



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

**DATE:** Sept 30 2005

**ARC REVIEW CODE:** R509302

**TO:** Chairman Samuel S. Olens  
**ATTN TO:** John Pederson, Planner III  
**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:** The Mill at Covered Bridge Expansion

**Review Type:** Development of Regional Impact

**Description:** The Mill at Covered Bridge is a proposed mixed use development located on approximately 181.96 acres. The development is proposing a total of 427 units that includes 15 live/work fee simple townhomes, 70 active adult condominiums, 141 fee simple townhomes, and 201 single family residential units along with 6.3 acres of neighborhood village office and commercial. This will include approximately 20,000 square feet of office and 40,000 square feet of retail space comprised of a bank, restaurant, and shopping center. There will be at least one central amenity and approximately 56.33 acres of open space. The proposed development is located on the north and south sides of the East-West Connector in central Cobb County.

The proposed expansion includes approximately 8.31 acres at the southeast corner of Hicks Road and the East-West Connector, which is currently planned to accommodate 22,380 square feet of retail and restaurant use and 43,225 square feet of office space. Access to the proposed commercial expansion is proposed at two locations: one along Hicks Road and one along the East West Connector.

**Submitting Local Government:** Cobb County

**Date Opened:** Sep 30 2005

**Deadline for Comments:** Oct 14 2005

**Earliest the Regional Review can be Completed:** Oct 30 2005

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

ARC LAND USE PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF SMYRNA  
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING  
ARC TRANSPORTATION PLANNING  
GEORGIA DEPARTMENT OF TRANSPORTATION  
CITY OF MARIETTA  
COBB COUNTY SCHOOLS

ARC AGING DIVISION  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
CITY OF ATLANTA

**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 2005-10-14 00:00:00, 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 Regional Impact (DRI). A DRI is a development of sufficient project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction of the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments 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: **The Mill at Covered Bridge Expansion** *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](mailto:malexander@atlantaregional.com)

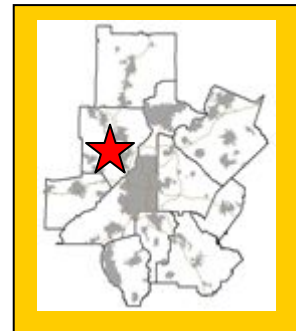
**Return Date: Oct 14 2005**

Preliminary Report:	Sept 30, 2005	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	The Mill at Covered Bridge Exp #911
Final Report Due:	Oct 30, 2005		Comments Due By:	October 14, 2005

### **PRELIMINARY REPORT SUMMARY**

#### **PROPOSED EXPANSION:**

The proposed expansion includes approximately 8.31 acres at the southeast corner of Hicks Road and the East-West Connector, which is currently planned to accommodate 22,380 square feet of retail and restaurant use and 43,225 square feet of office space. Access to the proposed commercial expansion is proposed at two locations: one along Hicks Road and one along the East West Connector.



#### **PROPOSED DEVELOPMENT:**

The Mill at Covered Bridge is a proposed mixed use development located on approximately 181.96 acres. The development is proposing a total of 427 units that includes 15 live/work fee simple townhomes, 70 active adult condominiums, 141 fee simple townhomes, and 201 single family residential units along with 6.3 acres of neighborhood village office and commercial. This will include approximately 20,000 square feet of office and 40,000 square feet of retail space comprised of a bank, restaurant, and shopping center. There will be at least one central amenity and approximately 56.33 acres of open space. The proposed development is located on the north and south sides of the East-West Connector in central Cobb County.

#### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date for 2006.

#### **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 R-20, single family residential. The proposed zoning for the development is PVC, Planned Village Community to allow for an overall net density of 2.93 units per acre and a mix of residential and non residential uses. The proposed development is consistent with Cobb County's Future Land Use Plan which designates this site for medium density residential and low density residential uses.

**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?**

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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 to 1991) or as a DRI (1991 to present), within a two-mile radius of the proposed project.

Year	Name
2004	The Mille at Covered Bridge
1990	Nickajack Development

**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 undeveloped and will not displace any significant development or jobs.

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

No.

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

The proposed development meets many of the ARC's regional development policies; however, the development could be further refined to reflect many more of the regional policies and goals. The proposed development does promote clustered development, offering a variety of housing opportunities that range from single family detached to live work townhomes. Also proposed is a mix of commercial and office uses centered around a village square, allowing the opportunity for individuals to live and work within the DRI. The development also proposes sidewalks, bike paths, and walking trails to connect activities within the site as well as adjacent activities to the site.

Further refinement of the site plan could lend the development to better promote and implement many of the goals set forth in the Regional Development Plan. Best Transportation Practices 9 and 10 emphasize providing effective pedestrian and bicycle connections. Revising the site plan to better meet these best practices would greatly enhance connections, particularly to adjacent land uses. For example, direct pedestrian access to Russell Elementary School should be considered. Coordination with the Cobb County School Board is strongly encouraged. Vehicle connectivity to adjacent land uses should also be considered where applicable; for example, extending Russell Street and Donald Street into the development.

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Regional Development Policies 8 and 9 recommend protecting environmentally sensitive areas and creating a greenspace network. Activity and land disturbance alongside the Silver Comet Trail should be kept to a minimum. It is strongly encouraged that adequate buffers are provided along the trail. Consideration should be given to the realignment of Street F to minimize the activity in close proximity to the trail. Pedestrian access from the site to the Silver Comet Trail is proposed. It is also encouraged that activity and land disturbance alongside and in streambeds and wetlands be minimized.

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## **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.

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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.

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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 proposed development is located in central Cobb County, on the north and south sides of the East-West Connector between Hicks Road and South Hurt Road. The property is located just west of the City of Smyrna.

### **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 the Cobb County government's boundary; however, it is approximately less than a mile from the western boundary for the City of Smyrna.

### **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.**

The proposed development is surrounded by residential land uses to the north, south, and west with institutional, Russell Elementary School, and other residential uses to the northeast and southeast. The Silver Comet Trail runs alongside the southern most boundary of the proposed development. No impacts were identified during the review; however, it is encouraged that the proposed development includes effective pedestrian connections to the Silver Comet Trail.

## **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 \$148,720,750 with an expected \$1,775,916 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?**



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Yes.

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

The proposed development will increase housing and employment opportunities in the area and provide services and employment opportunities for existing and future residents. The proposed development is expected to generate approximately 162 jobs and attract approximately 807 residents by the build out date in 2006. The proposed development will provide opportunities to live and work within the development's boundary.

**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.**

Stream Buffers and Watershed Protection

The property is not near the Chattahoochee River Corridor, but it is in the portion of the Chattahoochee watershed that drains into the Corridor portion of the Chattahoochee River. The project property is crossed by a tributary to Nickajack Creek, which is in turn a tributary to the Chattahoochee River. As such, the property is subject to requirements of Cobb County's tributary buffer zone ordinance for streams draining into the Chattahoochee as well as the County's stream buffer ordinance. The site plan should clearly show the required buffers along all applicable streams.

For all state waters 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

Stormwater / 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. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr) from typical land uses in the Atlanta Region. The loading factors are based on the results of regional stormwater monitoring data from the Atlanta Region. Actual loading factors will depend on the amount of impervious surface in the specific project design. Although the site plan gives a total site area of 190.27 acres, the acreage of each parcel provided by the applicant, combined with the listed open space acreage, adds up to 177.34 acres. This is the acreage used in these calculations. The actual total pollutant loadings will be proportionately greater if the area is greater. Further, actual pollutant loadings will depend on the actual impervious coverage developed on the property and may differ from the figures shown. The following table summarizes the results of the analysis:

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### Estimated Pounds of Pollutants Per Year

Land Use	Land Area (ac)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial	14.61	24.98	254.21	1577.88	14361.63	17.97	3.21
Forest/Open	56.33	4.51	33.80	506.97	13237.55	0.00	0.00
Medium Density SF (0.25-0.5 ac)	76.40	103.14	451.52	3285.20	61196.40	25.98	6.11
Townhouse/Apartment	30.00	31.50	321.30	2010.00	18150.00	22.80	4.20
<b>TOTAL</b>	<b>177.34</b>	<b>164.13</b>	<b>1060.84</b>	<b>7380.05</b>	<b>106945.58</b>	<b>66.75</b>	<b>13.53</b>

Total % impervious 26%

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](http://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.**

Two National Register Sites have been identified near the project. Ruff's Mill and Concord Covered Bridge are both located at 10 Concord Road which is half a mile east of the proposed developments' easternmost boundary of South Hurt Road.

Also the Concord Covered Bridge Historic District is located east of the proposed development with its northwestern boundary approximately half a mile from the proposed development.

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

Since the proposed development is approximately half a mile from all the site and districts, the activity from the development could avoid negative impacts on these resources; however, it is important that the developer is aware of the historic site and districts.

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

None were identified.

## **INFRASTRUCTURE Transportation**

### **Georgia Regional Transportation Authority Review Findings**

To be determined during the review.

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The development **PASSES** the ARC's Air Quality Benchmark test.

Air Quality Impacts/Mitigation (based on ARC strategies)	Type Yes below if taking the credit or blank if not	Credits	Total
Traditional Single-Use			
<i>SF Detached Dwellings</i>			
With all of the below:	Yes	15%	15%
Has a neighborhood center or one in close proximity?			
Has Bike and Pedestrian Facilities that include?			
connections between units in the site?			
connections to retail center and adjoining uses with the project limits?			
<b>Bicycle or Pedestrian facilities within the site (choose one)</b>			
Bike/ped networks connecting to land uses within and adjoining the site	Yes	4%	4%
<b>Total Calculated ARC Air Quality Credits (15 % reduction required)</b>		<b>19%</b>	<b>19%</b>

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

To be determined during the review.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

Wastewater is estimated at 0.150 MGD based on information submitted for the review.

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

Information submitted with the review state that the Cobb County Water System will provide wastewater treatment for the proposed development.

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

The capacity of South Cobb Plant is listed below:

PERMITTED CAPACITY MMF, MGD <sub>1</sub>	DESIGN CAPACITY MMF, MGD	2001 MMF, MGD	2008 MMF, MGD	2008 CAPACITY AVAILABLE +/-, MGD	PLANNED EXPANSION	REMARKS

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40	44	26	33	7	No expansion planned, but treatment process upgrades currently in design.	
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MMF: Maximum Monthly Flow. Mgd: million of gallons per day.

<sup>1</sup> 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 0.173 MGD based on information submitted for the review.

#### **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 49.104 tons of solid waste per year and the waste will be disposed of in Cobb County.

#### **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.

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## **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.)?**

The proposed development is adjacent to Russell Elementary School. Effective pedestrian connections to the school are strongly recommended. The developer should work closely with the Cobb County Board of Education.

## **AGING**

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

The proposed development has a number of senior friendly elements, including a range of housing types and the location of basic amenities close to the housing. In addition, the inclusion of 70 active adult condominiums will provide senior-specific housing to the central Cobb County community.

In order to truly be active adult housing it is critical that the sidewalks, bike, and walking trails be implemented and that connectivity to the adjoining land uses be addressed.

Finally, the active older adult housing is likely to be very attractive to many local residents. Symrna, just a half mile from the development has a concentration of older adults slightly higher than the regional average at 11%. While just over one in five residents of Symrna are over the age of 50.

## **HOUSING**

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

Yes. However, there is a diverse mixture of housing proposed for the development including single-family, townhouse, and multiple-family residential units.



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**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 as well as providing opportunities for individuals to live and work within the proposed development.

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

The site proposed for the development is located in Census Tract 311.06. This tract had a 6.2 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 83 percent, respectively, of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack of a variety 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: **911**  
 Use this number when filling out a DRI REVIEW REQUEST.  
 Submitted on: 9/14/2005 9:47:10 AM

## DEVELOPMENT OF REGIONAL IMPACT

### Cobb 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:	Cobb County Government
*Individual completing form and Mailing Address:	John P. Pederson 191 Lawrence Street Marietta, GA 30060
Telephone:	770-528-2024
Fax:	770-528-2003
E-mail ( <b>only one</b> ):	<a href="mailto:john.pederson@cobbcounty.org">john.pederson@cobbcounty.org</a>

\*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:	The Mill at Covered Bridge	
Development Type	Description of Project	Thresholds
Mixed Use	65000 square-feet of additional retail to a previously approved mixed use project.	<a href="#">View Thresholds</a>
Developer / Applicant and Mailing Address:	Covered Bridge Investments, LLC 701 Whitlock Ave. Suite K-46 Marietta, GA 30064	
Telephone:		
Fax:	770-427-2711	
Email:	<a href="mailto:joepressley@bellsouth.net">joepressley@bellsouth.net</a>	
Name of property owner(s) if different from developer/applicant:	Janie L. Twilley	
Provide Land-Lot-District Number:	District 17; Land Lots 24,25,46,47,48,49,97,98,99,119,120	
What are the principal streets or roads providing vehicular access to the site?	East-West Connector, Hicks Road, South Hurt Road	
Provide name of nearest street(s) or intersection:	East-West Connector and Hicks 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). ( <a href="http://www.mapquest.com">http://www.mapquest.com</a> or <a href="http://www.mapblast.com">http://www.mapblast.com</a> are helpful sites to use.):		
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?	Austell is +/-4 miles away.
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: (NOTE: This local government is responsible for initiating the DRI review process.)
	Percent of Project:
Is the current proposal a continuation or expansion of a previous DRI?	Y
If yes, provide the following information (where applicable):	Name: The Mill at Covered Bridge
	Project ID: 533
	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?	Cobb County Water System
What is the name of the wastewater treatment supplier for this site?	Cobb COunty Water System
Is this project a phase or part of a larger overall project?	Y
If yes, what percent of the overall project does this project/phase represent?	5%
Estimated Completion Dates:	This project/phase: 2006 Overall project: 2006

### Local Government Comprehensive Plan

Is the development consistent with the local government's comprehensive plan, including the Future Land Use Map?	Y
If no, does the local government intend to amend the plan/map to account for this development?	
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?	N
If yes, how have these improvements been identified:	
Included in local government Comprehensive Plan or Short Term Work Program?	
Included in other local government plans (e.g. SPLOST/LOST Projects, etc.)?	
Included in an official Transportation Improvement Plan (TIP)?	
Developer/Applicant has identified needed improvements?	
Other (Please Describe):	



Submitted on: 9/27/2005 2:16:35 PM

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

### Local Government Information

Submitting Local Government:	Cobb County Government
Individual completing form:	John P. Pederson
Telephone:	770-528-2024
Fax:	770-528-2003
Email ( <b>only one</b> ):	<a href="mailto:john.pederson@cobbcounty.org">john.pederson@cobbcounty.org</a>

### Proposed Project Information

Name of Proposed Project:	The Mill at Covered Bridge
DRI ID Number:	911
Developer/Applicant:	Covered Bridge Investments/ Joe Pressley
Telephone:	770-337-3153
Fax:	770-427-2711
Email(s):	joe@pressley@bellsouth.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.)	Y
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	Y
If no, the official review process can not start until this additional information is provided.	

### Economic Impacts

Estimated Value at Build-Out:	\$148,720,750
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,776,916
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): Site is vacant, see supplemental information for details.	

### Community Facilities Impacts

#### Water Supply

Name of water supply provider for this site:	Cobb County Water System
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.173 MGD
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:	
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:	Cobb County Water System
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.150 MGD
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:	
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.)	See traffic study
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: All recommendaed transportation improvements are identified in a traffic impact study, as supplemental information to this form.	

## Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	49.104 tons
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:	
Will any hazardous waste be generated by the development? If yes, please explain below:	N

## Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	25%
Is the site located in a water supply watershed?	Y
If yes, list the watershed(s) name(s) below: Chattahoochee River Basin	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The site plan includes stream buffers, detetion areas, and open space. See supplemental information for details.	

## Environmental Quality

Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	N
2. Significant groundwater recharge areas?	N
3. Wetlands?	N
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?	Y
Is the development located within, or likely to affect any of the following:	
1. Floodplains?	N
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:	



# GRTA DRI SITE PLAN

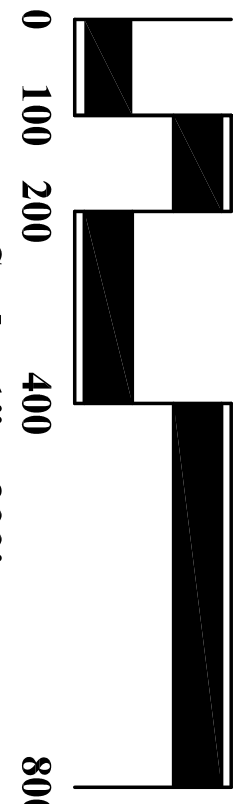
## The Mill at Covered Bridge

Cobb County, Georgia

Land Lots 24, 25, 46, 47, 48, 49, 97, 98, 99, 119, & 120, 17th District, 2nd Section



DGM  
LAND PLANNING  
CONSULTANTS  
205 Oak Lake  
Boulevard, Suite 210  
Kennesaw, GA 30144  
770 914-8000  
Fax 914-9451



Scale: 1" = 200'  
September 26, 2005

Revisions:

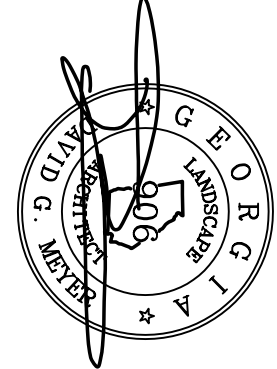

prepared for:  
**Harper/Poston**

701 Whitlock Avenue, Suite K-46

Marietta, Georgia 30064

770-424-1819

24hr. Contact: Skip Harper



### Intersection Key

1. *Right-in/Right-out with accel/decel lanes*
2. *Signaled Intersection with turning lanes*

### Parcel Breakdown

**Parcel A - Cobblestone**  
Neighborhood Village Office/  
Commercial  
Total Area: 14.61 AC

**Parcel B - The Terraces**  
Live/Work Condominiums  
Total Units Shown: 15  
Total Area: 0.9 AC

**Parcel C - The Magnolias**  
Active Adult Condominiums  
Red Oak Construction  
Total Units Shown: 71  
Total Area: 15.6 AC

**Parcel D - The Verandas**  
Fee Simple Townhomes  
Traction Homes  
Total Units Shown: 72  
Total Area: 8.9 AC

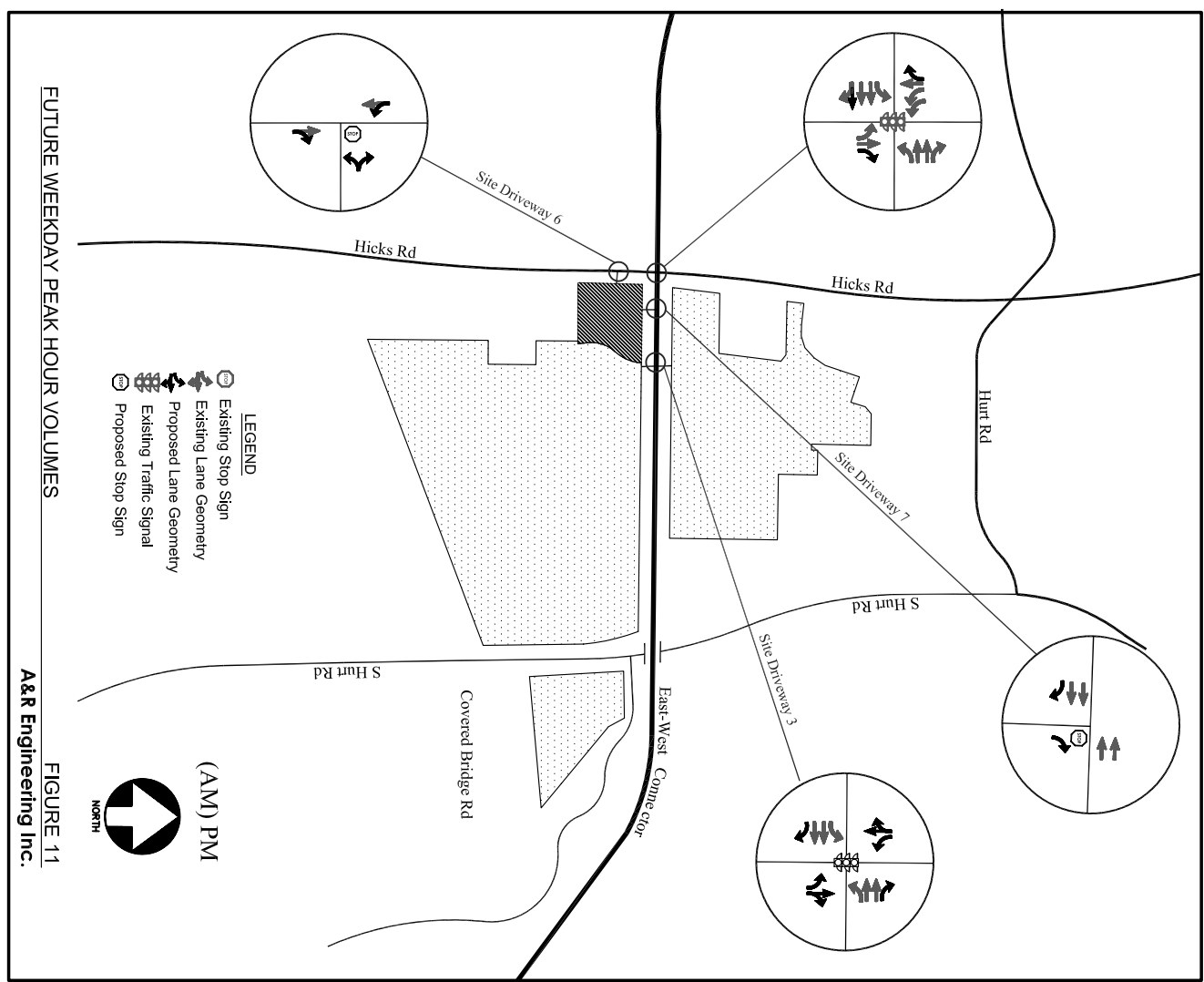
**Parcel E - The Carriages**  
Fee Simple Townhomes  
Red Oak Construction  
Total Units Shown: 69  
Total Area: 4.6 AC

**Parcel F - Fuller's Loch**  
Single-Family Residential  
Traction Homes  
Total Homes Shown: 124  
Total Area: 52.44 AC

**Parcel G - Inspiration**  
Single Family Residential  
Red Oak Construction  
Total Homes Shown: 65  
Total Area: 23.96 AC

## Site Data

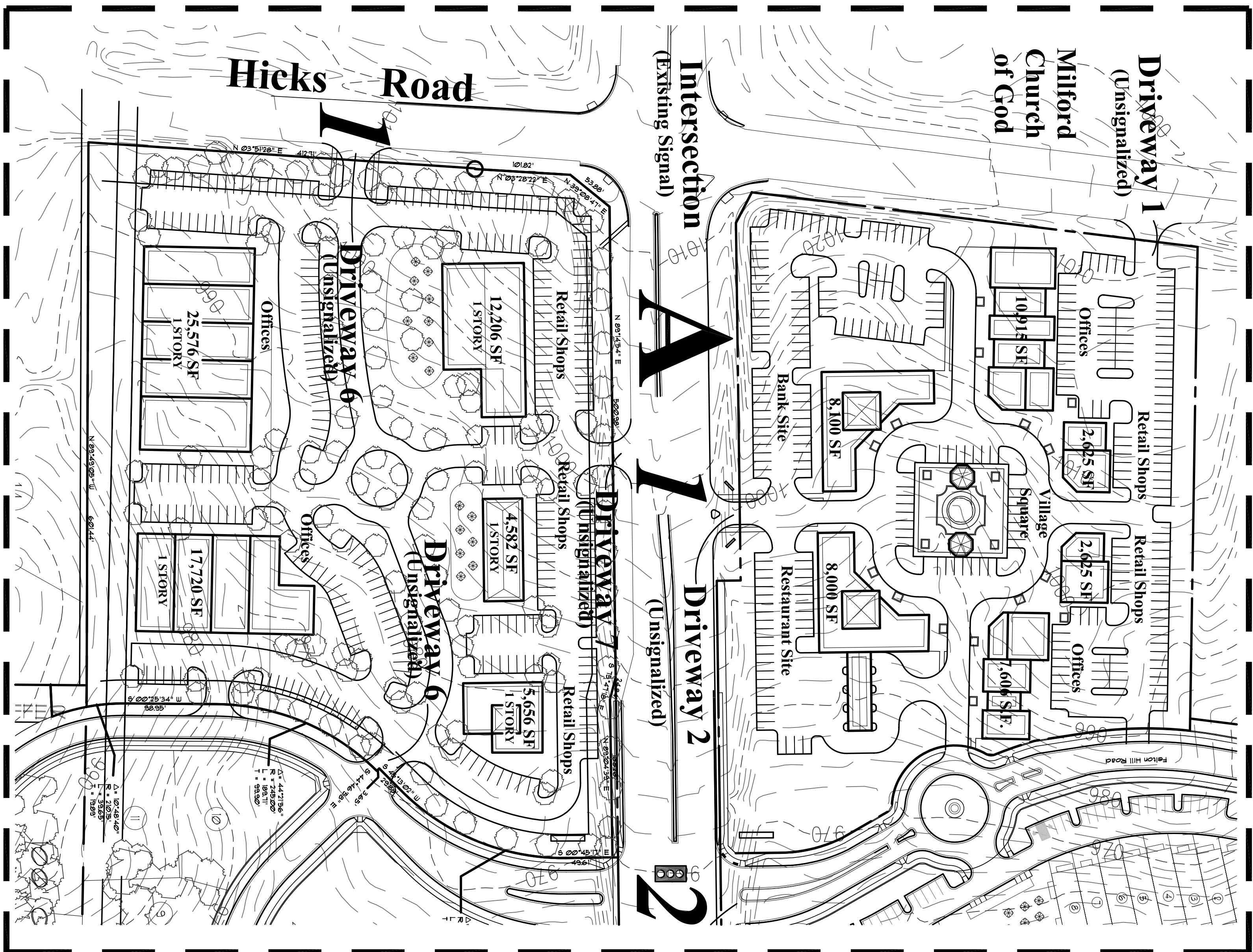
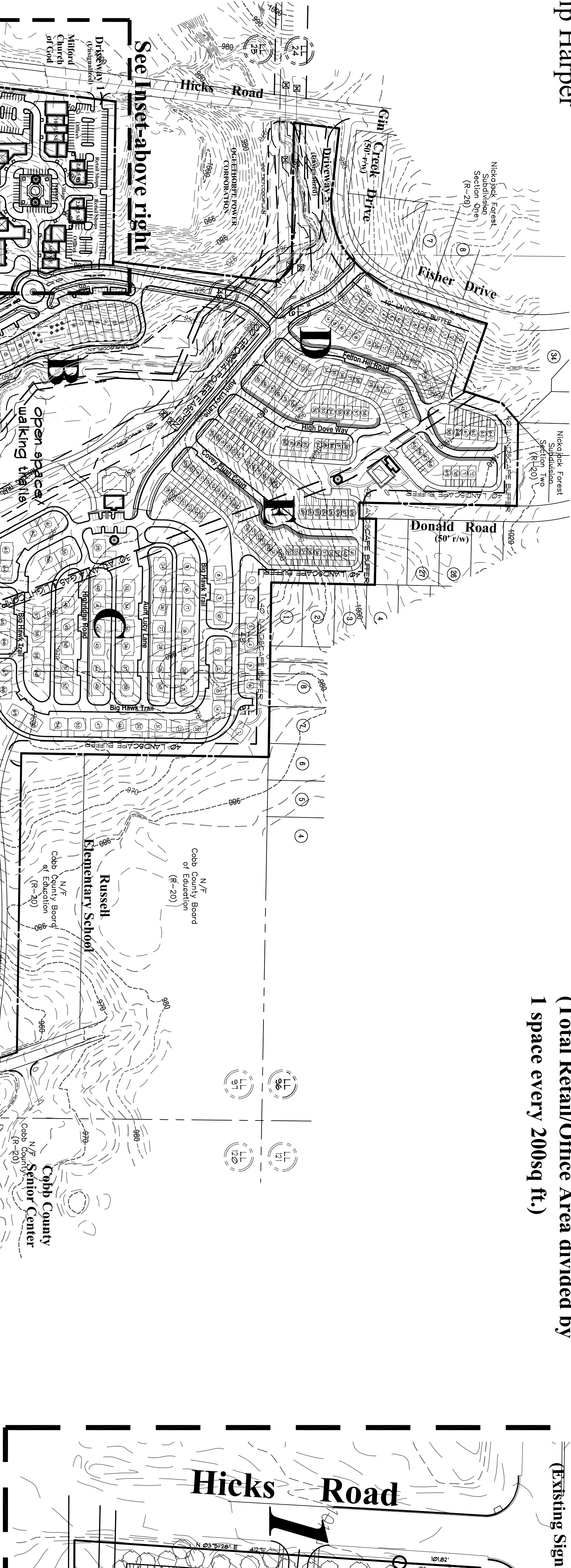
**Total Site Area:** 190.27 AC  
**Total Area in Floodplain** 30.2 AC  
**Total Units Shown:** 416  
**Overall Net Density:** 2.86 UN/AC  
(190.27-30.2-14.61=145.46, 416/145.46=2.86)  
**Present Zoning:** PVC  
(Excluding parcel currently zoned R-20 to be rezoned to PVC)  
**Total Open Space:** 56.33 AC  
(31% of total site area)  
(29.6 AC of open space is out of floodplain,  
52.5% of total open space)



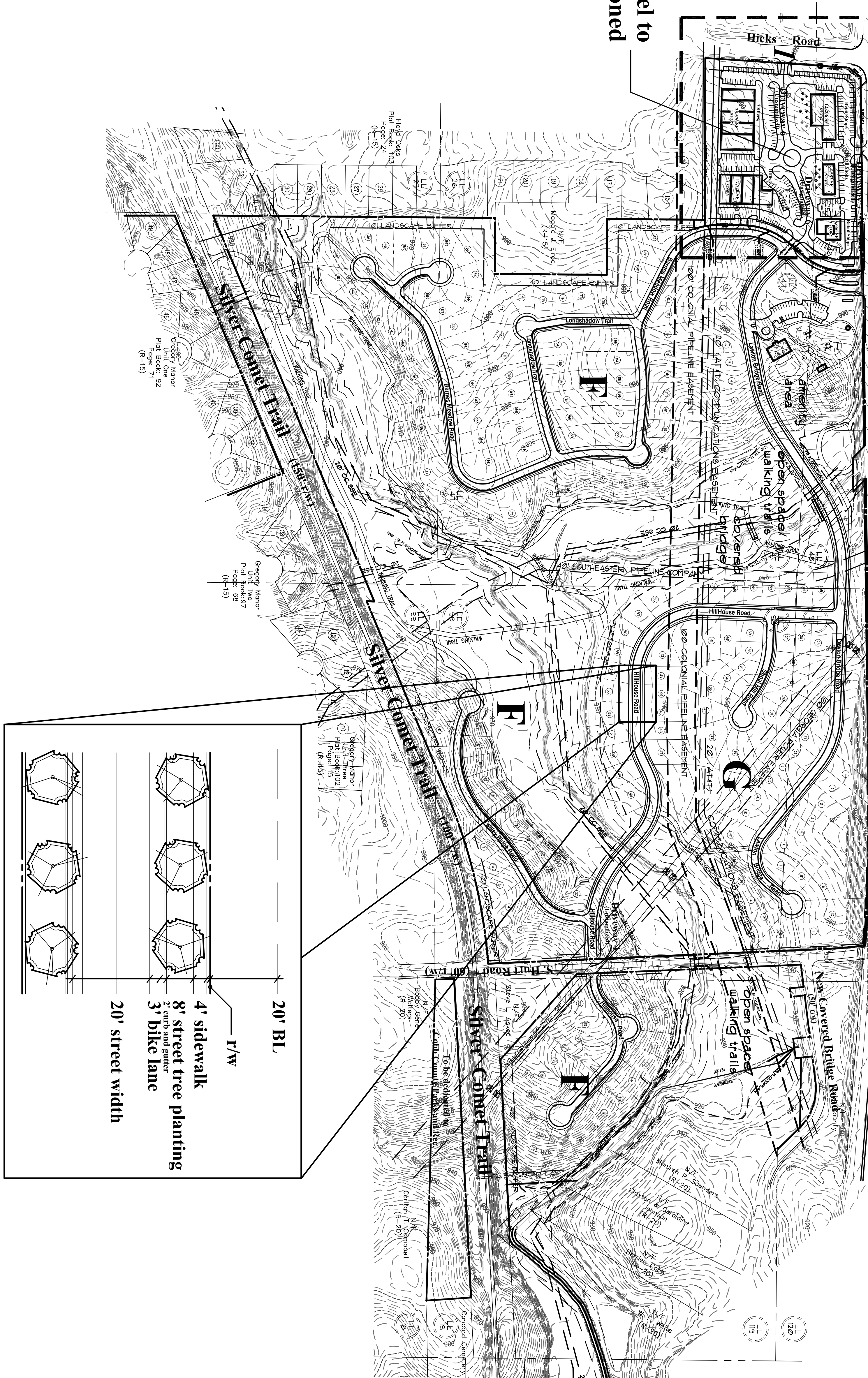
Lane Geometry

### Site Data for Parcel A

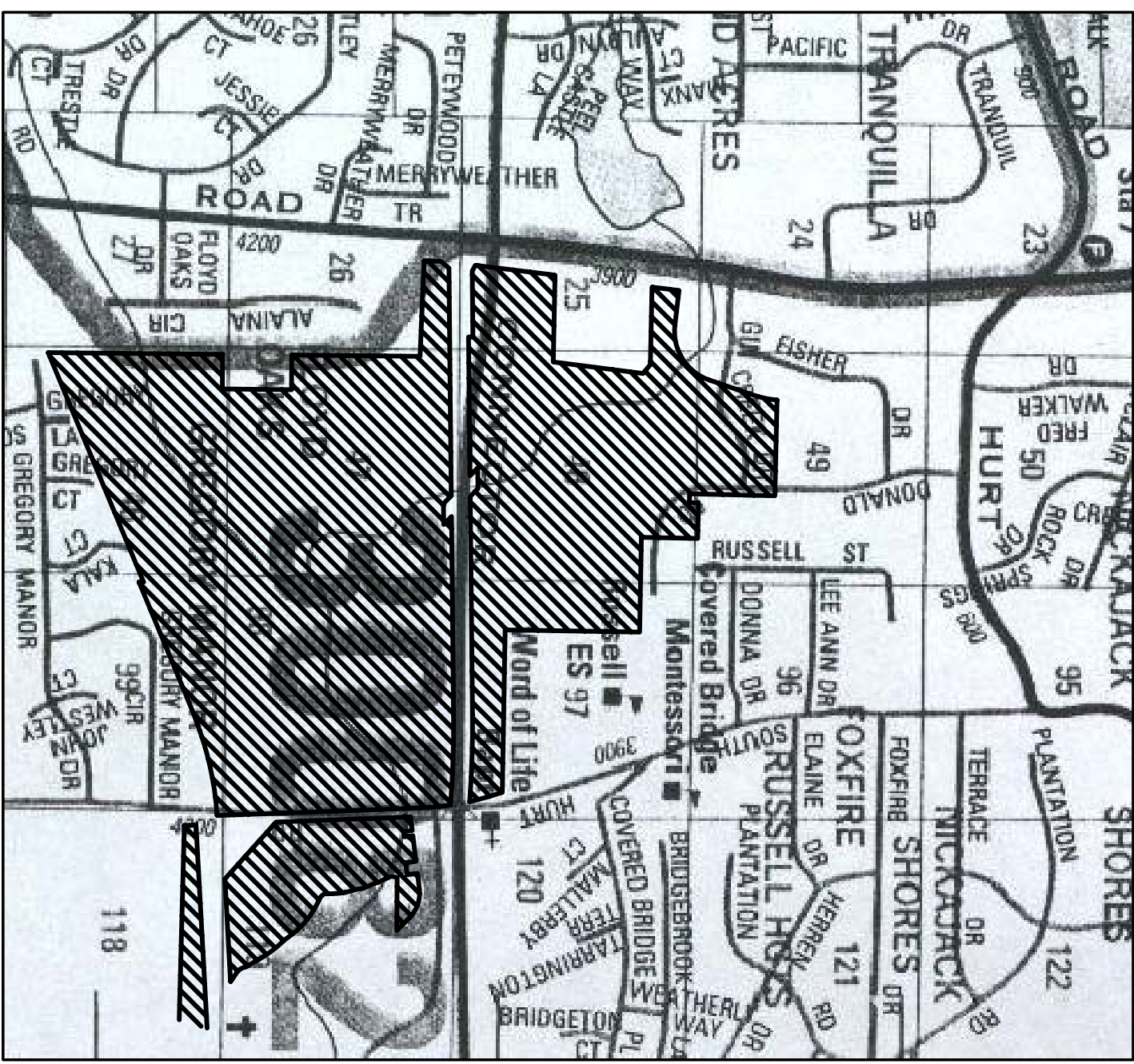
**Total Site Area:** 14.61 AC+  
**Total Office Space:** 61,146 SF+  
**Total Retail Area:** 43,730 SF+  
**Restaurant Site:** 8,100 SF+  
**Bank Site:** 8,000 SF+  
**Retail Shops:** 27,630 SF+  
**Balance of Village**  
**will be Office Space:** 61,146 SF+  
**Total Parking Shown:** 573 spaces  
**Total Parking Required:** 525 spaces  
**(Total Retail/Office Area divided by 1 space every 200sq ft.)**



- Notes:**
1. Boundary survey and topographic information by West Georgia Surveyors, April 4, 2003.
  2. According to Flood Insurance Rate Map (FIRM) #13061C0015F, August 18, 1995, a portion of this site contains floodplain.
  3. No cemeteries are known to exist on site.
  4. Stream and wetland classifications are to be determined.
  5. No archeological or architectural landmarks are known to exist on site.
  6. Stormwater to be accommodated into onsite floodplain based on hydrologic study.



Boulevard Detail (Typ.)  
(56' T/W)



Location Map  
(not to scale)