



## NOTICE OF DECISION

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**To:** Anna Roach, ARC  
**(via electronic mail)** Bob Voyles, GRTA  
Dick Anderson, GRTA  
Kathryn Zickert, GRTA  
Sharon Mason, GRTA  
Sonny Deriso, GRTA

**To:** City of Dallas, Georgia  
**(via electronic mail and certified mail)** Doug Patten

**From:** Heather Aquino, GRTA Interim Executive Director

**Copy:** Donald Shockey, ARC  
**(via electronic mail)** Brandon Rakestraw, City of Dallas  
Kendall Smith, City of Dallas  
Preston Kilgore, City of Dallas  
Christina Barry, GDOT  
Colin Abbey, GDOT  
December Weir, GRTA\ARC  
Julianne Meadows, Northwest Georgia Regional  
Commission  
Ann Lippmann, Paulding Community Development

Erica Parish, Paulding DOT  
George Jones, Paulding DOT  
Steven Foy, Paulding DOT  
Abdul Amer, P.E., A&R Engineering  
Nalia Amer, A&R Engineering  
Matt Frey, P.E., Frey Land Planning

**Date:** October 7, 2022

**Notice of Decision for  
Request for Non-Expedited Review of  
DRI 3599 Canebreak West Residential Development**

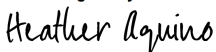
The purpose of this notice is to inform Doug Patten (the Applicant) and City of Dallas, Georgia (the Local Government), the Georgia Regional Transportation Authority (GRTA) Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding Development of Regional Impact (DRI) 3599 Canebreak West Residential Development (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to Section 4.2.3 of the *GRTA DRI Review Procedures* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Section 4.3. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI Review Package received by GRTA on July 15, 2022. The review package includes: the site development plan (Site Plan) dated April 6, 2022, titled "Canebreak West Residential" prepared by David Pearson Communities, the Transportation Study dated July 15, 2022, prepared by A&R Engineering received by GRTA on July 15, 2022, and the DCA Initial and Additional forms filed on February 17, 2022, and June 3, 2022.

Pursuant to Section 5 of the *GRTA DRI Review Procedures* the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) Business Days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Section 5 of the *GRTA DRI Review Procedures*. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will schedule the appeal hearing according to the timeline established in Section 5.1.2 of the *GRTA DRI Review Procedures*.

DocuSigned by:

Heather Aquino

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Heather Aquino

Interim Executive Director

Georgia Regional Transportation Authority

## **Attachment A – General Conditions**

### **General Conditions of Approval to GRTA Notice of Decision:**

#### Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.

### **Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:**

#### Site Driveway 1: Full Access driveway on Cole Lake Road

- Construct the site entrance to contain
  - One entering and one exiting lane
  - Stop sign controlled driveway approach with Cole Lake Road remaining free flow
  - One Left turn lane for entering traffic

#### Site Driveway 2: Full Access driveway on Cole Lake Road

- Construct the site entrance to contain
  - One entering and two exiting lanes
  - Stop sign controlled driveway approach with Cole Lake Road remaining free flow
  - One Right-turn deceleration lane

## **Attachment B – Required Elements of the DRI Plan of Development**

### **Conditions Related to Altering Site Plan after GRTA Notice of Decision:**

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

## **Attachment C – Required Improvements to Serve the DRI**

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

### **Section 1:**

#### **General Conditions of Approval to GRTA Notice of Decision:**

##### Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.

#### **Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:**

##### Site Driveway 1: Full Access driveway on Cole Lake Road

- Construct the site entrance to contain
  - One entering and one exiting lane
  - Stop sign controlled driveway approach with Cole Lake Road remaining free flow
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- Construct the site entrance to contain
  - One entering and two exiting lanes
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  - One Right-turn deceleration lane

### **Section 2:**

#### **Roadway Improvement Conditions to GRTA Notice of Decision:**

##### Intersection 12: SR 6 (Merchants Drive) and SR 61 (Nathan Dean Boulevard) / Hampton Drive

- Convert the existing shared through left turn to a dual left with shared through movement in one lane