



# REGIONAL REVIEW NOTIFICATION

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

DATE: Jul 17 2007

ARC REVIEW CODE: R707171

TO: Chairman John Eaves  
ATTN TO: Morgan Ellington, Planner  
FROM: Charles Krautler, Director

NOTE: This is digital  
signature. Original on file.

## **SUPPLEMENTAL MEETING SCHEDULED**

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review. During the initial preliminary review, several issues related to this development were found. In order to complete this review, a supplemental meeting has been scheduled.

**Name of Proposal:** Hawks Ridge

**Review Type:** Development of Regional Impact

**Meeting Date:** August 2, 2007

**Time:** 1:30 PM

**Location:** Chattahoochee Conference Room, ARC offices, 40 Courtland Street, Atlanta, GA 30303

**Description:** The proposed Hawks Ridge development is a single family residential development on 360.47 acres located in south Fulton County. The proposed development will consist of 522 single family residential units. Access to the development is proposed along Butner Road and Cascade Palmetto Road.

**Submitting Local Government:** Fulton County

**Date Opened:** Jul 17 2007

**Deadline for Comments:** Jul 31 2007

**Earliest the Regional Review can be Completed:** Aug 16 2007

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

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
METRO ATLANTA RAPID TRANSIT AUTHORITY  
FULTON COUNTY SCHOOLS

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
DOUGLAS COUNTY

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

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311.



# REGIONAL REVIEW NOTIFICATION

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**DATE:** Jul 18 2007

**ARC REVIEW CODE:** R707181

**TO:** Chairman John Eaves  
**ATTN TO:** Morgan Ellington, Planner  
**FROM:** Charles Krautler, Director

NOTE: This is digital  
signature. Original on file.

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

**Name of Proposal:** Hawks Ridge

**Review Type:** Development of Regional Impact

**Description:** The proposed Hawks Ridge development is a single family residential development on 360.47 acres located in south Fulton County. The proposed development will consist of 522 single family residential units. Access to the development is proposed along Butner Road and Cascade Palmetto Road.

**Submitting Local Government:** Fulton County

**Date Opened:** Jul 18 2007

**Deadline for Comments:** Aug 1 2007

**Earliest the Regional Review can be Completed:** Aug 17 2007

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

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
METRO ATLANTA RAPID TRANSIT AUTHORITY  
FULTON COUNTY SCHOOLS

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
DOUGLAS COUNTY

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

**Attached is information concerning this review.**

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Aug 1 2007, 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/landuse> .



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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 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: **Hawks Ridge** 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:**

Haley Fleming, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3311 Fax (404) 463-3254  
[hffleming@atlantaregional.com](mailto:hffleming@atlantaregional.com)

**Return Date: Aug 1 2007**

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Jul 18 2007

ARC REVIEW CODE: R707181

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Haley Fleming, Review Coordinator, Extension: 3-3311

### Reviewing staff by Jurisdiction:

Land Use: Calvert, Brad

Transportation: Park, Jean Hee

Environmental: Santo, Jim

Research: Skinner, Jim

Aging: Stalvey, Beth

Name of Proposal: Hawks Ridge

Review Type: Development of Regional Impact

Description: The proposed Hawks Ridge development is a single family residential development on 360.47 acres located in south Fulton County. The proposed development will consist of 522 single family residential units. Access to the development is proposed along Butner Road and Cascade Palmetto Road.

Submitting Local Government: Fulton County

Date Opened: Jul 18 2007

*Deadline for Comments:* Aug 1 2007

Earliest the Regional Review can be Completed: Aug 17 2007

### **Response:**

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

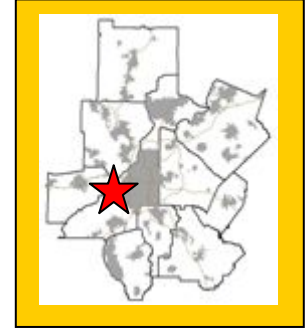
### **COMMENTS:**


Preliminary Report:	July 18, 2007	<b>DEVELOPMENT OF REGIONAL IMPACT REVIEW REPORT</b>	Project:	Hawks Ridge #1460
Final Report Due:	August 17, 2007		Comments Due By:	August 1, 2007

### **PRELIMINARY REPORT SUMMARY**

#### **PROPOSED DEVELOPMENT:**

The proposed Hawks Ridge development is a single family residential development on 360.47 acres located in south Fulton County. The proposed development will consist of 522 single family residential units. Access to the development is proposed along Butner Road and Cascade Palmetto Road.



#### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date 2012.

#### **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 community unit plan (CUP). The site is not being rezoned and allows for residential only. Information submitted for the review states that the proposed development is not consistent with the future land use plan for Fulton County, which designates the area as residential, allowing for up to two units per acre.

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

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

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

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

**Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

No, the proposed development would not increase the need for services in the area.

**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 2 mile radius of the proposed project.

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Final Report Due:	August 17, 2007		Comments Due By:	August 1, 2007

#### **YEAR NAME**

1989RESOURCE TECHNOLOGY CENTER  
1989THE WOODLANDS  
2000ANNEEWAKEE TRAILS  
2000KNIGHTS S. FULTON PKWY RESIDENTIAL DEV  
2003CAMP CREEK TREATMENT FAC EXP  
2003PEC BUTNER ROAD  
2003CHATTAHOOCHEE VILLAGE II  
2004SCHULTZ-BUTNER ROAD TRACT  
2004TWIN LAKES COMMUNITY DEVELOPMENT  
2006WIREGRASS FARMS (HATHCOCK)

**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?**

The proposed development was originally reviewed as a DRI in 2004, known as the Schultz-Butner Road Tract. At that time, the development was proposing 675 single family homes, 122 townhomes, and 217,000 square feet of commercial space. Also, the site plan indicated that 71.31 acres (19.8%) would be preserved as greenspace. The Schultz- Butner Road Tract was determined to be in the Best Interest of the Region; and therefore, of the State at that time because the project was proposed as a mixed use development, providing retail services to individuals living within the community. Through the rezoning process, the development has been revised to a single family residential development. ARC's Regional Development Policies strive to promote sustainable economic development in all areas of the region, increase opportunities for mixed use development, increase the amount, quality, and connectivity of greenspace, and encourage a variety of home styles, densities, price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups. According to the Unified Growth Policy Map, the proposed development is located in an area defined as suburban neighborhood. Suburban neighborhoods are defined as areas that are located outside of the Central City or Activity Centers and are developed at a more suburban scale with appropriate commercial development and low-intensity mixed use serving the local area.

Due to inconsistencies with the Regional Development Policies and low score on the ARC's Air Quality Benchmarks, ARC's staff preliminary recommendation is not in the Best Interest of the Region; and therefore, of the State.

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Final Report Due:	August 17, 2007		Comments Due By:	August 1, 2007

## **PRELIMINARY REPORT**

### **Regional Development Plan Policies**

1. Provide sustainable economic growth in all areas of the region.
2. Encourage new homes and jobs within existing developed areas of the region, focusing on principal transportation corridors, the Central Business District, activity centers, and town centers.
3. Increase opportunities for mixed use development, transit-oriented development, infill, and redevelopment.
4. At strategic regional locations, plan and retail industrial and freight land uses.
5. Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.
6. Promote the reclamation of Brownfield development sites.
7. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities to grow.
8. Encourage a variety of homes styles, densities, and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
9. Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options, and provide an appropriate mix of uses and housing types.
10. Promote sustainable and energy efficient development.
11. Protect environmentally-sensitive areas including wetlands, floodplains, small water supply watersheds, rivers and stream corridors.
12. Increase the amount, quality, and connectivity, and accessibility of greenspace.
13. Provide strategies to preserve and enhance historic resources
14. Through regional infrastructure planning, limit growth in undeveloped areas of the region
15. Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.
16. Inform and involve the public in planning at regional, local, and neighborhood levels.
17. Coordinate local policies and regulations to support Regional Policies
18. Encourage the development of state and regional growth management policy.

### **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.

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Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate "big box" stores to areas where they will do the least harm to the community fabric.

## BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

## BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.



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Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

## BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.

Practice 4: Design of energy-saving features. Natural shading and solar access.

Practice 5: Supply affordable single-family homes for moderate-income households.

Practice 6: Supply affordable multi-family and accessory housing for low-income households.

Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.

Practice 8: Mix housing to the extent the market will bear.

## LOCATION

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

The proposed development is located in south Fulton County, between Cascade Palmetto Highway and Butner Road, north of Highway 92.

### **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 Fulton County’s jurisdiction. The project is located approximately a half mile from Douglas County to the west.

### **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.**

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

## 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 \$114,840,000 with an expected \$2,088,000 in annual local tax revenues.

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



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Short-term jobs will depend upon construction schedule.

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

Yes.

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

To be determined during the review.

## **NATURAL RESOURCES**

**Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.**

### **Water Supply Watersheds/Stream Buffers**

The proposed project is not in the Chattahoochee River Corridor, but is in the portion of the Chattahoochee Basin that drains into the Corridor. The USGS coverage for the project area shows two tributaries to Deep Creek, itself a tributary of the Chattahoochee, crossing the property. These streams, as well as their unmapped branches, are shown on the project plan, and buffers are shown along them. However, the Fulton County stream Buffer Ordinance requires 75-foot buffers and the ones shown on the plans are only 60 feet deep. Any buffers smaller than County requirements will require a variance from Fulton County. Any other waters of the state on the property will also be subject to the State 25-foot erosion and sedimentation buffer.

### **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 produced after the construction of the entire proposed development, based on the submitted site plans. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/yr). The property is classified as townhouse/apartment because no category was developed for high density single-family residential. The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. Actual pollutant loadings will vary based on actual use and the amount of impervious surface in the final project design. The following table summarizes the results of the analysis.

**Estimated Pounds of Pollutants Per Year**

Land Use:	Land Area (Acres)	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Townhouse/Apartment	360.47	378.49	3860.63	24151.49	218084.35	273.96	50.47

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TOTAL	360.47	378.49	3860.63	24151.49	218084.35	273.96	50.47
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Total Percentage Impervious: 48%

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.**

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?**

There will be a total of two access points. One will be at Cascade Palmetto Highway and the second will be located at Butner Road.

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

SEI 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 7<sup>th</sup> 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
Single Family Homes <i>522 units</i>	94	281	375	299	176	475	4,755
<b>TOTAL NEW TRIPS</b>	<b>94</b>	<b>281</b>	<b>375</b>	<b>299</b>	<b>176</b>	<b>475</b>	<b>4,755</b>

**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

*To be determined upon completion of review.*

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

### 2006-2011 TIP\*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
FS-120	SR 154 (Cascade-Palmetto Highway) at Wilkerson Mill Road	Roadway Operational Upgrades	2009
FS-190	SR 70 (Cascade-Palmetto Highway) at Camp Creek	Bridge Upgrade	2008
FS-191	SR 154 (Cascade-Palmetto Highway) at Bear Creek	Bridge Upgrade	2008
FS-206	SR 154 (Cascade-Palmetto Highway) at Cedar Grove Road/Ridge Road	Roadway Operational Upgrades	2010

### 2030 RTP\*

ARC Number	Route	Type of Improvement	Scheduled Completion Year
N/A	N/A	N/A	N/A

*\*The ARC Board adopted the 2030 RTP and FY 2006-2011 TIP on June 8, 2007.*

**Summarize the transportation improvements as recommended by consultant in the traffic study for Hawk's Ridge Residential.**

According to the findings, there will be no capacity deficiencies as a result of future year **background** and future year **total** traffic. The transportation consultant has not made further recommendations for improvements to be carried out to upgrade the existing level of service.

**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?**

There is no transit service within immediate vicinity of the proposed development.

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

None proposed.

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



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

Based on regional averages, wastewater is estimated at 0.183 gallons per day.

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

Fulton County Camp Creek Wastewater Treatment Plant, The nearest sewer line to the project is approximately ¼ mile northeast of the site along Deep Creek.

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

The capacity of Camp Creek is listed below

<b>PERMITTED CAPACITY MMF, MGD<sup>1</sup></b>	<b>DESIGN CAPACITY MMF, MGD</b>	<b>2001 MMF, MGD</b>	<b>2008 MMF, MGD</b>	<b>2008 CAPACITY AVAILABLE +/-, MGD</b>	<b>PLANNED EXPANSION</b>	<b>REMARKS</b>
13	13	13	17	-4	Expansion to 24 mgd by 2005.	Step permit (13/19/24) approved by EPD.

*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**



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

Water demand also is estimated at 0.183 gallons per day based on regional averages.

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

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

**INFRASTRUCTURE**

**Solid Waste**

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

Information submitted with the review 543 tons of solid waste per year and will be disposed in Fulton County.

**Will the project create any unusual waste handling or disposal problems?**

No.

**Are there any provisions for recycling this project's solid waste?**

None stated.

**INFRASTRUCTURE**

**Other facilities**

**According to information gained in the review process, will there be any unusual intergovernmental impacts on:**

- Levels of governmental services?
- Administrative facilities?
- Schools?
- Libraries or cultural facilities?
- Fire, police, or EMS?
- Other government facilities?
- Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

To be determined during the review.

**HOUSING**



Preliminary Report:	July 18, 2007	<b>DEVELOPMENT OF REGIONAL IMPACT  <u>REVIEW REPORT</u></b>	Project:	Hawks Ridge #1460
Final Report Due:	August 17, 2007		Comments Due By:	August 1, 2007

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

No, the development is proposing 522 single family units.

**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 103.01. This tract had a 219.9 percent increase in number of housing units from 2000 to 2006 according to ARC's Population and Housing Report. The report shows that 91 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?**

N/A

\* 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.



OWNER/DEVELOPER:  
Bulmer Road, LLC  
3137 Oakbrook Drive  
Atlanta, GA 30340  
24 HOUR PHONE: (678) 578-3970  
CONTACT: JOHNNY STROTHEN

**HAWK'S RIDGE**  
**PHASE 1**

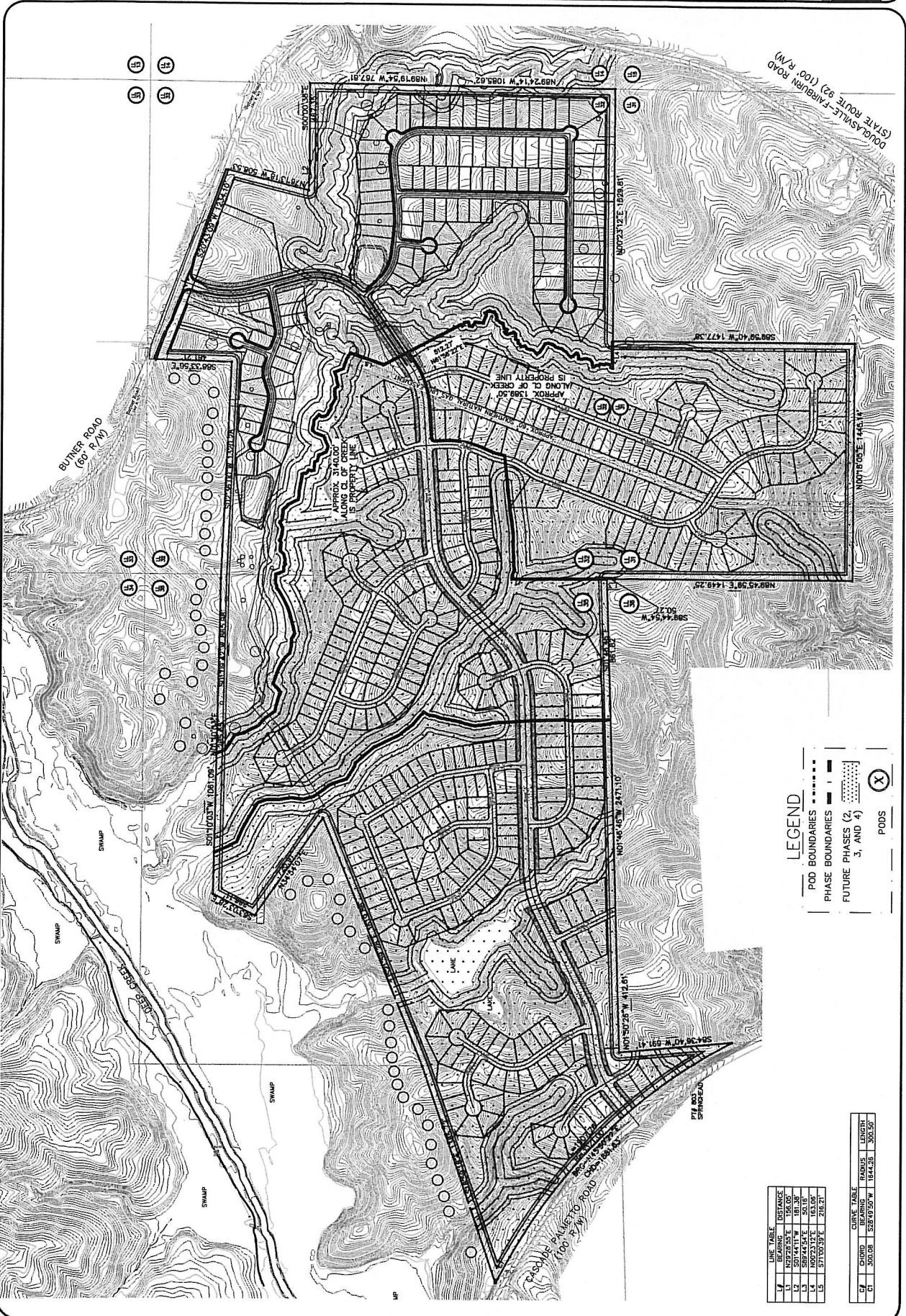
**OVERALL**  
**SITE PLAN**  
**(ALL**  
**PHASES)**

DATE: 6/27/02  
DESCRIPTION: LRP SUBMITTAL

PROJECT NO.: 00000  
SHEET NO.: 00000

LANDMARK  
SURVEYING  
INCORPORATED

**SITE**  
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# Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1460**

## DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:

Fulton County

Individual completing form:

Morgan Ellington, Planner EC&D/Zewdie Bekele, EC&D

Telephone:

404-730-8049

E-mail:

Morgan.Ellington@fultoncountyga.gov

\*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:

Schultz-Butner Road Tract (Hawks Ridge)

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

Butner Road @ Cascade Palmetto Highway. LL 31, 32, 35, 36, 42, & 43 of the 9th District.

Brief Description of Project:

A total of 522 single family dwelling units on 360.47 acres at a density of 1.45 units per acre.

### Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

☐ Office

☐ Mixed Use

☐ Petroleum Storage Facilities

☐ Commercial

☐ Airports

☐ Water Supply Intakes/Reservoirs

☐ Wholesale & Distribution

☐ Attractions & Recreational Facilities

☐ Intermodal Terminals

☐ Hospitals and Health Care Facilities

☐ Post-Secondary Schools

☐ Truck Stops

☒ Housing

☐ Waste Handling Facilities

☐ Any other development types

☐ Industrial☐ Quarries, Asphalt & Cement  
Plants

If other development type, describe:

Project Size (# of units, floor area, etc.): 522 single family dwelling units on 360.47 acres at 1.45 units per acre.

Developer: Billy Schultz, Inc.

Mailing Address: 3085 Paces Mill Road

Address 2:

City:Atlanta State: GA Zip:30339

Telephone: 678-305-9420

Email: billy@telfairbrokers.com

Is property owner different from developer/applicant? ☐ (not selected) ☐ Yes ☒ No

If yes, property owner:

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☒ Yes ☐ No

If yes, provide the following information: Project Name: Schultz-Butner Road Tract

Project ID: 471

The initial action being requested of the local government for this project:

- ☒ Rezoning  
☐ Variance  
☐ Sewer  
☐ Water  
☐ Permit  
☒ Other Site Plan modification

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates: This project/phase: 2012  
Overall project: 2012[Back to Top](#)

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# Developments of Regional Impact

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**DRI #1460**

## DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local  
Government:

Fulton County

Individual completing form:

Morgan Ellington, Planner EC&amp;D/Zewdie Bekele, EC&amp;D

Telephone:

404-730-8049

Email:

Morgan.Ellington@fultoncountyga.gov

### Project Information

Name of Proposed Project:

Schultz-Butner Road Tract (Hawks Ridge)

DRI ID Number:

1460

Developer/Applicant:

Billy Schultz, Inc.

Telephone:

678-305-9420

Email(s):

billy@telfairbrokers.com, ambeen@bellsouth.net

### Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)

☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out:

\$114,840,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:

\$2,088,000

Is the regional work force

☐ (not selected) ☒ Yes ☐ No

sufficient to fill the demand created by the proposed project?	
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
<b>Water Supply</b>	
Name of water supply provider for this site:	City of Atlanta
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.183 mgd
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Fulton Co., Deep Creek
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.183 mgd
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Land Transportation</b>	
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.)	4,755
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation	

improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe below:	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	543
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	35 %
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: To mitigate the project's impact on stormwater management, perimeter property buffers, stream buffers and detention ponds shall be utilized.	
<b>Environmental Quality</b>	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected: Deep Creek Watershed	
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