

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: 3/7/25
Hearing Date: 3/6/25
Voting Date: 3/20/25

Department: Community Development **Presenter(s) & Title:** Steve Green, Zoning Administrator

Agenda Item Title:

MPA2412-004 and CUP2412-003 - Request to amend certain conditions placed upon previously approved Master Plan Amendment and Conditional Use Permit - Pod I, Riverstone

Summary:

The applicant seeks to change the previously approved tenant requirement from seniors to family. They wish to maintain the previously approved number of rental units (251) and all other development criteria.
The applicant also seeks the City of Canton's Georgia Initiative for Community Housing (GICH) as well as financial commitment letter in the amount of \$500,000. These two items are NOT part of the MPA and CUP applications

Budget Implications:

Budgeted? ☐ Yes ☐ No ☒ N/A

Total Cost of Project: Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other:

Staff Recommendations:

The staff recommends approval of these two applications. Possible conditions can be found in the staff report.

Reviews:

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:

Application, site plan, traffic study, TBG Residential request letter.



Land Use Petition: MPA2412-004 and CUP2412-003
Date of Staff Report Preparation: 2/12/2025
Mayor and City Council Public Hearing Date: 03/06/2025
Possible action date 02/20/2025

Project Name/Applicant: Kevin Buckner

Property Owner: Matt Sasser

Property Location: Parcel 060, Tax Map Book Number 14N22A, Bluffs Parkway (no address assigned)

Tax Map and Parcel Number: 14N22A, 060

District/Land Lot: 14th District, Land Lots 205/208

Acreage: 32.91

Existing Zoning District: PD-MU

Requested Zoning: N/A

Existing Land Use: Vacant / undeveloped

Future Development Map Designation: CLMURC Community, Mixed Use Development, Riverstone

Proposed Development: 251 apartment units

District Standards:

___ Zoning District Standards (Primary Street)			
Impervious Surface (max.)	N/A	Front Yard Setback (min.)	50'
Open Space (min.)	N/A	Side Yard Setback (min.)	40'
Building Height (max.)	5 story	Rear Yard Setback (min.)	40'
Building Height (min.)		Buffer Planting (min.)	N/A
Zoning Buffer	N/A	Overlay Zone	N/A

Surrounding Land Uses and Zoning:

– PD-MU

Cherokee High School – PD-MU

North – Vacant/undeveloped – PD-MU

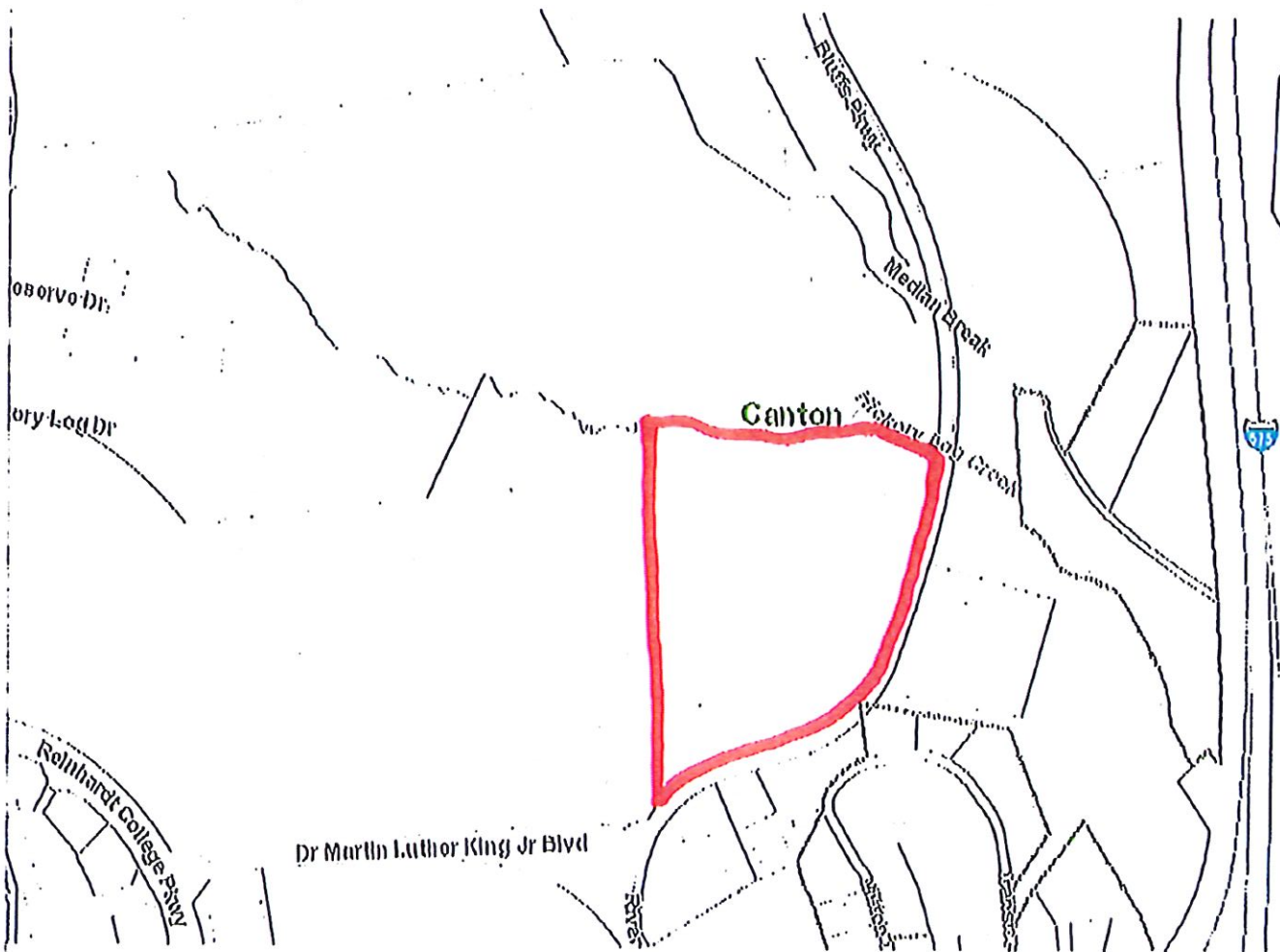
South – Retail, Veterinarian, Vacant/Undeveloped

East – Vacant/Undeveloped – PD-MU

West – Vacant/Undeveloped, future site of

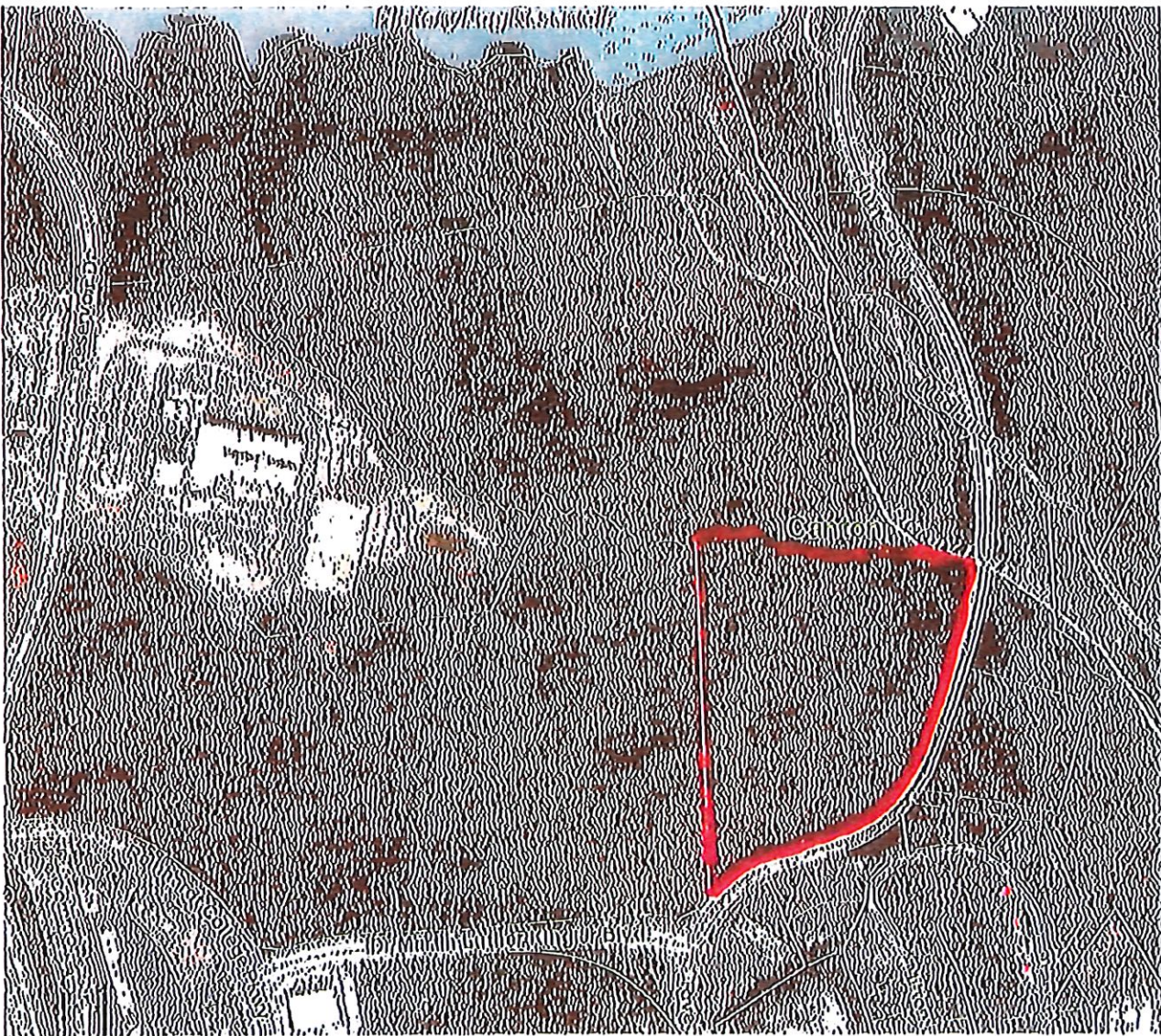
CANTON

LOCATION MAP



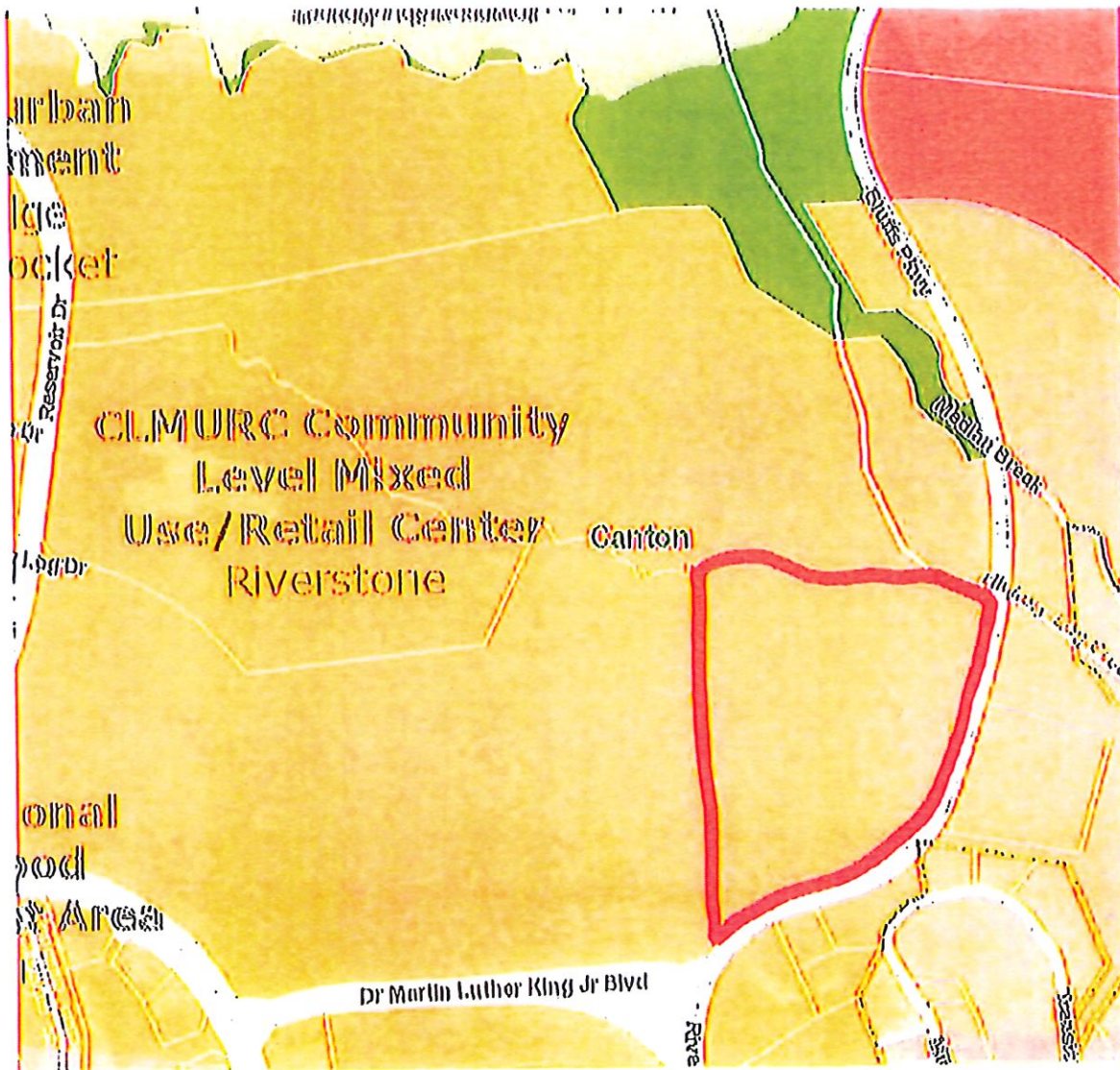
CANTON

EXISTING LAND USE MAP



CANTON

FUTURE LAND USE MAP





Site Description: The subject property is located within Pod I of the Riverstone development. The parcel is heavily wooded with a mixture of evergreens and hardwoods. There is a rise in elevation of 30 to 40 feet from Bluffs Parkway approximately 90 to 100 inside the property. The elevation drops off significantly toward the rear of the lot. There is a small area of floodplain at the northeast corner.

Site History: The subject property was approved in 2021 for a Master Plan Amendment (MPA) and a Conditional Use Permit (CUP). The MPA and CUP were approved for 251 senior apartment units.

CRITERIA TO BE APPLIED – LAND USE PETITION (REZONING)

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
5. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and Future Development Map;
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
7. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.
8. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the Comprehensive Plan, the Character Areas, and any Overlay Districts.



CRITERIA TO BE APPLIED – CONDITIONAL USE PERMIT

- a. Whether the proposed use is consistent with the comprehensive plan and other adopted policies of the City; **The proposed use is consistent with the Comprehensive Plan and approved zoning conditions.**
- b. Whether the proposed use complies with the requirements of this zoning ordinance; **The Unified Development Code allows for development of this nature through approved Master Plans. This plan was approved by the Mayor and Council on May 3, 2007.**
- c. Whether public services, public facilities and utilities are adequate to serve the proposed use; **Public services and facilities are adequate to serve this proposed use.**
- d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of:
 - 1. Noise, smoke, odor, dust or vibration generated by the proposed use; **The development will not cause extraordinary noise, smoke, odor or vibration.**
 - 2. Hours or manner of operation of the proposed use; **The manner of operation will be typical of an apartment complex that is available for "family" rental. and**
 - 3. Traffic volumes generated by the proposed use; **Traffic volumes will be typical of a "family" rental apartment complex.**
- e. Whether the proposed use would result in an over-concentration of the subject use type within the area of the proposed use; **Currently there are 3,704 apartments in Canton. Of this number, 1,949 are located in Ward 1. There 195 multi-family units under construction and 120 of these are within Ward 1. This results in 53.06% of multi-family units being located in Ward 1.**
- f. Whether the aesthetic and architectural design of the site is compatible with the intent and requirements of the comprehensive plan, the character areas, and all



applicable zoning ordinance regulations; The architectural appearance of the structure will be approved by the Oversight Committee. If approved the applicants Master Plan will determine the development criteria. and

- g. Whether the proposed use is compatible with adjacent properties and land uses, based on consideration of the size, scale and massing of proposed buildings and the overall site design. A rental project is being developed just to north of the subject property. This project will be townhomes and is also located in Pod I.

DEPARTMENT COMMENTS

BUILDING AND SAFETY SERVICES

- BUILDING SERVICES: Building Services had no comment.
- SAFETY SERVICES: Safety Services noted that all construction must be in compliance with all applicable building and fire codes.

Conditions for Consideration

COMMUNITY DEVELOPMENT

These applications seek approval for a Master Plan Amendment and approval of a Conditional Use Permit to allow the rental of the units to include "family" as well as senior citizens. All previously approved amendments to the subject property will remain.

Currently Canton has 3,704 apartment units. Of this number 1,949 are located in Ward 1. There are 2,581 units that have been approved in the last few years but have not been built (Canton Senior apartments and Prominence Point are currently under construction. 120 and 168 units respectively).

The applicant also seeks the City of Canton's Georgia Initiative for Community Housing (GICH) allocation as well as a financial commitment letter in the amount of \$500,000. Please keep in mind



that these two items are separate from the Master Plan Amendment and Conditional Use Permit request.

One gentleman who spoke in opposition to the applications mentioned the increased traffic. Please see Mrs. Watsons comments under Development Services.

The Department of Community Development recommends **APPROVAL** of these applications. Below are possible conditions to be included with the approvals.

Conditions for Consideration

1. The development shall be developed as described in the applicants Letter of Intent which is made part of the approval. More specifically the apartments will be offered to people making 80% or less of the Area Median Income.
2. All previously approved conditions for Dominion that were approved on January 20, 2022 are still in effect.

DEVELOPMENT SERVICES

After looking at the updated traffic study, they actually DID include the school. The residential project to the south would not have a significant impact on this signal because the majority of residents will come from the south and turn to the south when leaving the property IF they even use this entrance. Hickory Bluffs was almost 100% built out at the time of the traffic counts so its impact would be nominal. The Bluff Pod B Phase 3 project would also not offer enough traffic volume in addition to significantly affect the traffic study. We could ask them to update adding in those two developments but IMO it would be a waste of time. It would be a quick and easy to make the change though if we feel it would satisfy some of the comments

Conditions for Consideration

POLICE DEPARTMENT

No comment

Conditions for Consideration

PUBLIC WORKS

Conditions for Consideration



UTILITY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY SCHOOL SYSTEM

Conditions for Consideration

CHEROKEE COUNTY (AS NEEDED)

CHEROKEE COUNTY PLANNING AND ZONING DEPARTMENT

Conditions for Consideration

CHEROKEE COUNTY ENGINEER

Conditions for Consideration

CHEROKEE COUNTY FIRE MARSHAL

Conditions for Consideration

STAFF CONDITIONS FOR CONSIDERATION

1.



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

MPA 2412-004

Public Hearing Application

Project # _____

1. Please check all information supplied on the following pages to ensure that all spaces are filled out completely and accurately before signing this form. State N/A, where Not Applicable
2. Please make your check payable to "City of Canton."
3. If you have questions regarding this form please contact the Department of Planning and Zoning by calling (770) 704-1530.

This form is to be executed under oath. I, Kevin Buckner, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in the Application for Public Hearing is true and correct and contains no misleading information. I, Kevin Buckner, have received and thoroughly read the Public Hearing Procedures.

Applicant: [Signature] This 3 day of December, 2024.
Print Name: Kevin Buckner

Applicant Information:

Name: Kevin Buckner
Address: 3825 Paces Walk SE Suite 100
City: Atlanta
State: Georgia Zip Code: 30339
Telephone: 678-324-5550
Fax Number: _____
Email Address: kbuckner@tbgresidential.com

Owner Information:

Name: Matt Sasser
Address: 1301 Hightower Trail Suite 350
City: Atlanta
State: Georgia Zip Code: 30350
Telephone: 404-446-0225
Fax Number: _____
Email Address: matt@meyersbrothers.com

This Application For (Check Only One):

- | | |
|--|--|
| ☐ A Annexation | ☐ I Temporary Use Permit |
| ☐ B Rezoning | ☐ J Zoning Ordinance Text Amendment |
| ☐ C Master Plans | ☐ K Variance: Pre-Construction |
| ☒ D Master Plan Revisions | ☐ K Variance: Post-Construction |
| ☐ E Conditional Use Permit | ☐ Appeal |
| ☐ F Land Use Modification | |
| ☐ G Zoning Condition Amendment | ☐ Adjustment |
| ☐ H Density Transfer within Master Plan | ☐ Special Exception |

Fee Schedule:

Application Type _____
Base Fee _____ + (#Acres _____ x \$25.00 = _____) = _____
Advertising Fee _____ + (#Acres _____ x \$50.00 = _____) = _____

Staff Use Only

Amount Due: _____
Amount Due: _____
Total Fee: _____

Received By: _____

Date: _____

Amount Paid: _____



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Property Owner

This form is to be executed under oath. I, MATT SASSER, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 6 day of DECEMBER, 2024.

Owner Signature: [Signature]

Print Name: MATT SASSER

I, the above signed legal owner of the subject property, do hereby authorize the following application to be submitted to the City of Canton:

- | | |
|---|--|
| ☐ A Annexation | ☐ G Zoning Condition Amendment |
| ☐ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☒ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☐ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

Sworn To and Subscribed Before Me This 6 Day Of December, 2024.

Notary Signature: [Signature] (Seal)

KIMBERLY BROWN
NOTARY PUBLIC
FULTON COUNTY
GEORGIA

My Commission Expires November 27, 2026



Community Development Department
110 Academy Street, Canton, Georgia 30114
770-704-1500

Authorization Of Applicant

This form is to be executed under oath. I, MATT SASSER, do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the owner of the property, which is the subject matter of the attached application, as is shown in the records of Cherokee County, Georgia. I hereby authorize the City of Canton and its representatives to inspect the property, which is the subject of this application, and post any notices required thereon.

This 6 day of DECEMBER, 2024.

Owner Signature: [Signature]

Print Name: MATT SASSER

I, the above signed legal owner of the subject property, do hereby authorize the person named below to act as applicant in the pursuit of a request for:

- | | |
|---|--|
| ☐ A Annexation | ☐ G Zoning Condition Amendment |
| ☐ B Rezoning | ☐ H Density Transfer within Master Plan |
| ☐ C Master Plans | ☐ I Temporary Use Permit |
| ☒ D Master Plan Revisions | ☐ J Zoning Ordinance Text Amendment |
| ☐ E Conditional Use Permit | ☐ K Variance |
| ☐ F Land Use Modification | |

Name of Authorized Applicant: Kevin Buckner

Signature: [Signature]

Mailing Address: 3825 Paces Walk SE Suite 100

City: Atlanta

State: Georgia Zip Code: 30339

Telephone: 678-324-5550

Fax Number: _____

E-mail: kbuckner@tbgresidential.com

Applicant Status:

- ☐ Owner
☒ Option to Purchase
☐ Lessee
☐ Aren Resident
☐ Other (Explain): _____

This Authorization of Applicant Form has been completed and the property owner's signature is Sworn To and Subscribed Before Me This 6 Day Of December, 2024.

Notary Signature: [Signature]

(Seal)

www.canton.ga.gov

3

KIMBERLY BROWN
NOTARY PUBLIC
FULTON COUNTY
GEORGIA

My Commission Expires November 27, 2026



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Disclosure Form

O.C.G.A. § 36-67A-2 / O.C.G.A. § 36-67A-3 requires disclosure of campaign contributions to government officials by an applicant or opponent of a public hearing petition. Applicants must file this form with the Department of Community Development.

1. Name of Applicant/Opponent: Kevin Buckner *Please Type or Print the name(s)*

Section 1

If the answer to any of the following questions is "Yes," complete Section 2.

- A) Are you, or anyone else with a property interest in the subject property, a member of the City of Canton Planning Commission or the City of Canton Mayor and Council?
☐ YES ☒ NO
- B) Does an official of such public bodies have any financial interest in any business entity which has a property interest in the subject property?
☐ YES ☒ NO
- C) Does a member of the family of such officials have an interest in the subject property as described in (A) and (B)?
☐ YES ☒ NO
- D) Within Two (2) years of immediately preceding this application have you made campaign contributions(s) or given gifts to such public officials aggregating \$250 or more?
☐ YES ☒ NO

Section 2

1. Name and the official position of the Canton Official to whom the campaign contribution was made *(Please use a separate form for each official to whom a contribution has been made in the past (2) years):*

None

2. List the dollar amount/value and description of each campaign contribution made over the past two (2) years by the Applicant/Opponent to the named Canton Official:

	Description
\$	
\$	
\$	

Note: Complete a separate form for each authorized applicant.



Address: 6 Reinhardt College Pkwy

Land Lot(s): 205 & 206 District: 14 Section: 2 Map #: Parcel #: 14N22A 060

Existing Zoning Of Property: PD-MU ☒ City
☐ County Total Acreage Of Property: 32.9 Acres

Proposed Zoning Of Property: PD-MU Existing Use(s) Of Property: Vacant

Directions to property from Main Street in downtown Canton:
Take Waleska St and Reinhardt College Pkwy to Dr. Martin Luther King Jr Blvd/Riverstone Blvd.
Follow Dr. Martin Luther King Jr Blvd/Riverstone Blvd to Bluffs Pkwy

Adjacent Property/Owner Information: Please provide the following information for all adjacent properties, including property connected by public rights-of-way. Attach additional sheets as necessary.

UTILITY INFORMATION

How is sewage from this development to be managed? City of Canton

Proposed managing jurisdiction: City of Canton

How will water be provided to the site? City of Canton

Proposed managing jurisdiction: City of Canton Size Limit: TBD



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

PUBLIC SCHOOL POLICY STATEMENT

The Mayor and Council of the City of Canton hereby recognize that growth and development can, at times, have an effect on school capacity within the county and therefore recognize the need to share information on developments that have regional impact. In an effort to cooperate with the Cherokee County School Board and share information on residential rezoning requests, master plan applications, and land use modifications to the comprehensive land use plan, the Mayor and Council hereby encourage open dialogue and meeting between the applicant and the appropriate school board representative. Therefore, developers whose projects consist of 25 or more residential units shall contact the Cherokee County School Board and communicate with a school board representative to discuss their intent. The applicant should be prepared to address such communication if requested by the Mayor and Council at the meeting in which final action is to be taken. (Section 8-8-B-37) (Amended: 12/07/00)

County Schools serving this development:

HIGH Cherokee High School

MIDDLE Teasley Middle School

ELEMENTARY Hasty Elementary School

TRAFFIC INFORMATION

Road/Street providing access: Bluffs Parkway

Width at property: (Road) 70 ft (Right-of-way) Bluffs Parkway

Distance to nearest major thoroughfare: 0.5 Miles Thoroughfare Name: Riverstone Blvd

Description of Road accessing property (Classification): Urban Road

In support of this request, I submit the following items, which are attached and made a part of this application:

- ☒ Boundary Survey
- ☒ Legal Description
- ☒ Letter of Intent
- ☒ Traffic Analysis Report

- ☒ Master Plan / Site Plan
- ☒ Location Map
- ☐ Hydrology Study

(Guidelines available from Planning & Zoning Dept.)

- ☐ Board of Appeals Review Criteria Response
- ☐ Petition Requesting Annexation
- ☐ Other (please explain) _____
- ☒ Elevation Plans



Community Development Department

110 Academy Street, Canton, Georgia 30114
770-704-1500

Review Criteria

(Applications Type A – J : ONLY)

How will this proposal be compatible with surrounding properties? The proposed development is an approved use in Pod I of the Riverstone Master Plan. The surrounding properties are largely Vacant/undeveloped and will provide housing for families with students at Cherokee High School.

How will this proposal affect the use and value of surrounding properties? The proposed development will not affect the surrounding properties as the surrounding area is largely vacant.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.
Yes, multifamily is an approved use.

What would be the increase to population and traffic if the proposal were approved? The proposed development will provide 251 units of multifamily housing. Please see the attached traffic analysis that shows no mitigation is required.

What would be the impact to schools and utilities if the proposal were approved? The families living at the proposed development likely will already live in Cherokee County and attend Cherokee County schools. Therefore, no impact is anticipated. We have a letter from the City Engineer confirming availability of utilities.

How is the proposal consistent with the Comprehensive Land Use Plan, particularly the Future Land Use Map?
The proposed use (multifamily) is an approved use of Pod I in the River Stone Master Plan.

Are there existing or changing conditions which affect the development of the property and support the proposed request? The site is very difficult to develop with 100 ft plus of fall from the south end to the north end. The proposed development is still feasible with all of the site work that will need to be done. Other approved uses would not feasibly be able to develop on this site.

Provide a Letter of Intent, which provides the necessary information to support your application.



Dear Applicant,

By signing this letter you have acknowledged that you have read and understand the City of Cantons "Housing Needs Assessment & Market Study. A copy of this study may be found on the City's website, www.cantonga.gov.

In addition by signing this letter you have acknowledged that you have read and understand the City of Canton's "Roadmap for Success". This plan was adopted by the Mayor and City Council on December 17, 2020. A copy of this document may also be found on the City's website, www.cantonga.gov. *

I, Kevin Buckner, as applicant and/or owner of the subject property(ies) do hereby attest that I have read and understand the City of Canton "Housing Needs Assessment & Market Study". The proposed project meets the tenets of success and assists the City in reaching goals through the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

 Date: _____
Signature

Kevin Buckner
Printed Name

I, Kevin Buckner, as applicant and/or owner of the subject property(ies) do hereby attest that I have read and understand the City of Canton's "Roadmap for Success". The proposed project has implemented the "Roadmap for Success" or portions thereof within the proposed development. The specific means by which these items have been implemented may be found in the Letter of Intent.

 Date: _____
Signature

Kevin Buckner
Printed Name

*Please be prepared to discuss the items with the City staff.

Summit at Hickory Creek

Canton, GA

Letter of Intent

Canton Multifamily Development – Bluffs Parkway

Developer Background

TBG Residential is currently under contract with Bright-Sasser Canton, LLC to purchase a 32.9-acre land site located in between the new Cherokee High School and Bluffs Parkway. TBG Residential is an affordable housing developer, owner, and manager. TBG owns and operates more than 1,600 apartment units across Georgia, Alabama, and Tennessee.

TBG Residential is based in Atlanta, Georgia and has completed 21 LIHTC developments. TBG has over 20 years of specialized LIHTC knowledge and over 40 years of real estate development and management experience. TBG is the developer, general contractor, manager and long term owner of each development.

Development Overview

TBG Residential is proposing to build a 5-story family apartment building with an internal clubhouse and high-quality amenities on a 32.9-acre plot of land in-between Bluffs Parkway and Teasley Middle School.

The development will be situated on the southern shelf of the 32.9-acre site, and it will have breathtaking views overlooking the Hickory Log Creek Reservoir. The site comes with topographical challenges given the site has 100 ft plus of fall from the south end to the north end of the site. The site also has two streams running through it, and a few large rock outcroppings above the surface that will make construction very challenging. Although this is a challenging site to develop, it will allow for a design that will mold with the existing terrain and provide spectacular views and walking trails for all future residents and guests.

The development will provide an amenity rich living experience with a club house, cafe, dog park, fitness center, pool, grilling pavilions, and walking trails. All units will have open floor plans, new kitchen appliances, designer lighting fixtures, walk-in closets, solid-surface countertops, LVP flooring, smart cabinets, and balconies. The exterior of the building will be a mix of brick and hardie plank siding.

The master plan amendment request is to change the tenancy from senior to family. Other than the proposed change, TBG complies with all previously approved guidelines in Dominium's approved #MPA2105-004. These guidelines are included in the existing POD I requirements section at the end of this Letter of Intent. We have also included the previously approved MPA and CUP for reference.

TBG Residential values architectural quality and adheres to strict internal design standards. TBG agrees to comply with Riverstone's design requirements. The development's exterior facades will incorporate wall plane recessions and include architectural features such as vestibules and awnings along no less than fifty percent of their length. TBG will provide a Landscape Plan describing the plants and soils to be used in landscaping along building exteriors, road frontages, and parking areas. Below is a potential rendering that implements similar design elements.



Traffic Analysis

The development will be located on the north corner of Bluffs Pkwy at Martin Luther King Jr Blvd and Riverstone Blvd. The development is located west of I-575 to the north of Riverstone Pkwy. The site plan will propose two new driveways for the apartment complex to be located off Bluffs Pkwy. The northernmost driveway will serve as the main entrance.

According to the traffic impact analysis, there are no required roadway improvements or mitigation required as result of the minor impacts to traffic associated with this development project. The development is anticipated to generate 1,151 new daily trips. The highest peak hour volume is expected during the AM peak hour with 99 peak hour vehicle trips. The site is expected to generate 98 peak hour vehicle trips during the PM peak hour. Turn lane warrants were also analyzed for the proposed site access locations on Bluffs Parkway. Both the southbound right-turn from major road and northbound left-turn from the major road were analyzed, and it was determined that turn lanes were not warranted for either entrance.

Project Alignment with the City of Canton's Housing Study

This development will be consistent with the City of Canton's desire to provide affordable housing. The City of Canton's 2044 comprehensive plan seeks to "maintain the existing affordable housing stock and foster new lower and moderately priced housing opportunities."

The City of Canton Housing Needs Assessments & Market Study from 2020 and update in 2022 identify a lack of suitable housing that is affordable for younger residents and core members of the workforce. Approximately half of renters in Canton (52.4%) are paying more than 30% of their income in housing costs. This figure is much higher amongst renters with lower incomes, with approximately 94% of renters with household incomes below \$20,000, 98% of renters between \$20,000-\$34,999, and 56% of renters between \$35,000-\$49,999 spending more than 30% of their incomes on housing costs. The development will provide housing to people making 80% or less of Area Median Income. The development will provide much needed housing to essential workers in Canton such as teachers, police officers, and office workers.

The Property

This site is 32.9 acres of Pod I in the Riverstone development. Located to the west of I-575 and bordered on the south by GA Hwy 5 (Riverstone Pkwy). When started in 1996, Riverstone was heavily wooded with hardwoods and some pines. The property has numerous rolling hills and Hickory Log Creek cuts through the northeast corner before emptying into the Etowah River on the south side of Hwy 5.

Riverstone's primary access is from I-575. However, Hwy 5 serves as the main entry to Riverstone and its primary east/west artery. In addition, Bluffs Pkwy was constructed to connect Riverstone to the Bluffs Office Park to the north, the proposed Reservoir Dr. connects Riverstone to the 2,200-unit residential development, Great Sky. Reinhardt College Pkwy was also constructed to serve as a connector road from Hwy 140 to Hwy 5.

History

Riverstone was acquired by Bright-Sasser Canton, LLC in 1996. From 1996-1998 Bright-Sasser relocated and expanded Hwy 5 (Riverstone Pkwy), built the southernmost portions of Riverstone Blvd and Reinhardt College Pkwy as well as developed POD A, which contained primarily retail and entertainment uses along with the US Post Office.

From 1998-2000, the balance of Reinhardt College Pkwy and Riverstone Blvd were completed. In addition, during this period, the Heritage Apartments on the western side of POD D were constructed.

From 2000-2002 POD B was developed which contained primarily retail, service and entertainment uses.

From 2002-2004, POD C was developed, as office condominiums. The southern portion of POD E was developed as an office medical building and the southeastern portion of POD D was developed as single-family residences geared toward senior citizens. The southeastern corner of POD G was also developed as office space and the northeastern portion of POD D was started as town homes.

From 2004-2007, a parcel on the eastern side of POD G was developed as a bank. The southernmost portion of POD E is currently being completed as an assisted living facility and the northern portions of PODs E & F are currently under construction as retail, service, and

entertainment developments. In addition, Bright-Sasser dedicated the Right of Way and paid for a portion of Bluffs Pkwy, which was constructed from Riverstone Blvd to Fait Conn Road and runs through the proposed Bluffs Office Park.

From 2007 - present, in 2007 Reservoir Drive was constructed connecting Riverstone with Canton First Baptist Church and Great Sky. It was designed and constructed as a joint development agreement between Bright-Sasser, the City of Canton, Canton First Baptist Church and Great Sky. In 2010 Bright-Sasser sold approximately 39 acres to the Cherokee County Board of Education for the construction of Teasley Middle School which opened in 2013 and currently has an enrollment of approximately 1,450 students. In 2020, Bright-Sasser sold approximately 88 acres to the Cherokee County Board of Education for the construction of the new Cherokee High School expected to begin enrollment in the Fall of 2026.

Dominium received a Master Plan Amendment and Conditional Use Permit for the subject site to allow 251 units of senior multifamily in 2022.

Adjacent Property Owners

Owner	Current Zoning	Current Land Use
South:		
Bright-Sasser Canton LLC	PD-MU	Vacant
North:		
Bright-Sasser Canton LLC	PD-MU	Vacant - Undeveloped
West:		
Cherokee County School System	PD-MU	Public - Institution
East:		
Vista at Riverstone LLC	PD-MU	Commercial – Retail and Office
Bengal land Group LLC	PD-MU	Commercial – Retail and Office

Road Improvements

As previously mentioned, Bright-Sasser has donated right of way and participated in the construction of Riverstone Blvd, Riverstone Pkwy, Reinhardt College Pkwy, Reservoir Drive and Bluffs Pkwy.

The future growth of Riverstone and the surrounding area were taken into consideration when designing the above-mentioned roads. Riverstone Pkwy is a 6-lane divided median road. Riverstone Blvd, Bluffs Pkwy, Reinhardt College Pkwy and Reservoir Drive are all 4 lanes with a divided median. This road system at Riverstone is in accordance with the City of Canton's Thoroughfare Plan and has become an important means of interconnectivity throughout the City of Canton.

Pedestrian Transit

In addition to bus stops being installed per the City of Canton's requirements, sidewalks shall be provided on the sides of interior residential streets. Sidewalks and/or pedestrian walkways will be constructed throughout the apartment development.

Master Plan Amendment Request

TBG is proposing to abide by all previously approved guidelines submitted by Dominion in #MPA2105-004. TBG's Master Plan Amendment request is to change the tenancy from senior to family.

General Landscaping Requirements

Landscaping will comply with the City of Canton's landscaping requirements.

Sign Requirements

Signage will comply with the City of Cantons code.

Current Master Plan Summary

Dominium previously approved Master Plan Amendment per #MPA2015-004:

- Moved Multi-family from an approved use under office to an approved use under Residential
- The POD only allows 6 units per acre, increased to 8 units an acre
- Allowed for the Multi-Family height restriction under Residential to be 5 stories with a 70 feet maximum height.
- Lowered the minimum unit size to 700 sf. The apartments units will range in size from 700sf-1300 sf
- Front setback 50 feet, Side setback 40 feet, Rear setback 40 feet

Existing POD I Requirements:

Proposed/Future Development

POD I	Land Use	Acreage	Density
Site	Residential	32.9 AC	263 Units (8 Units/ Acre)

POD I

Land Use Classifications:

Residential 83.70 AC
Commercial 110.12 AC
Office 53.03 AC

Total Acreage:

246.85 AC

Densities:

Residential 6 units/AC
Commercial 10,000 SF/AC
Office 15,000 SF/AC

Purposes: It is the intent for this 32.9-acre site in Pod I to be multi-family.

Permitted Land Uses:

Single Family Residential:

Single Family Attached or Detached Dwelling; Accessory Uses.

Commercial:

Retail establishments, restaurants with or without drive-thru, financial institutions, service station, convenience stores, professional or business offices, artisan studio, associations (clubs, lodges, or special events facilities), daycare facility (child and/or adult), real estate office/sales/marketing office and dry cleaners.

Office:

Amphitheater; Artisan Studio; Associations (clubs, lodges, or special events facilities) Auditorium; Bakery; Barber Shop; Bank (and other financial institutions); Beauty Shop; Broadcasting Studio (radio or TV); Car Wash (all bay doors shall be located to the rear of the building); Church, Synagogue; Clinic (public/private); Commercial Recreation Facilities (enclosed); Convenience Stores; Day Care Center (child and/or adult); Dry Cleaning; Dwelling (single Family Detached, Single Family Attached and or Multi-Family); Electric, Power Yards, Substation; Fire Station; Florist (retail); Funeral Home; Heliport (public/private); Hospital; Hotel; Independent and Dependent Car Facilities; Kennel/Training Facility (enclosed); Laboratory (research); Laundry; Library; Medical Facility/Office; Motel; Museum; Manufacturing (light, limited); Office; Parking Lot and/or Deck; Park and Playground; Police, Sheriff, Highway Patrol; Print Shop; Professional or Business Office; Radio and/or TV Transmitter, Studio, Tower; Real Estate Office/Sales/Marketing Office; Restaurant (with or without drive-thru); Retail Establishment (including such physically within other permitted uses); Retirement Community; School (academic); School (beauty, business); Theater, Cinema; Tire Sales (new) and Tire Repair (all bay doors shall be located to the rear of the building); Tower; Utility Substation; Vocational/Trade School.

Prohibited Uses:

No use shall be permitted within this Tract that is inconsistent with the operation of a first-class office, institutional, retail, or residential use. Without limiting the generality of the foregoing, the following uses shall not be permitted:

Any mobile home park trailer court, labor camp, junkyard, or stockyard; provided however, this prohibition shall not be applicable to the temporary use of construction trailers during periods of construction, reconstruction, or maintenance.

Any establishment selling or exhibiting "obscene material;" provided however that this restriction shall not prohibit the operation of a Blockbuster Video, Hollywood Video, or similar operation, or a Barnes & Noble, Waldenbooks, Books A Million, Best Buy, Circuit City or similar operation or the operation of a grocery store or supermarket.

Any establishment selling or exhibiting drug related paraphernalia, or which exhibits either live or by other means to any degree, nude or partially clothed dancers or wait staff.

Any facility or operation, including but not limited to: off-track or sports betting parlor; table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices; or bingo hall. Notwithstanding the foregoing, this prohibition shall not be Applicable to government sponsored gambling activities or charitable gambling activities, so long as such activities are incidental to the business operation being conducted by the Occupant.

Any of the following uses: Airport (public/private); Mobile Home Sale/Storage; Outdoor Kennel.

Area Regulations:

Residential:

Reservoir Dr. setback:	40 feet
Interior front setbacks:	25 feet
Side setbacks:	5 feet
Rear setbacks:	20 feet
Minimum home square footage:	2,400 sf
Minimum lot size:	7,000 sf

Commercial:

Minimum Lot Dimensions:	3/4 acre
Minimum Building setbacks:	
Bluffs Pkwy setback:	65 feet
Riverstone Blvd setback:	65 feet
Reservoir Dr:	40 feet
Reinhardt Pkwy:	65 feet
Interior front:	15 feet
Side:	5 feet
Rear:	10 feet
Maximum Building Height:	
stories:	3
Parapet:	60 feet
Architectural Element:	80 feet
Minimum Parking:	5.0 Spaces per thousand square feet

Office:

Minimum Lot Area	1/2 acre
Minimum Building Setbacks	
Bluffs Pkwy setback:	30 feet
Interior front:	15 feet from Public R/W
Side:	10 feet
Corner Side:	15 feet
Rear:	15 feet
Building Separation:	20 feet
Maximum Building Height:	
Stories:	10
Feet:	150

Minimum Parking:

4.0 spaces per thousand square feet

Accessory Uses in POD I would be typical residential uses such as:

- Detached garages
- Gazebos
- Storage buildings
- Swimming pools
- Pool cabanas
- Fountains
- Fences
- Playsets
- Porches (including screened)
- Church
- Country Club
- Utility Substation
- Golf Course
- Park

Sarah Buckner
Senior Development Manager
TBG Residential
3825 Paces Walk SE, STE 100
Atlanta, GA 30309
sbuckner@tbgresidential.com
404-805-9690
December 3, 2024

Mayor Grant and Members of the Canton City Council
110 Academy Street
Canton, GA 30114

**Re: Clarification of TBG Residential's Intent in Master Plan and Conditional Use Permit
Amendment Request**

Dear Mayor Grant and Members of the Canton City Council,

I hope this letter finds you well. I am writing on behalf of TBG Residential regarding the recent submission of our letter of intent in relation to the Master Plan and Conditional Use Permit (CUP) Amendment request for the apartment complex project at Bluffs Parkway. We would like to provide further clarification on the content of our request to ensure there is no misunderstanding regarding our intentions for this development.

First and foremost, we want to affirm that TBG Residential's request is solely to change the tenancy of the proposed apartment complex, allowing for families as well as seniors. We do not intend for the property to remain age-restricted, as previously considered under the original proposal.

Additionally, TBG Residential fully commits to adhering to all zoning conditions previously adopted by the Council when Dominion submitted the original Master Plan and CUP request. These conditions remain unchanged and will be strictly followed to ensure that the project complies with all established requirements for zoning and land use previously adopted on January 20, 2022.

Regarding the specifics of our request, the CUP and MPA allows for the development to be a 5-story, 251-unit apartment complex. However, we would like to emphasize that TBG Residential's actual intent is to build the project in two phases of 96 units each, as reflected in the attached site plan.

In summary, TBG Residential's request is to modify the tenant demographic to allow families and seniors, with a continued commitment to the original zoning conditions. We seek to ensure minimal disruption to the landowner's zoning rights and hope that this clarification provides transparency regarding our intentions moving forward.

TBG has updated the traffic study to reflect the change from a senior-focused to a family-oriented tenancy for the apartment complex, as well as the maximum allowable density of 251 units. This update was made to assess the potential impact of the development on the surrounding roadway system under the new tenancy mix. The updated study indicates that, even at the maximum density for families, there are no required roadway improvements or mitigation measures needed, as the

impacts to traffic are minimal. While the planned development will consist of 192 units (two phases of 96 units each), the study was expanded to evaluate the impact of the maximum density scenario, providing a comprehensive understanding of its potential effects. The findings confirm that traffic impacts remain minimal, with no significant impact anticipated.

Although the development is designed to accommodate families, the unit mix has been intentionally configured with only two three-bedroom units, primarily consisting of one- and two-bedroom units. This approach aligns with the City's objectives of attracting and supporting senior residents, as it effectively reduces the availability of larger three-bedroom units. By limiting the number of three-bedroom units, the development helps meet the City's desired tenant demographic, fostering a community that better serves its senior population while still providing opportunities for family living.

We are available to answer any questions or discuss any concerns that may arise, and we appreciate your attention to this matter. Thank you for your time and consideration.

Sincerely,


Sarah Buckner

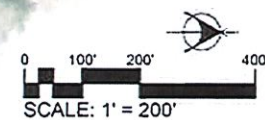
Senior Development Manager

TBG Residential

Attachment: Site Plan



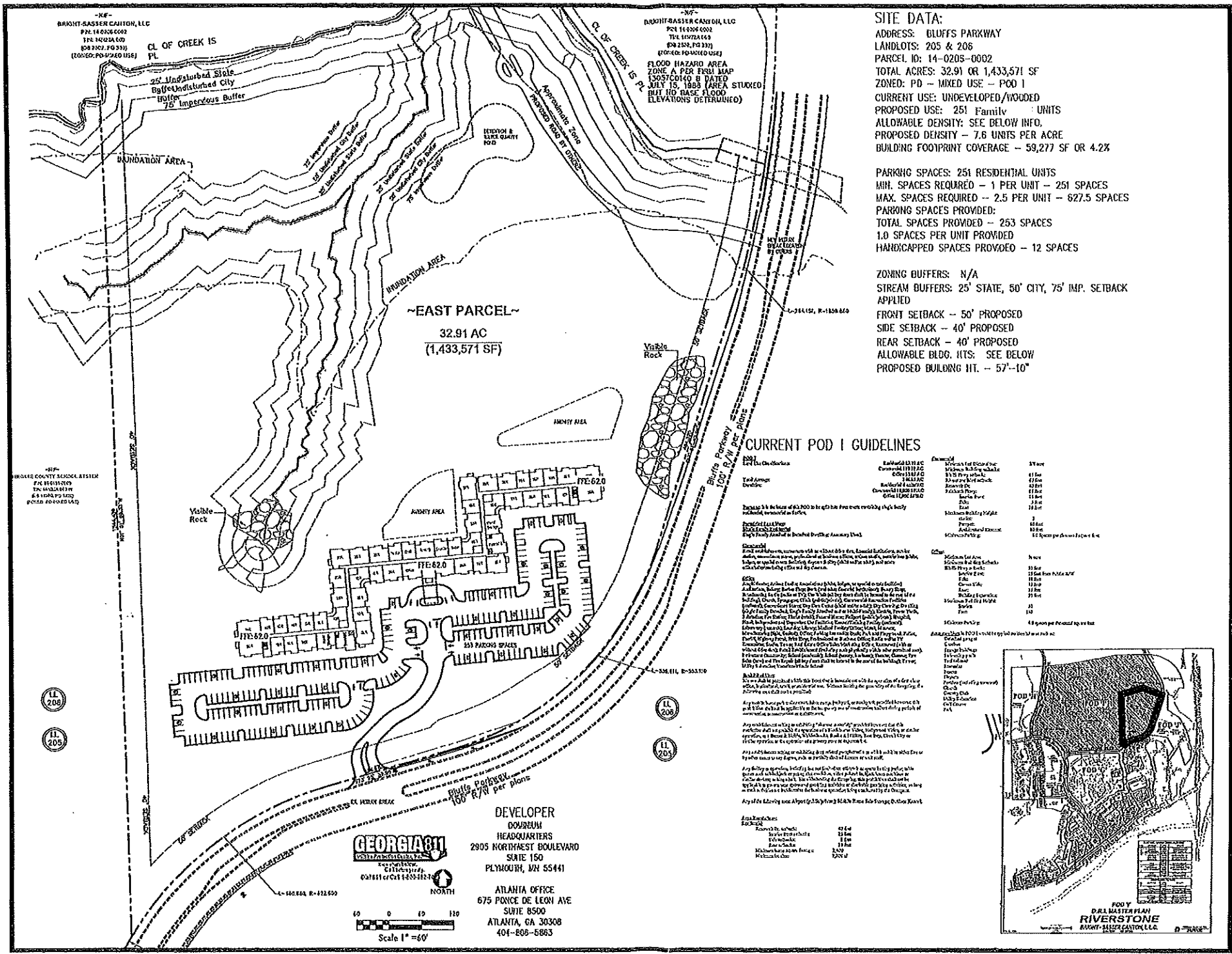
1 SHEET 05 - CONCEPTUAL SITE PLAN - PHASE PLAN
1"=200'-0"



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
100 CRESCENT CENTRE PARKWAY, SUITE 210 TUCKER, GA 30084
SHEETS: CONCEPTUAL SITE PLAN - PHASE I/II
CANTON, GA



CSDPS



SITE DATA:
ADDRESS: BLUFFS PARKWAY
LANDLOTS: 205 & 206
PARCEL ID: 14-0205-0002
TOTAL ACRES: 32.91 OR 1,433,571 SF
ZONED: PD - MIXED USE - P00 I
CURRENT USE: UNDEVELOPED/WOODED
PROPOSED USE: 251 Family UNITS
ALLOWABLE DENSITY: SEE BELOW INFO.
PROPOSED DENSITY - 7.6 UNITS PER ACRE
BUILDING FOOTPRINT COVERAGE - 59,277 SF OR 4.2%

PARKING SPACES: 251 RESIDENTIAL UNITS
MIN. SPACES REQUIRED - 1 PER UNIT - 251 SPACES
MAX. SPACES REQUIRED - 2.5 PER UNIT - 627.5 SPACES
PARKING SPACES PROVIDED:
TOTAL SPACES PROVIDED - 253 SPACES
1.0 SPACES PER UNIT PROVIDED
HANDICAPPED SPACES PROVIDED - 12 SPACES

ZONING BUFFERS: N/A
STREAM BUFFERS: 25' STATE, 50' CITY, 75' IMP. SETBACK APPLIED
FRONT SETBACK - 50' PROPOSED
SIDE SETBACK - 40' PROPOSED
REAR SETBACK - 40' PROPOSED
ALLOWABLE BLDG. HTS: SEE BELOW
PROPOSED BUILDING HT. - 57'-10"

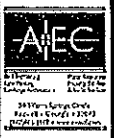
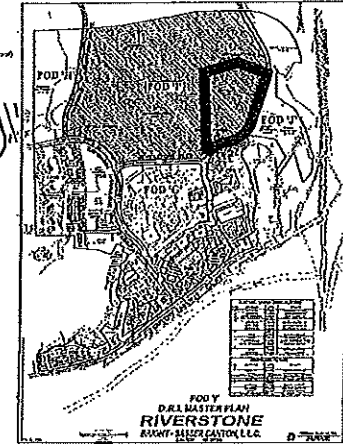
CURRENT POD I GUIDELINES

Pod I Guidelines
Pod I is the basic unit of the development. It is a self-contained unit that includes a building, parking, and landscaping. The guidelines for Pod I are as follows:

Building:
- Minimum of 10 units per acre
- Maximum of 10 units per acre
- Minimum of 10 units per acre
- Maximum of 10 units per acre

Parking:
- Minimum of 10 spaces per unit
- Maximum of 10 spaces per unit
- Minimum of 10 spaces per unit
- Maximum of 10 spaces per unit

Landscaping:
- Minimum of 10 trees per acre
- Maximum of 10 trees per acre
- Minimum of 10 trees per acre
- Maximum of 10 trees per acre



MASTER PLAN
AMENDMENT &
CONDITIONAL USE
PLAN

BLUFFS AT HICKORY
CREEK
SENIOR LIVING
CANTON, GEORGIA

DATE: 01/10/2023
BY: [Signature]
PROJECT: BLUFFS AT HICKORY CREEK
SHEET: MPA-1.0

TRAFFIC IMPACT ANALYSIS FOR

Multifamily Residential Development on Bluffs Parkway

Canton, GA

DECEMBER 2, 2024

PREPARED FOR:

Anna Marie Fulbright, CFA
TBG Residential
3825 Paces Walk SE, Suite 100
Atlanta, GA 30339

PREPARED BY:



Foresite Group, LLC
3740 Davinci Court, Suite 100
Peachtree Corners, GA 30092

o | 770.368.1399

f | 770.368.1944

w | www.foresitegroup.net

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EXECUTIVE SUMMARY

A proposed development consisting of up to 251-unit multifamily residential development in the City of Canton has been analyzed to identify the traffic impacts associated with the proposed development on the surrounding roadway network. Due to the nature of the proposed development, construction will be completed in a single phase. The buildout is expected to be completed by the year 2029. As a result of the analysis, there are no required roadway improvements or mitigation required as result of the minor impacts to traffic associated with this development project. The specific conclusions of the analysis and recommendations associated with this project are listed below:

Reinhardt College Pkwy at MLK Jr Blvd

- This signalized intersection continues to operate at an acceptable level of service during the future build conditions.
- No mitigation is required at this intersection as part of this development.

MLK Jr Blvd at Bluffs Pkwy/ Riverstone Blvd

- This signalized intersection continues to operate at an acceptable level of service during the future build conditions.
- No mitigation is required at this intersection as part of this development.

Driveway 1 at Bluffs Pkwy

- This intersection will operate at an acceptable level of service during the future build conditions.
- A right turn lane is not warranted at this location.
- No mitigation is required at this intersection as part of this development.

Driveway 2 at Bluffs Pkwy

- This intersection will operate at an acceptable level of service during the future build conditions.
- A left turn lane is warranted in the build conditions. The existing U-turn lane at the existing median opening should be utilized for this development's access.
- A right turn lane is not warranted at this location but is provided in the plans.
- No additional mitigation is required at this intersection as part of this development.

1. Introduction

This report contains the results from a traffic impact analysis performed for a proposed new multifamily residential development in the City of Canton, Georgia. Due to the nature of the proposed development, construction will be completed in a single phase. The buildout is expected to be completed by the year 2029. The site plan is for a 251-unit multifamily residential development. The development will be located on the north corner of Bluffs Pkwy at Martin Luther King Jr Blvd and Riverstone Blvd. The development is located west of I-575 to the north of Riverstone Pkwy. The site plan will propose two new driveways for the apartment complex to be located off Bluffs Pkwy. The northernmost full access driveway will serve as the main entrance.

The purpose of this traffic study is to identify the traffic impacts associated with the proposed development on the surrounding roadway network. In addition to the proposed residential development, background traffic growth is being analyzed in the form of a background growth rate and inclusion of projects in the area. Figure 1 shows the proposed site location in the vicinity of the City of Canton, GA. The site location is shown on an aerial image in Figure 2. A copy of the proposed site plan is provided in Appendix A.

This report has been prepared for submittal to the City of Canton to evaluate the traffic conditions at the site. This report summarizes the data collected, proposed access points, projected traffic at the study intersections, analysis of traffic impacts including level of service (LOS), and conclusions from the analysis.

This site was originally analyzed in September 2021 as a different type of land use. This report intends to reanalyze this site with the current proposed land use and updated traffic data.

Figure 1: Vicinity Map

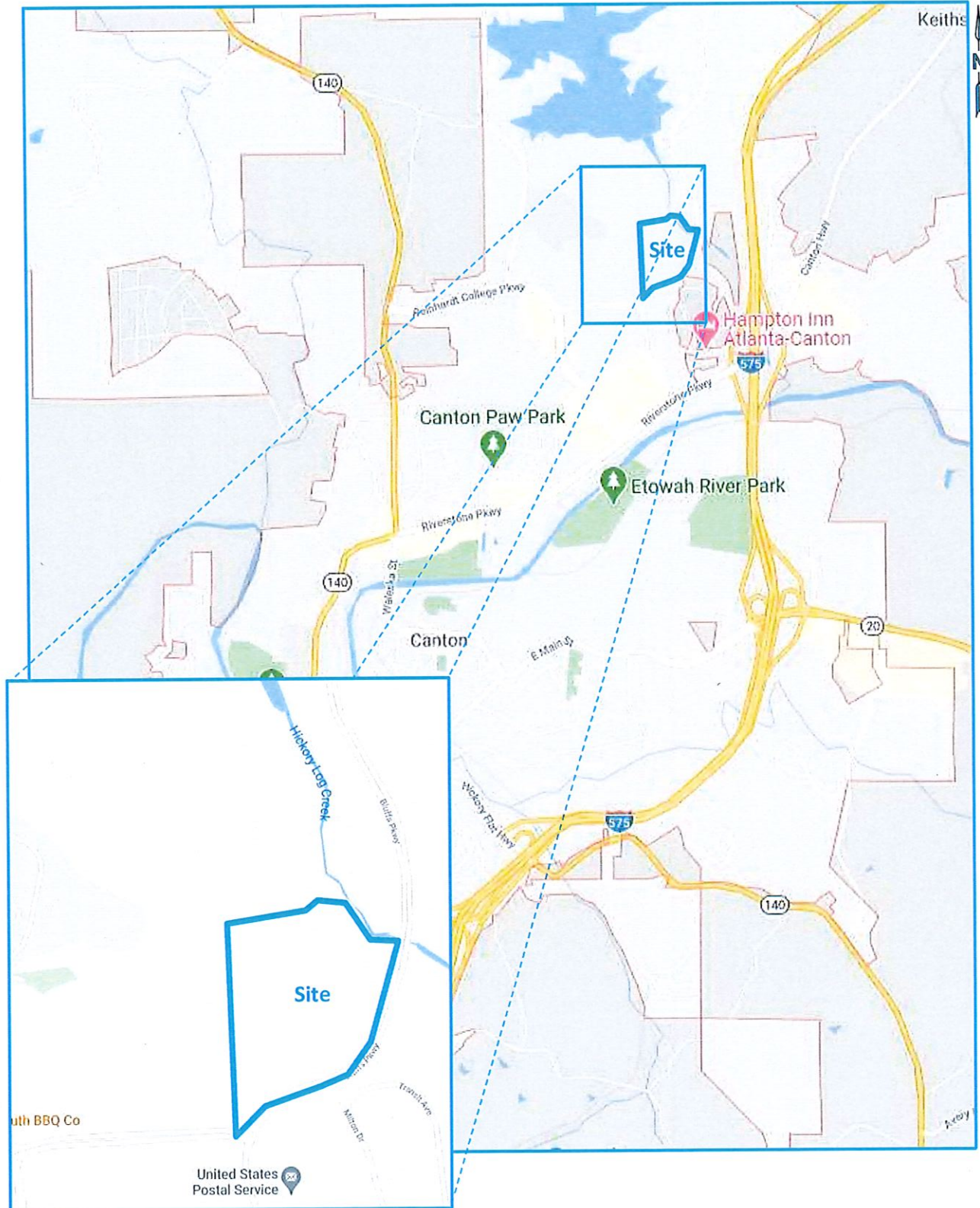
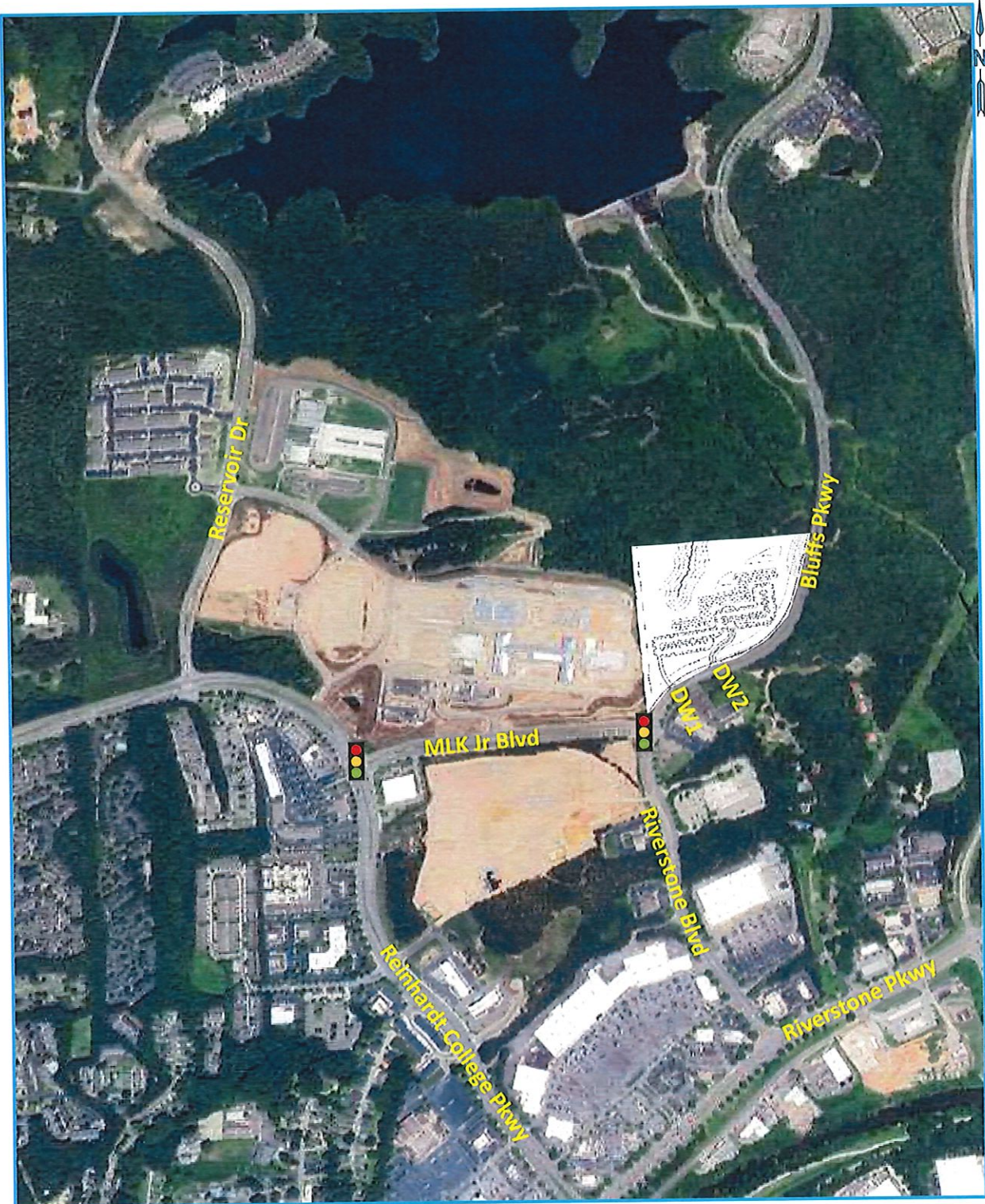


Figure 2: Site Location Aerial



2. Existing and Proposed Development Description

This residential development is planned to occupy the northern corner of Bluffs Pkwy at Martin Luther King Jr Blvd and Riverstone Blvd. The proposed site is currently undeveloped. The development, at full build-out, will consist of a 251-unit multifamily residential development, that proposes one full-access entrance and one right-in, right-out access entrance. The development will be built in one phase and is expected to be completed by the year 2029. A copy of the proposed concept site plan is provided in Appendix A.

The proposed development will consist primarily of surface parking. The southernmost driveway location (Driveway 1) is proposed as a right-in, right-out (RIRO) driveway. The second driveway location (Driveway 2) is proposed at approximately the existing median opening on Bluffs Pkwy and will be full access.

3. Existing Conditions

3.1. Transportation Facilities

This traffic impact study examines the existing (2024), background (2029), and full-build (2029) operations of the intersections listed in Table 1. There are eight main roadways being analyzed in this report with roadway characteristics summarized in Table 2. The existing lane configuration is shown in Figure 3.

Table 1: Study Intersections

#	Intersections	Traffic Control
1	Reinhardt College Pkwy at MLK Jr Blvd	Traffic Signal
2	MLK Jr Blvd at Bluffs Pkwy / Riverstone Blvd	Traffic Signal
3	Proposed Driveway 1 at Bluffs Pkwy	Side-street Stop Control
4	Proposed Driveway 2 at Bluffs Pkwy	Side-street Stop Control

Bluffs Pkwy is a four-lane median divided road section that runs north and south between the intersection at MLK Jr Blvd and Fate Connector Road. The roadway is functionally classified as a Major Collector with a posted speed limit of 45 mph.

Riverstone Blvd is a seven-lane with a two-way left turn lane that runs north and south between the intersection at MLK Jr Blvd/Bluffs Pkwy and Riverstone Pkwy. The roadway is functionally classified as a Minor Arterial with a posted speed limit of 40 mph.

MLK Jr Blvd is a six-lane median divided road section that runs east and west between the intersection at Bluffs Pkwy/Riverstone Blvd and Reinhardt College Pkwy. The roadway is functionally classified as a Minor Arterial with a posted speed limit of 40 mph.

Reinhardt College Pkwy is a six-lane median divided road section that runs northwest to southeast between the intersection at Riverstone Blvd and SR 140/Waleska Rd. The roadway is functionally classified as a Minor Arterial with a posted speed limit of 45 mph.

Table 2: Roadway Characteristics

Roadway	# of Lanes	Posted Speed Limit (MPH)	Functional Classification
Bluffs Pkwy	4	45	Major Collector
MLK Jr Blvd	6	40	Minor Arterial
Riverstone Blvd	7	40	Minor Arterial
Reinhardt College Pkwy	6	45	Minor Arterial

3.2. Traffic Count Data

Traffic count data for this project was collected and updated on Tuesday November 19, 2024. Peak hour turning movement counts were collected at the intersections of Bluffs Pkwy at MLK Jr Blvd and Reinhardt College Pkwy at MLK Jr Blvd. 24-HR Bi-directional counts were also collected for the locations of Bluffs Pkwy, MLK Jr Blvd and Riverstone Blvd on Tuesday November 19, 2024. Traffic data was also referenced from GDOT's *Traffic Analysis & Data Application (TADA)* site. Listed below in Table 3 are the ADT volumes collected on November 19, 2024. GDOT count stations in the Canton area were referenced to determine an applicable summer adjustment factor for the collected volumes. The existing volumes are shown in Figure 4. The full traffic counts are attached in Appendix B.

Table 3: ADT Traffic Volumes

Roadway	ADT 2021	ADT 2021 Adjusted	ADT 2024
Bluffs Pkwy	5,170	6,204	6,804
Reinhardt College Pkwy	13,900	16,680	17,150
MLK Jr Blvd	5,475	6,570	6,682

In the 2021 analysis, traffic volumes were adjusted 20% to offset the impacts of the COVID-19 pandemic at the time of this initial study.

Figure 3: Existing Lane Geometry

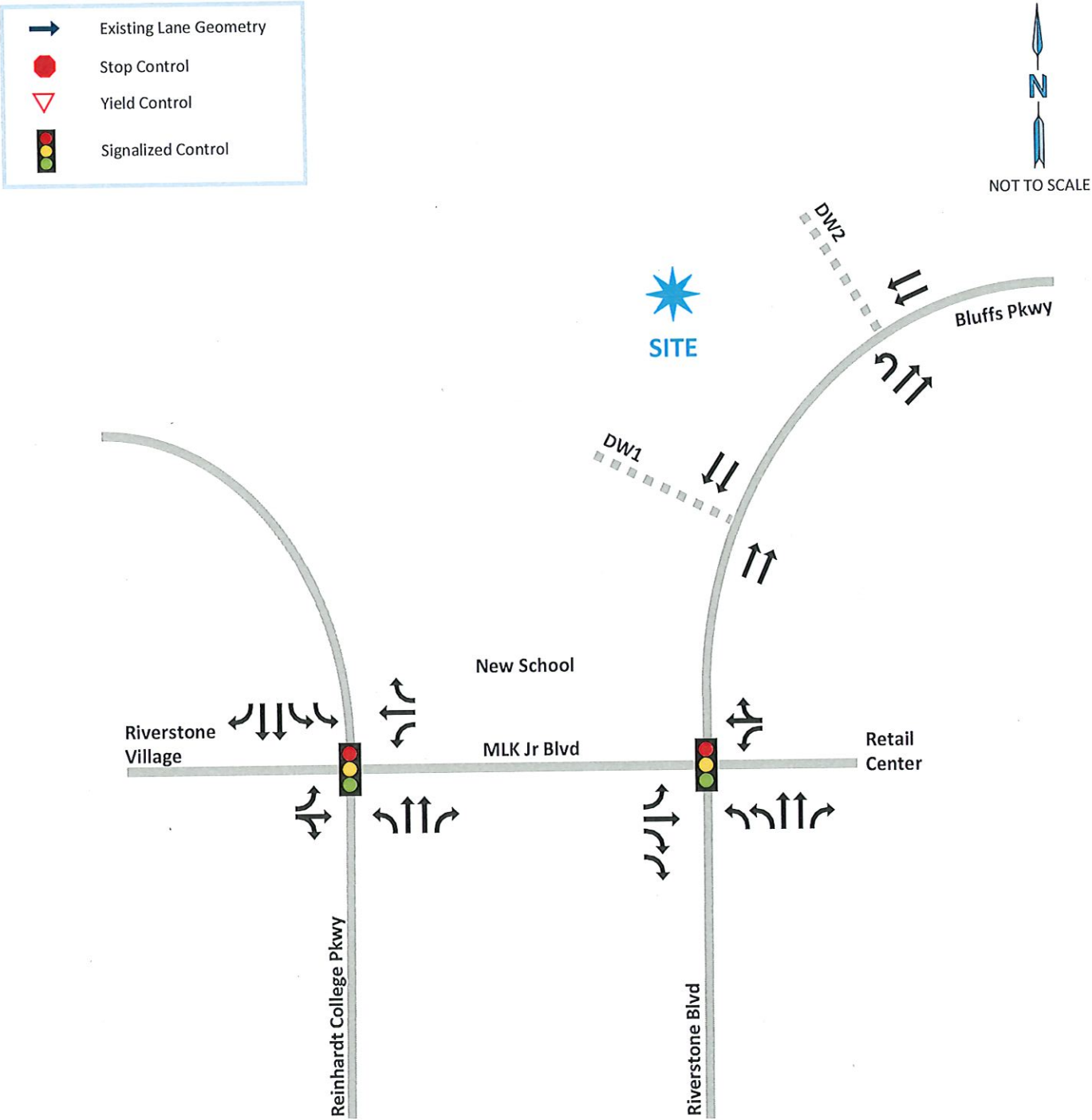
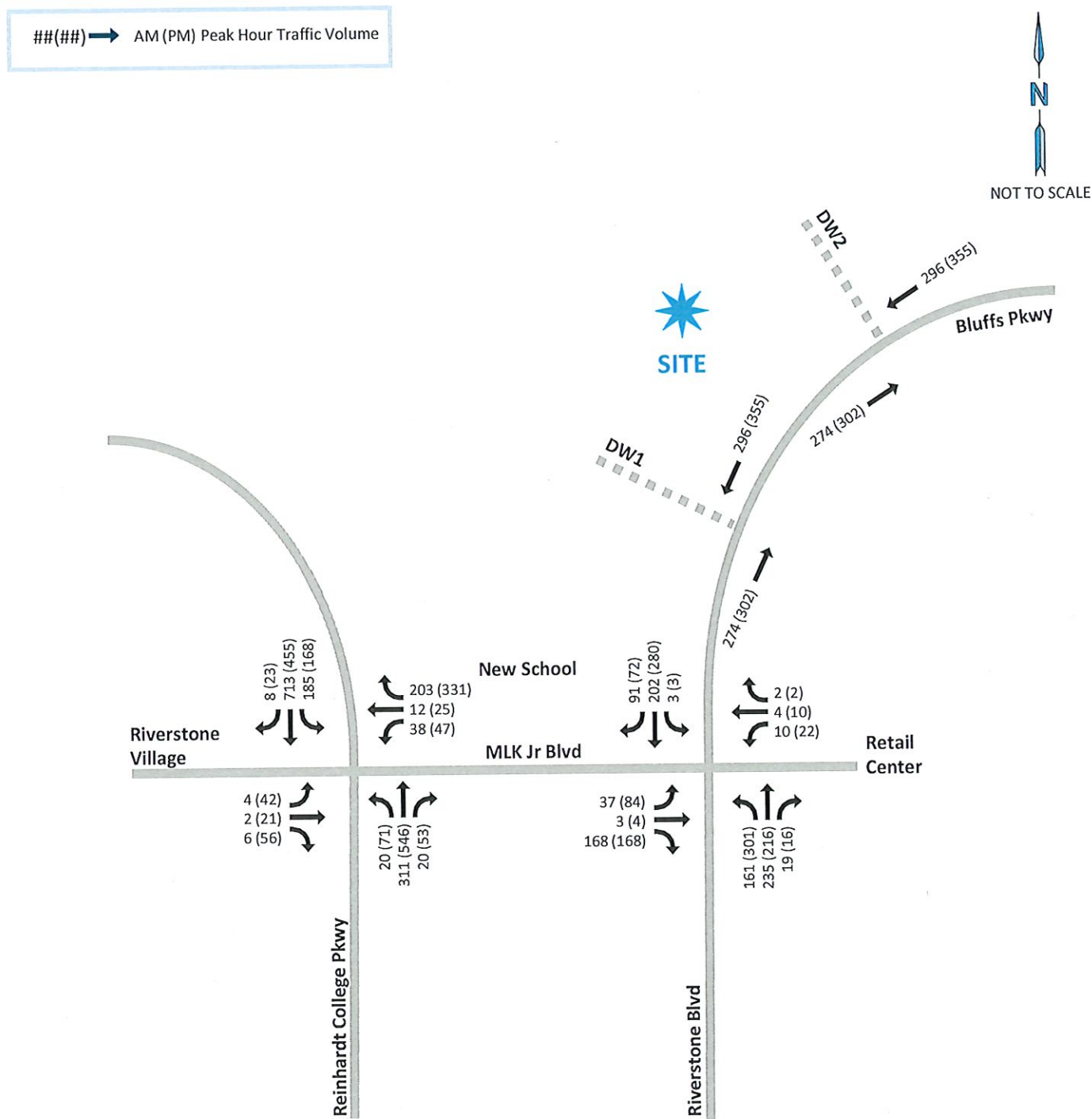


Figure 4: Existing (2024) Traffic Volumes



3.3. Existing Conditions Capacity Analysis

The adjusted existing traffic volumes were entered into a *Synchro 11* model to perform capacity analysis of existing conditions for the weekday AM and PM peak periods. The results of the capacity analysis are shown by lane group movement in. Average vehicular delays and level-of-service, as defined by the Highway Capacity Manual (HCM) 6th Edition are presented, and 95th percentile queues from *SimTraffic 11* are shown. Due to non-standard NEMA phasing at the signalized intersection of MLK Jr Blvd at Bluffs Pkwy/Riverstone Blvd, HCM 2000 was used for capacity analysis. Signal timings at these locations were provided by GDOT and are included in Appendix C. Full *Synchro* output reports are also included Appendix C. Results of the capacity analysis are described below.

Table 4: Existing Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th % Queue (ft)	Delay (s)	LOS	95 th % Queue (ft)
Reinhardt College Pkwy at MLK Jr Blvd	Signal Control	EBL	21.4	C	11	21.4	C	50
		EBT/R	21.3	C	16	21.9	C	61
		WBL	25.5	C	41	23.4	C	39
		WBT	22.1	C	27	20.4	C	34
		WBR	0.0	-	-	0.0	-	115
		NBL	8.9	A	17	8.9	A	40
		NBT	10.7	B	53	13.1	B	131
		NBR	0.0	-	-	0.0	-	-
		SBL	22.7	C	81	24.0	C	87
		SBT	9.5	A	77	11.5	B	89
		SBR	0.0	-	-	0.0	-	-
		Intersection	12.3	B	-	14.9	B	-
MLK Jr Blvd at Bluffs Pkwy / Riverstone Blvd	Signal Control	EBL	16.4	B	37	17.5	B	53
		EBT	15.6	B	19	16.2	B	12
		EBR	15.7	B	-	16.4	B	-
		WBL	23.1	C	11	28.3	C	31
		WBT/R	22.8	C	12	27.4	C	24
		NBL	22.1	C	60	25.7	C	150
		NBT	7.1	A	42	8.5	A	32
		NBR	6.6	A	17	7.9	A	12
		SBL	15.5	B	-	19.1	B	8
		SBT/R	17.1	B	76	21.7	C	125
		Intersection	15.0	B	-	19.2	B	-

Existing Conditions:

Reinhardt College Pkwy at MLK Jr Blvd

In the existing conditions this signalized intersection operates at LOS B during both the AM and PM peak periods. The eastbound approaches from the shopping plaza operate at LOS C in both the AM and PM peak periods. The southbound left and westbound through movement also operate at LOS C in both the AM and PM peak periods.

Bluffs Pkwy at MLK Jr Blvd / Riverstone Blvd

In the existing conditions, this signalized intersection operates at LOS B during both the AM and PM peak periods. The westbound approaches from the shopping plaza and the northbound left movement operate at LOS C in both the AM and PM peak periods. The southbound through-right movement also operates at LOS C in the PM peak periods. All other movements operate at LOS A or B.

4. Background Growth

4.1. Growth Rate

Background traffic growth is an analysis method used to estimate the growth of traffic that will contribute to the traffic of the roadway network in and around the study area. The background traffic does not include the proposed project that is being studied. The proposed development is expected to have a full build out completed by 2029, and a growth rate was estimated for the years between the existing volume counts and the future development build out.

In order to determine a growth rate, data provided by the Atlanta Regional Commission (ARC) for population growth between the years 2014-2017 were referenced. It was determined that Cherokee County has shown an average growth rate of approximately 2.42% in recent years. This growth rate was approved for use by the City of Canton engineer in correspondence regarding projects in this area.

This 2.42% growth rate has been utilized in this update of the report. This rate still seems appropriate based on the ADT volumes comparison from the 2021 adjusted and 2024 volumes.

Since the original iteration of this report a new Cherokee County high school is being planned to open by the year 2026. The school is located on MLK Jr. Blvd between Bluffs Pkwy and Reinhardt College Pkwy. The trips for this school have been estimated using ITE trip generation for 2,800 students. These trips are included in the background for the AM peak period and are shown in Figure 5. Trips for the school during the PM period are not included because the release time for the school is expected to be earlier than the typical PM peak period for traffic in the area.

4.2. Background Conditions Capacity Analysis

Background conditions include a 2.42% growth rate per year applied to existing (adjusted) traffic volumes grown to the project full-build year (2029). Background (2029) traffic volumes are shown graphically in Figure 6.

The background traffic volumes were entered into a *Synchro 11* model which uses the same lane geometry as existing conditions. The results of the capacity analysis are shown by lane group movement in Table 5. Average vehicular delays and level-of service, as defined by the Highway Capacity Manual (HCM) 6th Edition are presented, and 95th percentile queues from *SimTraffic 11* are shown. Due to some non-standard NEMA phasing and shared lane movements at the signalized intersection, HCM 2000 was used for capacity analysis of the signalized intersections. The same signal timings used in the existing conditions analysis are utilized in the background analysis. Full Synchro output reports are included in Appendix C.

Figure 5: Estimated School Trips (AM Only)

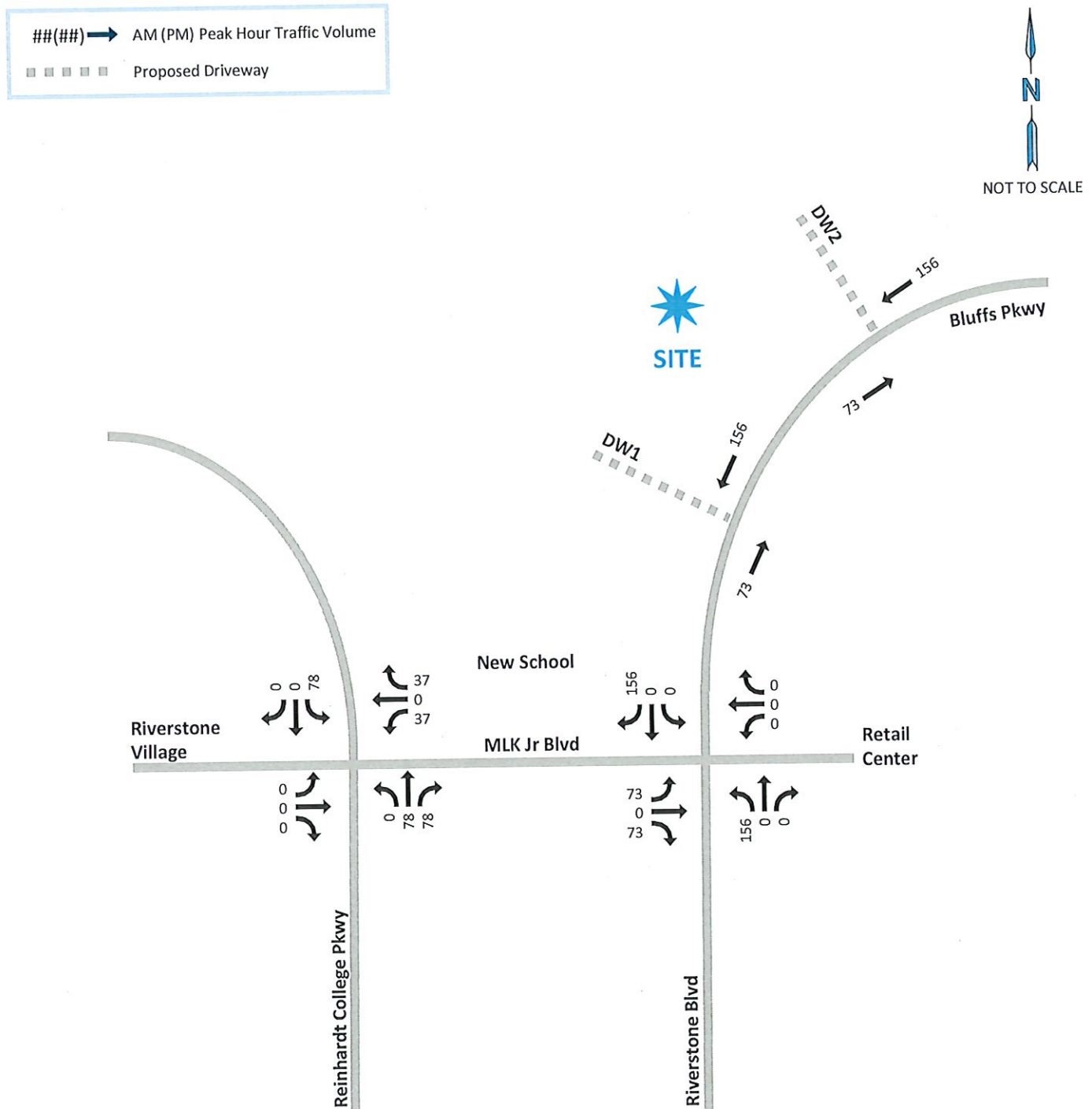


Figure 6: Background (2029) Traffic Volumes

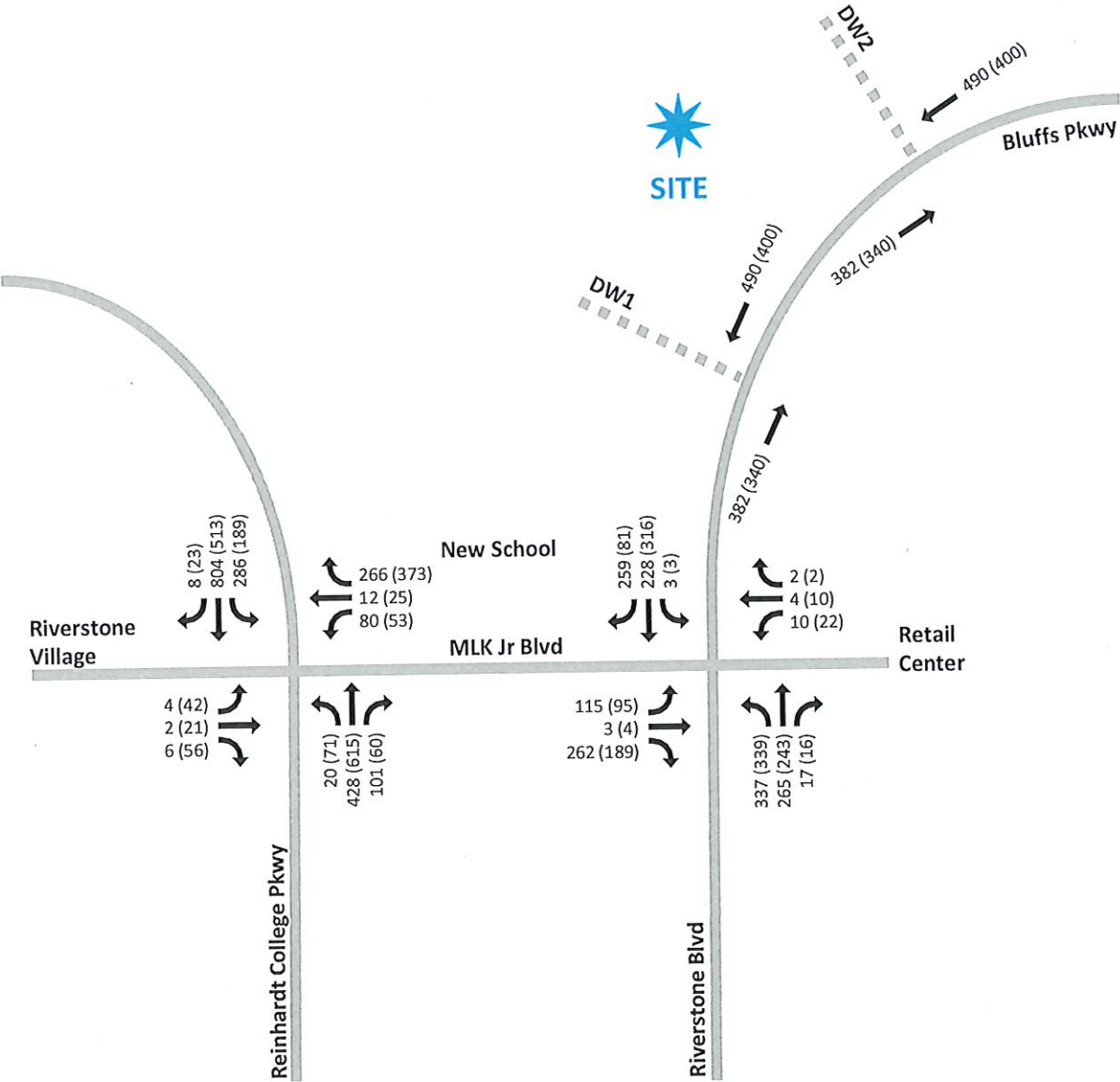
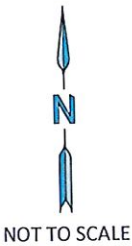
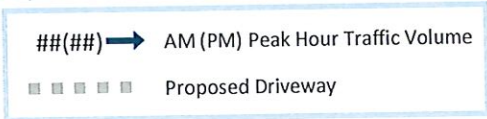


Table 5: Background (2029) Conditions Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th % Queue (ft)	Delay (s)	LOS	95 th % Queue (ft)
Reinhardt College Pkwy at MLK Jr Blvd	Signal Control	EBL	21.7	C	9	21.5	C	51
		EBT/R	21.5	C	15	22.0	C	59
		WBL	23.5	C	39	23.6	C	40
		WBT	21.6	C	28	20.4	C	36
		WBR	0.0	A	-	0.0	-	116
		NBL	10.4	B	19	9.1	A	47
		NBT	13.0	B	50	13.6	B	132
		NBR	0.0	-	-	0.0	-	-
		SBL	23.9	C	87	24.4	C	95
		SBT	10.5	B	66	11.8	B	97
		SBR	0.0	-	-	0.0	-	8
		Intersection	14.3	B	-	15.2	B	-
MLK Jr Blvd at Bluffs Pkwy / Riverstone Blvd	Signal Control	EBL	18.9	B	32	18.7	B	60
		EBT	17.3	B	18	17.1	B	12
		EBR	17.6	B	-	17.3	B	-
		WBL	32.8	C	14	29.9	C	26
		WBT/R	32.0	C	10	28.9	C	19
		NBL	26.3	C	63	26.7	C	158
		NBT	8.1	A	44	8.8	A	41
		NBR	7.5	A	15	7.9	A	9
		SBL	18.8	B	4	19.7	B	7
		SBT/R	21.8	C	73	22.8	C	136
		Intersection	19.4	B	-	20.1	C	-

Background Conditions:

Reinhardt College Pkwy at MLK Jr Blvd

In the background conditions this signalized intersection operates at LOS B during both the AM and PM peak periods. The eastbound approaches from the shopping plaza continue to operate at LOS C in both the AM and PM peak periods. The southbound left and westbound through movement also continue to operate at LOS C in both the AM and PM peak periods.

Bluffs Pkwy at MLK Jr Blvd / Riverstone Blvd

In the background conditions, this signalized intersection operates at LOS B in the AM and degrades to LOS C in the PM peak period. The westbound approaches from the shopping plaza and the northbound left movement operate at LOS C in both the AM and PM peak periods. The southbound through-right movement also operates at LOS C in both the AM and PM periods. All other movements operate at LOS A or B.

5. Future Conditions

5.1. Trip Generation

Project trips for the residential development were estimated using the equations presented in the Institute of Transportation Engineers' (ITE) latest Trip Generation Manual, 11th Ed., 2021 for ITE land use code 251 Multifamily Housing (Mid-Rise). The development will be built in one phase with an anticipated full-build out year of completion by 2029.

Table 6 summarizes the trip generation for the proposed development for the appropriate land use codes. The full trip generation worksheets are presented in Appendix D.

Table 6: Project Trip Generation

Project Land Use	Density	ITE LUC	Daily			AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out	Total	In	Out
Multifamily Housing (Mid-Rise)	251 D.U.	221	1,151	576	575	99	23	76	98	60	38
Total Trips			1,151	576	575	99	23	76	98	60	38
Reductions for Internal Capture			0	0	0	0	0	0	0	0	0
Reductions for Modal Split			0	0	0	0	0	0	0	0	0
Reductions for Pass-By Trips			0	0	0	0	0	0	0	0	0
Total Net New Project Trips			1,151	576	575	99	23	76	98	60	38

The development is anticipated to generate 1,151 new daily trips (576 inbound and 575 outbound). The highest peak hour volume is expected during the AM peak hour with 99 peak hour vehicle trips (23 inbound and 76 outbound). The site is expected to generate 98 peak hour vehicle trips (60 inbound and 38 outbound) during the AM peak hour.

5.2. Distribution

The assignment and directional distribution of new project trips were based on existing traffic patterns, adjacent major roadways and trip destination densities (job centers, residential developments, and retail developments) in the surrounding area. The traffic patterns associated by this site are expected to be largely impacted by the proximity to SR 140 to the west and I-575 to the east. The directional distribution for new trips is shown in Figure 7.

5.3. Turn Lane Analysis

Turn lane warrants were also analyzed for the proposed site access locations on Bluffs Parkway per NCHRP Report 457: Evaluating Intersection Improvement recommendations which evaluates the necessity of a turn lane comparing the amount of turning movements with advancing and opposing volumes. Turn lane warrants that were analyzed were the southbound right-turn from major road and northbound left-turn from the major road. The proposed northern entrance is planned to align with the existing median opening that has an existing northbound U-turn lane that will be utilized as a future left turn lane.

- Driveway 1 at Bluffs Pkwy:
 - Southbound right-turn lane: *Not Warranted*
- Driveway 2 at Bluffs Pkwy:
 - Northbound left-turn lane: **WARRANTED** – *Existing U-Turn Lane*
 - Southbound right-turn lane: *Not Warranted*

5.4. Future Traffic Volumes

Project trips estimated in the trip generation and distributed to the roadway network are shown graphically in 8. Future traffic volumes including the proposed development and background traffic growth are shown in Figure 9. Future lane geometry is presented in Figure 10.

Figure 7: Trip Distribution

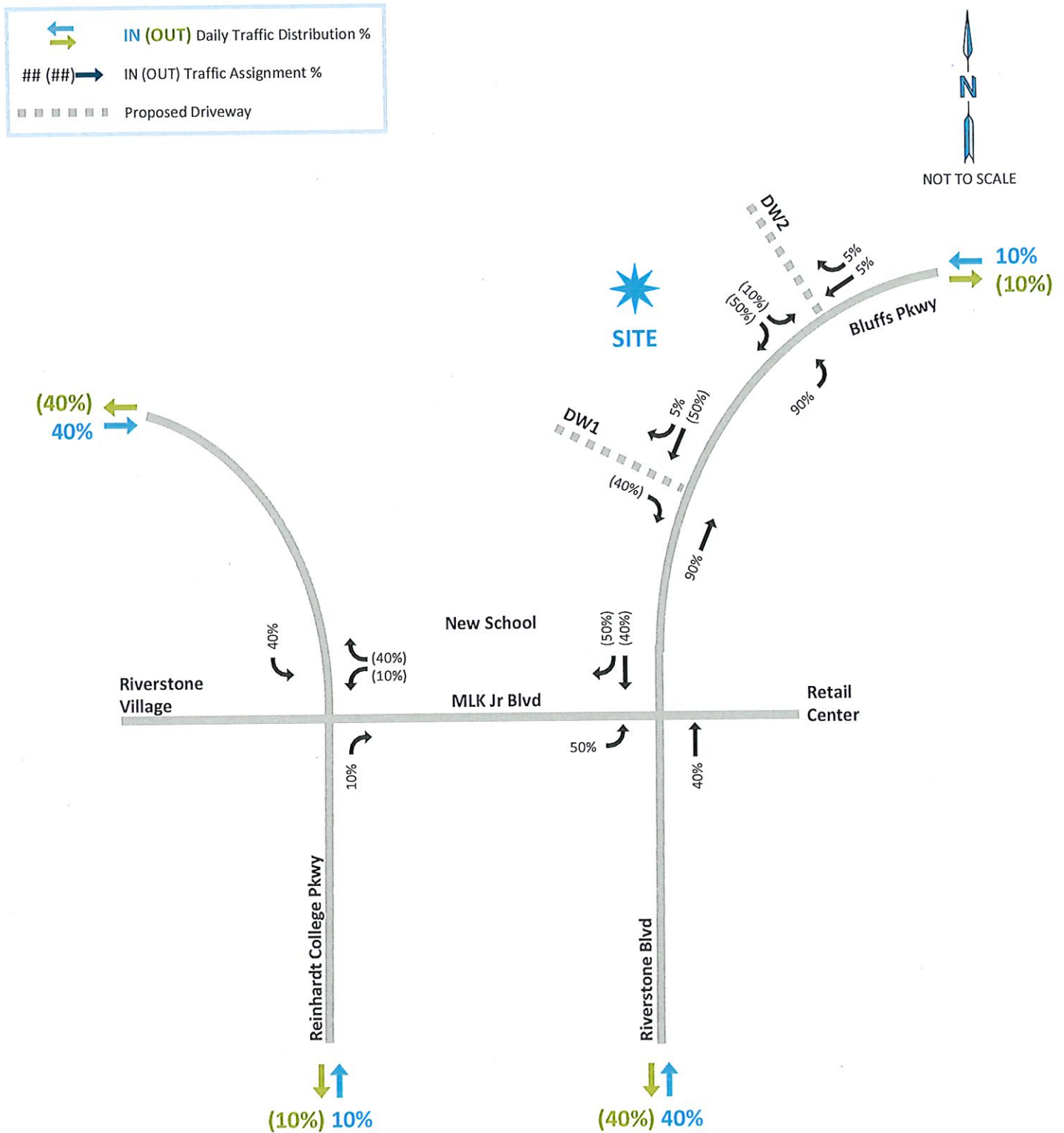


Figure 8: Project Trips

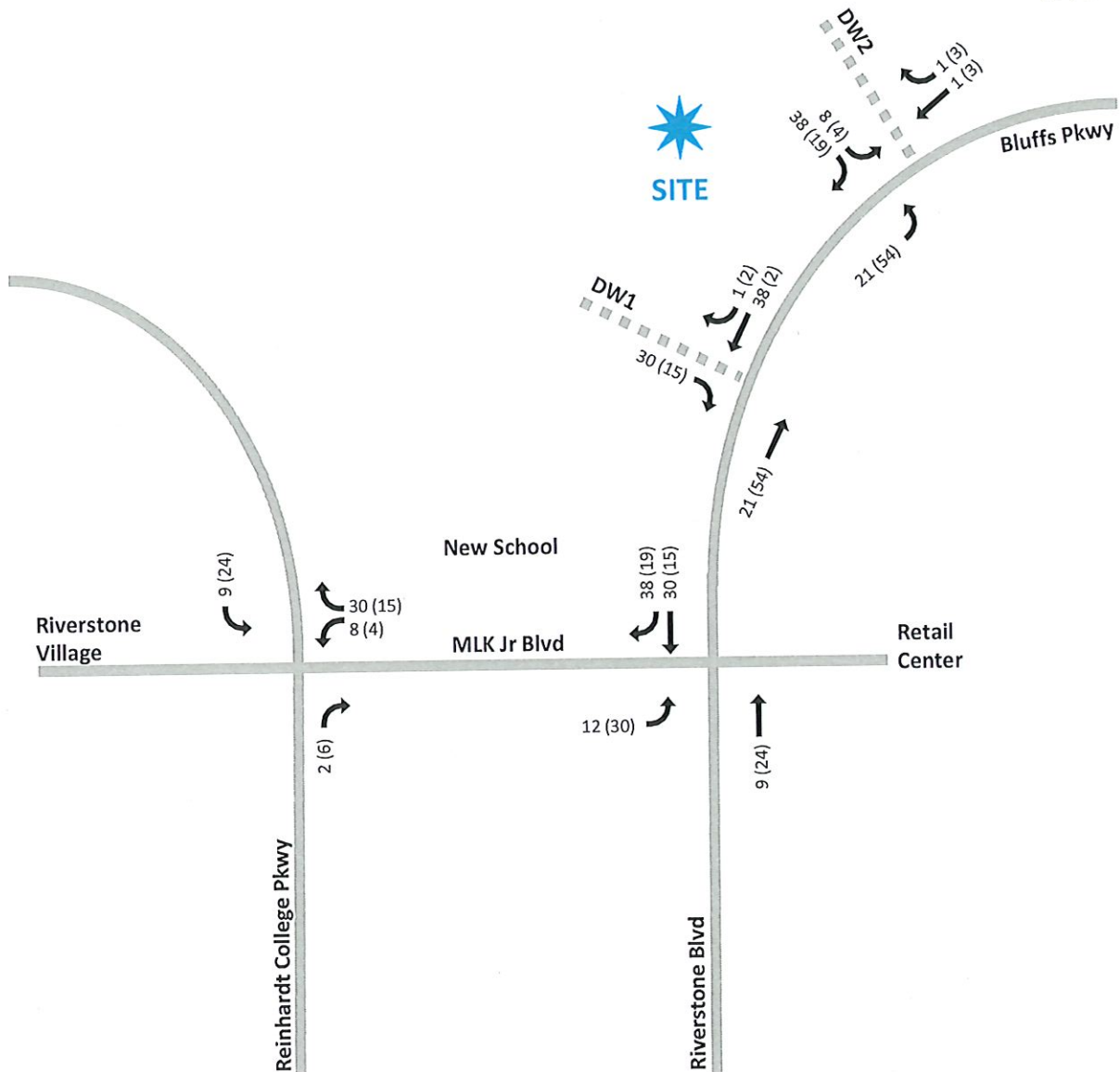
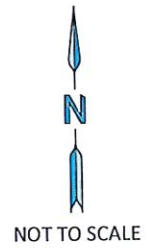
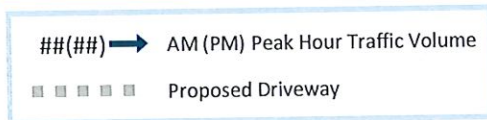


Figure 9: Future (2023) Traffic Volumes

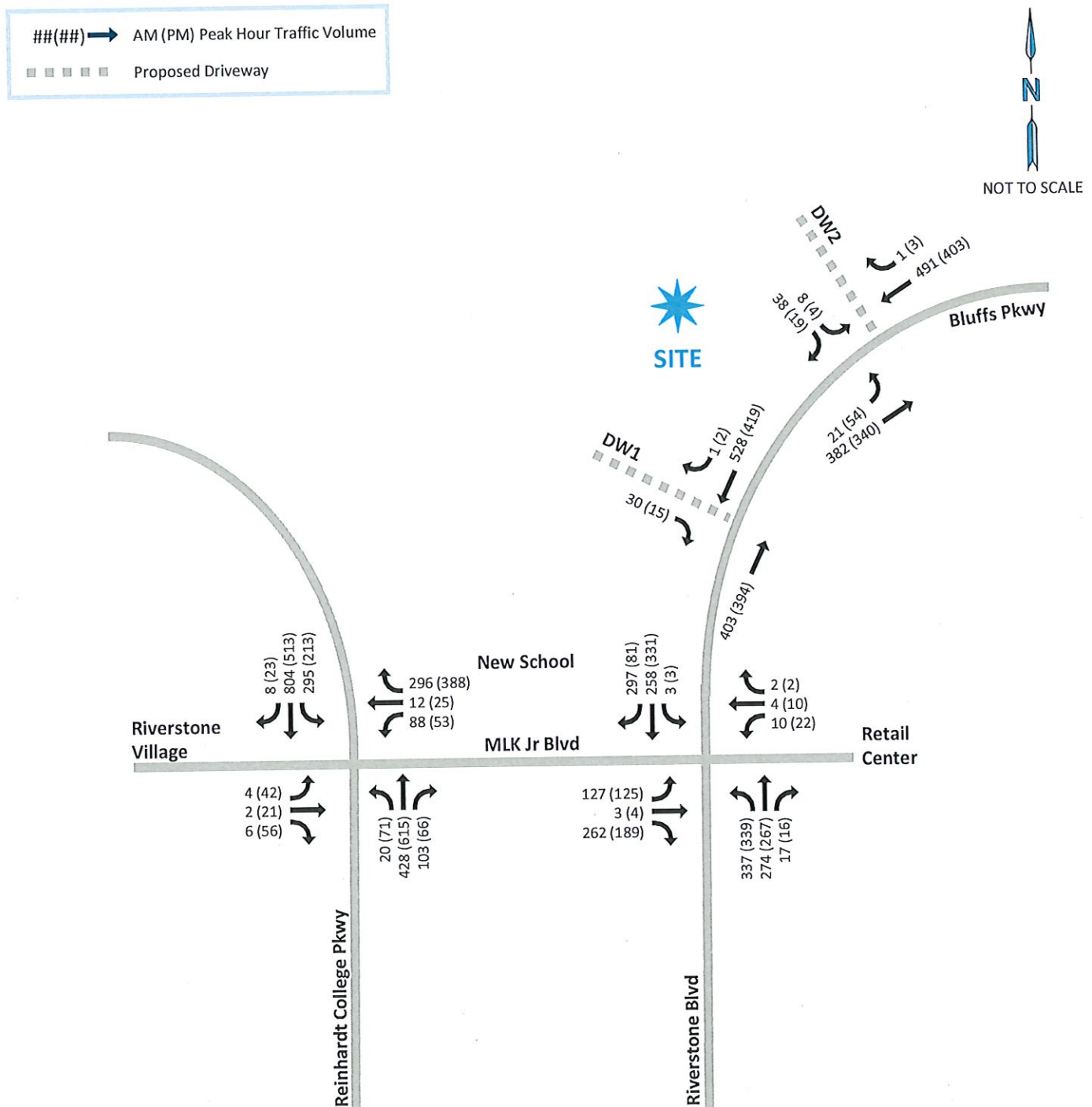
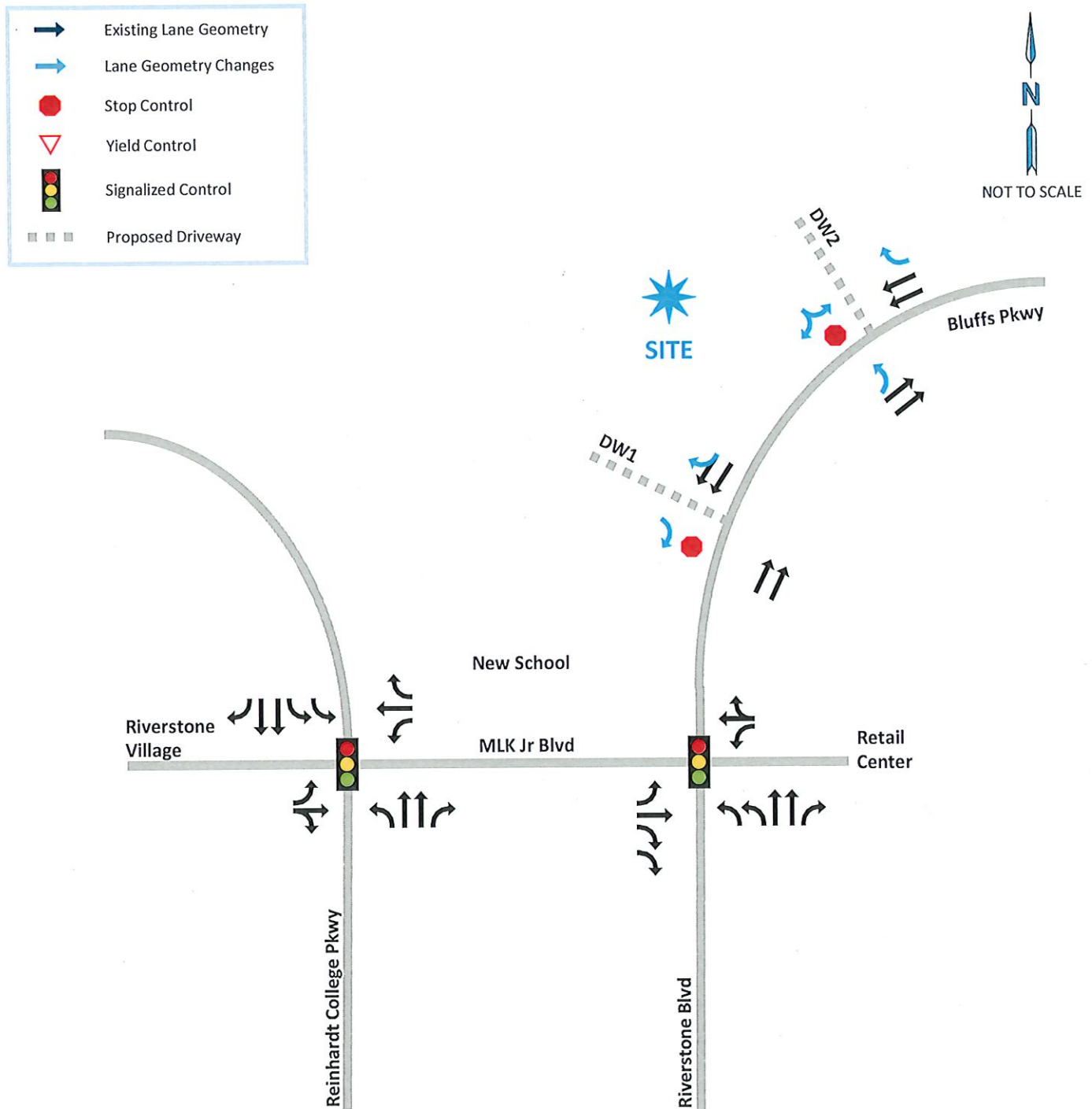


Figure 10: Future Lane Geometry



5.5. Future Conditions Capacity Analysis

The future Build traffic volumes were entered into a *Synchro 11* model. The results of the capacity analysis are shown by lane group movement in Table 7. Average vehicular delays and level-of-service, as defined by the Highway Capacity Manual (HCM) 6th Edition are presented, and 95th percentile queues from *SimTraffic 11* are shown. Due to non-standard NEMA phasing at the signalized intersection, HCM 2000 was used for capacity analysis of the signalized intersection at Bluffs Parkway. Signal timings remained the same as in existing and background conditions. Full Synchro output reports are included in Appendix C.

Background Conditions:

Reinhardt College Pkwy at MLK Jr Blvd

In the build conditions this signalized intersection operates at LOS B during both the AM and PM peak periods. The eastbound approaches from the shopping plaza continue to operate at LOS C in both the AM and PM peak periods. The southbound left and westbound through movement also continue to operate at LOS C in both the AM and PM peak periods.

Bluffs Pkwy at MLK Jr Blvd / Riverstone Blvd

In the build conditions, this signalized intersection degrades to LOS C in the AM and continues to operate at LOS C in the PM peak period. The westbound approaches from the shopping plaza and the northbound left movement operate at LOS C in both the AM and PM peak periods. The southbound through-right movement also operates at LOS C in both the AM and PM periods. All other movements operate at LOS A or B.

Bluff Pkwy at Driveway 1 (RIRO)

This stop-controlled minor street eastbound approach operates at LOS B during both the AM period and LOS A in the PM peak period.

Bluffs Pkwy at Driveway 2

This stop-controlled minor street eastbound approach operates at LOS B in the AM peak period with 11.6 seconds of approach delay and LOS B in the PM peak period with 10.9 seconds of approach delay. The inbound northbound left movement operates at LOS A during both the AM and PM peak periods.

Table 7: Build (2029) Capacity Analysis

Intersection	Control	Lane Group Movement	AM Peak Hour			PM Peak Hour		
			Delay (s)	LOS	95 th % Queue (ft)	Delay (s)	LOS	95 th % Queue (ft)
Reinhardt College Pkwy at MLK Jr Blvd	Signal Control	EBL	21.7	C	13	21.6	C	45
		EBT/R	21.6	C	16	22.1	C	61
		WBL	23.8	C	40	23.8	C	48
		WBT	21.6	C	28	20.6	C	37
		WBR	0.0	-	8	0.0	-	125
		NBL	10.6	B	23	9.2	A	45
		NBT	13.2	B	46	13.8	B	134
		NBR	0.0	-	-	0.0	-	-
		SBL	24.0	C	92	24.7	C	94
		SBT	10.5	B	79	11.8	B	90
		SBR	0.0	-	-	0.0	-	-
		Intersection	14.5	B	-	15.4	B	-
MLK Jr Blvd at Bluffs Pkwy / Riverstone Blvd	Signal Control	EBL	19.9	B	54	19.1	B	80
		EBT	18.0	B	17	17.2	B	18
		EBR	18.4	B	-	17.4	B	-
		WBL	34.4	C	13	33.5	C	28
		WBT/R	33.5	C	11	32.6	C	20
		NBL	27.2	C	63	27.6	C	166
		NBT	8.3	A	50	9.2	A	45
		NBR	7.6	A	16	8.4	A	12
		SBL	19.2	B	58	20.7	C	4
		SBT/R	23.1	C	51	24.1	C	97
		Intersection	20.3	C	-	20.8	C	-
Bluffs Pkwy at Driveway 1 (R/O)	Side-Street Stop Control	EBR	10.3	B	47	9.8	A	39
		NBT	-	-	-	-	-	-
		SB	-	-	-	-	-	-
		Intersection	-	-	-	-	-	-
Bluffs Pkwy at Driveway 2	Side-Street Stop Control	EB	11.6	B	16	10.9	B	8
		NBL	8.6	A		8.4	A	
		NBT						
		SBT						
		SBR	-	-	-	-	-	-
		Intersection	-	-	-	0.1	-	-

6. Conclusions and Recommendations

A proposed development consisting of up to 251-unit multifamily residential development in the City of Canton has been analyzed to identify the traffic impacts associated with the proposed development on the surrounding roadway network. Due to the nature of the proposed development, construction will be completed in a single phase. Buildout is expected to be completed by the year 2029. As a result of the analysis, there are no required roadway improvements or mitigation required as result of the minor impacts to traffic associated with this development project. The specific conclusions of the analysis and recommendations associated with this project are listed below:

Reinhardt College Pkwy at MLK Jr Blvd

- This signalized intersection continues to operate at an acceptable level of service during the future build conditions.
- No mitigation is required at this intersection as part of this development.

MLK Jr Blvd at Bluffs Pkwy/ Riverstone Blvd

- This signalized intersection continues to operate at an acceptable level of service during the future build conditions.
- No mitigation is required at this intersection as part of this development.

Driveway 1 at Bluffs Pkwy

- This intersection will operate at an acceptable level of service during the future build conditions.
- A right turn lane is not warranted at this location.
- No mitigation is required at this intersection as part of this development.

Driveway 2 at Bluffs Pkwy

- This intersection will operate at an acceptable level of service during the future build conditions.
- A left turn lane is warranted in the build conditions. The existing U-turn lane at the existing median opening should be utilized for this development's access.
- A right turn lane is not warranted at this location but is provided in the plans.
- No additional mitigation is required at this intersection as part of this development.



Dear Mr. Patton

On behalf of TBG Residential, I am writing to formally request to be placed on the agenda for the upcoming Canton City Council meetings. Specifically, we would like to be included in the March 6 Public Hearing and the March 20 Vote Agenda in regards to our proposed affordable housing community, Summit at Hickory Creek.

We are seeking the City of Canton's GICH (Georgia Initiative for Community Housing) allocation, as well as a financial commitment letter in the amount of \$500,000 to support the construction of 96 affordable housing units. These units are essential to addressing the city's need for affordable housing, and we are eager to present our proposal and discuss how this partnership will benefit the community.

We would greatly appreciate the opportunity to appear before the Council to discuss this request and answer any questions.

Thank you for considering our request. We look forward to the opportunity to present at the upcoming meetings.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Buckner".

Sarah Buckner
TBG Residential