

DATE: November 30, 2023

TO: Mayor Khalid Kamau, City of South Fulton  
ATTN TO: Reginald McClendon, Interim Community Development Director, City of South Fulton  
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:** Westwood DRI 4057

**Submitting Local Government:** City of South Fulton

**Date Opened:** November 30, 2023 **Deadline for Comments:** December 15, 2023

**Description:** A DRI review of a proposal to construct a mixed-use development with 235 single-family detached homes, 226 single-family attached townhomes, 1,042 multi-family units, 154,100 square feet of general office space, 221,720 square feet of retail space, and 44,500 square feet of supermarket space on a 211-acre wooded site adjacent to the Chattahoochee River off of Cochran Road and Cascade Palmetto Highway in the City of South Fulton.

## **PRELIMINARY COMMENTS:**

### **Key Comments**

*The project is generally 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"*

*The designation of a large portion of the site, including the most environmentally sensitive areas along the Chattahoochee River and around multiple streams, as protected open space accessed by walking trails is supportive of Developing Rural Areas policies and goals.*

*The siting of lower density single-family homes and townhomes on the largest developed section of the site is aligned with Developing Rural Areas policies.*

*The siting of the most intensely developed portion of the project on a mostly previously disturbed area at the northeast corner of the site is supportive of the intent of Developing Rural Areas policies.*

*The provision of a robust mix of synergistic uses including multi-family residential, office, commercial, and grocery store in a compact, highly walkable village center format is highly supportive of regional placemaking and multi-modal development policies.*

*The project is expected to generate 19,004 new daily vehicular trips; a range of associated roadway improvements to accommodate these are proposed.*

### **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 siting of lower density single-family homes and townhomes on the largest developed section of the site is aligned with Developing Rural Areas policies.

The siting of the most intensely developed portion of the project on a mostly previously disturbed area at the northeast corner of the site is supportive of the intent of Developing Rural Areas policies.

The provision of a robust mix of synergistic uses including multi-family residential, office, commercial, and grocery store in a compact, highly walkable village center format is highly supportive of regional placemaking and multi-modal development policies.

### **Transportation and Mobility Comments**

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

The project is expected to generate 19,004 new daily vehicular trips; a range of associated roadway improvements to accommodate these are proposed.

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 designation of a large portion of the site, including the most environmentally sensitive areas along the Chattahoochee River and around multiple streams, as protected open space accessed by walking trails is supportive of regional environmental policies and 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 site frontage improvements.

## **Unified Growth Policy Considerations: Developing Rural Areas**

Developing Rural Areas designation 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.

The project generally aligns with Developing Rural Areas recommendations in that it is preserves a large area of environmentally sensitive land, is substantially low-density in nature for a large portion of the site and concentrates the most intense development in a compact and walkable village center form along the main access road. It could be better aligned by providing additional conservation areas and incorporating low-impact design approaches for developed areas. City of South Fulton leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to 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 ATLANTA  
CITY OF UNION CITY

GEORGIA CONSERVANCY  
CITY OF EAST POINT  
DOUGLAS COUNTY

CITY OF DOUGLASVILLE  
CITY OF CHATTAHOOCHEE HILLS  
MARTA

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 #4057

#### 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: Reginald McClendon

Telephone: 4708097236

E-mail: [reginald.mcclendon@cityofsouthfultonga.gov](mailto:reginald.mcclendon@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: Westwood

Location (Street Address, 0 Cascade Palmetto Highway / 0 Cochran Road  
GPS Coordinates, or Legal  
Land Lot Description):

Brief Description of Project: Mixed use development on 211 acres adjacent to the Chattahoochee River which will include 1,500 housing units, and 350k sf commercial/institutional uses.

#### 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.): 350 sf commercial, 1500 housing units

Developer: United Consolidated Master LLC

Mailing Address: 625 Holcomb Bridge Road

Address 2:

City: Norcross State: GA Zip: 30071

Telephone: 7702090029

Email: [rezaabree@unitedconsulting.com](mailto:rezaabree@unitedconsulting.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: 2027 Overall project: 2027

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### DRI #4057

#### 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: Reginald McClendon  
Telephone: 4708097236  
Email: reginald.mcclendon@cityofsouthfultonga.gov

#### Project Information

Name of Proposed Project: Westwood  
DRI ID Number: 4057  
Developer/Applicant: United Consolidated Master LLC  
Telephone: 7702090029  
Email(s): rezaabree@unitedconsulting.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: 500,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 6,000,000

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 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)?

0.38

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 Water Services

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

0.38

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.)

1,291 AM Peak, 2,126 PM Peak

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: The transportation improvements consist of right turn lanes at all proposed site driveways, a left turn lane at the Site Driveway E/Cascading Lane intersection along Cascade Palmetto Highway, and two receiving lanes northbound on Cascade Palmetto Highway north of Site Driveway E/Cascading lane due to a dual left-turn-lane outbound approach needed on Site Driveway E.

### Solid Waste Disposal

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

5.6

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

40

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 ponds and green infrastructure will be utilized to mitigate the impact on stormwater management.

### 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:

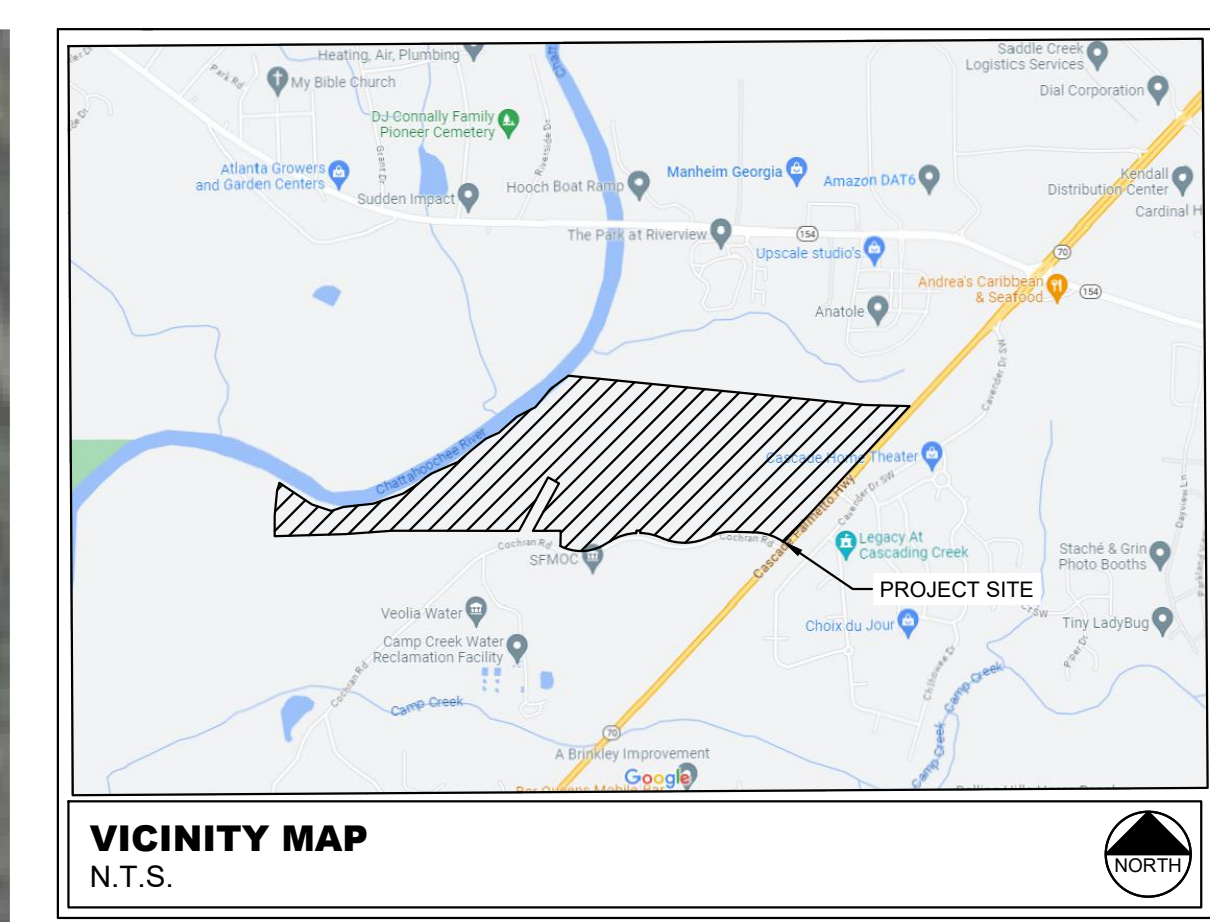
None anticipated. Proper Stormwater and Erosion Control BMP's will be provided to ensure environmental quality.

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### SITE LEGEND

	PROPERTY LINE
	ROW DEDICATION
	TRAIL
	STREAM BUFFER
	EXISTING FLOODPLAIN
	OFFICE
	RETAIL
	MULTIFAMILY
	TOWNHOUSE OVER RETAIL
	TOWNHOUSE
	PARKING DECK
	MULTIFAMILY OVER RETAIL
	CIVIC

SITE DEVELOPMENT SUMMARY	
CURRENT ZONING PROPOSED ZONING OVERLAY DISTRICT DRI CASE NUMBER	R-4A - SINGLE FAMILY DWELLING DISTRICT MIX-MIXED USE DISTRICT CLIFTONDALE DRI 4057
SITE AREA:	
SITE AREA	207 ACRES
ROW DEDICATION	0 ACRES

PARKING SUMMARY	
<b>PROPOSED PARKING:</b>	<b>3,580 SPACES (TOTAL)</b>
RETAIL PARKING DECKS	1,249 SPACES
MULTIFAMILY PARKING DECKS	1,633 SPACES
ON STREET PARKING	135 SPACES
PARKING LOTS	533 SPACES
<p>EXACT NUMBER OF PARKING SPACES AND PARKING DISTRIBUTION WILL BE  DETERMINED BASED ON RESULTS OF A FUTURE SHARED PARKING STUDY.</p>	

LAND USES & DENSITIES			
<b>TOTAL RESIDENTIAL: 1,503 UNITS (7.26 UNITS/ACRE)</b>			
MULTI-FAMILY	1,042 UNITS		
SINGLE FAMILY	235 UNITS		
TOWNHOUSE	226 UNITS		
<b>TOTAL NON-RESIDENTIAL:</b>			
<u>LAND USE</u>	<u>AREA</u>	<u>FLOOR AREA RATIO</u>	
RETAIL	194,120 SF	0.020	
OFFICE	154,100 SF	0.017	
CIVIC AREA	82,600 SF	0.009	

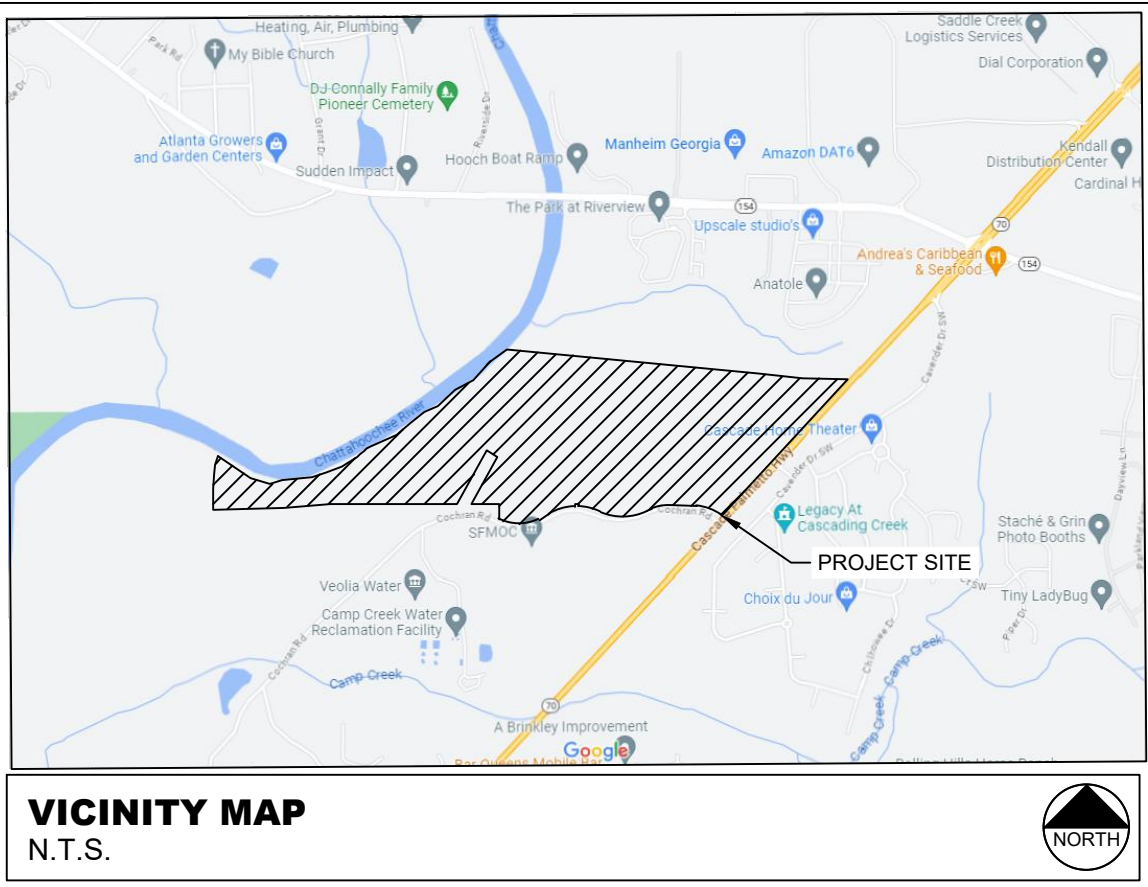
<b>CONTACTS</b>	
<b><u>TRAFFIC CONSULTANT</u></b> JOSH PRUITT NVS ENGINEERS AND CONSULTANTS, INC 10745 WESTSIDE WAY, SUITE 300 ALPHARETTA, GA 30009 678-795-3600	<b><u>APPLICANT CONSULTANT</u></b> REZA ABREE UNITED CONSOLIDATED MASTER, LLC 625 HOLCOMB BRIDGE ROAD NORCROSS, GA 30071 678-898-6449
<b><u>CIVIL CONSULTANT</u></b> TYLER ROSSER, P.E. KIMLEY-HORN AND ASSOCIATES 3930 JONES BRIDGE ROAD, SUITE 350 PEACHTREE CORNERS, GEORGIA 30092 770-825-0749	

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PROJECT	WESTWOOD ON THE CHATTAHOOCHE CASCADE PALMETTO HIGHWAY AND COCHRAN ROAD, SOUTH FULTON, GA 30348 LAND LOT 35.13 TA-53326, PG DISTRICT		CLIENT
No. REVISION DESCRIPTIONS		DATE	BY
GSWCC CERT. (LEVEL II)		000007289	
DRAWN BY		AG	
DESIGNED BY		SPG	
REVIEWED BY		JTR	
DATE		11/13/23	
PROJECT NO.		019097002	
TITLE			
DRI SITE PLAN			
SHEET NUMBER			
DRI.00			

Drawing name: K:\ATL\_Civil\019097002\_Westwood\CAD\DR\DR1.00 - DRI SITE PLAN.dwg DRI.00 DRI SITE PLAN Nov 14, 2023 11:58am by: sam.galliard

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PROPERTY LINE

ROW DEDICATION

TRAIL

STREAM BUFFER

EXISTING FLOODPLAIN

OFFICE

RETAIL

MULTIFAMILY

TOWNHOUSE OVER RETAIL

TOWNHOUSE

PARKING DECK

MULTIFAMILY OVER RETAIL

CURRENT ZONING	R-4A - SINGLE FAMILY DWELLING DISTRICT
PROPOSED ZONING	MIX - MIXED USE DISTRICT
OVERLAY DISTRICT	CLIFTONDALE
DRI CASE NUMBER	DRI 4057

<b>SITE AREA:</b>	
SITE AREA	207 ACRES
ROW DEDICATION	0 ACRES

<b>PROPOSED PARKING:</b>	<b>3,580 SPACES (TOTAL)</b>
RETAIL PARKING DECKS	1,249 SPACES
MULTIFAMILY PARKING DECKS	1,633 SPACES
ON STREET PARKING	135 SPACES
PARKING LOTS	533 SPACES

<b>TOTAL RESIDENTIAL: 1,503 UNITS (7.26 UNITS/ACRE)</b>	
MULTI-FAMILY	1,042 UNITS
SINGLE FAMILY	235 UNITS
TOWNHOUSE	226 UNITS

RETAIL	184,120 SF	0.020
OFFICE	154,100 SF	0.017
CIVIC AREA	82,600 SF	0.009

<u>TRAFFIC CONSULTANT</u>	<u>APPLICANT CONSULTANT</u>
JOSH PRUITT	REZA ABREE
NVS ENGINEERS AND CONSULTANTS, INC	UNITED CONSOLIDATED MASTER, LLC
10745 WESTSIDE WAY, SUITE 300	625 HOLCOMB BRIDGE ROAD
ALPHARETTA, GA 30009	NORCROSS, GA 30071
678-795-3600	678-898-6449
<u>CIVIL CONSULTANT</u>	
TYLER ROSSER, P.E	
KIMLEY-HORN AND ASSOCIATES	
3830 JONES BRIDGE ROAD, SUITE 350	
PEACHTREE CORNERS, GEORGIA 30092	
770-825-0749	

[illegible]

**WESTWOOD ON THE  
CHATTahoochee**  
CASCADE PALMETTO HIGHWAY AND COCHRAN  
ROAD, SOUTH FULTON, GA 30349  
LAND LOT 50.51, S4-555656, 9-C DISTRICT

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

GSWCC CERT. (LEVEL II)	000007289
DRAWN BY	AG
DESIGNED BY	SPG
REVIEWED BY	JTR
DATE	11/13/23
PROJECT NO.	019097002
TITLE	

DRI SITE PLAN

SHEET NUMBER  
**DRI.00**

Drawing name: K:\ATL\_Civil\019097002\_Westwood\CAD\DR\DR1.00 - DRI SITE PLAN.dwg DRI.00 DRI SITE PLAN Nov 13, 2023 3:05pm by: sam.gaillard

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