



Regional Review Finding Development of Regional Impact

DATE: September 10, 2025

TO: Mayor Khalid Kamau, City of South Fulton

ATTN TO: Reginald McClendon, *Managing Director Community Development*, City of South Fulton

FROM: Mike Alexander, COO, Atlanta Regional Commission

RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the project's relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and state, federal and other agencies. This Final Report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Cascade Palmetto Highway and Ridge Road DRI 4371

Submitting Local Government: City of South Fulton

Date Opened: August 26, 2025 **Date Closed:** September 10, 2025

Description: *A DRI review of a proposal to develop 491 single-family homes and 152 townhomes on a 327-acre wooded site traversed by several streams at the northeast corner of the intersection of Cascade Palmetto Highway and Ridge Road in the City of South Fulton in Fulton County.*

Comments:

Key Comments

The project is partially 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 project's retention of 40% (130 acres) of the total 327 acres as green and open space and general limitation of stream buffer impacts are supportive of regional environmental policies.

The project is expected to generate 5,470 new daily vehicular trips; associated roadway improvements to accommodate these are proposed.

The project's lack of mixed-use development of any kind is not in keeping with regional transportation and placemaking policies. Some minimal provision of neighborhood retail space could shorten or eliminate some automobile trips generated.

Opportunities for coordinating the final project design with the large mixed-use Boukaert Farms project in development on the west side of Cascade Palmetto Highway in the city of Chattahoochee Hills should be explored.

Most of the project's northern boundary is shared with the Le Jardin DRI 4348 project which is also primarily a single-family development. There are no vehicular or pedestrian connections between the two projects. Opportunities for introducing some kind of connection, possibly through a trail system, should be explored.

The project generally utilizes a winding curvilinear street layout terminating in cul de sacs. While this approach is partially warranted by need to reduce conflicts with protected streams, utilizing some aspects of a grid layout could would enhance connectivity.

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– Developing Rural Areas for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments. The project's lack of mixed-use development of any kind is not in keeping with regional transportation and placemaking policies. Some minimal provision of neighborhood retail space could shorten or eliminate some automobile trips generated.

Opportunities for coordinating the final project design with the large mixed-use Boukaert Farms project in development on the west side of Cascade Palmetto Highway in the city of Chattahoochee Hills should be explored.

Most of the project's northern boundary is shared with the Le Jardin DRI 4348 project which is also primarily a single-family development. There are no vehicular or pedestrian connections between the two projects. Opportunities for introducing some kind of connection, possibly through a trail system, should be explored. The project generally utilizes a winding curvilinear street layout terminating in cul de sacs. While this approach is partially warranted by need to reduce conflicts with protected streams, utilizing some aspects of a grid layout could would enhance connectivity.

Transportation and Mobility Comments

ARC's Transportation and Mobility Group comments are attached.

The proposal is largely consistent with ARC's MTP. The project uses promote multimodal transportation usage and impacts along a Regional Truck Route have been accounted for. Though there are connective sidewalks throughout the site, there is a lack of crosswalks. Biking accommodations connecting to the nearby Silk Sheets bike route should be considered.

The project is expected to generate 5,470 new daily vehicular trips and a number of associated roadway improvements are proposed.

The constructed development should provide 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 are attached.

Stream Buffers

The submitted site plan shows two unnamed tributaries to Town Creek flowing from south to north: one in the center of the project property and one in the eastern side of the property, both with several branches extending from them. The site plan also shows two shorter unnamed tributaries to Town Creek along the northern edge of the property and two unnamed tributaries to Tuggle Creek on the west side of the property. The USGS coverage for the project area shows only tributary to Town Creek at the center of the property. The submitted site plan shows and identifies the State 25-foot Erosion and Sedimentation Buffer as well as a 75-foot impervious setback and 50-foot undisturbed buffer on all streams on the property, which meets the requirements of the City's stream buffer ordinance (City Code Chapter 17), and is consistent with the Metropolitan North Georgia Water Planning District's stream buffer requirements. The only intrusions shown on the submitted site plan are two transportation stream crossings, which are allowed under the City ordinance. No residential lots or several stormwater management areas and a mailbox kiosk area are shown intruding into the impervious setbacks. Any intrusions into City buffers or setbacks may require a variance from the City.

Floodplain

No floodplains are shown on the submitted plans. The FEMA coverage for the area shows an area of 500-year floodplain along the unnamed stream at the center of the property. No 100-year floodplain or floodway areas are shown. One road crossings is the only intrusion in the 500-year floodplain shown on the submitted plans.

Environmental Comments

The project's retention of 40% (130 acres) of the total 327 acres as green and open space and general limitation of stream buffer impacts are supportive of regional environmental policies.

Opportunities for properly managing the large amount of natural open space proposed, and possibly combining these spaces with similar areas in the adjacent Le Jardin project, should be explored.

The project can support The Atlanta Region's Plan by incorporating 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 site improvements.

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 is partially aligned with Developing Rural Areas recommendations in it's provision of 247 acres and green and open space. It could be better aligned with these policies by incorporating low-impact design approaches in constructed areas and providing some amount of neighborhood retail space to reduce car trips. City of South Fulton 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 Natural Resource	Georgia Dept of Community Affairs
Georgia Department of Transportation	Georgia Regional Transportation Authority	Georgia Soil & Water Cons Comm
Georgia Environmental Finance Authority	Georgia Conservancy	Douglas County
City of Chattahoochee Hills	Union City	

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 #4371

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

*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: Cascade Palmetto Highway & Ridge Road

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

Brief Description of Project: Walton Global (the Applicant) is requesting to rezone 327 +/- acres of land from AG-1 Agricultural District to CUP - Community Unit Planned Development. The applicant is proposing to develop and subdivide 643 residential units

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.): 643 residential units

Developer: Walton Global

Mailing Address: 8800 N. Gainey Center Dr., Suite 345

Address 2:

City: Scottsdale State: AZ Zip: 85258

Telephone: 480-276-6752

Email: bdluzen@walton.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: Cascade Palmetto Highway & Ridge Road
Project ID: 4074

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: 2028
Overall project: 2028

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Developments of Regional Impact

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Thank you for submitting your application. The DRI Application Number is 4371. To view the application at any time, you can go to <http://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=4371>. Please contact your RDC if you have any questions or need to change any of the information on this form.

DRI #4371

ONSITE WETLANDS/STREAMS WILL BE PRESERVED WITH MINIMAL DISTURBANCE NECESSARY FOR INFRASTRUCTURE CONSTRUCTION. STORMWATER MANAGEMENT PRACTICES AND EROSION CONTROL BMP'S WILL BE IMPLEMENTED TO PROTECT GROUNDWATER.

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: Cascade Palmetto Highway & Ridge Road
 DRI ID Number: 4371
 Developer/Applicant: Walton Global
 Telephone: 480-276-6752
 Email(s): bdluzen@walton.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: \$288,000,000
 Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,400,000 (PROPERTY TAX)
 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

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.35 GPD

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

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 292,800 GPD

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: FULTON COUNTY CAPITAL IMPROVEMENT PROJECT UNDERWAY TO EXPAND SEWER SERVICE TO AREA. NEW OFFSITE LIFT STATION AND FORCEMAIN SCHEDULED TO BE IN SERVICE BY Q4 2026/Q1 2027

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? +/- 8,000 LF (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.) 390 2-way trips in AM, 530 2-way in PM peak & 5,470 2-way in 24 hours

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 see the DRI Traffic Impact Study for recommended system improvements

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1,804 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? 1,804 TONS

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: 130 ACRES OF NATURAL AREA ARE PLANNED FOR PRESERVATION IN NATURAL STATE. STATE AND LOCAL REQUIRED STREAM BUFFERS WILL BE ESTABLISHED AND REMAIN IN THEIR NATURAL STATE. LID/GI STORMWATER MANAGEMENT PRACTICES WILL BE IMPLEMENTED TO FURTHER MITIGATE STORMWATER IMPACTS.

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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2025 CASCADE PALMETTO HIGHWAY AND RIDGE ROAD DRI
City of South Fulton
Natural Resources Review Comments
September 2, 2025

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Group has identified City and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The project property is located in the portion of the Chattahoochee River watershed that drains into the Chattahoochee River Corridor, but it is not within the 2000-foot Chattahoochee River Corridor and is not subject to the requirements of the Metropolitan River Protection Act or the Chattahoochee Corridor Plan. This portion of the watershed drains into the Chattahoochee downstream of the existing public water supply intakes on the Chattahoochee. Proposed intakes in at Bear Creek in the City of Chattahoochee Hills and in Coweta County include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is less than seven miles upstream of the proposed public water supply intake at Bear Creek in Chattahoochee Hills.

Stream Buffers

The submitted site plan shows two unnamed tributaries to Town Creek flowing from south to north: one in the center of the project property and one in the eastern side of the property, both with several branches extending from them. The site plan also shows two shorter unnamed tributaries to Town Creek along the northern edge of the property and two unnamed tributaries to Tuggle Creek on the west side of the property. The USGS coverage for the project area shows only tributary to Town Creek at the center of the property. The submitted site plan shows and identifies the State 25-foot Erosion and Sedimentation Buffer as well as a 75-foot impervious setback and 50-foot undisturbed buffer on all streams on the property, which meets the requirements of the City's stream buffer ordinance (City Code Chapter 17), and is consistent with the Metropolitan North Georgia Water Planning District's stream buffer requirements. The only intrusions shown on the submitted site plan are two transportation stream crossings, which are allowed under the City ordinance. No residential lots or several stormwater management areas and a mailbox kiosk area are shown intruding into the impervious setbacks. Any intrusions into City buffers or setbacks may require a variance from the City.

Any other unmapped streams on the property may also be subject to the requirements of the City Stream Buffer Ordinances and any other waters of the State on the property will be subject to the 25-foot state Erosion and Sedimentation Act buffers.

Floodplain

No floodplains are shown on the submitted plans. The FEMA coverage for the area shows an area of 500-year floodplain along the unnamed stream at the center of the property. No 100-year floodplain or floodway areas are shown. One road crossings is the only intrusion in the 500-year floodplain shown on the submitted plans.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

2025 CASCADE PALMETTO HIGHWAY AND RIDGE ROAD DRI
ARC Natural Resources Comments
Page Two
September 2, 2025

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual

(www.georgiastormwater.com) such as design standards, calculations, formulas, methods, and runoff reduction practices sized and designed to retain the first 1.0 inch of rainfall on the site to the maximum extent practicable. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3. Better site design for stormwater management includes several site design techniques such as preserving natural features and resources, effectively laying out the site elements to reduce impact, reducing the amount of impervious surfaces, and using natural features on the site for stormwater management. The aim is to reduce the environmental impact "footprint" of the site while retaining and enhancing the owner/developer's purpose and vision for the site.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

Development of Regional Impact

Assessment of Consistency with the ARC Metropolitan Transportation Plan

Prepared by: Shelby Piccolo, ARC Transportation Access and Mobility Division September 11, 2025

DRI INFORMATION

2025 Cascade Palmetto Highway & Ridge Road DRI 4371 – City of South Fulton, Fulton County, GA

METROPOLITAN TRANSPORTATION PLAN PROJECTS

Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?

There are no current MTP projects contained in this study area.

REGIONAL NETWORKS

1. Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

NO YES

Regional Thoroughfare capacity and safety needs have been met.

2. Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

NO YES

SR 29. Truck Route capacity and safety needs have been met.

3. If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.

NOT APPLICABLE

RAIL SERVICE WITHIN ONE MILE

4. If the project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.

NOT APPLICABLE

YES

5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions.

NOT APPLICABLE

YES

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?

Connections to adjacent parcels are not feasible.

2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?

Sidewalk connections are made throughout site. Crosswalks and bike lanes should be added for

3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?

Yes.

4. Does the site plan include provisions for electric vehicle charging?

No.

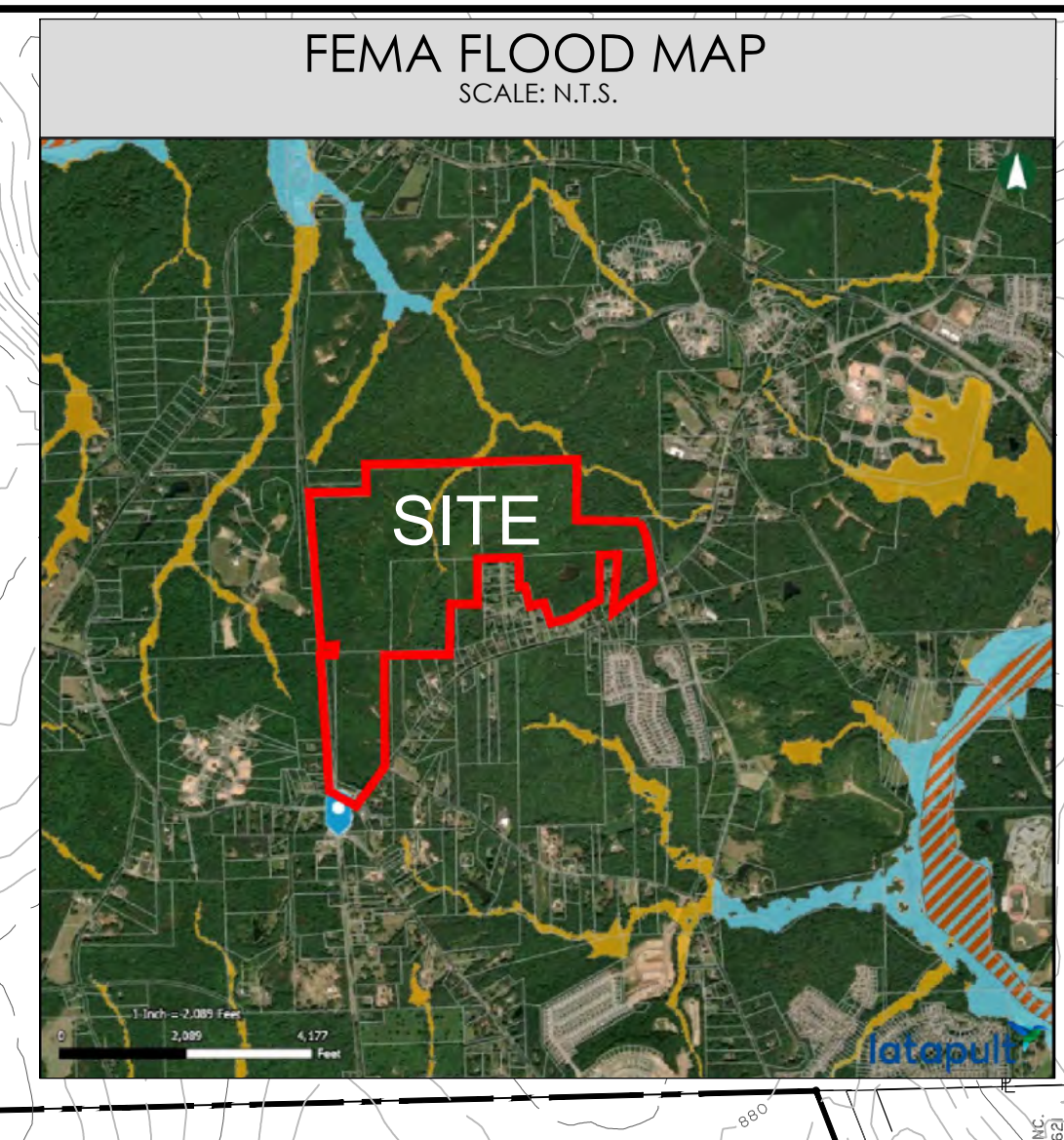
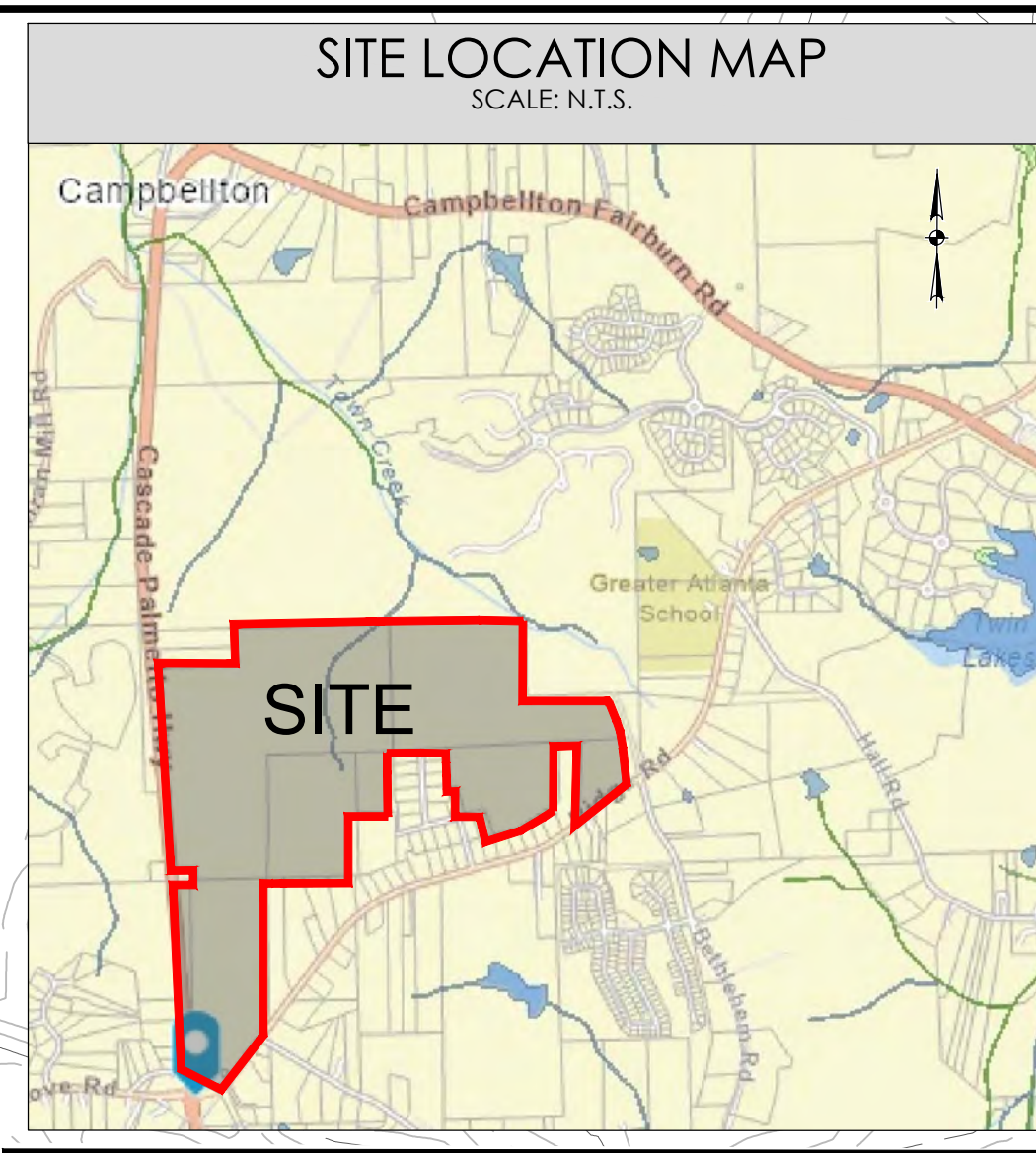
RECOMMENDATIONS

1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?

The proposal is largely consistent with ARC's MTP. Project uses promote multimodal transportation usage and impacts along Regional Truck Route have been accounted for. Though there are connective sidewalks throughout the site, there is a lack of crosswalks. Biking accommodations connecting to the nearby Silk Sheets bike route should be considered.

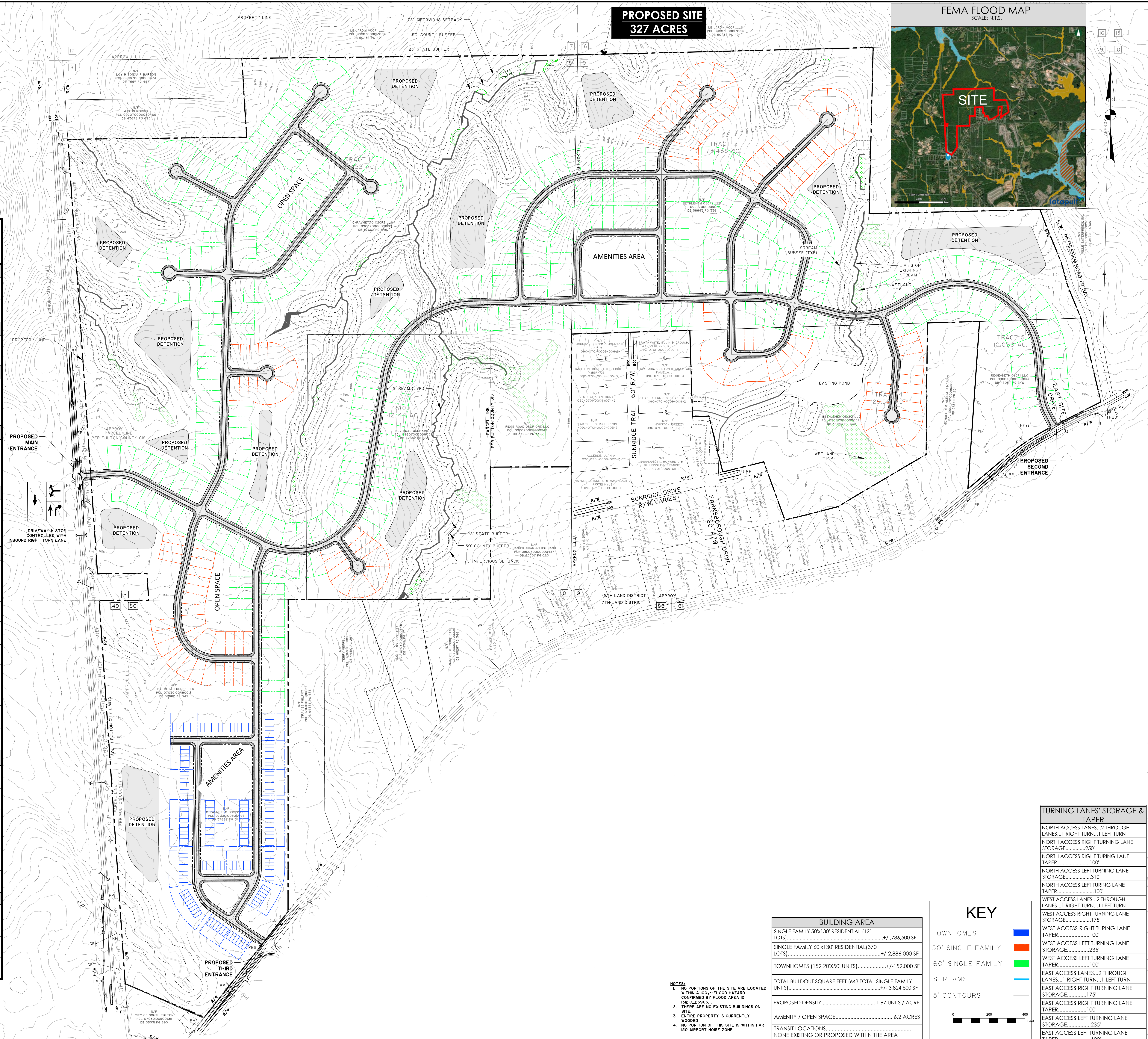
2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):

None at this time.



DRI- APPLICATION (MMP)

DRI RESIDENTIAL	
DRI NUMBER : 4371	
DRI NAME: CASCADE PALMETTO HWY & RIDGE ROAD	
DEVELOPER	
WALTON GEORGIA LLC 8800 N. GAINNEY CENTER DR., STE 345 SCOTTSDALE, AZ. 11230	
TRAFFIC CONSULTANT	
ABDUL AMER, PE, PTOE A&R ENGINEERING, INC. 2140 KINGSTON COURT, SUITE O MARIETTA, GA 30067 TEL: 770-690-9255	
CIVIL ENGINEER	
THOMAS & HUTTON 5553 PEACHTREE ROAD, SUITE 175 ATLANTA, GA 30341 TEL: 470-893-1698	
AQUATIC RESOURCES CONSULTANT	
RLC 41 PARK OF COMMERCE WAY, SUITE 101 SAVANNAH, GA 31405 TEL: 912-443-5896	
SITE DATA	
SITE ADDRESS: CASCADE PALMETTO HWY., FAIRBURN, GA 30213	
TOTAL SITE AREA.....	327 ACRES
PROPOSED OPEN SPACE (40%).....	+/- 130 ACRES
TOTAL BUILDOUT SQUARE FEET (643 TOTAL SINGLE FAMILY UNITS).....	+/- 3,824,500 SF (87.8ACRES)
BUILDING HEIGHT.....	2 STORIES MAX. (18 FEET)
PROPOSED DENSITY.....	1.97 UNITS / ACRE
MINIMUM REQUIRED PARKING.....	2 PER UNIT
TOTAL PARKING PROVIDED.....	1286 SPACES
PROPOSED SIDEWALK.....	5'
ZONING	
EXISTING ZONING.....	AGRICULTURE
PROPOSED ZONING.....	COMMUNITY UNIT PLAN
PARCEL ID: (5)...07-0301-0080-069-9, 09C-0700-0008-021-9, 09C-0700-0009-055-6, 09C-0700-0009-005-1, 09C-0700-0009-014-3	
LAND LOTS: 8TH, 9TH & 80TH - CITY OF SOUTH FULTON	
ZONING JURISDICTION.....CITY OF SOUTH FULTON	
SETBACK REQUIREMENTS	
FRONT SETBACK: 50' FRONTAGE BUFFER W/ 10' IMPROVEMENT (ALONG CASCADE PALMETTO HIGHWAY & RIDGE ROAD)	
ZONING BUFFER (405.01)(b)(1).....	100'
REAR LANDSCAPE SETBACK	25'



**PROPOSED SITE
327 ACRES**

BUILDING AREA	
SINGLE FAMILY 50'x130' RESIDENTIAL (121 LOTS).....	+/- 786,500 SF
SINGLE FAMILY 60'x130' RESIDENTIAL (370 LOTS).....	+/- 2,886,000 SF
TOWNHOMES (152 20'x20' UNITS).....	+/- 152,000 SF
TOTAL BUILDOUT SQUARE FEET (643 TOTAL SINGLE FAMILY UNITS).....	+/- 3,824,500 SF
PROPOSED DENSITY.....	1.97 UNITS / ACRE
AMENITY / OPEN SPACE.....	6.2 ACRES
TRANSIT LOCATIONS.....	NONE EXISTING OR PROPOSED WITHIN THE AREA

KEY	
TOWNHOMES	[Blue Box]
50' SINGLE FAMILY	[Orange Box]
60' SINGLE FAMILY	[Green Box]
STREAMS	[Blue Line]
5' CONTOURS	[Grey Line]

TURNING LANES' STORAGE & TAPER	
NORTH ACCESS LANES...2 THROUGH LANES...1 RIGHT TURN...1 LEFT TURN250'
NORTH ACCESS RIGHT TURNING LANE STORAGE.....	250'
NORTH ACCESS RIGHT TURNING LANE TAPER.....	100'
NORTH ACCESS LEFT TURNING LANE STORAGE.....	310'
NORTH ACCESS LEFT TURNING LANE TAPER.....	100'
WEST ACCESS LANES...2 THROUGH LANES...1 RIGHT TURN...1 LEFT TURN175'
WEST ACCESS RIGHT TURNING LANE STORAGE.....	175'
WEST ACCESS RIGHT TURNING LANE TAPER.....	100'
WEST ACCESS LEFT TURNING LANE STORAGE.....	235'
WEST ACCESS LEFT TURNING LANE TAPER.....	100'
EAST ACCESS LANES...2 THROUGH LANES...1 RIGHT TURN...1 LEFT TURN175'
EAST ACCESS RIGHT TURNING LANE STORAGE.....	175'
EAST ACCESS RIGHT TURNING LANE TAPER.....	100'
EAST ACCESS LEFT TURNING LANE STORAGE.....	235'
EAST ACCESS LEFT TURNING LANE TAPER.....	100'

- NOTES:**
- NO PORTIONS OF THE SITE ARE LOCATED WITHIN A 100-YEAR FLOOD HAZARD CONFORMED BY FLOOD AREA ID IS2IC_23963.
 - THERE ARE NO EXISTING BUILDINGS ON SITE.
 - ENTIRE PROPERTY IS CURRENTLY WOODED.
 - NO PORTION OF THIS SITE IS WITHIN FAR 150 AIRPORT NOISE ZONE.

NOT FOR CONSTRUCTION

REVISIONS

NO.

BY

DATE

THOMAS & HUTTON

5553 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700
www.thomasandhutton.com

DRI - METHODOLOGY MEETING PACKET SITE PLAN

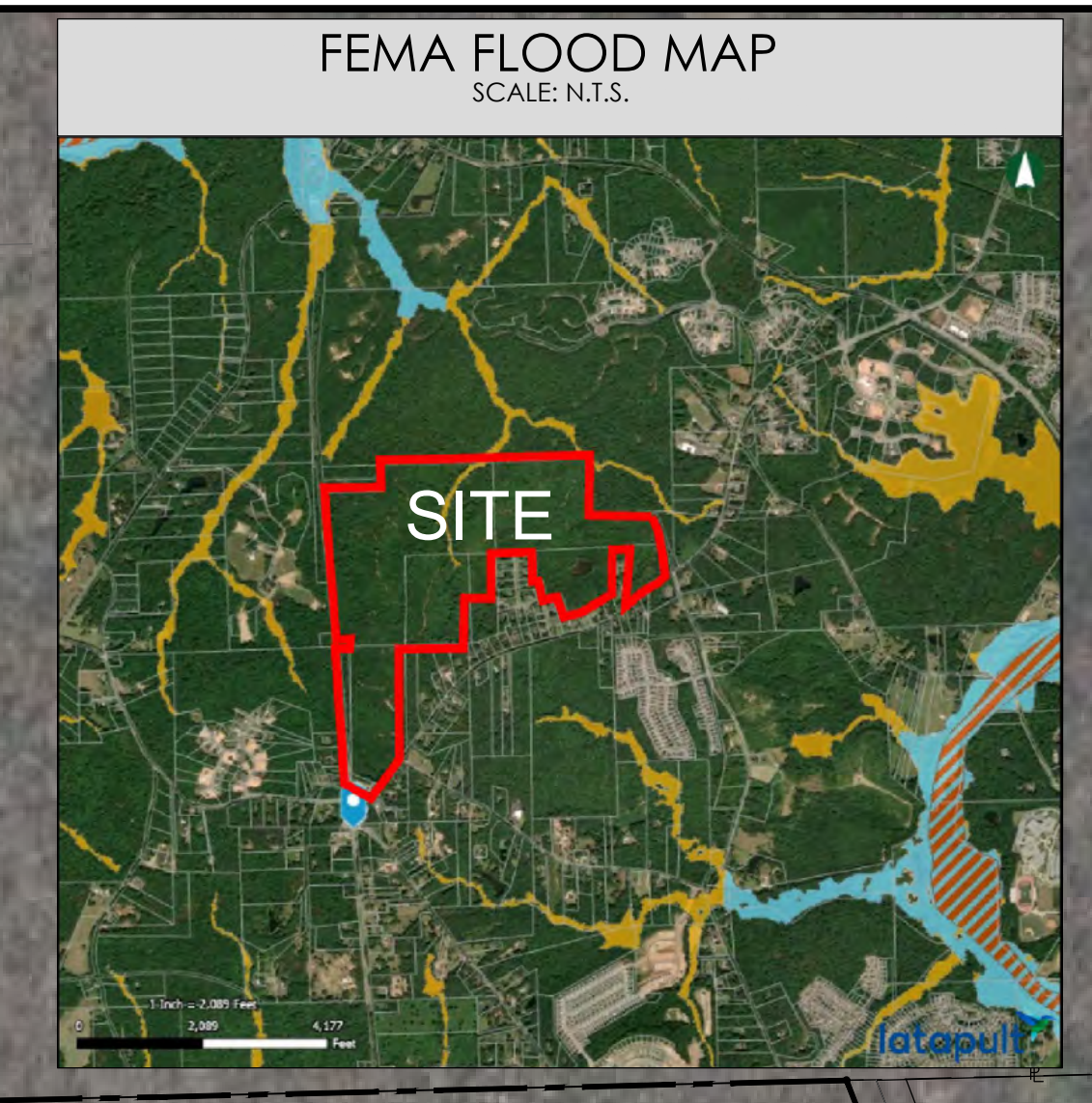
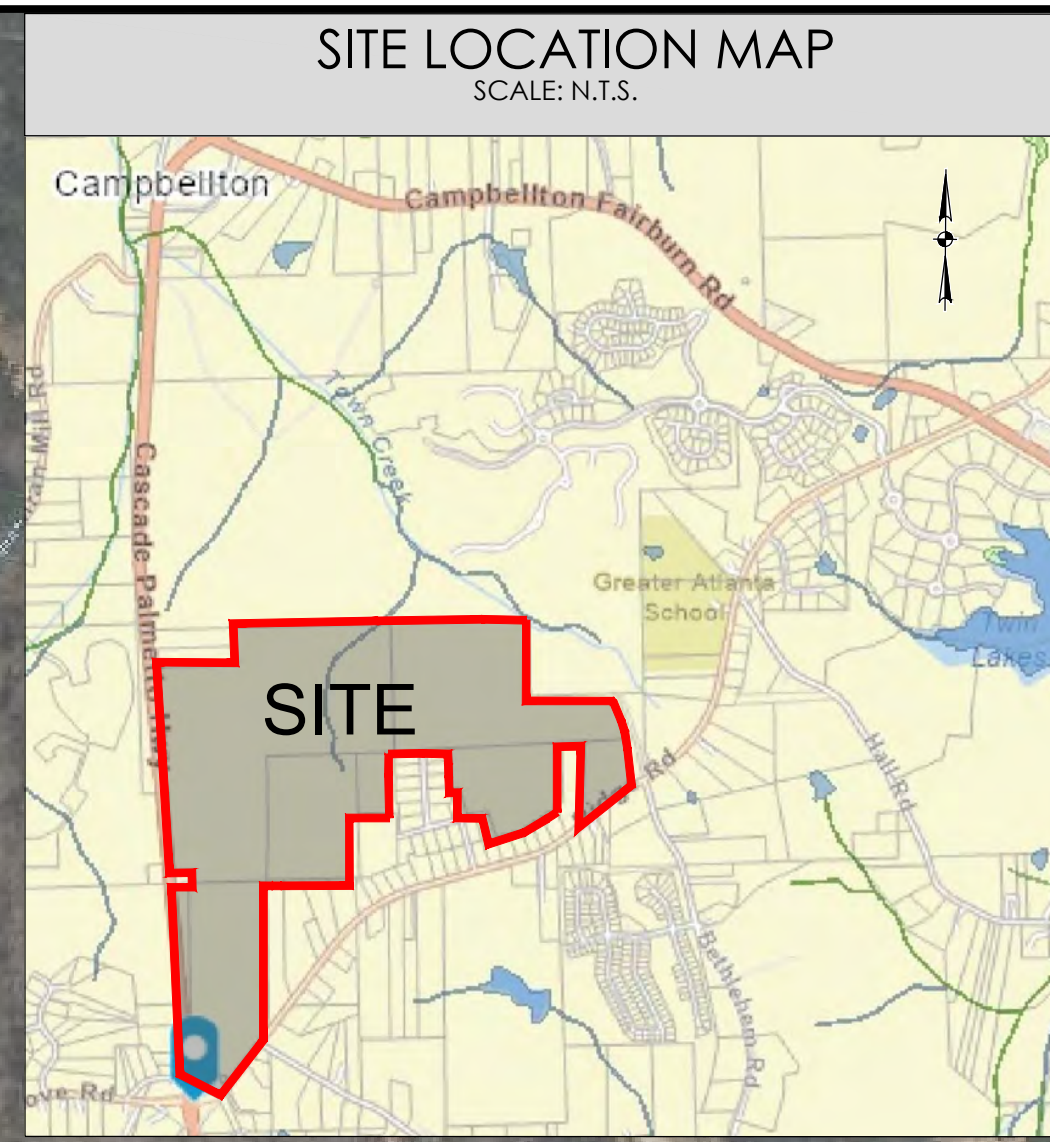
CITY OF SOUTH FULTON, GEORGIA

CASCADE PALMETTO HIGHWAY TRACT

Walton Georgia, LLC

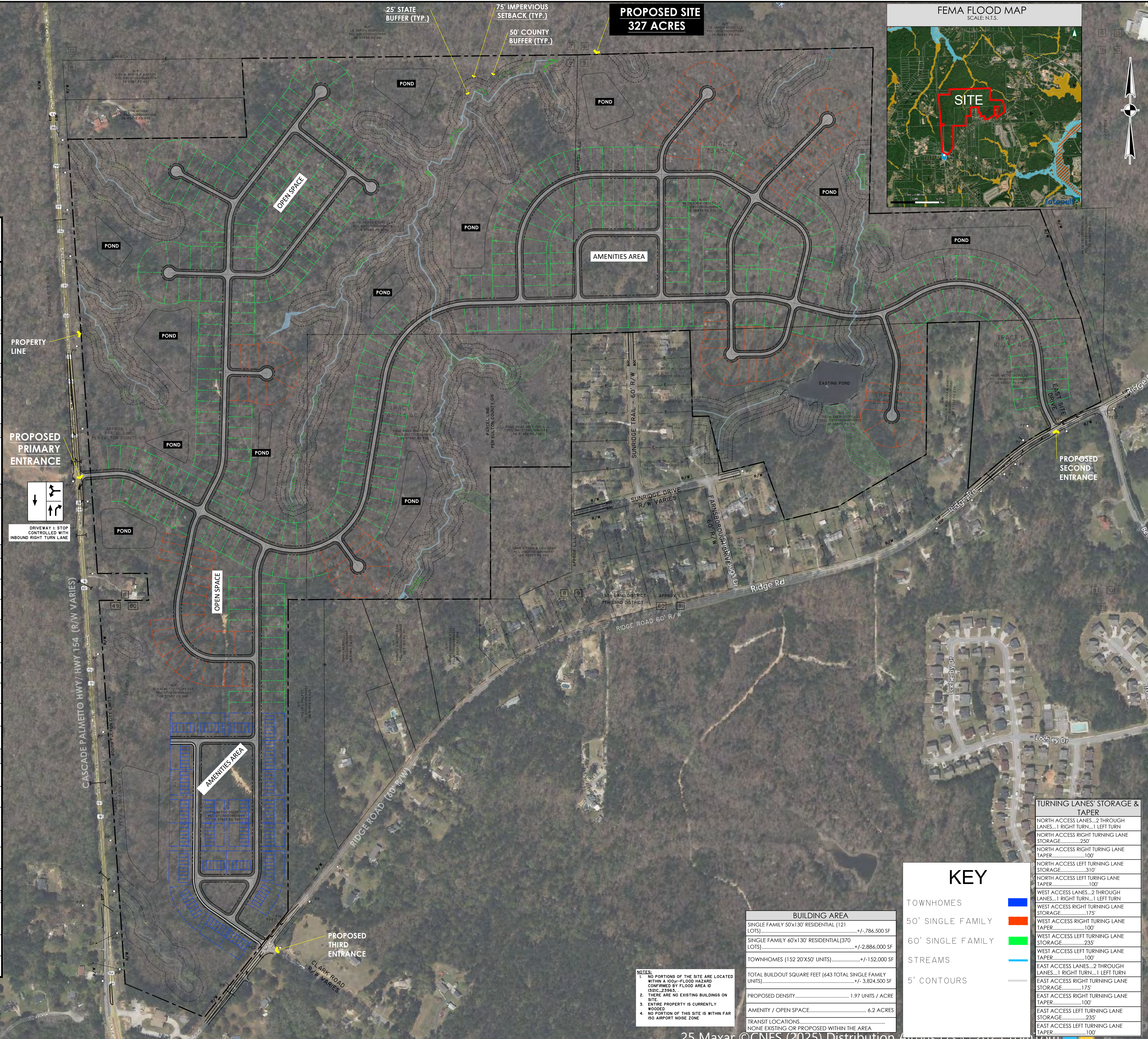
JOB NO: J-32223-0006
DATE: MARCH 10, 2025
DRAWN: LN
DESIGNED: AP
REVIEWED: JS
APPROVED: AW
SCALE: 1" = 200'

Z-1



DRI- APPLICATION (MMP)

DRI RESIDENTIAL	
DRI NUMBER : 4371	
DRI NAME: CASCADE PALMETTO HWY & RIDGE ROAD	
DEVELOPER	
WALTON GEORGIA LLC 8800 N. GAINNEY CENTER DR., STE 345 SCOTTSDALE, AZ, 11230	
TRAFFIC CONSULTANT	
ABDUL AMER, PE, PTOE A&R ENGINEERING, INC. 2160 KINGSTON COURT, SUITE O MARIETTA, GA 30067 TEL: 770-690-9255	
CIVIL ENGINEER	
THOMAS & HUTTON 5553 PEACHTREE ROAD, SUITE 175 ATLANTA, GA 30341 TEL: 470-893-1698	
AQUATIC RESOURCES CONSULTANT	
RLC 41 PARK OF COMMERCE WAY, SUITE 101 SAVANNAH, GA 31405 TEL: 912-443-5896	
SITE DATA	
SITE ADDRESS: CASCADE PALMETTO HWY., FAIRBURN, GA 30213	
TOTAL SITE AREA.....	327 ACRES
PROPOSED OPEN SPACE (40%).....	+/- 130 ACRES
TOTAL BUILDOUT SQUARE FEET (643 TOTAL SINGLE FAMILY UNITS).....	+/- 3,824,500 SF (87.8ACRES)
BUILDING HEIGHT.....	2 STORES MAX. (18 FEET)
PROPOSED DENSITY.....	1.97 UNITS / ACRE
MINIMUM REQUIRED PARKING.....	2 PER UNIT
TOTAL PARKING PROVIDED.....	1286 SPACES
PROPOSED SIDEWALK.....	5'
ZONING	
EXISTING ZONING.....	AGRICULTURE
PROPOSED ZONING.....	COMMUNITY UNIT PLAN
PARCEL ID: (5)...07-0301-0080-069-9, 09C-0700-0008-021-9, 09C-0700-0009-055-6, 09C-0700-0009-005-1, 09C-0700-0009-014-3	
LAND LOTS: 8TH, 9TH, 49TH & 80TH - CITY OF SOUTH FULTON	
ZONING JURISDICTION.....CITY OF SOUTH FULTON	
SETBACK REQUIREMENTS	
FRONT SETBACK: 50' FRONTAGE BUFFER W/ 10' IMPROVEMENT (ALONG CASCADE PALMETTO HIGHWAY & RIDGE ROAD)	
ZONING BUFFER (405.01)(b)(1).....	100'
REAR LANDSCAPE SETBACK	25'



NOT FOR CONSTRUCTION

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
5553 Peachtree Road • Suite 175
Chamblee, GA 30341 • 470.893.1700
www.thomasandhutton.com

DRI W/AERIAL OVERLAY - METHODOLOGY MEETING PACKET SITE PLAN
CITY OF SOUTH FULTON, GEORGIA
CASCADE PALMETTO HIGHWAY TRACT
Walton Georgia, LLC

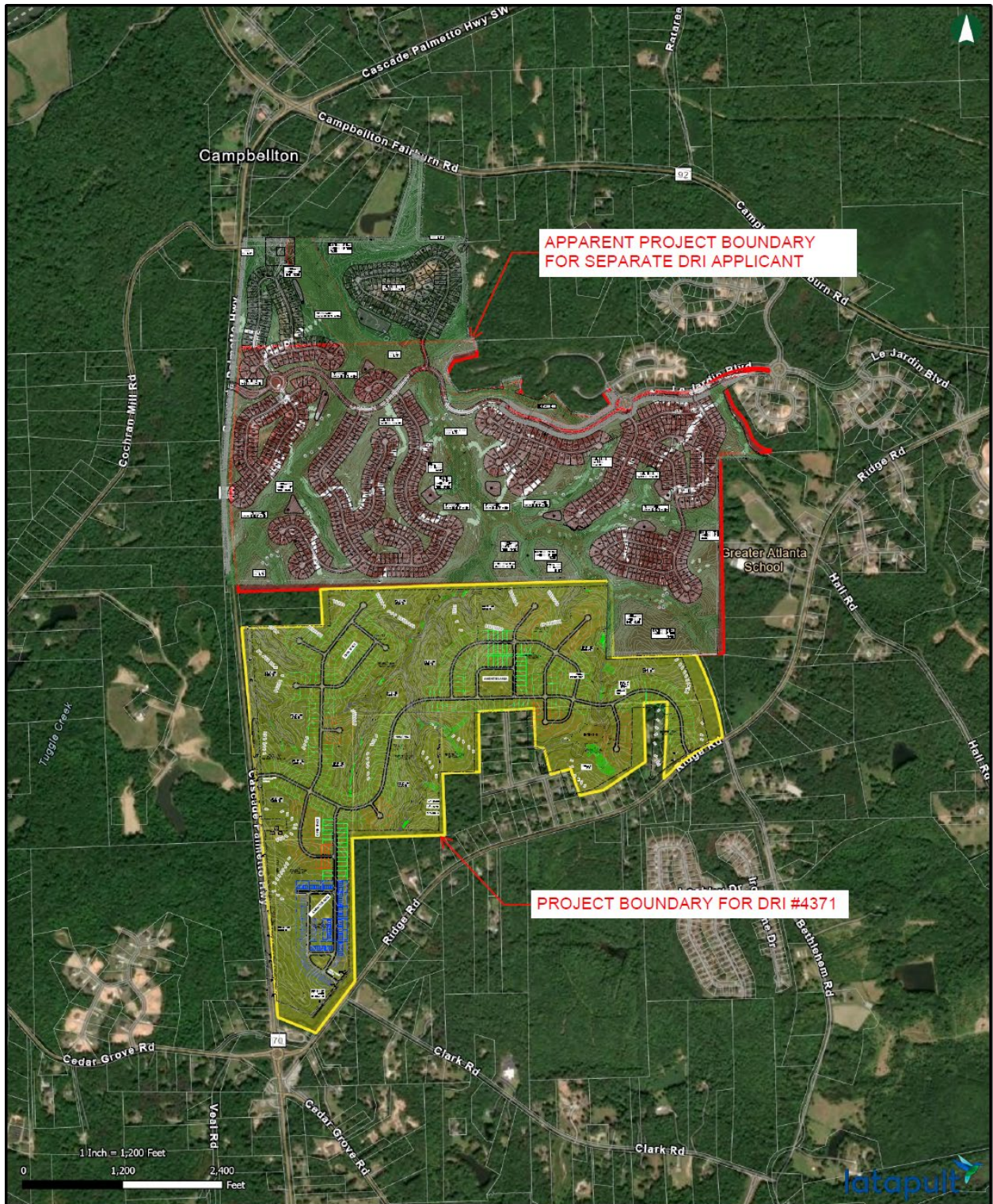
BUILDING AREA	
SINGLE FAMILY 50'X130' RESIDENTIAL (121 LOTS).....	+/- 786,500 SF
SINGLE FAMILY 60'X130' RESIDENTIAL (370 LOTS).....	+/- 3,824,500 SF
TOWNHOMES (152 20'X50' UNITS).....	+/- 2,886,000 SF
TOTAL BUILDOUT SQUARE FEET (643 TOTAL SINGLE FAMILY UNITS).....	+/- 3,824,500 SF
PROPOSED DENSITY.....	1.97 UNITS / ACRE
AMENITY / OPEN SPACE.....	6.2 ACRES
TRANSIT LOCATIONS..... NONE EXISTING OR PROPOSED WITHIN THE AREA	

KEY	
TOWNHOMES	[Blue Box]
50' SINGLE FAMILY	[Orange Box]
60' SINGLE FAMILY	[Green Box]
STREAMS	[Blue Line]
5' CONTOURS	[Grey Line]

TURNING LANES' STORAGE & TAPER	
NORTH ACCESS LANES..2 THROUGH LANES..1 RIGHT TURN..1 LEFT TURN	STORAGE.....230'
NORTH ACCESS RIGHT TURNING LANE STORAGE.....	100'
NORTH ACCESS LEFT TURNING LANE STORAGE.....	310'
NORTH ACCESS LEFT TURNING LANE TAPER.....	100'
WEST ACCESS LANES..2 THROUGH LANES..1 RIGHT TURN..1 LEFT TURN	STORAGE.....175'
WEST ACCESS RIGHT TURNING LANE STORAGE.....	100'
WEST ACCESS LEFT TURNING LANE STORAGE.....	235'
WEST ACCESS LEFT TURNING LANE TAPER.....	100'
EAST ACCESS LANES..2 THROUGH LANES..1 RIGHT TURN..1 LEFT TURN	STORAGE.....175'
EAST ACCESS RIGHT TURNING LANE STORAGE.....	100'
EAST ACCESS LEFT TURNING LANE STORAGE.....	235'
EAST ACCESS LEFT TURNING LANE TAPER.....	100'

- NOTES:
- NO PORTIONS OF THE SITE ARE LOCATED WITHIN A 100-YEAR FLOOD HAZARD CONFIRMED BY FLOOD AREA ID 500C-2596A.
 - THERE ARE NO EXISTING BUILDINGS ON SITE.
 - ENTIRE PROPERTY IS CURRENTLY WOODED.
 - NO PORTION OF THIS SITE IS WITHIN FAR 150 AIRPORT NOISE ZONE.

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DRI #4371 Location Map

UNITS 1-100