



REGIONAL REVIEW FINDING

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

DATE: May 10 2006

ARC REVIEW CODE: R603161

TO: Chairman 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 completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. The Atlanta Regional Commission reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

Submitting Local Government: Henry County
Name of Proposal: Emerald Shores

Review Type: Development of Regional Impact

Date Opened: Mar 16 2006

Date Closed: May 10 2006

FINDING: After reviewing the information submitted for the review, and the comments received from affected agencies, the Atlanta Regional Commission finding is that the DRI is in the best interest of the Region, and therefore, of the State.

Additional Comments: Henry County Water and Sewer Authority have confirmed in a letter included at the end of this report on-going efforts to evaluate the feasibility of a regional pump station in the Tussahaw basin. Henry County Water and Sewer Authority does not prefer septic systems in close proximity to the Reservoir and objects to the developer constructing a privately owned waste-water treatment system. Therefore, the Authority is reviewing the feasibility and likely costs of a regional pump station to convey flow to the Walnut Creek Plant, currently under expansion.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
BUTTS COUNTY
GEORGIA CONSERVANCY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
MCINTOSH TRAIL RDC

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
HENRY COUNTY SCHOOLS

If you have any questions regarding this review, Please call Mike Alexander, Review Coordinator, at (404) 463-3302. This finding will be published to the ARC website.

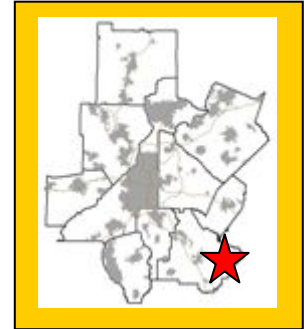
The ARC review website is located at: <http://www.atlantaregional.com/qualitygrowth/reviews.html> .

Preliminary Report:	March 16, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Emerald Shores #1025
Final Report Due:	April 14, 2006		Comments Due By:	March 30, 2006

FINAL REPORT SUMMARY

PROPOSED DEVELOPMENT:

The proposed Emerald Shores mixed use development is located on 597.57 acres in southeast Henry County. The proposed development will consist of 1046 single family residential lots, 19,000 square feet of office, and 136,000 square feet of retail. Access to the development is proposed at four locations along Peeksville Road, New Hope Road, and Leguin Mill Road.



PROJECT PHASING:

The project is being proposed in one phase with a project build out date for 2011.

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- agricultural). The proposed zoning for the site is PD (planned development). Information submitted for the review states that the proposed zoning is not consistent with Henry County's Future Land Use Map which designates the area as a residential-agricultural district.

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

Comments received by Butts County states the County's Future Land Use Plan shows the area around Wolf Creek Road from Henry County to State Highway 42 as being 'agriculture/forestry' or 'undeveloped.' Also, comments from Butts County state that per the county's comprehensive plan, the present level of service for Wolf Creek Road under DOT classification is A; however, there are concerns about a decreased level of performance due to increases in traffic along this road.

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

No impacts concerning the implementation to any local government's short term work program were identified during the review.

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?

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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?

No other major developments have been reviewed within two miles of the proposed 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 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?

Henry County Water and Sewer Authority have confirmed in a letter included at the end of this report on-going efforts to evaluate the feasibility of a regional pump station in the Tussahaw basin. Henry County Water and Sewer Authority does not prefer septic systems in close proximity to the Reservoir and objects to the developer constructing a privately owned waste-water treatment system. Therefore, the Authority is reviewing the feasibility and likely costs of a regional pump station to convey flow to the Walnut Creek Plant, currently under expansion.

The proposed plan submitted for review, according to information provided for the review, calls for 24% impervious surface. The development is proposing 236.2 acres of open space, which is 40% of the total site. Through the Community Choices Toolkit, ARC recommends for a conservation subdivision that a minimum of 40% of the land is open space. The proposed development meets this requirement of the conservation subdivision. Additionally, most of the preserved open space is located adjacent to the Tussahaw Reservoir. The Tussahaw Reservoir will have controlled limited public access points designated by the Henry County Water and Sewer Authority. Also there is any opportunity to connect the proposed open space of this development with a county owned greenspace tract owned by Henry County Water and Sewer Authority. It is recommended that the developer and the county coordinate efforts connect the open spaces between the properties.

The proposed development is contiguous to the Tussahaw reservoir. Information submitted for the review states that the developer has been working with the Henry County Water and Sewer Authority to ensure that all regulations and requirements are met concerning the development's impact on the reservoir. The development is proposing a 500' buffer along the shoreline of the reservoir. It is recommended that the buffer is no less than 500' along this shoreline, as is currently proposed.

The site plan proposes trails throughout the development with good connections to the public amenities, public parks within the development, and the residential areas.

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The site plan proposed several pocket parks or nature preserve areas between the residences. It is recommended that this space is dedicated to a homeowner's association or a third party for preservation.

The proposed internal road system provides good connectivity within the residential portion of the development. The road network minimizes stream crossing to 5 within the development.

Site plan recommendations include providing an adequate vegetative buffer between the commercial area and the residences located along Street Y, Street AA, and Driveway 2.

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FINAL 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 project is located in southeastern Henry County.

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.

It is entirely within Henry County's boundaries; however, the site is less than two miles from Butts County.

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.

Butts County's Future Land Use Plan shows the area around Wolf Creek Road from the county line to State Highway 42 as being agricultural or undeveloped. .

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 \$365,300,000 million with an expected \$1,269,950 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?

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None were 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 and Stream Buffers

The project property is located in the Tussahaw Creek Water Supply Watershed adjoining the proposed Tussahaw Reservoir. The Tussahaw watershed is a proposed small (less than 100-square mile) water supply watershed that will serve Henry County when the reservoir is completed. The County has developed a watershed protection district for Tussahaw Creek under Article VIII, Section 3-7-159 of the Henry County Code. The District requirements include a 500-foot “critical area” along the banks of the reservoir and its perennial (blue line) tributaries, buffers and setbacks along the perennial tributaries and specific requirements for various land uses inside the watershed. The submitted plans show a 500-foot setback along the reservoir and 100-foot buffers along the streams in the property. The project will need to conform to all County Watershed District requirements including limits on impervious surface.

For any other streams on the property, the project must meet the requirements of the County’s Stream Buffer Ordinance, which has been adopted as one of the stormwater ordinances required under the Metropolitan North Georgia Water Planning District’s District-wide Watershed Management Plan. Any work in these buffers must meet ordinance requirements or a variance must be approved by the County.

For all state waters on the property, the State 50-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 based on estimated averages for land uses in the Atlanta Region. The open space shown in the plans is factored into the residential density. 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
Commercial	13.60	23.26	236.64	1468.80	13368.80	16.73	2.99
Low-Med. SF Res. (0.5-1 ac)	582.07	628.64	2747.37	19790.38	371942.73	157.16	34.92
Office/Light Industrial	1.90	2.45	32.55	216.60	1345.20	2.81	0.36
TOTAL	597.57	654.34	3016.56	21475.78	386656.73	176.70	38.28



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Total Estimated Impervious: 21% in this analysis

The current site plan does not clearly indicate how stormwater runoff will be managed. In order to address post-construction stormwater runoff quality and quantity, 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. Stormwater runoff from the site must be treated to remove at least 80% of the average annual total suspended solids (TSS) loading. An Excel design tool (GSMM Site Development Review Tool) is available at www.northgeorgiawater.org that can be used to evaluate the site for meeting this requirement.

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

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

Access to the development is proposed at four locations via five driveways. Driveway 1 and driveway 2 are proposed along Peeksville Road, approximately 600' west of its intersection with Collins Way. Driveway 3 is proposed along New Hope Road at its intersections with Peeksville Road. Driveway 4 is proposed along New Hope Road approximately 950' east of its intersection with Leguin Mill Road. Driveway 5 is proposed along Leguin Mill Road at its intersection with Old Leguin Mill Road and approximately 3,000' west of its intersection with New Hope Road.

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

Kimley-Horn and Associates 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
1,046 Single-Family Homes	186	556	742	559	328	887	9014
19,000 sq ft Office Space	44	6	50	17	83	100	370
136,000 sq ft Retail Space	115	73	188	368	399	767	8,294
Reductions	-	-	-	-95	-95	-190	-1804
TOTAL NEW TRIPS	345	635	980	849	715	1564	15,874

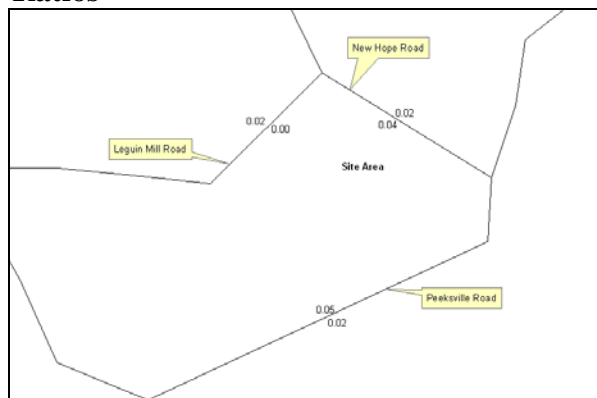
What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

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.

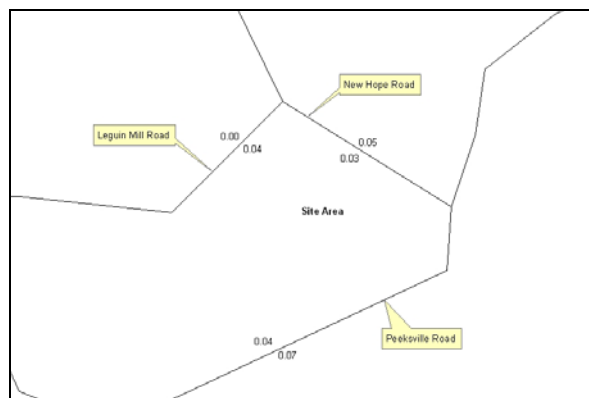
Projected traffic volumes from the Regional Travel Demand Model are compared to the assigned capacity of facilities within the study network. This data is used to calculate a volume to capacity (V/C) ratio. The V/C ratio values that define the LOS thresholds vary depending on factors such as the type of terrain traversed and the percent of the road where passing is prohibited. LOS A is free-flow traffic from 0 to 0.3, LOS B is decreased free-flow from 0.31 to 0.5, LOS C is limited mobility from 0.51 to 0.75, LOS D is restricted mobility from 0.76 to 0.9, LOS E is at or near capacity from 0.91 to 1.00, and LOS F is breakdown flow with a V/C ratio of 1.01 or above. 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.

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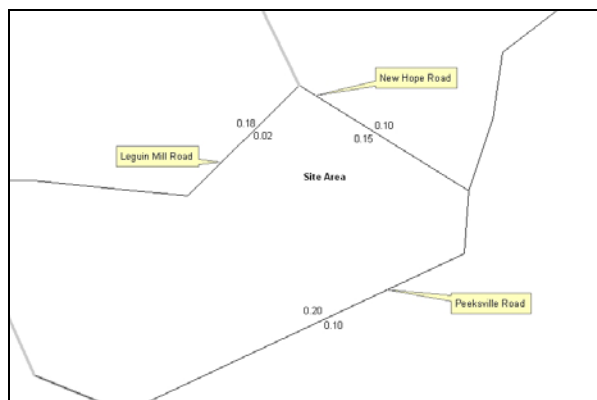
V/C Ratios



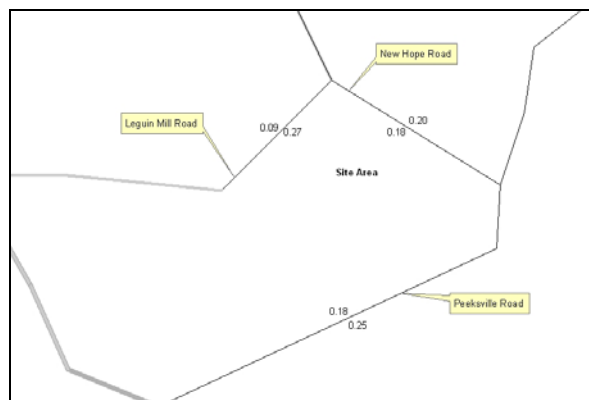
2010 AM Peak



2010 PM Peak



2030 AM Peak



2030 PM Peak

Legend	
AM/PM Peak V/C Ratio	LOS A: 0 - 0.3 LOS B: 0.31 - 0.5 LOS C: 0.51 - 0.75 LOS D: 0.76 - 0.90 LOS E: 0.91 - 1.00 LOS F: 1.01+

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, the 2030 RTP and the FY 2005-2010 TIP, approved 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.

2005-2010 TIP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
HE-AR-BP020	LOCUST GROVE MULTI-USE PATH PROGRAM	Multi-Use Bike/Ped Facility	2010
HE-126B1, B2	HAMPTON LOCUST GROVE ROAD: SEGMENT 2	Roadway Operations	2008
HE-920A	SR 920 (JONESBORO ROAD): SEGMENT 1	Roadway Capacity	2008

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HE-020A, B	SR 20/81 (HAMPTON STREET / KEYS FERRY ROAD)	Roadway Capacity	2010
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2030 RTP*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
HE-113	SR 155	Roadway Capacity	2030
AR-H-052A, B	I-75 SOUTH HOV LANES	HOV Lanes	2024
HE-118D	MCDONOUGH PKWY EXTENSION (MCDONOUGH BYPASS): PHASE IV	Roadway Capacity	2020

**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 Emerald Shores.

According to the findings, there will be some capacity deficiencies as a result of future year **background** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service.

SR 81 at Racetrack Road

- Signalize this intersection.
- Add a northbound left-turn lane along SR 81 with protected-permissive left-turn phasing.
- Widen SR 81 to four lanes to provide an additional through lane on both the northbound and southbound approaches.
-

SR 81 at Old Jackson Road

- Widen SR 81 to four lanes to provide an additional through lane on both the eastbound and westbound approaches.
- Add an additional northbound left-turn lane along Old Jackson Road to form dual left-turn lanes.

SR 81 at New Hope Road

- Signalize this intersection.
- A westbound left-turn lane should be constructed along SR 81.
- An eastbound right-turn lane should be constructed along SR 81.
- An additional northbound approach lane should be constructed along New Hope Road to form an exclusive left-turn lane and an exclusive right-turn lane.

US 23/SR 42 at Peeksville Road

- Signalize this intersection.
- A southbound left-turn lane should be constructed along US 23/SR 42 with protected permissive left-turn phasing.
- An additional westbound approach lane should be constructed along Peeksville Road to form an exclusive left-turn lane and an exclusive right-turn lane.
- US 23/SR 42 should be widened to four lanes to provide an additional through lane on both the northbound and southbound approaches.

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Peeksville Road at Leguin Mill Road

- Signalize this intersection.
- An eastbound left-turn lane should be constructed along Peeksville Road.
- A westbound left-turn lane should be constructed along Peeksville Road.
- A southbound right-turn lane should be constructed along Leguin Mill Road.

Old Jackson Road at Leguin Mill Road

- Signalize this intersection.
- A northbound left-turn lane should be constructed along Old Jackson Road.
- A southbound left-turn lane should be constructed along Old Jackson Road.
- An eastbound left-turn lane should be constructed along Leguin Mill Road.
- A westbound left-turn lane should be constructed along Leguin Mill Road.

According to the findings, there will be some capacity deficiencies as a result of future year **total** traffic. The transportation consultant has made recommendations for improvements to be carried out in order to upgrade the existing level of service. The recommendations stated in the no-build condition are also applicable to the build condition.

Peeksville Road at South Ola Road

- An additional westbound approach lane should be constructed along Peeksville Road to form a shared left-turn/through lane and an exclusive right-turn lane.

Old Jackson Road at Peeksville Road

- A southbound left-turn lane should be constructed along Old Jackson Road.
- A westbound right-turn lane should be constructed along Peeksville Road.

Leguin Mill Road at South Ola Road

- Signalize this intersection.
- An eastbound left-turn lane should be constructed along Leguin Mill Road.
- A westbound left-turn lane should be constructed along Leguin Mill Road.

Old Jackson Road at Leguin Mill Road

- Add protected-permissive left-turn phasing to the westbound approach along Leguin Mill Road.

New Hope Road at Leguin Mill Road

- Convert the intersection to operate under All-Way STOP control.

Old Jackson Road at Coan Drive

- A northbound left-turn lane should be constructed along Old Jackson Road.
- An additional eastbound approach lane should be constructed along Coan Drive to form an exclusive left-turn lane and an exclusive right-turn lane.

Peeksville Road at Proposed Driveway 1

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- The proposed driveway southbound approach should have one ingress lane and two egress lanes.
- Construct an eastbound left-turn lane along Peeksville Road for eastbound vehicles turning left into proposed driveway 1.

Peeksville Road at Proposed Driveway 2

- The proposed driveway northbound approach should have one ingress lane and two egress lanes.

New Hope Road at Proposed Driveway 3

- The proposed driveway eastbound approach should have one ingress lane and one egress lane.

New Hope Road at Proposed Driveway 4

- The proposed driveway northbound approach should have one ingress lane and one egress lane.
- Construct an eastbound right-turn lane along New Hope Road for eastbound vehicles turning right into Proposed Driveway 4.

Leguin Mill Road at Proposed Driveway 5

- The proposed driveway northbound approach should have one ingress lane and one egress lane.
- Construct an eastbound right-turn lane along Leguin Mill Road for eastbound vehicles turning right into Proposed Driveway 5.

New Hope Road, approximately 900 ft east of Leguin Mill Road to Peeksville Road

- Pave this roadway which is currently a dirt road.

Peeksville Road, approximately 1,300 ft east of Old Jackson Road to New Hope Road

- Pave this roadway which is currently a dirt road.

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 GRTA Xpress park and ride lot is located approximately 9 miles from the site of the development. Xpress route # 440 serves this park and ride lot Monday through Friday from 5:45 a.m. till 7:10 p.m. with headways every 30 minutes between 5:45 a.m. and 7:45 a.m. and between 4:35 p.m. and 7:10 p.m..

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

None proposed.

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

Air Quality Impacts/Mitigation (based on ARC strategies)	Credits	Total
<i>SF Detached Dwellings</i>		
With all of the below:		15%



Preliminary Report:	March 16, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Emerald Shores #1025
Final Report Due:	April 14, 2006		Comments Due By:	March 30, 2006

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?		
Total		15%

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

The area surrounding the proposed site is quickly developing and according to the traffic study, several key intersections will be performing at a level of service of D or worse in the build out year without the completion of this project. It is highly suggested that all recommended improvements be implemented prior to completion of this project. Additionally, it is recommended the developer work with GRTA to establish a park and ride lot closer to the site of the proposed development

INFRASTRUCTURE

Wastewater and Sewage

Based on regional averages, wastewater is estimated at 0.31 MGD.

Which facility will treat wastewater from the project?

The proposed site is does not currently have sewer. The developer has been working with the Henry County Water and Sewer Authority to have a regional lift station installed. Information submitted for the review states that 12.5 acres of the property is being reserved for a plan on the northwest side of the property. Henry County Water and Sewer Authority is working on an evaluation for the regional lift-station option.

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

N/A

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

ARC has reviewed a number of major developments that have been served by the HCWSA.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand also is estimated at 0.345 MGD based on regional averages.

Preliminary Report:	March 16, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Emerald Shores #1025
Final Report Due:	April 14, 2006		Comments Due By:	March 30, 2006

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 946 tons of solid waste per year and the waste will be disposed of by a private waste management company.

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.)?

Comments received from the Henry County Board of Education state that the proposed development will require major infrastructure and facility improvements to support the expected increase in the

Preliminary Report:	March 16, 2006	DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT	Project:	Emerald Shores #1025
Final Report Due:	April 14, 2006		Comments Due By:	March 30, 2006

number of school-age children in the area and will further impede the likelihood of the Board of Education housing all students in this area in permanent classroom structures.

HOUSING

Will the proposed project create a demand for additional housing?

No, the project will provide an additional 1,046 housing units that will include single family residential.

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

No.

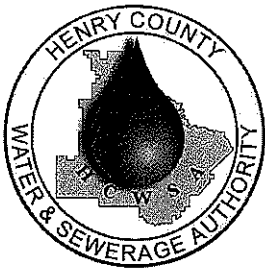
Is there housing accessible to the project in all price ranges demanded?

The site proposed for the development is located in Census Tract 704.02. This tract had a 30.8 percent increase in number of housing units from 2000 to 2003 according to ARC's Population and Housing Report. The report shows that 99 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.



Henry County Water & Sewerage Authority

Engineering Department
1695 Highway 20 West, McDonough, GA 30253
(770) 914-3688 (770) 914-3359 Fax

May 3, 2006

Mike Alexander
Land Use Section
ATLANTA REGIONAL COMMISSION
40 Courtland Street, NE
Atlanta, Georgia 30303

Dear Mr. Alexander:

This letter serves to confirm the on-going efforts of the Henry County Water & Sewer Authority ["Authority"] to evaluate the feasibility of a regional pump station in the Tussahaw basin. This letter is being provided for informational purposes only and will not act to reserve water or sewer capacity to the property and will not create any liability to the Authority. We understand this letter is necessary to satisfy questions you have of Tussahaw Development, LLC ["Applicant"] and respectfully request you add this letter to their file materials.

As discussed in the ARC meeting with the Applicant of April 11, 2006, the Authority has had discussion with the Applicant about providing sewer treatment for a proposed development project in southeastern Henry County, currently under DRI review. The proposed development is adjacent to the Tussahaw Reservoir. The Authority would prefer not to have septic systems in close proximity to the Reservoir and objects to the Applicant constructing a privately owned waste-water treatment system.

While the current land plan of the Applicant is not in complete compliance with every aspect of Henry County's Watershed Protection Ordinance, it nonetheless appears to offer an environmentally sensitive approach to the property's development. We understand the Applicant may be proposing variances and will attempt to demonstrate how this community is better than other alternatives.

As a result, the Authority is in early stages of reviewing with its engineers the feasibility and likely costs of a regional pump station to convey flow to the Walnut Creek Plant, presently under expansion. The location and cost of improvements and pro-rata share to be borne by the Applicant are presently undetermined. Any pro-rata share and agreement will require approval by the Authority's Board. The work is on-going and will continue through the balance of the rezoning review cycle.

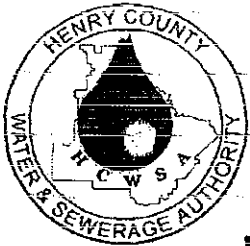
If I may answer any further questions in this regard, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Tony V. Carnell".

Tony V. Carnell
Engineering Manager

Cc: Lindy Farmer, Jr.
Stephen Hogan, PE
Cheri-Hobson Matthews-Henry County P&Z
John A. Bonanno, PE-Crescent Resources, LLC



Henry County Water & Sewerage Authority

Engineering Department
1595 Highway 20 West McDonough, GA 30253
(770) 914-3688 (770) 914-3359 Fax

March 31, 2006

Ray Gibson
Henry County
140 Henry Parkway
McDonough, GA 30253

Re: Water/Sewer Services - Availability
Proposed Development: Emerald Shores (Formerly New Hope Rd Tract)
Property Information: South sides of New Hope Road and Leguin Mill Road
LL's 237, 242, 243, and 244; District 1 and 8; 600 +/- acres
Current Zoning: RA Proposed Zoning: PUD
Sewer Basin: Walnut Creek
Watershed Basin: Tussahaw

Dear Mr. Gibson:

This letter is an update and should supersede all previous letters regarding this development.

This letter is being provided for informational purposes only and will not act to reserve water or sewer capacity to the property owner and will not create any liability to the Authority. The information contained in this letter will remain in effect for a period of 365 days from the date of this letter unless subsequently notified in writing by the Authority. The information provided herein is based upon the above-stated zoning of the property. Any deviation in zoning that would increase density or usage above that evaluated by the Authority will automatically void the information provided herein and will require a separate re-evaluation by this Authority.

Water Service:

Water service is currently not available to service the development but can be made available by way of a line extension at the developer's expense. A fire flow test conducted in the area revealed the following data:

Static:	142 psi
Residual:	120 psi
Flow:	1550 gpm

As shown, these results are above the minimum adopted standards of 20 psi residual pressure at 1000 gpm for said residential/commercial development as established by the Henry County Board of Commissioners.

The Authority provides water services where capacity is available on a first-come, first served basis. Each customer, developer, and property owner must also comply with the rules, regulations, and ordinances of the Authority.

The Authority will reevaluate the availability of water services to the property at the time that the development plans are submitted. If there are any additional requirements, or if water capacity is not available, you will be notified in writing.



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404 463 3100 • fax: 404 463 3105 • www.atlantaregional.com



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 in which 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: Emerald Shores See the Preliminary Report.

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

Natural Resources (pg. 6 of 15)

For all state waters on the property, the state 50-foot erosion. (The report states 25-foot.)

Housing (pg. 15 of 15)

The proposal includes single-family residential land uses only. There is no depiction of multi-family.

Please see attachment for additional staff comments.

Thx-Cherzi Matthews

Individual Completing form:

Cheri Hobson-Matthews

Local Government:

Henry County

Department:

Planning & Zoning

Telephone:

TO 9542457

Signature:

Cheri Hobson-Matthews

Date:

March 17, 2006

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: Mar 30 2006

Emerald Shores Comments

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

The following statements apply from the Henry County/Cities Joint Comprehensive Plan, Land Use Element:

1. "The Water and Sewerage Element indicated that it would be extremely costly and probably unnecessary to extend sewerage to serve most of the residential areas of the county. Sewerage systems are far more costly to construct than water facilities, and therefore the Land Use Plan supports guiding higher densities of residential land use and large scale commercial and industrial developments along major transportation corridors near drainage basins where sewer and other urban utilities can economically extended. Therefore, residential development densities without sewerage services should be limited to no more than 1.25 homes per acre as presently established by zoning regulations. The physical capacity of land based on topographic conditions as soil conditions patterns, subsurface drainage and depth to bedrock should be considered in evaluating zoning requests for single family residential subdivisions (p. I-7)."

Comment 1: The Emerald Shores project proposal is located adjacent to the Water Critical boundary of the Tussahaw Creek Reservoir. The Henry County/Cities Joint Comprehensive Plan adopted in 1993 identified the need for the Tussahaw Creek Reservoir which has since been developed. The Emerald Shores project proposal will require amendments to the Land Use Element of the Comprehensive Plan to accommodate the development as proposed. The residential component exceeds the net densities and lot size requirements for Residential Agricultural Land Use Areas for the subject site on the Future Land Use Plan.

2. "Wetlands are concentrated within and near the flood areas of these creeks within the southeast section of Henry County. The Tussahaw Creek Watershed Protection District zoning regulations and Soil and Erosion Control Ordinance can be applied to protect these wetland areas. As mentioned before, it is very likely that some wetland areas will need to be acquired, preserved or replaced as part of reservoir development in the Tussahaw Basin (p. VI-42)."

Comment 2: The documents submitted do not identify wetland areas to be acquired, preserved or replaced, and therefore the impact of the development on wetland areas is undetermined.

3. "Areas along streams throughout the county and cities which are subject to floods are identified according to 100 year and in some cases 500-year Flood frequencies on maps provided by the Federal Emergency Management Agency (FEMA). Henry County restricts development in flood plains and associated wetland areas through enforcement of its The FEMA maps are incorporated as part of the Ordinance, which also applied to the cities of McDonough, Hampton, Locust Grove and Stockbridge. Flood plains will also have alluvial soils as described in the Natural Resources Element which are unsuitable for building construction or on-site septic tank systems (p. VI-43)."

Comment 3: The Henry County Department of Environmental Health will evaluate the suitability of soils for on-site septic systems.

4. "Minimum lot area for all residential zoning districts (for property within Watershed Protection Districts) is 1.25 acres (0.8 dwellings per acre) when not served by public sewer system. Septic tank system nitrification fields must be 100 feet from the edge of streams,

Comment 4: The site for the proposed development is not served by public sewer. An on-site treatment facility is proposed, however the HCWSA states, in a letter dated July 6, 2005, that the proposed development does not comply with the Watershed Protection Ordinance and the Authority will not participate in the operation or maintenance of a privately installed or owned waste water treatment facility." The proposal submitted has no Henry County Department of Environmental Health letter to permit an onsite sewerage treatment facility.

5. "Areas within operated by the HCWSA must have minimum lot areas of at least three acres (0.3 dwellings per acre) and 250-foot setback for septic tank field lines from edge of streams. No commercial or industrial use permitted. Industrial developments not served by public sewer systems must have at least five acres of area. Limitations are placed on types of industrial operations which could create water pollution. A 200-foot setback for septic tank field lines for industrial/commercial uses from streams is required. Commercial land use has 1 acre minimum lot area (p. VI-45)."

Comment 5: The submitted concept plan shows a 500' Water Quality Critical Buffer Boundary which exceeds the above 200' setback for septic tank field lines.

6. "Prime agricultural land is located predominantly in east central, southwest and southeast Henry County as shown on Map VI. and the existing land use inventory. Also located in these areas are large tracts for commercial forestry owned by paper products manufacturers such as Georgia Pacific, Mead, and Armstrong Cork. Many of these large prime agricultural and forestry tracts are within the Towaliga and Tussahaw Watershed Protection Districts. Therefore, policies to promote low density residential and agricultural use in the, southwest and southeast areas of the county are consistent with the objectives for water resource protection within the Watershed Protection Zoning Districts (p. VI-49)."

Comment 6: The proposed development is not consistent with policies to promote low density and agricultural uses for water resource protection within the Watershed Protection Zoning Districts.

7. "Agricultural Residential Estate Development (up to 0.8 dwellings per acre): The predominant form of development within the Tussahaw and Towaliga Watershed Protection Districts will include agriculture, forestry, single family homes on large tracts or associated with

farming, and residential subdivisions with development densities no greater than 0.8 homes per acre. The 0.8 dwellings per acre density applies to developments which are also supplied with county water systems. The protection of surface and ground water resources for drinking water is the primary purpose of the Watershed Protection Districts. The Towaliga and Tussahaw Watershed Protection Districts require densities of no more than 0.3 dwellings per acre when lots are within 1,000 feet of reservoir operated or designated by the Henry County Water and Sewerage Authority.

Only those residential developments that are connected to public sewerage and water systems within the Watershed Protection Districts can exceed the residential densities mentioned above (p. IV-67)."

Henry County Ordinance Sec. 3-7-159. Towaliga River, Tussahaw Creek, Indian Creek, Long Branch Creek and Shoal Creek Watershed Districts.

6.2 Within the limited development area. The following limitations on permissible uses shall apply to the limited development area.

6.2.2 Commercial establishments. Commercial establishments shall only be permissible on land parcels of no less than one and one-half (1.5) acres if served by a septic tank system and no less than one (1) acre if served by a public sewer system.

6.2.6 Office. Offices shall be permissible on land parcels of no less than one and one-half (1.5) acres if served by a septic tank system and no less than one (1) acre if served by a public sewer system.

6.2.7 Residential. Single-family residential lots are permissible if acreage requirements hereinafter set forth are met. Residential lots served by a septic tank system shall be a minimum of one (1) acre. Residential lots served by a public sewer system shall be a minimum of four-tenths (0.4) of an acre (18,000 square feet). Residential lots served by a public sewer system and contained as part of a planned development district (as defined in section 3-7-157 hereof) shall be a minimum of one-quarter (0.25) of an acre (10,890 square feet), provided that: (i) the impervious surface limits as set forth in subsection 7 hereof are observed; (ii) the net density of the entire planned development does not exceed one and three-quarters (1.75) dwelling units per acre; (iii) at least twenty (20) percent of the planned development is preserved as open space (as hereinafter defined); and (iv) stormwater treatment facilities as set forth in section 10.3 are constructed and maintained at property owner/developer expense pursuant to any requirements that may be imposed by regulatory agencies, as well as requirements imposed by the Department of Community Development for Henry County, and approved by the Henry County Water and Sewerage Authority.

Comment 7: The Emerald Shores project proposal is inconsistent with lot density and lot size requirements for residential developments within the Watershed Protection District. The proposal exceeds net density and lot size requirements.

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

Comment The Emerald Shores project proposal will require capital improvements for sewerage, road infrastructure and possibly wetland mitigation, fire and police public safety services.



DIRECTOR
Steven R. Lease

Administrative Assistant
CHRISTINA TAYLOR

BUTTS COUNTY GEORGIA
COMMUNITY DEVELOPMENT DEPARTMENT
625 WEST THIRD STREET
SUITE 3
JACKSON, GEORGIA 30233
OFFICE (770) 775-8210
FAX (770) 775-8225

LAND USE COORDINATOR
MONIQUE WILLIAMS

CHIEF BUILDING INSPECTOR
SONNY EUBANKS

FAX COVER SHEET

To: Mike Alexander
Fax #: 404-463-3254
From: Steven Lease, Director
Subject: ***Emerald Shores DRI***
Date: March 30, 2006
Pages: 3, including this cover sheet.

COMMENTS:


If you have any questions, you also can contact me via email at
srlease@buttscounty.org



REGIONAL REVIEW NOTIFICATION

DATE: Mar 16 2006

ARC REVIEW CODE: R603161

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

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: Emerald Shores

Review Type: Development of Regional Impact

Description: The proposed Emerald Shores mixed use development is located on 597.57 acres in southeast Henry County. The proposed development will consist of 1046 single family residential lots, 19,000 square feet of office, and 136,000 square feet of retail. Access to the development is proposed at four locations along Peeksville Road, New Hope Road, and Leguin Mill Road.

Submitting Local Government: Henry County

Date Opened: Mar 16 2006

Deadline for Comments: Mar 30 2006

Earliest the Regional Review can be Completed: Apr 14 2006

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

ARC LAND USE PLANNING
ARC DATA RESEARCH
GEORGIA DEPARTMENT OF NATURAL RESOURCES
BUTTS COUNTY
GEORGIA CONSERVANCY

ARC TRANSPORTATION PLANNING
ARC AGING DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
MCINTOSH TRAIL RDC

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
HENRY COUNTY SCHOOLS

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 2006-03-30 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>.



REGIONAL REVIEW NOTIFICATION



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 in which 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: Emerald Shores See the Preliminary Report.

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

Based on the development's proximity to Butts County, the development will have an impact on the County. Any traffic traveling south would be using Wolf Creek Road. While Wolf Creek is a paved road, its current condition and construction is not suitable to accommodate a ~~the~~ traffic from a development of the proposed magnitude; this concern has been expressed by the Butts County Public Works Director as well. Per the Comprehensive Plan, the present level of service under the DOT classification is an 'A'; however, concerns also have been expressed about the performance level diminishing from increases in traffic, which, per the Comprehensive Plan, the road's traffic count is between 130 and 1000. Finally, excepting property immediately adjoining the Tusculum Reservoir, the County's Future Land Use Plan shows the area around Wolf Creek Road from Henry County to State Highway 42 to be 'Agricultural Forest' or 'Undeveloped'.

Individual Completing form:

STEVEN LEASE

'Immediately adjoining' ranges from approximately 100 to 1000 feet.

Local Government:

BUTTS COUNTY BOARD OF COMMISSIONERS

Department:

COMMUNITY DEVELOPMENT DEPARTMENT

Telephone:

(770) 775-8210

Signature:

Date:

Steven Lease
30 March 2006

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: Mar 30 2006

McIntosh Trail Regional Development Center

P. O. Box 818, 120 N. Hill Street
Griffin, Georgia 30224
(770) 227-6300
FAX: (770) 227-6488

Send to: <i>Mike Alexander</i>	From: <i>Jeanie Brantley</i>
Attention:	Date: <i>3-30-06</i>
Office Location:	
Fax Number: <i>4-463-0254</i>	

- ☐ Urgent
- ☐ Reply ASAP
- ☐ Please comment
- ☐ Please Review
- ☐ For your information

Total pages, including cover: 2

Comments:

<i>DRI Response to Emerald Shores.</i>
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REGIONAL REVIEW NOTIFICATION

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



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 in which 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: Emerald Shores *See the Preliminary Report.*

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

Because the proposed project is located less than two miles from the Butts County line, extra measures should be taken to discuss potential impacts with Butts County Planning staff and officials. McIntosh Trail RDC (MTRDC) staff has already contacted the affected local government to ensure they have received a copy of the Regional Review Notification concerning the proposed project and encouraged the local planning staff to detail what they think are potential impacts of the project. In particular, MTRDC staff encouraged Butts County staff to respond to the following questions:

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

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

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.

In addition to the review questions specific to affected local governments, proposed project impacts to Butts County infrastructure should be thoroughly considered (i.e. transportation, other facilities, etc.) and improvement projects recommended accordingly.

Individual Completing form: Jeannie R. Brantley

Local Government: McIntosh Trail Regional Development Center

Department: Planning Department

Telephone: () 770-227-6300

Signature:
Date:

Jeannie R. Brantley
March 30, 2006

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: Mar 30 2006

March 20, 2006

Mike Alexander, Review Coordinator
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, Georgia 30303

In Reference To: **ARC Review Code R603161**
Proposal Name: **Emerald Shores**

Dear Mr. Alexander:

The purpose of this correspondence is to respond to your request for information related to the above referenced development. I received your memorandum regarding the above referenced project on March 16, 2006. Your memorandum requests information relating to this project by March 30, 2006

From the perspective of the Henry County Board of Education, this proposed development will require major infrastructure and facility improvements to support the expected increase in the number of school-age children in this area. Specifically, additional school facilities will be needed beyond those already in place and those planned for this area. Currently, the Henry County Board of Education, even with an aggressive building program and utilization of all of its available financial resources, is unable to provide permanent classroom structures at the same rate that are needed due to the continued rapid increase in student population. This proposed development will further impede the likelihood of the Henry County Board of Education housing all students in this area in permanent classroom structures.

Please find attached requested data relating to this development.

Sincerely,

Preston Malcom, Ed.D.
Assistant Superintendent,
Administrative Services

Emerald Shores Residential Development
ARC REVIEW CODE R603161

The location of this 1046 single family residential development is within the current enrollment zones of New Hope Elementary (K-5), Ola Middle (6-8) and Ola High School (9-12). It is assumed that a significant portion of the projected population of this development will be between the ages of 5-16 and will enroll in these public schools

New Hope Elementary is a 99,000 square foot school with 44 instructional units. This facility will open slightly above capacity this August. In addition to the main structure, two portable classrooms will be used to house an expected enrollment of 890 students for the upcoming school year. Enrollment is expected to continue to increase until 2008 when another elementary school in this area opens. Enrollment is expected to peak at 1060 students in 2010 and then will be decreased with the opening of elementary schools in 2011 and 2014 in areas adjacent to this enrollment zone. The number of portable classrooms used at this school will fluctuate throughout the next nine school years.

Ola Middle School is a 133,000 square foot facility with 51 instructional units. This facility will open well above capacity this August. In addition to the main structure, 29 portable classrooms will be used to house an expected enrollment of 1,540 students for the upcoming school year. Enrollment will continue to increase until 2009-10 when another middle school in this area opens. Enrollment will peak at approximately 1900 students in 2012 and then will decrease with the opening of another middle school in this area. Portable classrooms will be utilized at this school for the foreseeable future.

Ola High School is a 274,000 square foot facility with 81 instructional units. This school will open with 1350 students grades 9-11 this August. Enrollment will quickly climb beyond 2000 students before an additional high school opens in this area in 2009. Enrollment will then again climb beyond 2000 students before another high school in this area opens in 2013. After the first year of operation, portable classrooms will be utilized at this school for the foreseeable future.

From the perspective of the Henry County Board of Education, this proposed development will require major infrastructure and facility improvements to support the expected increase in the number of school-age children in this area. Specifically, additional school facilities will be needed beyond those already in place and those planned for this area. Currently, the Henry County Board of Education, even with an aggressive building program and utilization of all of its available financial resources, is unable to provide permanent classroom structures at the same rate that are needed due to the continued rapid increase in student population. This proposed development will further impede the likelihood of the Henry County Board of Education housing all students in this area in permanent classroom structures.

Preston Malcom, Ed.D.
Assistant Superintendent,
Administrative Services

03-20-2006

Your DRI ID NUMBER for this submission is: **1025**
 Use this number when filling out a DRI REVIEW REQUEST.
 Submitted on: 2/1/2006 3:14:51 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 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:		Emerald Shores
Development Type	Description of Project	Thresholds
Mixed Use	Development of 597+/- acres with a variety of uses including but not limited to residential commercial and office/institutional land uses.	View Thresholds
Developer / Applicant and Mailing Address:		John A. Bonanno Tussahaw Development, LLC 681 Trinity Place Suwannee, GA 30024
Telephone:		678.714.4752
Fax:		678.714.4002
Email:		jabonanno@crescent-resources.com
Name of property owner(s) if different from developer/applicant:		
Provide Land-Lot-District Number:		242, 243, 244, 237 of the 1st District and 242, 243, and 244 of the 8th District
What are the principal streets or roads providing vehicular access to the site?		Peeksville, Leguin Mill and New Hope Roads
Provide name of nearest street(s) or intersection:		Peeksville and New Hope Roads
Provide geographic coordinates (latitude/longitude) of the center of the proposed project (optional):		33 23'6.01"N / 84 01'4.29"W
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?	<1 mile (Butts County)
If no, provide the following information:	
In what additional jurisdictions is the project located?	N/A
In which jurisdiction is the majority of the project located? (give percent of project)	Name: Henry County (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: N/A
	Project ID: N/A
	App #: N/A
The initial action being requested of the local government by the applicant is:	Rezoning, Other Concept Plan Review
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?	HCWSA or Private
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?	N/A
Estimated Completion Dates:	This project/phase: N/A Overall project: 2012

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?	N
Other (Please Describe): DOT/SPLOST will have to confirm road improvements and/or proposed projects.	

Submitted on: 3/10/2006 8:07:34 AM

DEVELOPMENT OF REGIONAL IMPACT DRI Review Initiation Request (Form2a)

Local Government Information

Submitting Local Government:	Henry County
Individual completing form:	Cheri Hobson-Matthews 140 Henry Parkway, McDonough, GA 30253
Telephone:	770.954.2457
Fax:	770.954.2958
Email (only one):	cmatthews@co.henry.ga.us

Proposed Project Information

Name of Proposed Project:	Emerald Shores
DRI ID Number:	1025
Developer/Applicant:	Tussahaw Development, LLC - John A. Bonanno, PE - VP
Telephone:	678.714.4752
Fax:	678.714.4002
Email(s):	jabonanno@crescent-resources.com

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:	\$365,300,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,269,950
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): No existing uses will be displaced. The property is undeveloped with no structures and no active uses.	

Community Facilities Impacts

Water Supply

Name of water supply provider for this site:	HCWSA
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.345 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?	Water at Site. No extension required.

Wastewater Disposal

Name of wastewater treatment provider for this site:	HCWSA or Private
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.31 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: Applicant proposes to convey wastewater by regional pump station to existing Henry County plant or to permit and construct a private Membrane Batch Reactor plant to urban reuse standards.	
If sewer line extension is required to serve this project, how much additional line (in miles) will be required?	6 mile forcemain if to HCWSA

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.)	944 Peak PM entry
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: Build out year 'No-Build' and build out year 'Build' improvements are detailed in the Kimley Horne Traffic Analysis of .	

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	946 tons annually
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

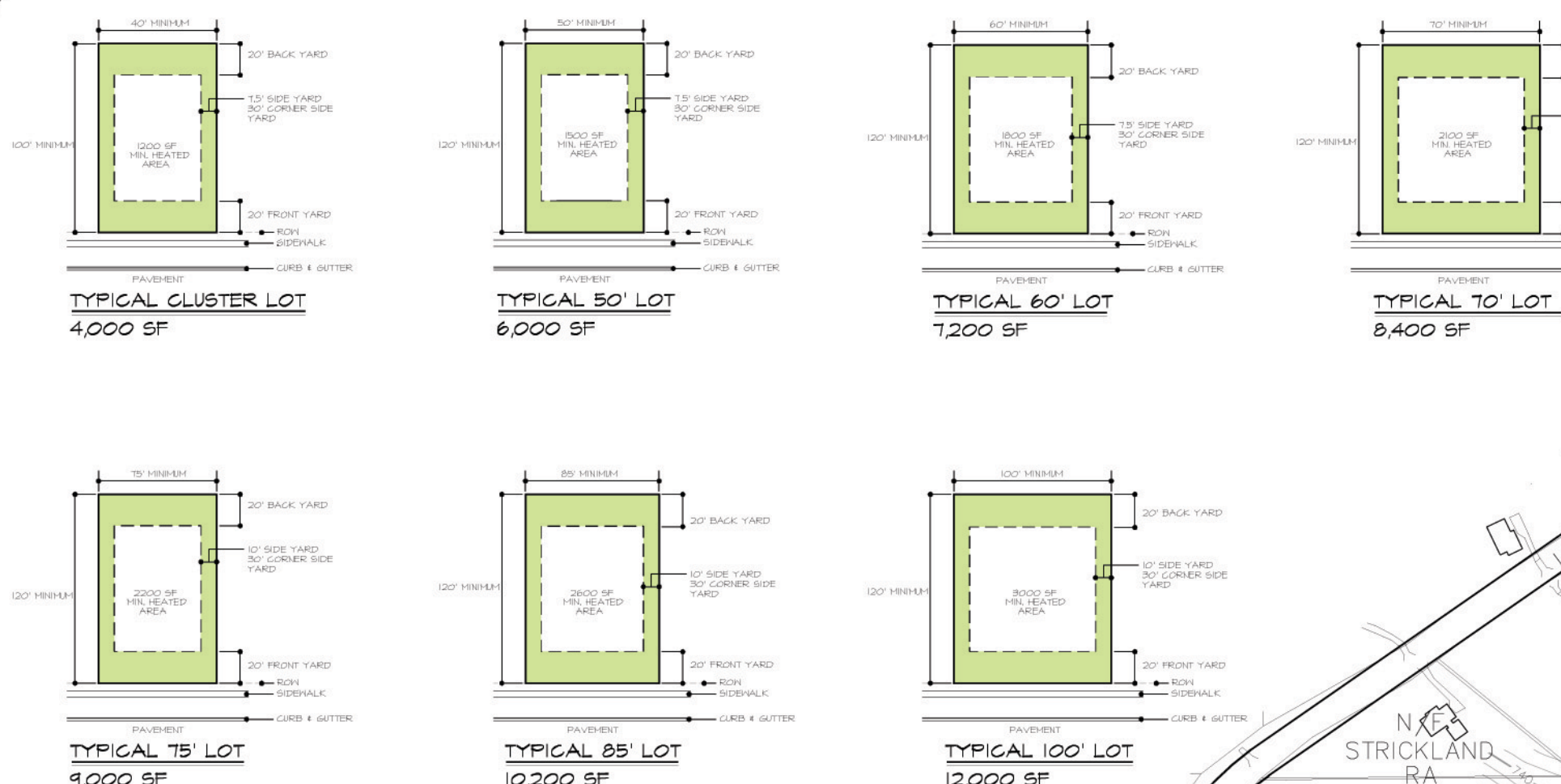
Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	24% consistent with Henry watershed regs
Is the site located in a water supply watershed?	Y
If yes, list the watershed(s) name(s) below: Tussahaw Creek	
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The Emerald Shores development is planned to be consistent with Federal, State and local requirements of Henry County. Specific measures will be determined during site plan review but will be consistent with Henry County's Erosion and Sediment Control, Stormwater Runoff, Stream Buffer Protection, Post Development, Flood Plain Management and Watershed Protection Ordinances.	

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?	Y
3. Wetlands?	Y
4. Protected mountains?	N
5. Protected river corridors?	N
<p>If you answered yes to any question 1-5 above, describe how the identified resource(s) may be affected below:</p> <p>1 - Impact to the Tussahaw water supply watershed will be minimal through use of a sewer subdivision design and careful planning techniques consistent with Henry County Watershed Protection Ordinance and good environmental practice. 2. Impact to the groundwater recharge area will be minimal. The area is possibly a groundwater recharge area as is much of Henry County. The area is considered 'low pollution susceptibility'. Further, the proposed sewer plan has less impacts than the currently vested septic system plan on the property. Development will be consistent with GA EPD 391-3-16.01 and .02 and applicable Henry County ordinances. 3. Impact to wetlands will be minimal and are significantly less than under the currently vested development plan for the property. Streams and wetlands were field delineated and located before site design. Development has been pulled away from wetland areas and stream channels. Roadway and utility crossings have been minimized. Streams are proposed for crossing perpendicularly to the degree possible. Archspan structures are proposed in lieu of some culverts.</p>	
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:	



COMMERCIAL/ OFFICE SUMMARY

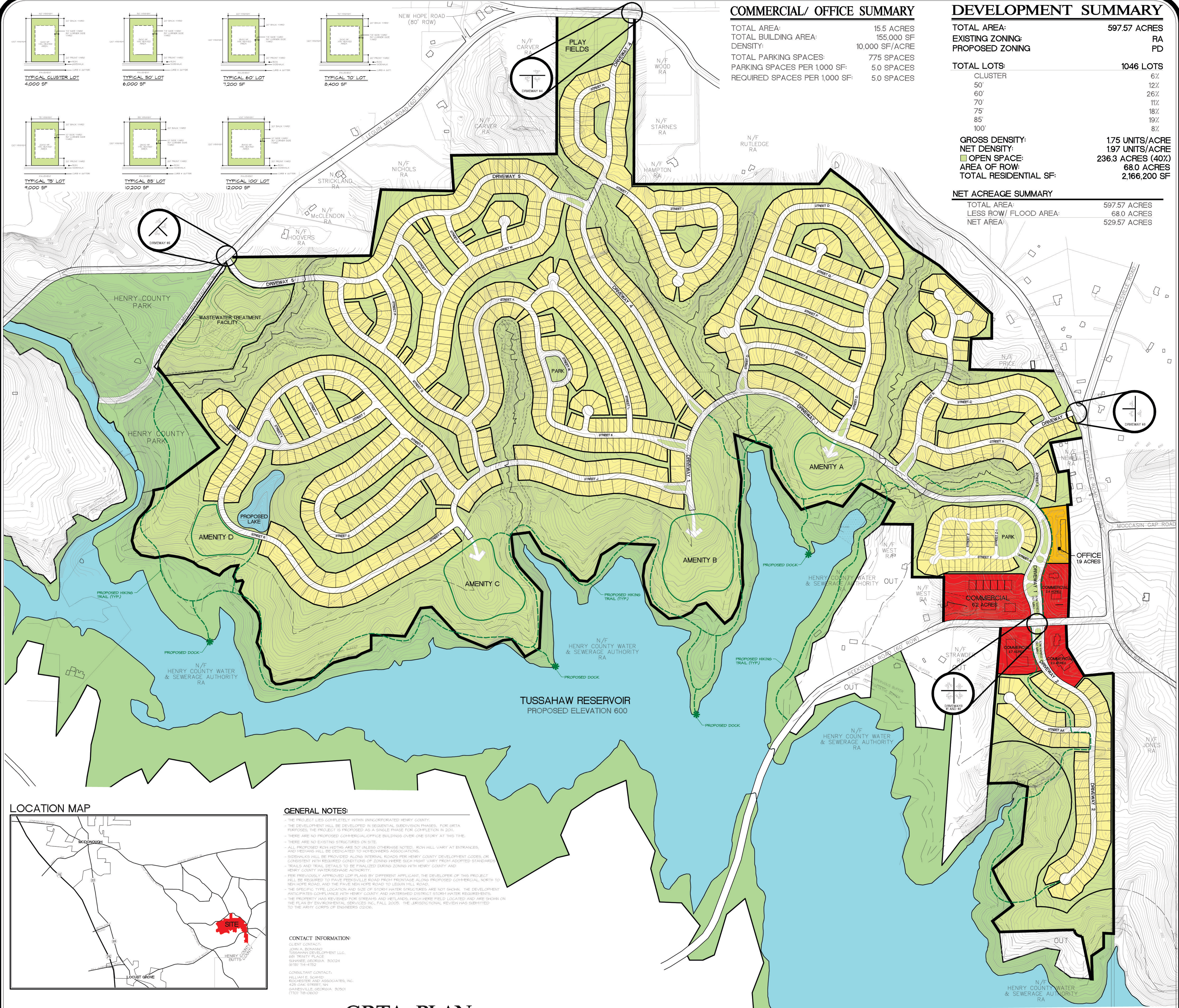
TOTAL AREA:	15.5 ACRES
TOTAL BUILDING AREA:	155,000 SF
DENSITY:	10,000 SF/ACRE
TOTAL PARKING SPACES:	775 SPACES
PARKING SPACES PER 1,000 SF:	5.0 SPACES
REQUIRED SPACES PER 1,000 SF:	5.0 SPACES

DEVELOPMENT SUMMARY

TOTAL AREA:	597.57 ACRES
EXISTING ZONING:	RA
PROPOSED ZONING:	PD
TOTAL LOTS:	1046 LOTS
CLUSTER:	6%
50':	12%
60':	26%
70':	11%
75':	18%
85':	19%
100':	8%
GROSS DENSITY:	175 UNITS/ACRE
NET DENSITY:	197 UNITS/ACRE
OPEN SPACE:	236.3 ACRES (40%)
AREA OF ROW:	68.0 ACRES
TOTAL RESIDENTIAL SF:	2,166,200 SF

NET ACREAGE SUMMARY

TOTAL AREA:	597.57 ACRES
LESS ROW/ FLOOD AREA:	68.0 ACRES
NET AREA:	529.57 ACRES



LOCATION MAP



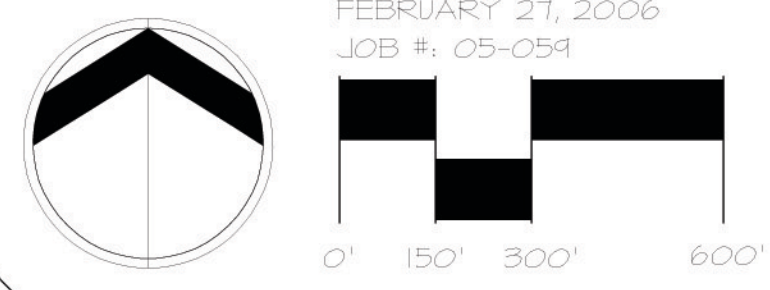
GENERAL NOTES:

- THE PROJECT LIES COMPLETELY WITHIN UNINCORPORATED HENRY COUNTY.
- THE DEVELOPMENT WILL BE DEVELOPED IN SEQUENTIAL SUBDIVISION PHASES. FOR GRTA PURPOSES, THE PROJECT IS PROPOSED AS A SINGLE PHASE FOR COMPLETION IN 2011.
- THERE ARE NO PROPOSED COMMERCIAL/OFFICE BUILDINGS OVER ONE STORY AT THIS TIME.
- THERE ARE NO EXISTING STRUCTURES ON SITE.
- ALL PROPOSED ROW WIDTHS ARE 50' UNLESS OTHERWISE NOTED. ROW WILL VARY AT ENTRANCES AND MEDIANS WILL BE DEDICATED TO HOMEOWNERS ASSOCIATIONS.
- SIDEWALKS WILL BE PROVIDED ALONG INTERNAL ROADS PER HENRY COUNTY DEVELOPMENT CODES OR CONSISTENT WITH REQUIRED CONDITIONS OF ZONING WHERE SUCH HEIGHT VARY FROM ADOPTED STANDARDS.
- TRAILS AND TRAIL DETAILS TO BE FINALIZED DURING ZONING WITH HENRY COUNTY AND HENRY COUNTY WASTEWATER AUTHORITY.
- PER PREVIOUSLY APPROVED LDP PLANS BY DIFFERENT APPLICANT, THE DEVELOPER OF THIS PROJECT WILL BE REQUIRED TO PAVE PEKESVILLE ROAD FROM FRONTAGE ALONG PROPOSED COMMERCIAL, NORTH TO NEW HOPE ROAD, AND THE PAVE NEW HOPE ROAD TO LEGION HILL ROAD.
- THE SPECIFIC TYPE, LOCATION AND SIZE OF STORM WATER STRUCTURES ARE NOT SHOWN. THE DEVELOPMENT ANTICIPATES COMPLIANCE WITH HENRY COUNTY AND WATERSHED DISTRICT STORM WATER REQUIREMENTS.
- THE PROPERTY WAS REVIEWED FOR STREAMS AND WETLANDS, WHICH WERE FIELD LOCATED AND ARE SHOWN ON THE PLAN BY ENVIRONMENTAL SERVICES INC., FALL 2005. THE JURISDICTIONAL REVIEW HAS SUBMITTED TO THE ARMY CORPS OF ENGINEERS 02/06.

CONTACT INFORMATION:

CLIENT CONTACT:
JOHN A. BOWMAN
TUSSEHAW DEVELOPMENT LLC
400 TRINITY PLACE
SAVANNAH, GEORGIA 30404
(912) 114-1152
CONSULTANT CONTACT:
WILLIAM E. SCHMIDT
SCHMIDT ASSOCIATES, INC.
425 OAK STREET, NW
ANN ARBOR, GEORGIA 30501
(770) 718-0900

GRTA PLAN
EMERALD SHORES
HENRY COUNTY, GEORGIA



CRESCENT COMMUNITIES
A Duke Energy Company

THIS PLAN IS BASED ON CURRENT DEVELOPMENT PLANS WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEE IS MADE THAT PROPOSED FEATURES WILL BE CONSTRUCTED OR THAT, IF CONSTRUCTED, THE NUMBER, TYPE, SIZE AND LOCATION WILL BE DEPICTED ON THIS PLAN.

