

Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327-2809



Harry West
Director
July 26, 1999

Honorable Cecil Pruett, Mayor
City of Canton
687 Marietta Highway
Canton, GA. 30114

RE: Development of Regional Impact Review
Highway 575 Tract

Dear Cecil:

I am writing to let you know that the ARC staff has completed review of the Highway 575 Tract Development of Regional Impact (DRI). Our finding is that this proposed DRI is in the best interest of the State.

Enclosed is a copy of our review report. I also am enclosing copies of comments received during the review and the developer's response to the comments. We appreciate the developer's efforts to address issues of air quality, wastewater treatment, and schools.

Sincerely,

A handwritten signature in black ink, appearing to read "Harry West", is written over a circular stamp or seal.

Harry West
Director

Enclosure

C Mr. Larry Wilson, City of Canton
Mr. Mark Dragel, JCM Development
Ms. Jo Ellen Wilson, Hughes, Goode, O'Leary & Ryan

Facility: Highway 575 Tract
Preliminary Report: June 14, 1999
Final Report: July 26, 1999

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

PROPOSED DEVELOPMENT: Mixed use development consisting of 1,115,100 sq.ft. of office space; 506,055 sq.ft. of retail space; 1,002,000 sq.ft. of industrial space; 1,340 single-family residential units; 313 multi-family apartments; and a 225-unit retirement village on 584.2 acres

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

No. The site currently is located in unincorporated Cherokee County. The County Future Land Use Plan projects the corridor along I-575 for retail/commercial and industrial development.. The development proposes annexation into the City of Canton with a PUD designation.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

See above.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

No.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

Based on regional averages, the development, as originally submitted, could accommodate a population of 4,095, including 1,061 students, and 7,306 jobs. The City had not determined at the time of the review whether infrastructure improvements would be needed. During the review, the developer eliminated the 313 apartments which were at a density of 12 units per acre and replaced them with townhouses at 8 units per acre, thereby reducing the number of people and students slightly. Cherokee County Schools estimated a cost of \$40,000,000 to educate students living in the proposed community plus \$8,500,000 to build at least one new elementary school. The developer has agreed to donate 20 acres of land to the school Board for a school site.

What other major development projects are planned in the vicinity of the proposed project?

ARC has reviewed Harbor View to the west and Group Realty Industrial Park one exit south of this site.

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

Yes, 6 housing units and a chicken house/barn.

Will the development cause a loss in jobs? If yes, how many.

No.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The site is in the southwest quadrant of Cherokee County, west of I-575 and north of Holly Street.
34°11'84°32'

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

Yes. As stated above, the site is contiguous in part to the City of Holly Springs, is currently unincorporated, and is proposed for annexation into the City of Canton.

Will the proposed project be located close to land uses in other jurisdictions that would benefit or be negatively impacted by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

No response was received from the local governments notified of the review.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Based on the estimated value of \$592,000,000 at build-out, estimated annual tax revenue is \$1,953,600.

How many short-term jobs will the development generate in the Region?

The number of short-term jobs will depend on the construction schedule but is estimated at 1,000. Long-term jobs are estimated at 7,306.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes. The development is proposed over a 10-year period as the need for the various components develops.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

The development will compete with other office, retail, industrial, and residential developments in the area.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor or other environmentally sensitive area of the Region? If yes, identify those areas.

In what ways could the proposed project create impacts that would damage or help to preserve the resource?

Wetlands and Floodplain

According to information submitted with the review, the site contains wetlands and floodplain areas. The submittal indicates that Putnam (Blankets) Creek and its associated wetlands will be protected by buffers and that no development will occur in the 100-year flood plain. Steps should be taken by the City of Canton to assure that this occurs. The Atlanta Regional Commission's Regional Development Plan notes that "all structures that can impede flood waters or reduce storage volume must be built outside the intermediate region (one percent) flood limits (i.e., outside the 100-year flood limit), with the exception that a stream crossing may vary from this policy if constructed so as to permit passage of a 100-year flood with minimum feasible flow impedance, storage reduction, and upstream or downstream erosion or deposition."

Water Supply Watersheds

The development site drains into branches of Putnam (Blankets) Creek which is a tributary to Little River which feeds into Lake Allatoona. Lake Allatoona has a large (over 100 square miles) water supply watershed and provides part of the water supply for Cobb County. Little River already has serious silt problems and there are concerns over siltation and pollution of Lake Allatoona. Therefore, it will be important for the City to carefully monitor plans and implementation as the development progresses to assure that appropriate erosion, siltation, and stormwater management plans prevent degradation of the streams, River, and Lake.

Georgia Erosion and Sedimentation Act/Stream Buffer Requirements

This Act requires that 25-foot wide natural vegetated buffers be maintained on both sides of streams designated as "state waters." ARC staff recommends that the developer work with the State to determine whether all the streams/branches located within the proposed site are considered "state waters," and provide protection measures as appropriate.

Storm Water/Water Quality

Steps should be taken to limit the amount of pollutants that will be produced during and after construction. During construction, the project should conform to the City's erosion and sediment control requirements. After construction, water quality can be impacted without storm water pollution controls. ARC will estimate the amount of pollutants that will be produced after construction of the proposed development. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta region.

Estimated Pounds of Pollutants per Year

Land Coverage	Total Phosphorous	Total Nitrogen	BOD	TSS	Zinc	Lead
Open Space(74.5ac)	5.96	44.70	670.50	17507.50	0.00	0.00
Commercial(47.4ac)	81.57	829.98	5151.60	46889.10	58.67	10.49
Office/Lt Ind(103.2ac)	133.13	1767.82	11764.80	73065.60	152.74	19.61
Hi Density MF(51.1ac)	53.66	547.28	3423.70	30915.50	38.84	7.15
Med Density SF(308ac)	415.80	1820.28	13244.00	246708.00	104.72	24.64
Total (584.2ac)	690.11	5010.06	34254.60	415085.70	354.96	61.90

In determining compliance with the its stormwater ordinance, the City should consider mitigation of these potential impacts.

Structural Storm Water Pollution Controls

The City of Canton should require that the developer submit a stormwater management plan as a key component of the Plan of Development. The stormwater plan should include location, construction and design details and all engineering calculations for all stormwater quality control measures. ARC staff recommends that the City require that any structural controls be maintained at an 80% to 90% total suspended solids removal

efficiency. The Plan should also include a monitoring program to ensure stormwater pollution control facilities function properly. ARC staff recommends that structural controls be designed to accommodate the installation, operation and maintenance of automatic equipment at inlet and outlet locations for the monitoring of flow rates and water quality. It is recommended that the monitoring program consider the following minimum elements:

- Monitoring of four storms per year (1 per quarter);
- Collection of flow weighted composite of the inflow to the structure during the entire storm event;
- Collection of a flow weighted composite of the outflow from the structure—the sampling period should include the peak outflow resulting from the storm event;
- Analysis of inflow and outflow flow weighted composite samples for biochemical oxygen demand (BOD), total suspended solids (TSS), zinc, lead, total phosphorous (TP) and total nitrogen (TKN & NO₃); and
- Collection of grab samples at the inlet and outlet locations during the periods of peak inflow and outflow for pH, dissolved oxygen (DO) and fecal coliform bacteria.

The City should finalize the number and size of storms to be monitored as well as who should be responsible for conducting the monitoring. Monitoring should be conducted at the developer's or owner's expense. Analysis should conform to EPA standards.

The stormwater plan should require the developer to submit a detailed, long-term schedule for inspection and maintenance of the storm facilities. This schedule should describe all maintenance and inspection requirements and persons responsible for performing maintenance and inspection activities. These provisions and the monitoring program should be included in a formal, legally binding maintenance agreement between the City and the responsible party.

In addition to inspections required in the stormwater management plan, the formal maintenance agreement between the developer and the City of Canton should allow for periodic inspections for the storm water facilities to be conducted by the City. If inadequate maintenance is observed, the responsible party should be notified and given a period of time to correct any deficiencies. If the party fails to respond, the City should be given the right to make necessary repairs and bill the responsible party.

The City should not release the site plans for development or issue any grading or construction permits until a stormwater management plan has been approved and a fully executed maintenance/monitoring agreement is in place.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

No.

In what ways could the proposed project create impacts that would damage the resource?

Not applicable.

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

Not applicable.

INFRASTRUCTURE

Transportation

How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

Land Use	Sq.Ft./Units	Weekday	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Office Space	1,115,000	8,457	1,121	769	226	1,103
Lt Industrial	1,002,000	7,381	910	186	153	1,120
Retail	506,055	19,173	226	156	905	905
SF Res.	1,340	11,267	199	567	722	389
MF Res.	313	1,986	27	130	197	93
Ret.Res.	225	484	8	5	21	17
Total		48,748	2,491	1,813	2,224	3,627

Trip generation estimates are prepared using the Institute of Traffic Engineers Trip Generation (5th edition) manual. The estimates do not reflect pass-by trip reductions or internal trip capture associated with the mixed use character of the proposed development or other reductions from measures such as parking management, sidewalks, and bicycle facilities planned by the developer. These measures are expected to provide 16% reduction.

What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

The following volumes are based on 1997 GDOT coverage counts and projected 2010 volumes from ARC's Travel Demand model from area facilities that will likely provide the primary routes for traveling to the proposed development.

Facility	1997			2010		
	Lanes	Volume	V/C Ratio	Lanes	Volume	V/C Ratio
I-575 N of Exit 7	4	28,577	.39	4	76,760	1.04
I-575 S of Exit 7	4	36,301	.49	4	79,928	1.08
Old Hwy 5						
N of I-575	2	13,537	.59	2	23,423	1.01
S of I-575	2	8,751	.38	2	10,451	.45

Based on current data, the traffic analysis suggests that area streets will have difficulty maintaining adequate capacity to serve the access and mobility needs of motorized vehicle traffic.

What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of those improvements (long or short range or other)?

An HOV lane is scheduled for the I-575 corridor around the 2010-2015 time frame. Otherwise, there are no other improvements scheduled for the area.

Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?

No.

Is the site served by transit? If so, describe type and level of service.

No.

Are there plans to provide or expand transit service in the vicinity of the proposed project?

It is possible that Cherokee and the City of Canton may expand transit service along the corridor but there is nothing definite at this time.

What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?

The development consists of a mix of uses with office and retail both exceeding 10% of the residential space and the development proposes bike and pedestrian facilities along with the streets which connect the various parts of the development. In addition, the developer has agreed to develop a parking management program for the office/retail areas to encourage carpooling. These measures amount to 16% anticipated reduction in vehicle miles traveled/emissions.

What is the cumulative trip generation of this and other DRI's or major developments? Is the transportation system (existing and planned) capable of accommodating these trips?

The traffic analysis suggests that area roads will begin to experience unsatisfactory conditions based on ARC's current model. It is important to note that once the model shows HOV access in the area, the V/C ratios may reduce. Safety improvements may be required as the intersection of I-575/old SR5 is situated in a valley. Also, an additional improvement suggested to help reduce emissions is on-site infrastructure for the refueling of alternatively-fueled vehicles.

INFRASTRUCTURE

Wastewater and Sewage

How much wastewater and sewage will be generated by the proposed project?

Based on regional averages, the development could generate 1.07 MGD of wastewater.

Which facility will treat wastewater from the project?

Cherokee County Rose Creek Treatment Plant

What is the current permitted capacity and average annual flow to this facility?

The Rose Creek Treatment Plant has recently been expanded to allow treatment of 4 MGD and is currently averaging around 2 MGD.

What other major developments will be served by the plant serving this project?

Unknown.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Again based on regional averages, the development could have a demand for 1.24 MGD water.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

The Etowah River Water Treatment Plant has an 18.5 MGD capacity, 13.5 MGD permit, and currently is 27% below this amount according to Cherokee County Water/Sewer Authority.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

By national averages, the development could generate over 17,595 tons of solid waste per year. Waste collection and disposal in the City of Canton is by private contract.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste.

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

Cherokee County Schools will be impacted by the addition of students and the school system has estimated a cost of \$40,000,000 to educate the students that would be added by this development plus \$8,500,000 construction cost for an elementary school. The developer has agreed to donate 20 acres of land for a school site.

HOUSING

Will the proposed project create a demand for additional housing?

Yes. The development includes single-family, multi-family, and retirement units of housing, but the office, retail, and industrial development could generate a need for additional housing units beyond the number proposed.

Will the proposed project provide housing opportunities close to existing employment centers?

Yes.

Is there housing accessible to the project in all price ranges demanded?

Yes.

Is it likely or unlikely that potential employees of the proposed project be able to find affordable* housing?

Likely.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region - 1996 median family income of \$52,100 for Atlanta MSA.



DEPARTMENT OF THE ARMY
MOBILE DISTRICT, CORPS OF ENGINEERS
ALLATOONA PROJECT MANAGEMENT OFFICE
P. O. BOX 487, CARTERSVILLE, GEORGIA 30120
TELEPHONE: 770/382-4700 FAX: 770/386-6758

30 JUNE, 1999

Ms. Beverly Rhea, Review Coordinator
Atlanta Regional Commission
3715 Northside Parkway
200Northcreek, Suite 300
Atlanta, GA 30327

RE: Comment-Development of Regional Impact Review, Highway 575 Tract

Dear Ms. Rhea;

Your letter of notification concerning the subject DRI Review was mailed to the office of John Watson, our Real Estate Specialist, at his Lanier Project office. Unfortunately, Mr. Watson was recently deployed to Bosnia in support of the ongoing NATO action, and we experienced a delay in receiving the notification in this office, hence our delay in filing our comments.

In reviewing the information presented in the DRI Analysis, we found an area of concern regarding wastewater treatment. According to the information, the City of Canton Wastewater Treatment Plant has a treatment capacity of 1.89 MGD. The average daily flow for 1997 (the latest year for which data was furnished) was 1.028 MGD. When this figure is added to the projected 1.075 MGD of the proposed Highway 575 Tract, it totals 2.103 MGD.

This would seem to exceed the plant's stated treatment capacity. In addition, no mention was made of the additional residential and retail growth in the City of Canton and the requisite increase in wastewater treatment requirements which accompanies such growth. One example is the opening of the Riverstone Mall with its dozens of retail establishments and numerous restaurants. Another example is the announced intention to develop loft apartments in the old cotton mill building on Highway 5. An additional factor to be considered is the increased wastewater treatment demand created by the projected enrollment of another 1061 students in the local schools.

The recent Burruss Institute Clean Lakes Study has identified nutrient loading as one of the most critical factors in the overall decline in Allatoona Lake's water quality. Effluent from wastewater treatment plants is one of the contributors to this problem. To add an impact of such magnitude as that of the proposed development to a wastewater treatment plant which has extremely limited room for expansion, and whose effluent discharges to a tributary of Allatoona Lake, seems irresponsible at best.

Allatoona Lake serves as the source of potable water for Bartow County, the City of Cartersville, and much of Cobb County and Marietta. Any project which could adversely impact this resource should be scrutinized very thoroughly in terms of its regional repercussions.

I urge you to seriously consider these concerns as you evaluate the proposed development.

Sincerely,

A handwritten signature in dark ink, appearing to read "David G. Grabensteder", is written over a horizontal line.

David G. Grabensteder
Operations Manager

Cherokee County Board of Education

P. O. Box 769
110 Academy Street
Canton, Georgia 30114
Phone 770-479-1871 ~ Fax 770-479-7758

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CHAIRMAN

NORA MONAHAN
VICE CHAIRMAN

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DR. FRANK R. PETRUZIELLO
SUPERINTENDENT OF SCHOOLS

June 24, 1999

Ms. Beverly Rhea
Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327

Dear Ms. Beverly Rhea:

My staff has reviewed the submittal by JCM Developments, Inc. and has determined the impact of this development on our school system. Upon examination of the attached information, it has been concluded that the developer, or some other responsible party, should be required to mitigate some of the long-term \$37 million impact that the proposed development will have on the Cherokee County School System.

Sincerely,



Dr. Frank R. Petruziello
Superintendent of Schools

cc: School Board Members
Cherokee County Commissioners
City of Canton Commissioners
Members of Cherokee County Legislative Delegation

Education Today For A Better Tomorrow

Impact on the School System

1340 Single Family Residential Units	1340 x 1.2 ~ 1608
313 Apartments: 63 – 3 Bedroom Units	63 x 1.2 ~ 76
188 – 2 Bedroom Units	188 x 1 ~ 188
62 – 1 Bedroom Units	0
	1872 students

JCM Development, Inc. estimated that 1061 students would live in this community. This number falls short of our estimation of 1872 students.

	Cherokee HS	Teasley MS	Sixes ES
School Capacity	1525	1000	1175
Student Enrollment	1554	941	997
Total	29 over capacity	59 under capacity	178 under capacity*

*Currently students from the Bridgemill development are being bused past Sixes elementary school to Holly Springs elementary school. Sixes cannot house the students being generated by the Bridgemill development; therefore, no space is available for students generated by a new development the size of JCM.

JCM Development's estimation of tax income upon its ten-year completion date is \$1,953,600 per year.

Development Schedule:

% Completed	Estimated Completion Date
20 %	2002
40%	2004
20%	2006
12%	2008
8%	2010

Year of Completion	School Income	Local School Share	% Complete	# of Years	Income to Schools
2002	1,953,600	X 67.50 %	X 20%	X 2	527,472
2004	1,953,600	X 67.50 %	X 60%	X 4	3,164,832
2006	1,953,600	X 67.50 %	X 80%	X 6	6,329,664
2008	1,953,600	X 67.50 %	X 92%	X 8	9,705,484
2010	1,953,600	X 67.50 %	X 100%	X 10	13,186,800

Students Generated: (Numbers from JCM Development, Inc.)

Year	Total # of Students	% Completed	# of Students based on Percent Complete
2002	1061	X 20%	213
2004	1061	X 60%	637
2006	1061	X 80%	849
2008	1061	X 92%	977
2010	1061	X 100%	1061

Students Generated: (Numbers from Cherokee County School System)

Year	Total # of Students	% Completed	# of Students based on Percent Complete
2002	1872	X 20%	375
2004	1872	X 60%	1124
2006	1872	X 80%	1498
2008	1872	X 92%	1723
2010	1872	X 100%	1872

School Costs: (Numbers from JCM Development, Inc.)

Year	Number of Students	Annual Cost Per Student*	Local Share	# of Years	Accruing Costs
2002	213	5000	45%	X 2	958,500
2004	637	5000	45%	X 4	5,733,000
2006	849	5000	45%	X 6	11,461,500
2008	977	5000	45%	X 8	17,586,000
2010	1061	5000	45%	X10	23,872,500

School Costs: (Numbers from Cherokee County School System)

Year	Number of Students	Annual Cost Per Student*	Local Share	# of Years	Accruing Costs
2002	875	5000	45%	X 2	3,937,500
2004	1124	5000	45%	X 4	10,116,000
2006	1498	5000	45%	X 6	20,223,000
2008	1723	5000	45%	X 8	31,014,000
2010	1872	5000	45%	X10	42,120,000

*All costs are based on today's dollar value and no adjustments have been made for inflation.

Analysis:

By completion of this development in 2010, the school system would need to spend more than \$40 million to educate the students living in this community. The school system would also have to build at least one new elementary school, which would cost a minimum of \$8,500,000 in today's dollars to house the students. Said school would receive revenues of only \$13,186,800. Accordingly, the construction of this development will cause local taxpayers to fund additional revenues of \$37,433,200. Further impact will be generated at the middle and high school levels as the community ages. Along with the need for increased tax revenues, other actions will need to be addressed. These actions include, but are not limited to, an extensive use of portable classrooms and/or double sessions affecting all schools in the area. If this development is allowed to be constructed, the above impact must be mitigated by some means.

Cherokee County Water & Sewerage Authority

July 15, 1999

Mr. Larry Wilson, Planning Director
City of Canton
687 Marietta Highway
Canton Georgia, 30114

RE: Water and wastewater service for proposed JCM Development 582 acre tract located at
Exit 7 on I-575 in Cherokee County, Georgia.

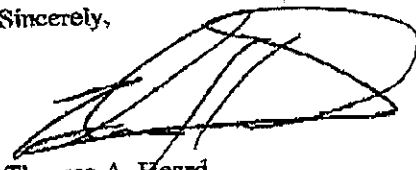
Dear Larry:

The Cherokee County Water and Sewerage Authority presently has a sewer main along Blankets Creek which bisects the above referenced property and is presently available for retail connections.

In addition the Authority presently has water mains on surrounding roads to the property and has bond moneys allotted for the installation of a central supply main through this area presently under construction. The water mains are and will be available for retail connection as well.

I hope this answers your needs. If we can be of any further service, please feel free to contact us.

Sincerely,



Thomas A. Heard
General Manager

cc: BOD, CCWSA
Jim Carpenter, Welker & Assoc.
Harrison Collett, CCWSA



P. O. Box 1006 ~ Canton, Georgia 30114 ~ 770-479-1813

Rose Creek - 4.0 MGD Capacity - Averaging 2.0

BRAY & JOHNSON

ATTORNEYS AT LAW



Roger M. Johnson
H. Michael Bray
William L. Colvin
Rebecca H. Cruse
Of Counsel
E. Benson Chambers
Grant P. Mahan

P.O. Box 1649
Ten North Street
Canton Georgia 30114
Telephone
(770) 479-1426
Facsimile
(770) 479-6488

July 13, 1999

Larry Wilson
Planning and Zoning
City of Canton,
687 Marietta Hwy.
Canton, GA. 30114

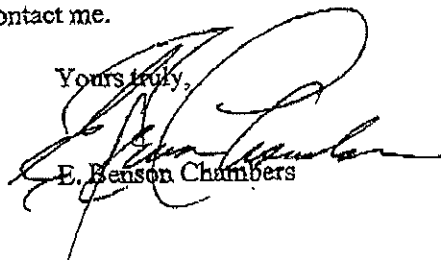
RE: JCM Zoning

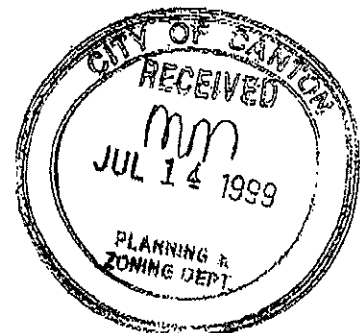
Dear Mr. Wilson:

On behalf of our client, JCM Development, I have been asked to advise you of a change in the proposed uses for the Property currently filed for annexation and zoning. The applicant wishes to eliminate all apartments from the plan and will substitute Townhouses in their place. Hopefully this will reduce the overall population of the projection.

Should you have any questions please contact me.

Yours truly,


E. Benson Chambers





HUGHES | GOOD | O'LEARY & RYAN

July 21, 1999

Ms. Beverly Rhea
Review Coordinator
Atlanta Regional Commission
3715 Northside Pkwy.
200 Northcreek, Suite 300
Atlanta, GA 30327-2809

RE: 575 Tract, City of Canton
Impacts to Schools
HGO&R #99094

LANDSCAPE ARCHITECTURE

PLANNING

URBAN DESIGN

ENVIRONMENTAL SERVICES

Dear Beverly,

The proposed Land Use Plan for the 575 Tract, was submitted by the City of Canton to your office last month for the purposes of DRI review. With respect to the development's impacts to the local school system, the client has agreed to donate 20 acres of land to the school Board for a future school site. Per the Planning Commission review July 19th, the land is to be sited by the owner and donated to the Cherokee County School Board as a condition of the re-zoning. The City Council is expected to support this agreement.

If you have any question regarding these elements or any other aspect of the DRI please do not hesitate to call.

Sincerely,


Joellen M. Wilson, APA
Planner

cc: M. Dagel, client
John Gaskin, HGOR