

DATE: July 6, 2023

TO: Chairwoman Lisa Cupid, Cobb County Commission
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

Date Opened: July 6, 2023

Deadline for Comments: July 21, 2023

Description: 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 stream 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 NATURAL RESOURCE | GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS |
| GEORGIA DEPARTMENT OF TRANSPORTATION | GEORGIA REGIONAL TRANSPORTATION AUTHORITY | GEORGIA SOIL AND WATER CONSERVATION COMMISSION |
| GEORGIA ENVIRONMENTAL FINANCE AUTHORITY | GEORGIA CONSERVANCY | COBB COUNTY |
| CHEROKEE COUNTY | CITY OF MARIETTA | CITY OF WOODSTOCK |
| CITY OF KENNESAW | TOWN CENTER CID | |

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

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[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, GPS Coordinates, or Legal Land Lot Description): 287 Chastain Road Kennesaw GA 30144
 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 SF of retail space on an approximately 57.28-acre site.

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.): Industrial warehouse 372,400 SF; 109 townhomes; 150 age-restricted multifamily units; 10,500 SF offi

Developer: Strategic Real Estate Partners, LLC

Mailing Address: 3715 Northside Parkway, Building 400, Suite 425

Address 2:

City: Atlanta State: GA Zip: 30327

Telephone: (404) 836-4841

Email: jrwright@strategicrepartners.com

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

If yes, property owner: McCamy Investments, L.P.; McCamy Properties, LLC; BK Properties, L.P.; VKEP-B, 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: 2025

Overall project: 2025

[Back to Top](#)



Developments of Regional Impact

[DRI Home](#)
[Tier Map](#)
[Apply](#)
[View Submissions](#)
[Login](#)

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): jwright@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, 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: Approx. \$200,000,000 - \$232,500,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Approx. \$2,428,000 - \$2,822,550

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: 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 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:

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 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.)

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 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

67%

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 impacts will be mitigated by providing detention ponds that will provide water quality, stream channel protection, overbank protection, and extreme overbank protection in accordance with Cobb County regulations. In addition, approximately 750 linear feet of stream buffer will be retained.

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:
3) There is a small wetland area of approximately 0.156 acres that will be impacted by the development. These impacts will be mitigated through the Nationwide Permit process. 5) There is an approximate 750 lineal feet section of perennial stream that will remain undisturbed that will be buffered per State and County guidelines

Back to Top

