

DATE: September 15, 2023

TO: Mayor Tom Reed, City of Chattahoochee Hills
ATTN TO: Mike Morton, Community Development Director, City of Chattahoochee Hills
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: Creative Land Co LLC DRI 4027

Submitting Local Government: City of Chattahoochee Hills

Date Opened: September 15, 2023 **Comments Due:** September 30, 2023

Description: A DRI review of a proposal to construct a mixed-use development with 607 residential units (200 multi-family, 167 townhomes, 240 single-family homes), 100 hotel rooms, and 14,000 SF of retail space on an approximately 265-acre site between Creel Road and Cochran Mill Road in the City of Chattahoochee Hills in Fulton County.

PRELIMINARY COMMENTS:

Key Comments

The project strongly aligns with Rural Areas policy recommendations set forth in the Atlanta Region's Plan which stress the need to protect rural areas and their character and note: "There is a strong desire from residents and elected officials in these areas to keep them rural...The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development."

The project proposes to retain 65% of the 265 -acre wooded site including two stream buffer areas as open space which is highly supportive of regional land use and environmental policies.

The project includes a range of housing types which is supportive of regional housing policies.

The project includes a mix of residential, commercial, and hospitality uses in a highly walkable and compact village layout which is supportive of regional land use, multi-modal transportation, and placemaking policies.

The project includes pervious gravel parking areas which is strongly supportive of regional environmental policies.

The project will generate a total of 3,724 new vehicular trips; a range of modifications of nearby roadways are proposed to help mitigate the traffic impact.

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 11-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- Rural Areas for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

The project includes a mix of residential, commercial, and hospitality uses in a highly walkable and compact village layout which is strongly supportive of regional land use, multi-modal transportation, and placemaking policies.

Transportation and Mobility Comments

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

The project will generate a total of 3,724 new vehicular trips; a range of roadway modifications are proposed to mitigate the traffic impact.

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 Group Comments

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

Environmental Comments

The project proposes to retain 65% of the 265-acre site – including much of the currently wooded area traversed by streams – as open space which is highly supportive of regional land use and environmental policies.

The project includes pervious gravel parking areas which is strongly supportive of regional environmental policies.

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 Management Policy Considerations: Rural Areas

This DRI site is designated Rural Areas which are areas in the region where limited development has taken place or and where development pressure is low. These areas are characterized by sporadic, large single-family lots, agricultural uses, protected lands, and forests. These areas border more central developed and developing areas and represent the limits of the urban service area in the region. There is a strong desire from residents and elected officials in these areas to keep them rural. Increased development threatens existing rural economic uses, such as forestry, agriculture, and tourism.

To maintain economic viability without undesirable development, these areas may be appropriate as “sending” areas in potential Transfer of Development Rights (TDR) programs. The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development. There will be a continued need to maintain existing transportation infrastructure, but care should be taken not to spur unwanted growth by inappropriate expansion of infrastructure capacity.

The project is strongly aligned with Rural Areas policy recommendations as presented in the Atlanta Region's Plan. It accommodates significant development while preserving much of the site's significant environmental assets as well as its rural agricultural character. The final design of the project could further the intent of the Rural Areas recommendations by utilizing rural character elements in the design of project roads, bridges, fences, and related components.

City of Chattahoochee Hills 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 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 PALMETTO

GEORGIA CONSERVANCY
CITY OF UNION CITY

CITY OF SOUTH FULTON
DOUGLAS COUNTY

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 #4027

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: Chattahoochee Hills

Individual completing form: Mike Morton

Telephone: 7704636578

E-mail: mike.morton@chatthillsga.us

*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: Creative Land Co, LLC

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): South of Cedar Grove Road, west of Cochran Mill Road, and east of Creel Road, Tax Parcel ID# 07 0100

Brief Description of Project: Approximately 265-acre mixed-use development consisting of approximately 607 residential units (200 multifamily, 167 townhomes, and 240 single-family), 100 hotel rooms, and 14,000 SF of retail space.

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.): Approximately 607 residential units (200 multifamily, 167 townhomes, and 240 single-family), 100 hotel rooms, and 14,000 SF of retail space.

Developer: Creative Land Co., LLC

Mailing Address: 3343 Peachtree Road NE

Address 2: Suite 180, #A2038

City: Atlanta State: GA Zip: 30326

Telephone: (470) 986-0968

Email: info@creativelandco.com

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

If yes, property owner:

Is the proposed project entirely located within your jurisdiction? ☐ (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)YesNo

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)YesNo

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: 2031

Overall project: 2031

[Back to Top](#)



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DRI #4027

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: Chattahoochee Hills
Individual completing form: Mike Morton
Telephone: 7704636578
Email: mike.morton@chatthillsga.us

Project Information

Name of Proposed Project: Creative Land Co, LLC
DRI ID Number: 4027
Developer/Applicant: Creative Land Co., LLC
Telephone: (470) 986-0968
Email(s): info@creativelandco.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: Approximately \$300 million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: Approximately \$3.9 million

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 Department of Watershed Management

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

0.18 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:

Fulton County Department of Public Works

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

0.14 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? Up to 1.5 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.)

3,670 net daily trips, 239 AM peak hour trips, 286 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 impact study prepared by Kimley-Horn and Associates

Solid Waste Disposal

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

1,180 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

31.5%

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 will be managed in above ground retention/detention ponds and in landscaped areas throughout the site to meet the applicable water quality and stormwater management requirements of the City, County, State, and Federal Government.

Environmental Quality

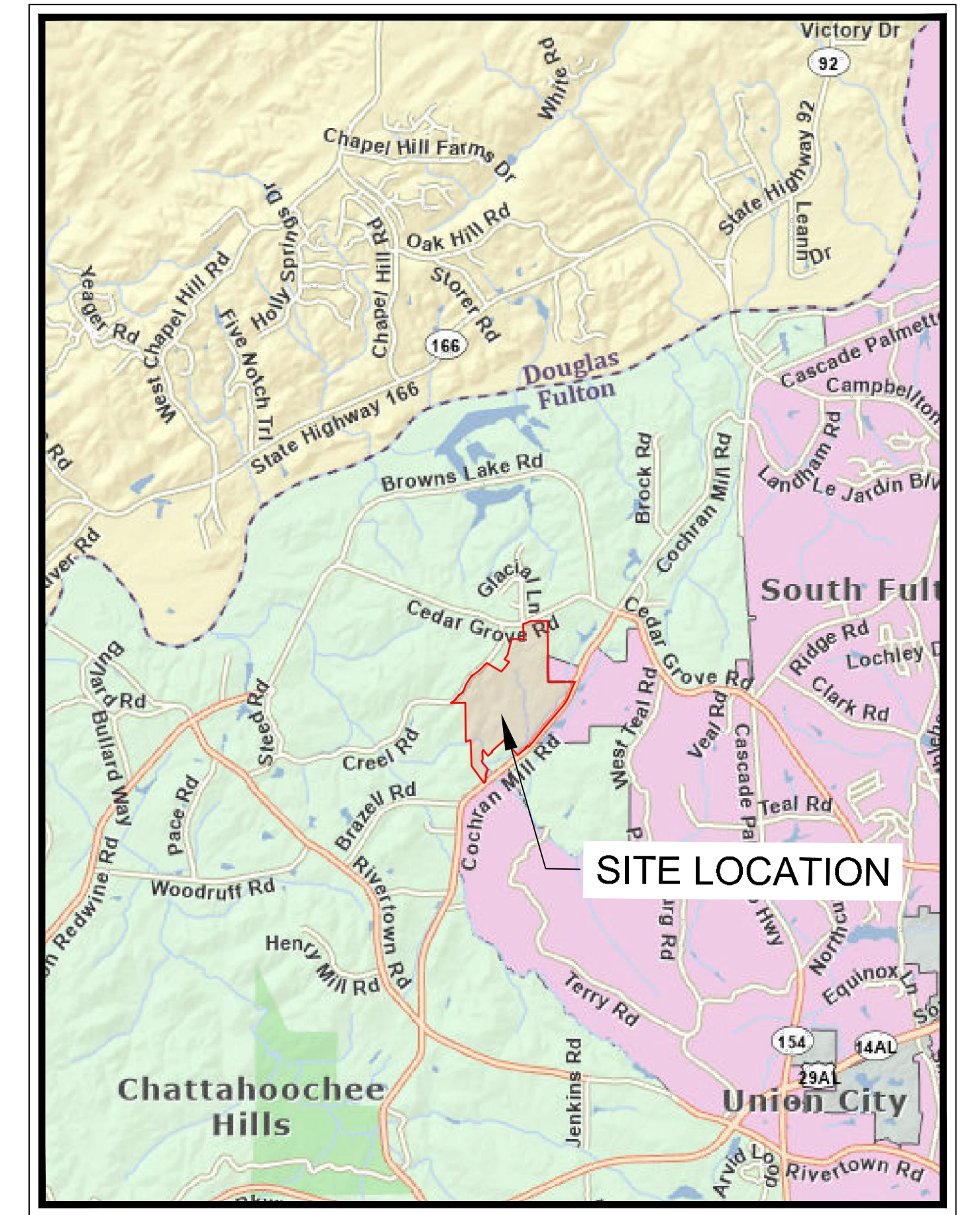
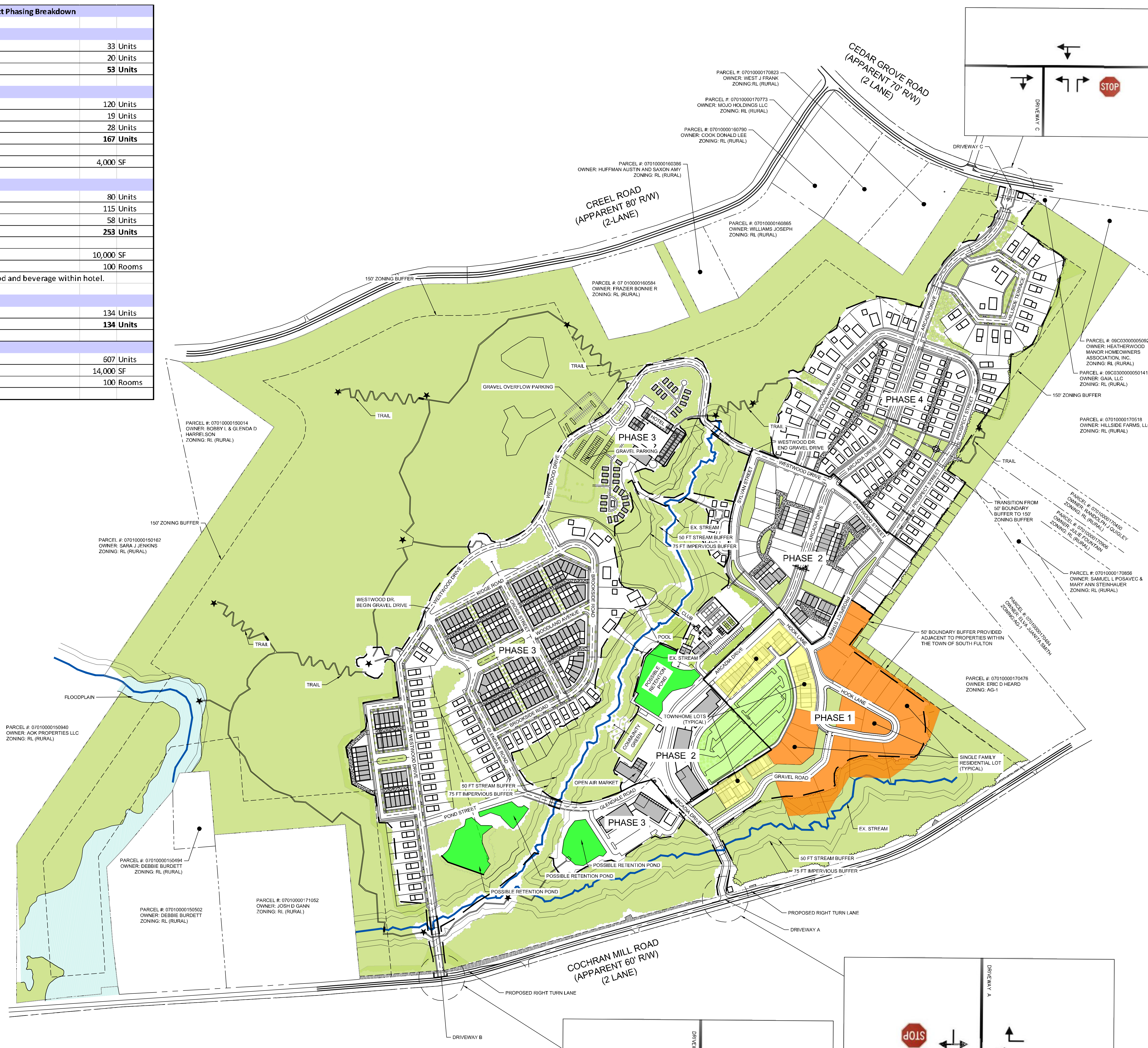
Is the development located within, or likely to affect any of the following:

- 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:
There is floodplain on the site but it will not be impacted by the development.

Back to Top

Project Phasing Breakdown	
Phase 1 - Proposed Use	
Townhouses	33 Units
Single Family Homes	20 Units
Total Units	53 Units
Phase 2 - Proposed Use	
Apartments	120 Units
Townhouses	19 Units
Single Family Homes	28 Units
Total Units	167 Units
Retail	4,000 SF
Phase 3 - Proposed Use	
Apartments	80 Units
Townhouses	115 Units
Single Family Homes	58 Units
Total Units	253 Units
Retail*	10,000 SF
Hotel	100 Rooms
* 4,000SF of retail is for food and beverage within hotel.	
Phase 4 - Proposed Use	
Single Family Homes	134 Units
Total Units	134 Units
Totals	
Residential Units	607 Units
Non-Residential (Retail)	14,000 SF
Non-Residential (Hotel)	100 Rooms
*315 SF per Hotel room	



DRI #4027

SITE DATA:

TOTAL SITE AREA	265 AC (11,540,786 SF)
PROJECT SITE AREA	265 AC (11,540,786 SF)
FLOODPLAIN (APPROXIMATE)	N/A
GROSS RESIDENTIAL DENSITY	2.29 DU/AC
ZONING:	
EXISTING ZONING	RL (RURAL)
FUTURE DEVELOPMENT CLASSIFICATION	RURAL RESIDENTIAL
PROPOSED ZONING	HAMLET MIXED-USE (HM-MU)
RETAIL JURISDICTION	CHATTAHOOCHEE HILLS
DEVELOPMENT TYPE:	
RESIDENTIAL DWELLINGS	607 UNITS
RETAIL	10,000 SF
RETAIL (FOOD AND BEVERAGE IN HOTEL)	4,000 SF
HOTEL	100 ROOMS
ZONING COUNT	528
DEVELOPMENT STANDARDS:	
MAXIMUM BUILDING HEIGHT	
• ROADS	45 FEET
• STREETS	45 FEET
• COMMERCIAL STREETS	60 FEET
• AVENUES & BLVD	60 FEET
PROPOSED NON-RESIDENTIAL BUILDINGS TO BE 1 TO 3 STORIES	
FRONT YARD	
• ROADS	20 FEET
• STREETS	5 FEET MIN & 10 FEET MAX
• COMMERCIAL STREETS	10 FEET MAX
• AVENUES & BLVD	10 FEET MAX
REAR YARD	
• ROADS	15 FEET MIN
• STREETS	NONE
• COMMERCIAL STREETS	NONE
• AVENUES & BLVD	NONE
SIDE YARD	
• ROADS	10 FEET MIN
• STREETS	NONE
• COMMERCIAL STREETS	5 FEET MAX
• AVENUES & BLVD	5 FEET MAX
MINIMUM BUILDING SEPARATION	N/A
MINIMUM LOT SIZE	NONE
BUFFERS:	
ZONING BUFFER	150'
SIDE/REAR	NONE
FRONT	NONE
COMMON AREA CALCULATIONS:	
MIN. OPEN SPACE REQUIRED (65% OF SITE AREA)	172.2 AC (7,501,511 SF)
MIN. OPEN SPACE PROVIDED	174.23 AC
MIN. CIVIC SPACE REQUIRED (5% OF SITE AREA)	13.2 AC (577,039 SF)
CIVIC SPACE PROVIDED	13.3 AC
MAXIMUM REQUIRED PARKING:	
SINGLE FAMILY RESIDENTIAL = NONE	N/A
OTHER RESIDENTIAL = 2.5 PER UNIT X 607 UNITS	1,518
RESIDENTIAL = 5 PER 1,000 SF X 45,500 SF	228
(NON RESIDENTIAL INCLUDES RETAIL AND HOTEL)	
TOTAL PROPOSED PARKING:	1,746

NOTES:

FUTURE PHASES CONCEPTUAL LAYOUT
SUBJECT TO ADJUSTMENT.

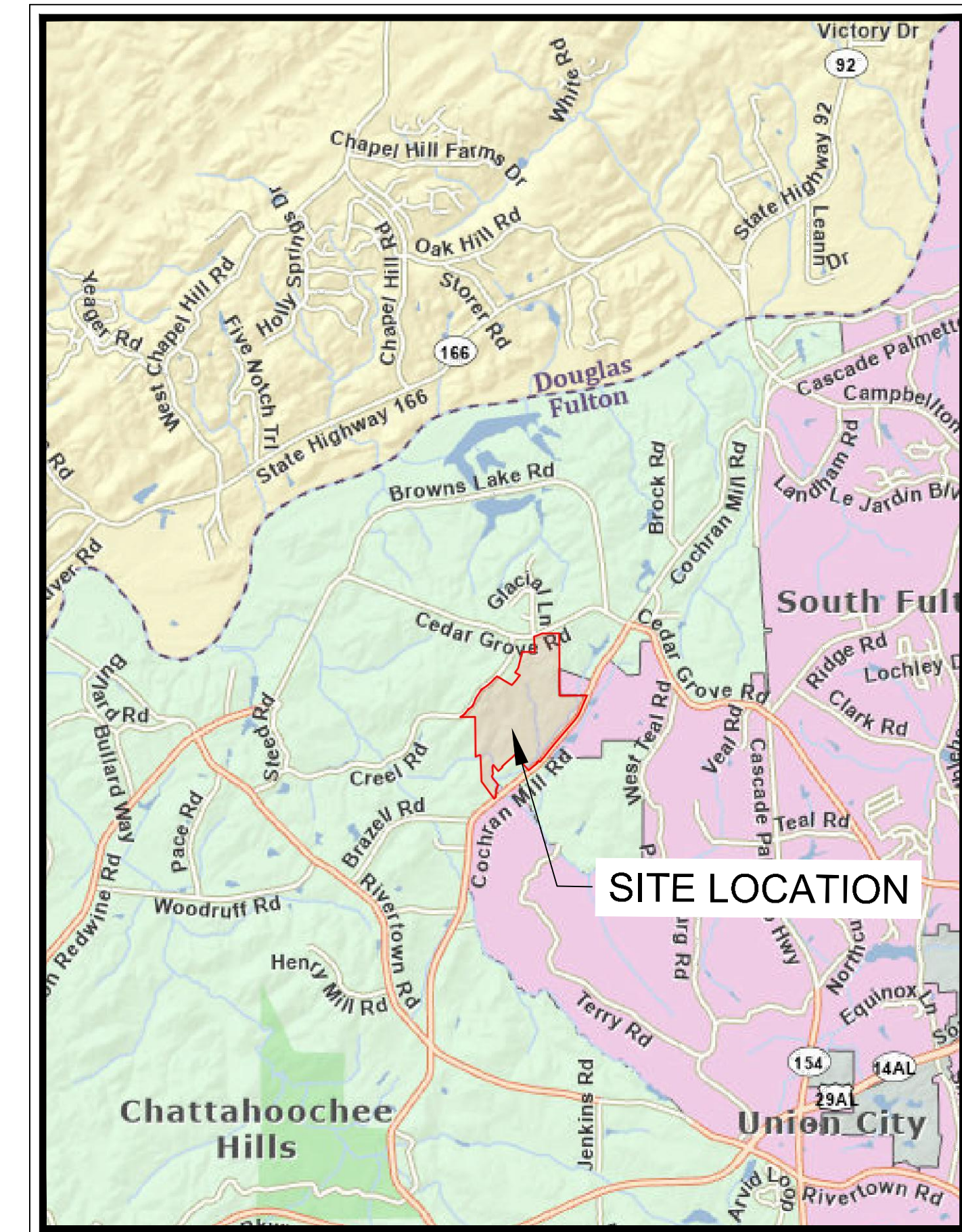
ALL SITE INTERIOR ROADS WILL BE 2-LANES.

THE PROPOSED SITE WILL BE DEVELOPED AS A
WALKABLE COMMUNITY WITH SHARED LANES,
SIDEWALKS WHERE APPROPRIATE, TRAILS AND
PATHS THROUGHOUT

CLIENT:	CREATIVE LAND CO., LLC 3343 PEACHTREE ROAD NE SUITE 180 #A2038 ATLANTA, GA 30326 CONTACT: LAUREN GURVICH KING PHONE: 470.986.0968
TRAFFIC ENGINEERS:	HARRISON FORDER, P.E. (GA, AL) PHONE: 470.273.3817 JOHN WALKER, P.E., PTOE PHONE: 470.273.3181 11720 AMBER PARK DRIVE ST. 600 ALPHARETTA, GA 30009 PHONE: 770.619.4280

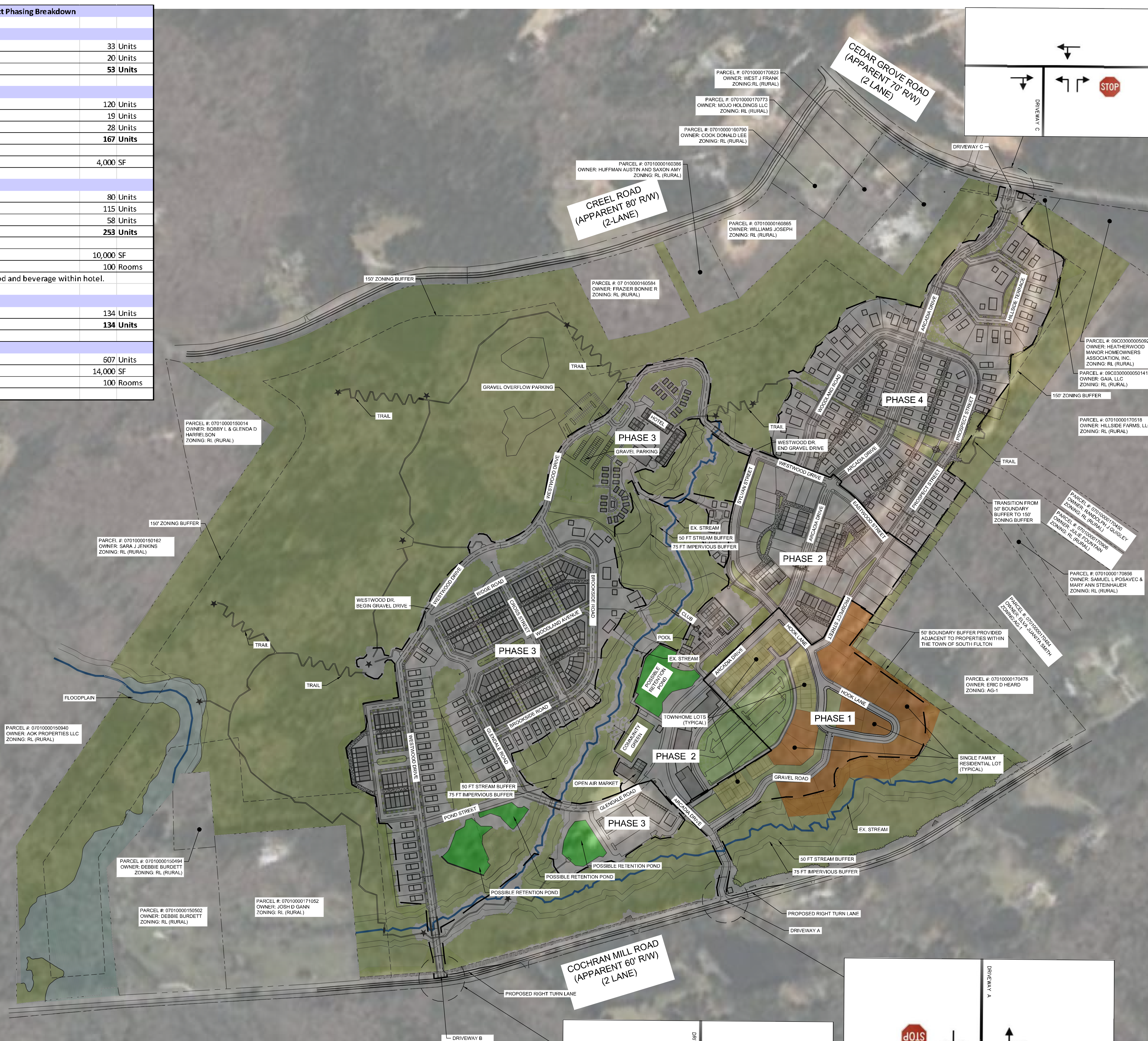
SURVEYOR:	LAND ENGINEERING 1601 S ZACK HINTON PARKWAY MCDONOUGH, GEORGIA 30253 PHONE: 678-814-4346 CONTACT: CAMERON R. BROWN
LAND PLANNER/ARCHITECT:	TSW 1447 PEACHTREE STREET, NE ATLANTA, GEORGIA 30309 PHONE: 404-873-6730

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ALPHARETTA, GEORGIA 30009
PHONE (770) 619-4280
WWW.KIMLEY-HORN.COM

CREATIVE LAND CO., LLC



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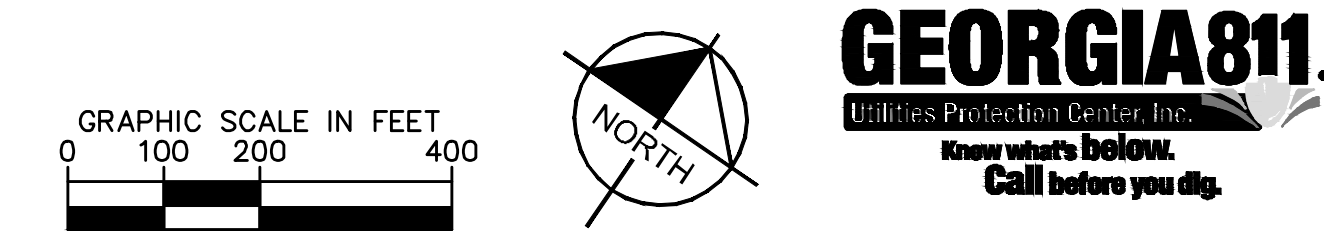
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