# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax:404.463.3105 • www.atlantaregional.com

**DATE**: 1/11/2005 **ARC REVIEW CODE**: R501102

**TO:** Chairperson Jason Harper
**ATTN TO:** Cheri Hobson-Matthews, Chief Planner
**FROM:** Charles Krautler, Director

NOTE: This is digital signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments regarding related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** **West Erma (JamDat Development)**
**Review Type:** Development of Regional Impact

**Description:** The proposed West Erma development, located on 499.45 acres in Henry County, will consist of 642 single family detached residences. The proposed development will include approximately 80 acres of open space. The site is located in southwest Henry County, just west of the City of McDonough, along Jonesboro Road. Access to the site will be provided along Jonesboro Road, Dutchtown Road, and two shared access points with the Crystal Lake Plantation development.

**Submitting Local Government**: Henry County
**Date Opened:** 1/11/2005
***Deadline for Comments:*** *1/25/2005*
**Earliest the Regional Review can be Completed:** 2/10/2005

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:**

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF STOCKBRIDGE
CITY OF LOVEJOY
HENRY COUNTY SCHOOLS
ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF MCDONOUGH
CLAYTON COUNTY
ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF HAMPTON
DEKALB COUNTY

**Attached is information concerning this review.**

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. If the ARC staff does not receive comments from you by 1/25/2005, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

**The ARC review website is located at: http://www.atlantaregional.com/qualitygrowth/reviews.html .**

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## DEVELOPMENT OF REGIONAL IMPACT

## DRI- REQUEST FOR COMMENTS

**Instructions:** The project described below has been submitted to this Regional Development Center for review as a Development of Re (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdict the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this propos development in our DRI review process. Therefore, please review the information about the project included on this form and give us you in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **West Erma (JamDat Development)** *See the Preliminary Report .*

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: ( )

Signature:
Date:

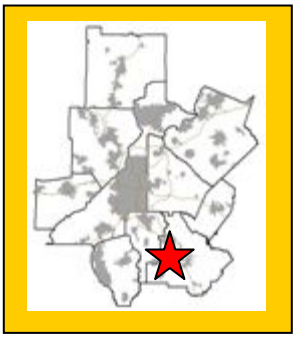
***Please Return this form to:***
Mike Alexander, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3302 Fax (404) 463-3254
malexander@atlantaregional.com

**Return Date:** *1/25/2005*

| | | | | |
|---|---|---|---|---|
| Preliminary Report: | Jan 11, 2005 | **DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT** | Project: | West Erma #652 |
| Final Report Due: | Feb 10, 2005 | | Comments Due By: | Jan. 25, 2005 |

## PRELIMINARY REPORT SUMMARY

### PROPOSED DEVELOPMENT:



The proposed West Erma development, located on 499.45 acres in Henry County, will consist of 642 single family detached residences. The proposed development will include approximately 80 acres of open space. The site is located in southwest Henry County, just west of the City of McDonough, along Jonesboro Road. Access to the site will be provided along Jonesboro Road, Dutchtown Road, and two shared access points with the Crystal Lake Plantation development.

### PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2015.

### 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.**

The project site is currently zoned RA (residential agriculture). The proposed zoning for the development is R2 (single family residence district). Information submitted for the review states that the proposed development is not consistent with Henry County's Future Land Use Plan, which designates the area as RA. Currently, adjacent properties consist of RC and R2 Conditional zoning.

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

This will be determined based on comments received from potentially impacted local governments.

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

This will be determined based on comments received from potentially impacted local governments.

**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?**

Yes, the proposed development would increase the need for services in the area for existing and future residents.

**What other major development projects are planned near the proposed project?**

The ARC has reviewed other major development projects, known as Area Plan (1984 to1991) or as a DRI (1991 to present), within two miles radius of the proposed project.

| | |
|---|---|
| **2003** | **The Link at Walnut Creek** |
| **2001** | **W.B Casey WRF Expansion/ Pipeline & HUIE Const.** |

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

Based on information submitted for the review, the site is currently undeveloped.

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

No.

**Is the proposed development consistent with regional plans and policies?**

Preliminary staff review recommendation is to find this development not in the Best Interest of the Region. The ARC will work with Henry County and the developer through the review process to address several concerns of the proposed development. The proposed development is located in southwestern Henry County that is characterized by low density, rural residential neighborhoods. West Erma is a proposed single use development totally 642 single family detached residences. The single family homes are situated on approximately ½ acre lots.

The proposed development also received a score of 4 out of a required 15 points on ARC's Air Quality Benchmark Test. The ARC seeks discussions with the developer and Henry County to improve the site plan and raise the score on the Benchmark Test.

Henry County is experiencing rapid growth and is expected to continue to grow at this rapid pace over the next twenty five years. Currently, the immediate surrounding area of the site is characterized by residential and agricultural uses. Most of the properties surrounding the site contain large lot residential properties or undeveloped properties. Crystal Lake Plantation is a 714 single family home development with several amenities that includes a golf course.

ARC's Regional Development Goals and Policies encourages providing opportunities for mixed use, infill, and redevelopment, as well as providing housing choices to individuals and families of diverse incomes and age groups. It is important that residents have convenient access to employment and commercial services; particularly through alternative modes of transportation. The proposed West Erma development as well as the surrounding area of Henry County does not currently have the commercial and employment support needed to create a live work community as emphasized through the RDP Goals and Policies. The ARC seeks to engage in discussion with Henry County and the developer of ways to incorporate neighborhood commercial uses into the development.

The street design of the West Erma development encompasses long blocks, cul-de-sacs, and lack of connection to Dutchtown Road and the Crystal Lake Plantation. Improving the street design will allow for more opportunities for alternate modes of transportation, such as pedestrian and bicycles, as well as cutting down of travel distances and time to main access roads adjacent to the site.

The site plan does not reflect any parks and recreational plan. The site plan reflects mininal pedestrian trails through the development. The site plan also does not incorporate any park land for passive and recreational opportunities. Lots extend too far back, preventing the opportunity for land along the stream to be preserved and used for trails and passive recreation. It is strongly recommended that an open space plan be developed that includes parks, trails, and significant areas for conservation.

Finally, the cemetery of the site is of concern. The ARC seeks a written statement from the developer that the cemetery will be preserved and protected at its current location.

## PRELIMINARY REPORT

### Regional Development Plan Policies

1. Provide development strategies and infrastructure investments to accommodate forecasted population and employment growth more efficiently.

2. Guide an increased share of new development to the Central Business District, transportation corridors, activity centers and town centers.

3. Increase opportunities for mixed-use development, infill and redevelopment.

4. Increase transportation choices and transit-oriented development (TOD).

5. Provide a variety of housing choices throughout the region to ensure housing for individuals and families of diverse incomes and age groups.

6. Preserve and enhance existing residential neighborhoods.

7. Advance sustainable greenfield development.

8. Protect environmentally sensitive areas.

9. Create a regional network of greenspace that connects across jurisdictional boundaries.

10. Preserve existing rural character.

11. Preserve historic resources.

12. Inform and involve the public in planning at regional, local and neighborhood levels.

13. Coordinate local policies and regulations to support the RDP.

14. Support growth management at the state level.

## BEST LAND USE PRACTICES

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.
Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.
Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.
Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.
Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.
Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.
Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.
Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.
Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.
Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate "big box" stores to areas where they will do the least harm to the community fabric.

## BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.
Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.
Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.
Practice 4: Keep speeds on local streets down to 20 mph.
Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).
Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.
Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.
Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.
Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.
Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.
Practice 11: Incorporate transit-oriented design features.
Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

## BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.
Practice 2: Channel development into areas that are already disturbed.
Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.
Practice 4: Design around significant wetlands.
Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.
Practice 6: Preserve significant uplands, too.
Practice 7: Restore and enhance ecological functions damaged by prior site activities.
Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.
Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.
Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.
Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

## BEST HOUSING PRACTICES

Practice 1: Offer "life cycle" housing. Providing integrated housing for every part of the "life cycle."
Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.
Practice 4: Design of energy-saving features. Natural shading and solar access.
Practice 5: Supply affordable single-family homes for moderate-income households.
Practice 6: Supply affordable multi-family and accessory housing for low-income households.
Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.
Practice 8: Mix housing to the extent the market will bear.

## LOCATION

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

The site is located in southwest Henry County, just west of the City of McDonough and Interstate 75, along Jonesboro Road.

**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.**

The proposed development is entirely within Henry County. The City of McDonough is approximately five miles to the east. Clayton County is approximately 1.5 miles and the City of Lovejoy is approximately 2 miles to the west. The City of Hampton is approximately four miles to the south.

**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.**

To be determined during 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?**

Estimated value of the development is $150,000,000 with an expected $10,000,000 in annual local tax revenues.

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

Short-term jobs will depend upon construction schedule.

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

Yes.

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

To be determined during the review.

## 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.**

Water Supply Watersheds

The project property is crossed by Walnut Creek and a number of tributaries and is entirely within the Walnut Creek Water Supply Watershed, which is a small (less than 100 square mile) water supply watershed serving the City of McDonough. All development on the water supply watershed portion of the property must conform to the requirements of the Henry County Water Supply Watershed ordinance, as approved by DCA and EPD including buffers, water quality controls and impervious surface limits. According to the Hampton 1:24,000 USGS quad sheet, Walnut Creek and a blue-line (perennial) tributary cross the property between Pads A and C. The streams are shown on the plans, but no buffers are indicated. The portions of the property adjacent to Walnut Creek and its perennial tributary appear to be more than seven miles upstream of the McDonough Intake. Only a portion of Pod B appears to be within seven miles, and is not near any blue-line stream. The State's Part 5 Minimum Environmental Planning criteria for small water supply watersheds require a 50-foot vegetative buffer and a 75-foot impervious surface setback on all perennial streams more than seven miles upstream of an intake, even if an approved local ordinance exists. Within seven upstream miles of an intake, a 100-foot vegetative buffer and 150-foot impervious surface setback are required on perennial streams.

Based on the estimated average impervious surface for the proposed land uses used in the storm water pollutant load calculations below, the impervious surface area would be about 17 percent, which is within the percent limit on impervious surfaces required under the State's Part 5 Minimum Environmental Planning criteria for small water supply watersheds. If a local water supply protection ordinance has been approved, then the property will need to meet all of its requirements. For the streams not marked as perennial, as well as all other waters of the state on the property, the State 25-foot erosion and sedimentation buffer is required. Any work in those buffers must conform to the state E & S requirements and must be approved by the appropriate agency.

Storm Water/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. ARC has estimated the amount of pollutants that will be produced after construction of the proposed development, using impervious areas for each use based on estimated averages for land uses in the Atlanta Region. Since no estimates exist for single-family housing with lots smaller than 0.25-acres, most of the residential areas of the proposal have been classified as townhouse/apartment. The aquatic center was classified as office/light industrial. Actual

loadings will vary with the actual land use and the actual amount of impervious coverage. The following table summarizes the results of the analysis:

**Pollutant loads (lb./yr.)**

| Land Use | Land Area (acres) | TP | TN | BOD | TSS | Zinc | Lead |
|---|---|---|---|---|---|---|---|
| Forest/Open | 80.00 | 6.40 | 48.00 | 720.00 | 18800.00 | 0.00 | 0.00 |
| Low-Med. SF (0.5-1.0 ac) | 419.45 | 453.01 | 1979.80 | 14261.30 | 268028.55 | 113.25 | 25.17 |
| TOTAL | 499.45 | 459.41 | 2027.80 | 14981.30 | 286828.55 | 113.25 | 25.17 |

**Total Estimated Impervious: 17% in this analysis**

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

## HISTORIC RESOURCES

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

None have been identified.

**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**

**Georgia Regional Transportation Authority Review Findings**

**INFRASTRUCTURE**
**Transportation**

**How many site access points will be associated with the proposed development? What are their locations?**

Four access points will be associated with this proposed development. The property north of Walnut Creek has proposed an entrance, driveway A, located along Jonesboro Road, just west of Dutchtown Road. The property south of Walnut Creek has two driveways located directly across from one another on Dutchtown Road, illustrated as Driveway B. The final access point into the development is Driveway C, which utilizes an existing driveway for Crystal Lake Plantation.

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

PBS&J performed the transportation analysis. GRTA and ARC review staff agreed with the methodology and assumptions used in the analysis. The net trip generation is based on the rates published in the 7th edition of the Institute of Transportation Engineers (ITE) Trip Generation report; they are listed in the following table:

| Land Use | A.M. Peak Hour | | | P.M. Peak Hour | | | 24-Hour |
|---|---|---|---|---|---|---|---|
| | Enter | Exit | 2-Way | Enter | Exit | 2-Way | 2-Way |
| Pod A | 50 | 149 | 199 | 166 | 97 | 263 | 2602 |
| Pod B | 14 | 40 | 54 | 45 | 27 | 72 | 690 |
| Pod C | 38 | 115 | 153 | 129 | 76 | 205 | 2013 |
| Pod D | 20 | 61 | 81 | 69 | 40 | 109 | 1059 |
| **TOTAL NEW TRIPS** | **122** | **365** | **487** | **409** | **240** | **649** | **6364** |

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

Incorporating the trip generation results, the transportation consultant distributed the traffic on the current roadway network. An assessment of the existing Level of Service (LOS) and projected LOS based on the trip distribution findings helps to determine the study network. The results of this exercise determined the study network, which has been approved by ARC and GRTA. If analysis of an intersection or roadway results in a substandard LOS "D", then the consultant recommends improvements.

Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. As a V/C ratio reaches 0.8, congestion increases. The V/C ratios for traffic in various network years are presented in the following table. Any facilities that have a V/C ratio of 1.0 or above are considered congested.

**V/C Ratios**

To be determined during the review.

For the V/C ratio graphic, the data is based on 2005, 2010 and 2030 A.M./P.M. peak volume data generated from ARC's travel demand model for Mobility 2030 and FY 2005-2010 TIP, adopted in December 2004. The travel demand model incorporates lane addition improvements and updates to the network as appropriate. As the life of the RTP progresses, volume and/or V/C ratio data may appear inconsistent due to (1) effect of implementation of nearby new or expanded facilities or (2) impact of socio-economic data on facility types.

**List the transportation improvements that would affect or be affected by the proposed project.**

**2030 RTP***

| ARC Number | Route | Type of Improvement | Scheduled Completion Year |
|---|---|---|---|
| HE-920B | SR 920 (MCDONOUGH ROAD / JONESBORO ROAD): SEGMENT 2 | Roadway Capacity | 2030 |
| | | | |
| | | | |
| | | | |

**The ARC Board adopted the 2030 RTP and FY 2005-2010 TIP in December 2004.* ***USDOT approved in December 2004.***

**Summarize the transportation improvements as recommended by consultant in the traffic study for West Erma.**

Jonesboro Road at McCullough Road

- Signalize the intersection

Jonesboro Road at Mitchell Road

- Signalize the intersection

North Mount Carmel Road at Jonesboro Road

- Add right-turn lane for northbound traffic

Chambers Road at Jonesboro Road

- Add left-turn land for southbound traffic

Mill Road at Jonesboro Road

- Drop the shared left/thru lane for northbound traffic-keep as only a thru lane instead (this will allow for a protected left turn phase in the signal time)

**Is the site served by transit? If so, describe type and level of service and how it will enhance or be enhanced by the presence of transit? Are there plans to provide or expand transit service in the vicinity of the proposed project?**

The proposed development is predominantly residential; therefore, the sole source of transportation will be single-occupant vehicles. Currently, an "Express Regional Commuter Service" has been established jointly through GRTA and other participating counties and offers commuters an

alternative mode of travel. This alternative would reduce vehicle miles traveled within the Atlanta Metropolitan region.

The "Express Regional Commuter Service" provides commuters with routes that operate every thirty minutes, beginning between the hours of 5:00 and 6:00am that run through 8:00am. The reverse routes begin at 3:30pm and continue until 6:00pm. This service offers free parking at various Park and Ride lots throughout the region. There is a lot proposed within close vicinity to the proposed development in the City of McDonough. This proposed route, number 430, would serve the development.

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

None proposed.

**What transportation demand management strategies does the developer propose (carpool, flextime, transit subsidy, etc.)?**

The development **DOES NOT PASS t**he ARC's Air Quality Benchmark test.

| Air Quality Impacts/Mitigation (based on ARC strategies) | Credits | Total |
|---|---|---|
| Bike/ped networks connecting to land uses within and adjoining the site | 4% | 4% |
| **Total** | | **4%** |

**What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?**

The site appears suitable for this type of development with good access to Interstate 75 and the City of McDonough via Jonesboro Road and Mount Carmel Road. It is recommended that greater connectivity be established between the development and Babbs Mill Road to provide greater mobility too and from the development. A connection to Babbs Mill Road may relieve the stress placed upon Dutchtown Road as the only access road to the development from Jonesboro road or Mount Carmel Road.

## INFRASTRUCTURE

### Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.23 MGD.

**Which facility will treat wastewater from the project?**

Information submitted with the review states that the Walnut Creek plant will provide wastewater treatment for the proposed development.

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

The capacity of Walnut Creek is listed below

| PERMITTED CAPACITY MMF, MGD [1] | DESIGN CAPACITY MMF, MGD | 2001 MMF, MGD | 2008 MMF, MGD | 2008 CAPACITY AVAILABLE +/-, MGD | PLANNED EXPANSION | REMARKS |
|---|---|---|---|---|---|---|
| 4 | 4 | 0 | | 0 | | New Plant. Projected in-service date of early 2004. |

*MMF: Maximum Monthly Flow. Mgd: million of gallons per day.*
[1] *Source: Metropolitan North Georgia Water Planning District* ***SHORT-TERM WASTEWATER CAPACITY PLAN****, August 2002.*

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

ARC has reviewed a number of major developments that will be served by this plant.

**INFRASTRUCTURE**
**Water Supply and Treatment**

**How much water will the proposed project demand?**

Water demand also is estimated at 0.65 MGD based on regional averages.

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

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

**INFRASTRUCTURE**
**Solid Waste**

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

Information submitted with the review 1300 tons of solid waste per year.

**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.)?**

To be determined during the review.

**AGING**

**Does the development address population needs by age?**

To be determined during the review.

**What is the age demographic in the immediate area of the development?**

To be determined during the review.

**HOUSING**

**Will the proposed project create a demand for additional housing?**

No, the project will provide an additional 642 single family detached residences.

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

Yes, once developed, this project will provide housing opportunities for existing employment centers.

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

The site proposed for the development is located in Census Tracts 703.05. This tract had a 15.7 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 100 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack of housing options around the development area.

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

Likely, assuming the development is approved with multiple price ranges of housing.

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of $51,649 for family of 4 in Georgia.

Your DRI ID NUMBER for this submission is: 652
Use this number when filling out a DRI REVIEW REQUEST.
Submitted on: 9/29/2004 3:46:52 PM

# DEVELOPMENT OF REGIONAL IMPACT
## Henry County Initial DRI Information (Form1b)

This form is intended for use by local governments within the Metropolitan Region Tier that are also within the jurisdiction of the Georgia Regional Transportation Authority (GRTA). The form is to be completed by the city or county government for submission to your Regional Development Center (RDC), GRTA and DCA. This form provides basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Local governments should refer to both the Rules for the DRI Process 110-12-3 and the DRI Tiers and Thresholds established by DCA.

## Local Government Information

| | |
|---|---|
| Submitting Local Government: | Henry County |
| *Individual completing form and Mailing Address: | Cheri Hobson-Matthews, Chief Planner 140 Henry Parkway McDonough, GA 30253 |
| Telephone: | 770-954-2457 |
| Fax: | 770-954-2958 |
| E-mail **(only one)**: | cmatthews@co.henry.ga.us |

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

## Proposed Project Information

| | |
|---|---|
| Name of Proposed Project: | JamDat Development, LLC |

| Development Type | Description of Project | Thresholds |
|---|---|---|
| Housing | 675 Proposed residential units | View Thresholds |

| | |
|---|---|
| Developer / Applicant and Mailing Address: | David Black 827 Fairways Court-Suite 300 Stockbridge,GA 30281 |
| Telephone: | 770-506-1111 |
| Fax: | 770-507-1595 |
| Email: | |
| Name of property owner(s) if different from developer/applicant: | Deerfield Group, LLC |
| Provide Land-Lot-District Number: | 104,105,106,119,120,121,136,137,138 of the 6th District |
| What are the principal streets or roads providing vehicular access to the site? | Jonesboro and Dutchtown Roads |
| Provide name of nearest street(s) or intersection: | Mt. Carmel Road |
| Provide geographic coordinates (latitude/ longitude) of the center of the proposed project (optional): | / |
| If available, provide a link to a website providing a general location map of the proposed project (optional). (http://www.mapquest.com or http://www.mapblast.com are helpful sites to use.): | HTTP://www.mapquest.com |
| Is the proposed project entirely located within your local government's jurisdiction? | Y |

| | |
|---|---|
| If yes, how close is the boundary of the nearest other local government? | |
| If no, provide the following information: | |
| In what additional jurisdictions is the project located? | |
| In which jurisdiction is the majority of the project located? (give percent of project) | Name: Henry County<br>(NOTE: This local government is responsible for initiating the DRI review process.) |
| | Percent of Project: 100% |
| Is the current proposal a continuation or expansion of a previous DRI? | N |
| If yes, provide the following information (where applicable): | Name: |
| | Project ID: |
| | App #: |
| The initial action being requested of the local government by the applicant is: | Rezoning |
| What is the name of the water supplier for this site? | Henry County Water and Sewerage Authority |
| What is the name of the wastewater treatment supplier for this site? | Henry County Water and Sewerage Authority |
| Is this project a phase or part of a larger overall project? | N |
| If yes, what percent of the overall project does this project/phase represent? | |
| Estimated Completion Dates: | This project/phase:<br>Overall project: |

## Local Government Comprehensive Plan

| | |
|---|---|
| Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map? | N |
| If no, does the local government intend to amend the plan/map to account for this development? | N |
| If amendments are needed, when will the plan/map be amended? | |

## Service Delivery Strategy

| | |
|---|---|
| Is all local service provision consistent with the countywide Service Delivery Strategy? | Y |
| If no, when will required amendments to the countywide Service Delivery Strategy be complete? | |

## Land Transportation Improvements

| | |
|---|---|
| Are land transportation or access improvements planned or needed to support the proposed project? | Y |
| If yes, how have these improvements been identified: | |
| Included in local government Comprehensive Plan or Short Term Work Program? | N |
| Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)? | N |
| Included in an official Transportation Improvement Plan (TIP)? | N |
| Developer/Applicant has identified needed improvements? | Y |
| Other (Please Describe): | |

Submitted on: 12/30/2004 2:31:17 PM

# DEVELOPMENT OF REGIONAL IMPACT
# DRI Review Initiation Request (Form2a)

## Local Government Information

| | |
|---|---|
| Submitting Local Government: | Henry County |
| Individual completing form: | Cheri Hobson-Matthews, Chief Planner |
| Telephone: | 770-954-2457 |
| Fax: | 770-954-2958 |
| Email (**only one**): | cmatthews@co.henry.ga.us |

## Proposed Project Information

| | |
|---|---|
| Name of Proposed Project: | West Erma |
| DRI ID Number: | 652 |
| Developer/Applicant: | JAMDAT Development,LLC-Carl Vassalo |
| Telephone: | 678-859-6857 |
| Fax: | |
| Email(s): | vasallo@adelphia.net; |

## DRI Review Process

| | |
|---|---|
| Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.) | |
| If yes, has that additional information been provided to your RDC and, if applicable, GRTA? | |
| If no, the official review process can not start until this additional information is provided. | |

## Economic Impacts

| | |
|---|---|
| Estimated Value at Build-Out: | $150,000,000 |
| Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: | $10,000,000 |
| Is the regional work force sufficient to fill the demand created by the proposed project? | Y |
| If the development will displace any existing uses, please describe (using number of units, square feet., etc): N/A | |

## Community Facilities Impacts

### Water Supply

| | |
|---|---|
| Name of water supply provider for this site: | Henry County Water and Sewer Authority |
| What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | 0.65 |
| Is sufficient water supply capacity available to serve the proposed project? | Y |
| If no, are there any current plans to expand existing water supply capacity? | |
| If there are plans to expand the existing water supply capacity, briefly describe below:<br>N/A | |
| If water line extension is required to serve this project, how much additional line (in miles) will be required? | |

## Wastewater Disposal

| | |
|---|---|
| Name of wastewater treatment provider for this site: | Henry County Water and Sewer Authority |
| What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | 0.23 |
| Is sufficient wastewater treatment capacity available to serve this proposed project? | Y |
| If no, are there any current plans to expand existing wastewater treatment capacity? | |
| If there are plans to expand existing wastewater treatment capacity, briefly describe below: N/A | |
| If sewer line extension is required to serve this project, how much additional line (in miles) will be required? | |

## Land Transportation

| | |
|---|---|
| How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) | 6,364 ADT; Peak Hour Trips 487 AM;649 PM |
| Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? | Y |
| If yes, has a copy of the study been provided to the local government? | Y |

If transportation improvements are needed to serve this project, please describe below:
Traffic study has been submitted to all necessary agencies for review, including Henry County Planning and Zoning Department.

## Solid Waste Disposal

| | |
|---|---|
| How much solid waste is the project expected to generate annually (in tons)? | 1300 |
| Is sufficient landfill capacity available to serve this proposed project? | Y |
| If no, are there any current plans to expand existing landfill capacity? | |

If there are plans to expand existing landfill capacity, briefly describe below:
N/A

| | |
|---|---|
| Will any hazardous waste be generated by the development? If yes, please explain below: | N |

N/A

## Stormwater Management

| | |
|---|---|
| What percentage of the site is projected to be impervious surface once the proposed development has been constructed? | 25% Max |
| Is the site located in a water supply watershed? | Y |

If yes, list the watershed(s) name(s) below:
Towaliga Watershed Protection District

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:
Stream buffers required; storm water detention; significant open space on site; BMP's and Erosion Control for entire site during entire construction period.

## Environmental Quality

Is the development located within, or likely to affect any of the following:

| | |
|---|---|
| 1. Water supply watersheds? | Y |

| | |
|---|---|
| 2. Significant groundwater recharge areas? | N |
| 3. Wetlands? | Y |
| 4. Protected mountains? | N |
| 5. Protected river corridors? | N |

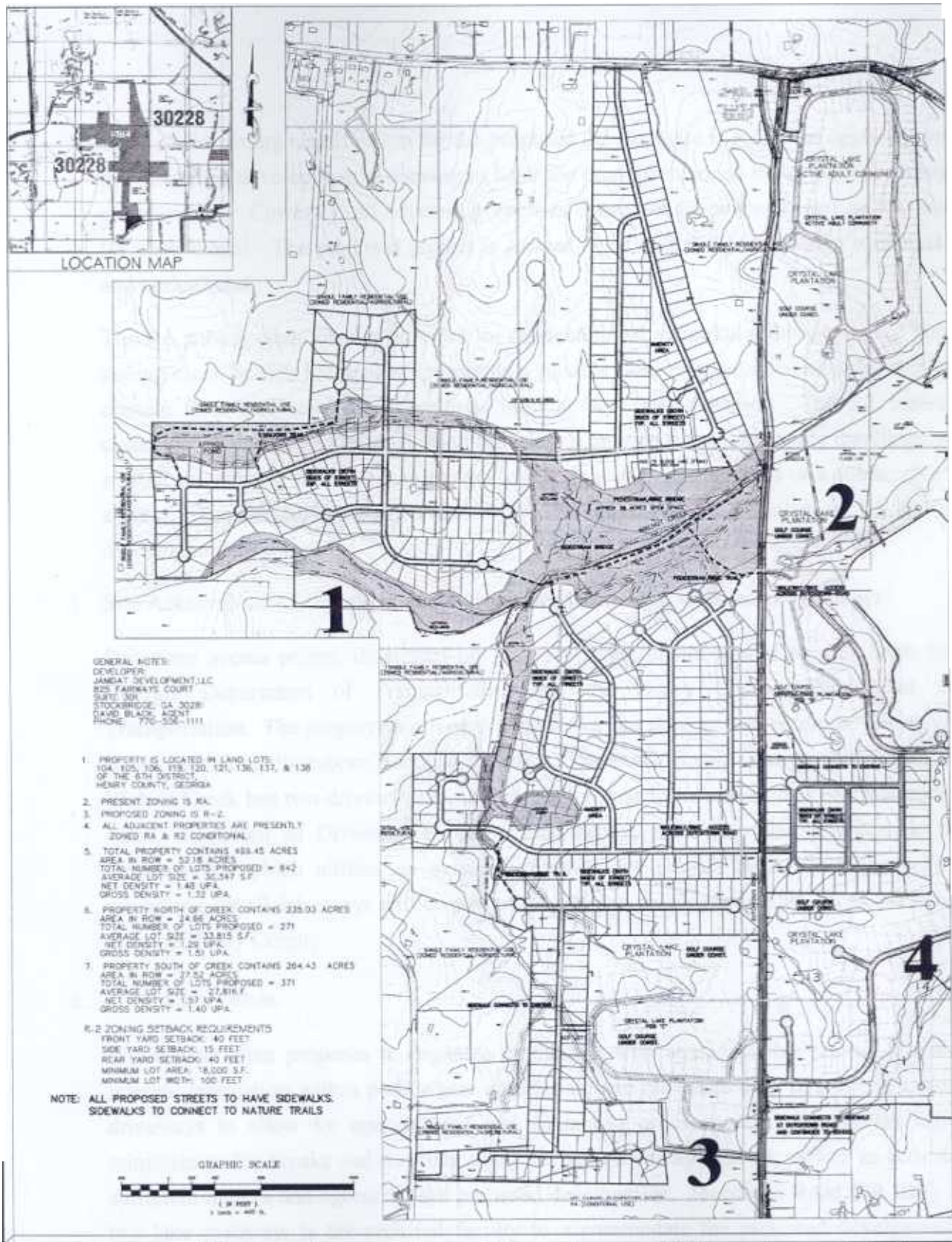
If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:

Has the local government implemented environmental regulations consistent with the Department of Natural Resources' Rules for Environmental Planning Criteria?

Is the development located within, or likely to affect any of the following:

| | |
|---|---|
| 1. Floodplains? | Y |
| 2. Historic resources? | N |
| 3. Other environmentally sensitive resources? | N |

If you answered yes to any question 1-3 above, describe how the identified resource(s) may be affected below:
Floodplains should not be affected, no fill allowed, and minimal crossings. Proper erosion control maintained at all times. Storm water detention provided in accordance with county and state requirements.




GENERAL NOTES:
DEVELOPER:
JAMDAT DEVELOPMENT, LLC
825 FAIRWAYS COURT
SUITE 301
STOCKBRIDGE, GA 30281
DAVID BLACK, AGENT
PHONE: 770-506-1111

1. PROPERTY IS LOCATED IN LAND LOTS 104, 105, 106, 119, 120, 121, 136, 137, & 138 OF THE 6TH DISTRICT, HENRY COUNTY, GEORGIA
2. PRESENT ZONING IS RA.
3. PROPOSED ZONING IS R-2.
4. ALL ADJACENT PROPERTIES ARE PRESENTLY ZONED RA & R2 CONDITIONAL
5. TOTAL PROPERTY CONTAINS 469.45 ACRES
AREA IN ROW = 52.38 ACRES
TOTAL NUMBER OF LOTS PROPOSED = 842
AVERAGE LOT SIZE = 10,347 S.F.
NET DENSITY = 1.40 UPA.
GROSS DENSITY = 1.32 UPA.
6. PROPERTY NORTH OF CREEK CONTAINS 235.03 ACRES
AREA IN ROW = 24.66 ACRES
TOTAL NUMBER OF LOTS PROPOSED = 271
AVERAGE LOT SIZE = 33,815 S.F.
NET DENSITY = 1.29 UPA.
GROSS DENSITY = 1.53 UPA.
7. PROPERTY SOUTH OF CREEK CONTAINS 364.43 ACRES
AREA IN ROW = 27.52 ACRES
TOTAL NUMBER OF LOTS PROPOSED = 371
AVERAGE LOT SIZE = 27,616 F.
NET DENSITY = 1.57 UPA.
GROSS DENSITY = 1.40 UPA.

R-2 ZONING SETBACK REQUIREMENTS
FRONT YARD SETBACK: 40 FEET
SIDE YARD SETBACK: 15 FEET
REAR YARD SETBACK: 40 FEET
MINIMUM LOT AREA: 18,000 S.F.
MINIMUM LOT WIDTH: 100 FEET

NOTE: ALL PROPOSED STREETS TO HAVE SIDEWALKS. SIDEWALKS TO CONNECT TO NATURE TRAILS

TITLE: SITE PLAN
DATE: 11/07/04
JOB NUMBER: 3047.13
SCALE: 1"=400'
DESIGNED: GP
DRAWN: GP
CHECKED BY: RTC
LAND LOTS: 104, 105, 106, 119, 120, 121, 136, 137 & 138
DISTRICT: 6TH
COUNTY: HENRY
SHEET: 1

PROJECT NAME: WEST ERMA

CLIENT NAME:
JAMDAT DEVELOPMENT, LLC
825 FAIRWAYS COURT
SUITE 301
STOCKBRIDGE, GA 30281
DAVID BLACK, AGENT
PHONE: 770-506-1111

CDE
Conceptual Design Engineering, Inc.
8070 Tarnoke Court
Jonesboro, GA 30236
Phone 678-479-8725 Fax 678-479-8687