



Regional Review Notification Development of Regional Impact

DATE: August 26, 2025

TO: Mayor Khalid Kamau, City of South Fulton

ATTN TO: Reginald McClendon, *Managing Director Community Development*, 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 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 Preliminary Report does not address whether the DRI is or is not in the best interest of the local government. A Final Report will be issued pending the receipt of stakeholders comments and ARC's completion of its review of the project.

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

Submitting Local Government: City of South Fulton

Date Opened: August 26, 2025 **Comments Due:** September 10, 2025 **Date to Close:**

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.

Preliminary 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 accomodate 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.

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

Opportunities for coordinating the final project design with the mixed-use Boukaert Farms DRI 4282 project on the west side of Cascade Palmetto Highway and the Le Jardin DRI 4348 project which shares the northern border of the site should be explored.

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 will be provided in the Final Report.

The project is expected to generate 5,470 new daily vehicular trips and a number of associated roadway improvements are proposed. Opportunities for alternative transportation mode connections are limited by the rural location.

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 will be provided in the Final Report.

Environmental Comments

The project's retention of 40% (130 acres) of the total 327 acres as open green 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 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 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 its provision of natural space, general protection of stream buffers, and overall lower density. It could be better aligned with these policies by incorporating neighborhood retail space and trail connections to nearby destinations. 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 Natural Resource	Georgia Dept of Community Affairs
Georgia Department of Transportation	Georgia Regional Transportation Authority	Georgia Soil&Water Conserv Com
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 Report 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.

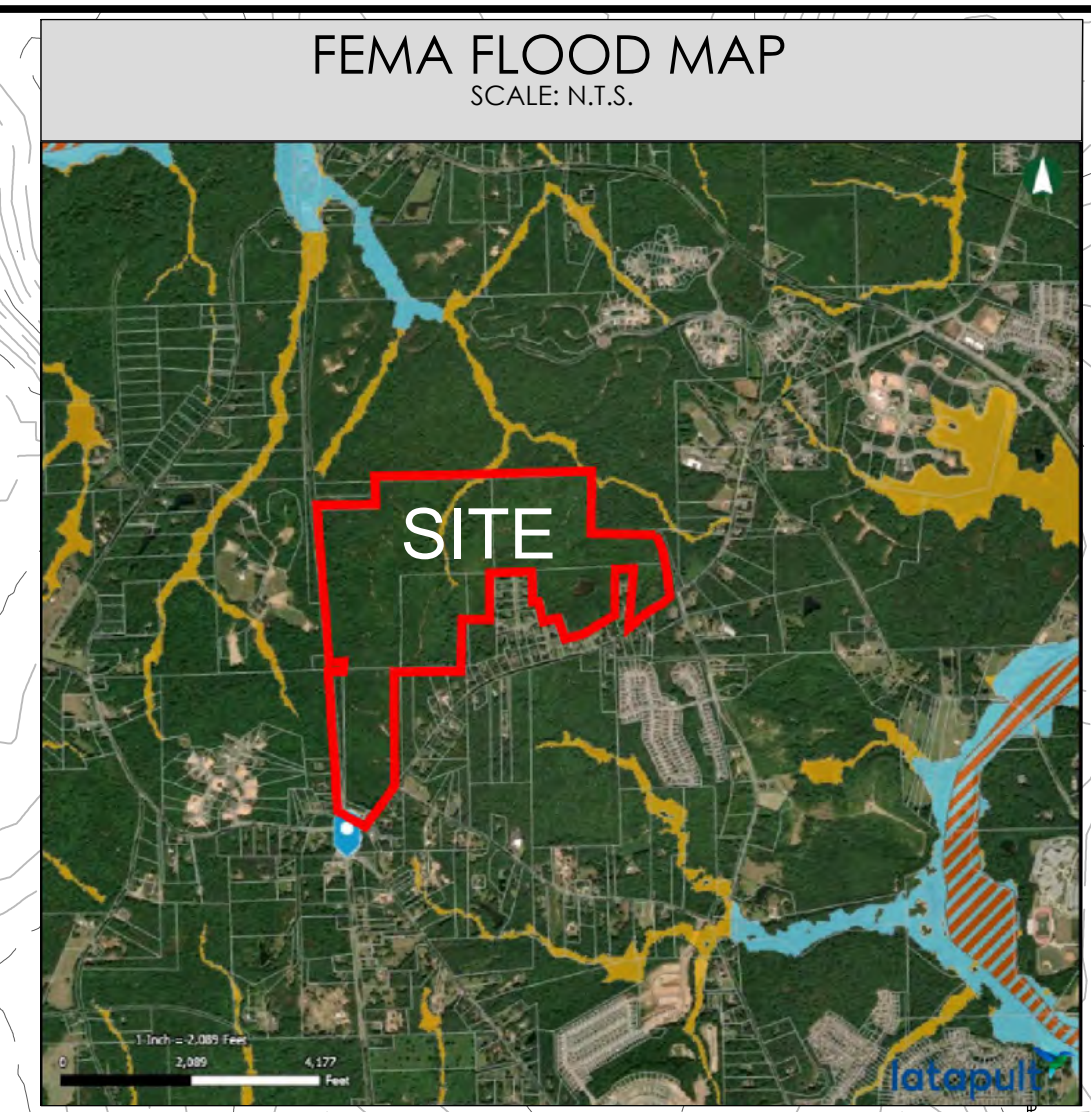
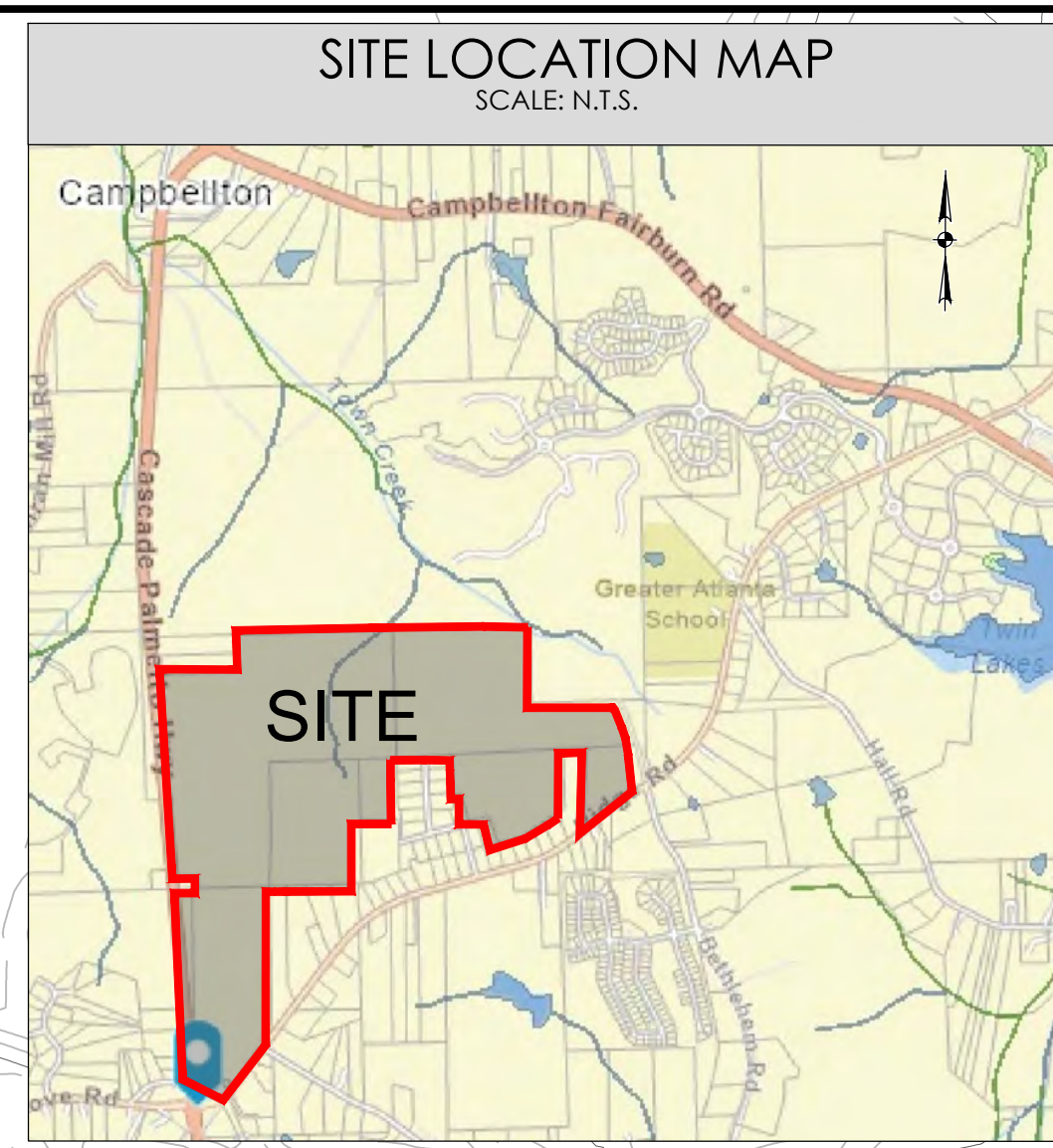
Environmental Quality

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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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

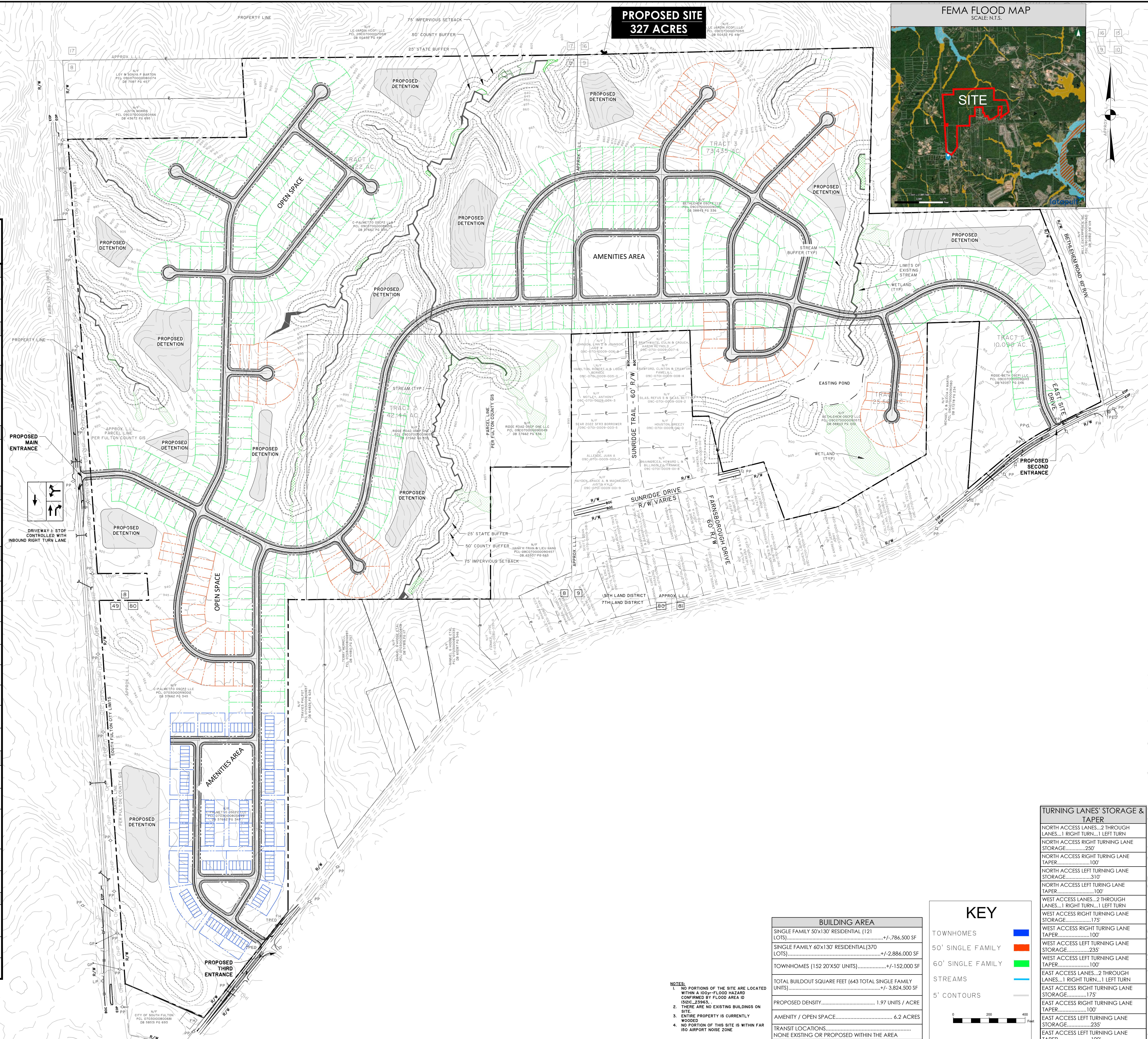
ZONING JURISDICTION.....CITY OF SOUTH FULTON

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 SETBACK25'



- 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.

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'x50' 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

50' SINGLE FAMILY

60' SINGLE FAMILY

STREAMS

5' CONTOURS

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'

NOT FOR CONSTRUCTION

REVISIONS

NO.

BY

DATE

THOMAS & HUTTON

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

DRI - METHODOLOGY MEETING PACKET SITE PLAN

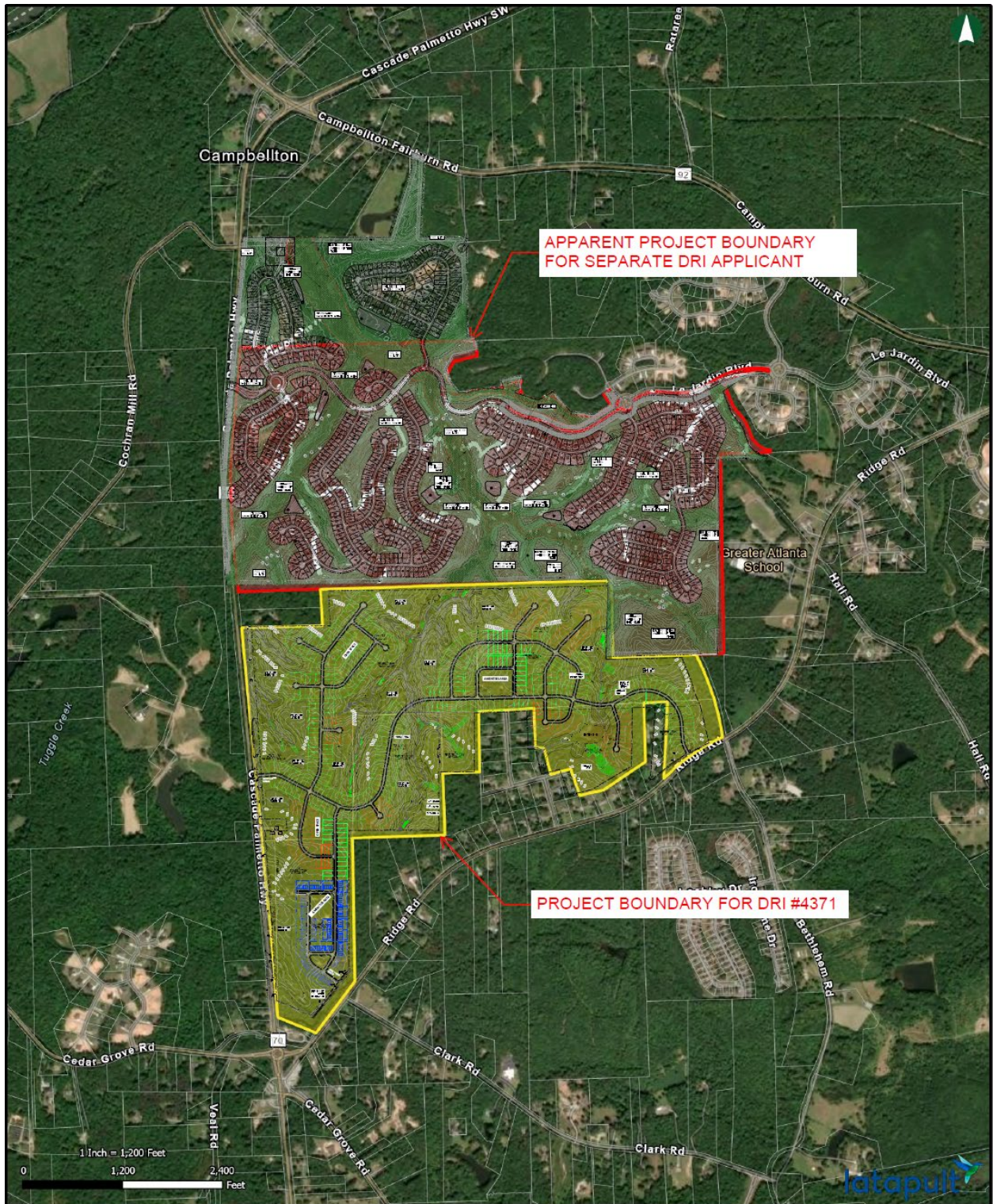
CITY OF SOUTH FULTON, GEORGIA

CASCADE PALMETTO HIGHWAY TRACT

Walton Georgia, LLC

JOB NO: J-32223-0000
DATE: MARCH 10, 2025
DRAWN: LN
DESIGNED: AP
REVIEWED: JS
APPROVED: AW
SCALE: 1" = 200'

Z-1



DRI #4371 Location Map

UNITS: 1:1000