEN SPACE AREA	±178,000 S.F.
OFFICE SERVICES TRACT	±32.28 ACRES
BUILDING A	±140,000 S.F.
BUILDING B	±165,000 S.F
BUILDING C	±120,000 S.F.
TOTAL BUILDING AREA	±425,000 S.F
TOTAL SITE AREA	±57.28 ACRES
PROPOSED DEDICATED R.O.W.	±0.15 ACRES
TOTAL SITE AREA (NET)	±57.13 ACRES
MINIMUM PARKING REQUIREMENTS	(NO MAXIMUM REQUIREMENTS)
COMMUNITY RETAIL: (1 SP/200 S.F.)	201 SPACES PROVIDED
INDEPENDENT LIVING FACILITIES: (1.5 SP/UNIT)	330 SPACES PROVIDED
TOWNHOUSES: (2 SP/UNIT)	280 SPACES PROVIDED
WAREHOUSES: (1 SP/2,000 S.F.)	433 SPACES PROVIDED

OPEN SPACE: PVC REQUIRED: 323 UNITS x 550 SF /UNIT = 177,650 S.F. (4.08 ACRES) PROVIDED: ±178,000 S.F.

SITE DENSITY	
RETAIL PROPOSED	±30,000 S.F.
RETAIL LAND AREA	±5.0 ACRES
RETAIL FAR	0.14 FAR
OFFICE SERVICES PROPOSED	±425,000 S.F.
OFFICE SERVICES LAND AREA	±32.28 ACRES
OFFICE SERVICES FAR	0.30 FAR
AGE RESTRICTED UNITS PROPOSED	220 UNITS
AGE RESTRICTED LAND AREA	±6.0 ACRES
AGE RESTRICTED DENSITY	36.7 UNITS/ACRE
TOWNHOME UNITS PROPOSED	140 UNITS
TOWNHOME LAND AREA	±14.0 ACRES
TOWNHOME DENSITY	10 UNITS/ACRE

# DRI SITE PLAN



PROJECT:

# **CHASTAIN MEADOWS** DRI #3940

CHASTAIN ROAD UNINCORPORATED COBB COUNTY, GEORGIA

<u>FOR</u>:



3715 NORTHSIDE PARKWAY BUILDING 400, SUITE 425 ATLANTA, GEORGIA 30327

**REVISIONS** 

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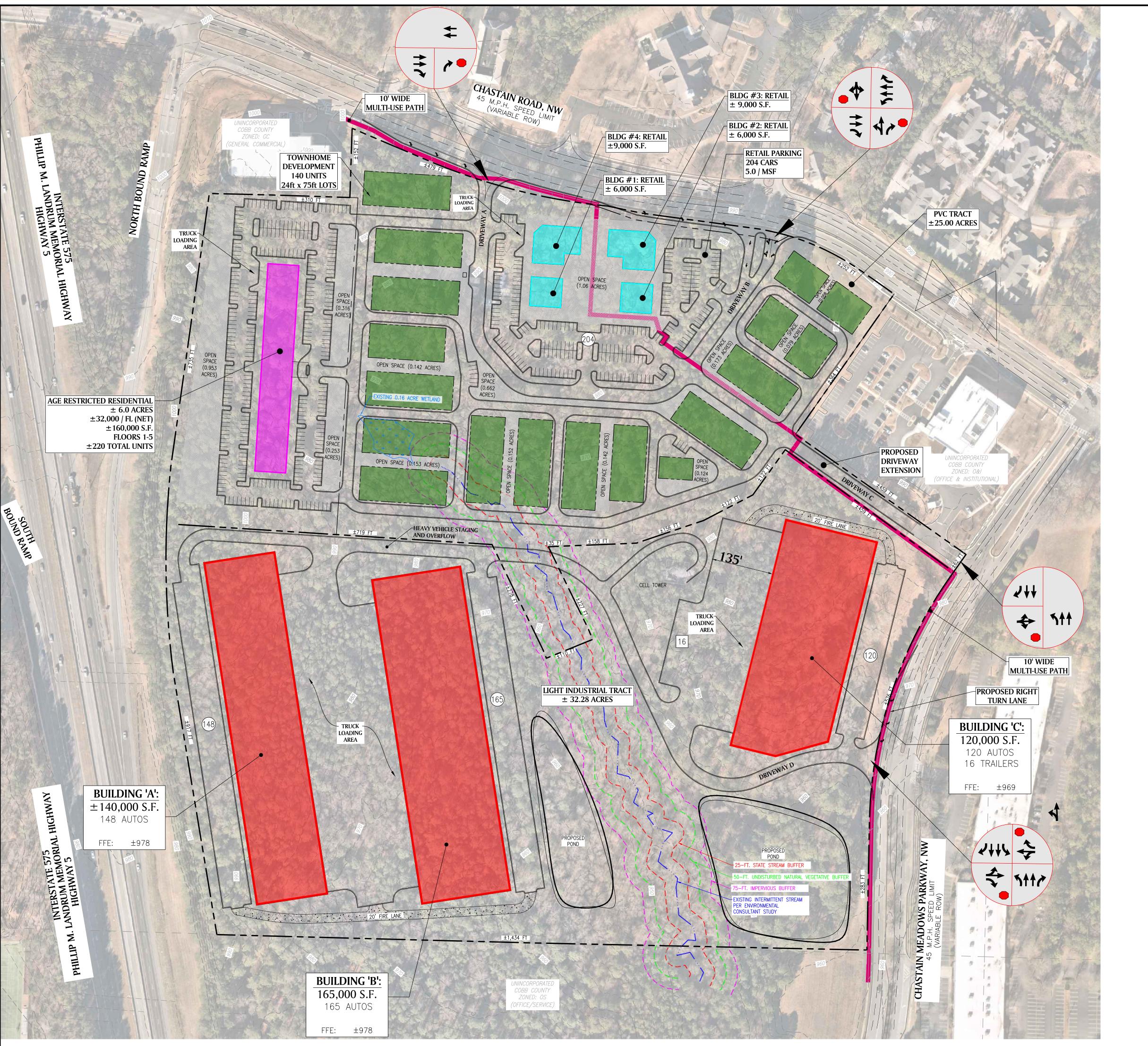
24 HR EMERGENCY CONTACT MR. CHRISTOPHER SHAW 404-852-4292

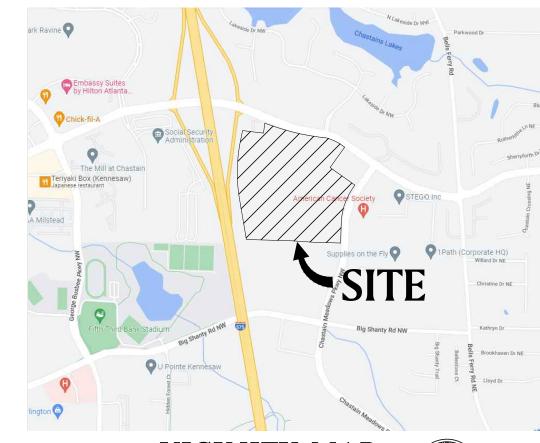
2022209 DRI - 07.05.2023.dwg

DRI SITE PLAN

SHEET

**EX-1** 





# VICINITY MAP SCALE: NTS

STRATEGIC REAL ESTATE PARTNERS, LLC PHONE: (404) 836-4841 CONTACT: J.R. WRIGHT, JR ADDRESS: 3715 NORTHSIDE PARKWAY BUILDING 400, SUITE 425 ATLANTA, GA 30327 TRAFFIC ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. PHONE: (770) 619-4280 CONTACT: JOHN WALKER, PTOE HARRISON FORDER, P.E. (GA, AL) ADDRESS: 11720 AMBER PARK DRIVE SUITE 600 ALPHARETTA, GA 30009 CIVIL ENGINEER: PAULSON MITCHELL, INC. PHONE: (770) 650-7685 CONTACT: JOHN WISE

ADDRESS: 85-A MILL STREET

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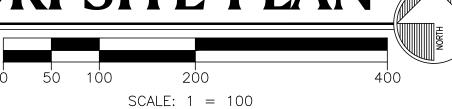
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<u>FOR</u>:



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**REVISIONS** 



Know what's **below. Call** before you dig.

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SITE PLAN

SHEET

**EX-1**