



ATLANTA REGIONAL COMMISSION 40 COURTLAND STREET, NE ATLANTA, GEORGIA 30303

November 6, 2001

Honorable Mike Kenn, Chairman  
Fulton County Commission  
141 Pryor Street  
Atlanta, GA. 30303

RE: Development of Regional Impact Review  
Oakley Township

Dear Chairman Kenn:

I am writing to let you know that the ARC staff has completed the Development of Regional Impact (DRI) review of the proposed Oakley Township. Our finding is that this DRI is in the best interest of the State.

We appreciate the developer working with us to accommodate a school site and a neighborhood retail site in the proposed development as well as to undertake efforts to acquire land to provide an additional road access for the lots south of the power easement. We would suggest that development of these lots south of the power easement be delayed until the additional road access is provided.

We are enclosing a copy of our review report as well as copies of comments received during the review. Please feel free to call me or Beverly Rhea (404-463-3311) if you have any questions about the review.

Sincerely,

Charles Krautler  
Director

Enclosures

C Mr. Carl Westmoreland, Attorney  
Mr. Michael Benoit, Horton-Torrey  
Hon. Ralph Moore, Union City  
Mr. Tom Coleman, GDOT  
Mr. Harold Reheis, GEPD  
Mr. Rick Brooks, GDCA  
Mr. Brian Piascik, GRTA  
Mr. Stephen Dolinger, Fulton Co. Schools

Facility: **Oakley Township**  
Preliminary Report: **July 5, 2001**  
Final Report: **November 6, 2001**

## **DEVELOPMENT OF REGIONAL IMPACT**

### **REVIEW REPORT**

**ORIGINALLY PROPOSED DEVELOPMENT:** 1,240 single-family houses, a convenience store, and a site for a fire station on 390.5 acres on the east side of Oakley Road and Oakley Industrial Boulevard extending, in part, to Lester Road. The site was proposed for annexation into the City of Union City.

**REVISED PROPOSAL:** Reduction in number of lots to 940 in order to add a 22-acre site for a Fulton County elementary school. Also, developer is negotiating to acquire additional land to west and southeast to bring proposal back to 1,240 lots and also provide an additional access to the lots south of the power easement. Finally, the site is no longer proposed for annexation into Union City.

### **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 property proposed for development is in unincorporated Fulton County. It was proposed for annexation into the City of Union City, but is now under consideration by the County. The site was not covered in the City's comprehensive plan. It is consistent with the County plan.

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

See above.

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

No specific impacts 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?**

According to regional averages, the development could accommodate a population of 3,100, including 899 students. Information submitted with the review estimates 100 long-term jobs as well as 200 short-term jobs would be accommodated by the development. Developer proposed mitigation measures include buffers, landscaping, stormwater management, accel/decel lanes,

erosion/sedimentation control measures, sidewalks and bicycle paths, pedestrian crosswalks, provision of a site for an elementary school, and provision of a site for neighborhood retail.

**What other major development projects are planned in the vicinity of the proposed project?**

The site proposed for Oakley Township is located across Fayetteville Road from Southpark, which ARC reviewed in the 1980's as a 655 acre industrial park. It was later reported to be expanded to 1200 acres.

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

No.

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

No.

**LOCATION**

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

The development site is located on 390.5 acres of land located on the east side of Oakley Road and Oakley Industrial Road extending in part to Lester Road. 84°32'15"/34°33'

**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.**

As noted previously, the site proposed for development currently is located in unincorporated Fulton County and is contiguous in part to Union City.

**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.**

No negative impacts were identified during the review.

**ECONOMY OF THE REGION**

According to information on the review form or comments received from potentially affected governments:

**What new taxes will be generated by the proposed project?**

Annual taxes are estimated at \$576,000 based on a build-out value of \$192,000,000.

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

The development is projected to support 200 short-term jobs and 100 long-term jobs.

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

Yes. This is an approximate 7-year build-out plan.

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

The development will provide affordable housing opportunities in fairly close proximity to Union City, Fairburn, and Shannon Mall.

## **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.**

**In what ways could the proposed project create impacts that would damage or help to preserve the resource?**

### **Watershed Protection**

The site proposed for development includes a segment of Broadnax Creek which feeds into Morning Creek which, in turn, feeds into the Flint River. The Flint River watershed is classified by Georgia Environmental Protection Division (EPD) criteria as a large (over 100 square miles) watershed. It does not appear that any EPD watershed protection criteria apply to the type of development proposed in Oakley Township.

### **Georgia Erosion and Sedimentation Act/Stream Buffer Requirements**

The Georgia Erosion and Sedimentation Control Act requires a 25-foot buffer on "State waters". The County and the developer should confer with the Georgia Environmental Protection Division (EPD) staff to determine whether the creek segment located on the property is considered "State waters."

### **Wetlands and Floodplains**

Information submitted with the review indicates that floodplains or wetlands are located on the site and will be protected. This is consistent with ARC's Regional Development Plan policy on protection of environmentally sensitive areas.

### **Storm Water/Water Quality**

The amount of pollutants that will be produced after construction of the proposed development was estimated by ARC staff. The estimates are based on pollutant loading factors (lbs/ac/yr). The loading factors are based on the results of regional storm water monitoring data from the Atlanta Region. The following table summarizes the results of the analysis.

Land Use	Pollutant Loads (lbs./yr.)						
	Land Area (acres)	TP	TN	BOD	TSS	Lead	Zinc
Commercial	3.13	5.35	54.46	338.04	3076.79	3.85	0.69
Medium Density SF (0.25-0.50 acres)	387.37	522.95	2289.36	16656.91	310283.37	131.71	30.99
TOTAL	390.5	528.30	2343.82	16994.95	313360.16	135.56	31.68

**Total Impervious Surface:** approximately 26%

#### Structural Storm Water Controls

According to information submitted with the review, the proposed development proposes storm water management. ARC staff recommends that before any permits are issued, the County should require that the developer submit a storm water management plan as a key component of the Plan of Development. The storm water plan should include location, construction and design details and all engineering calculations for all storm water quality control measures. The Plan also should include a monitoring program to ensure storm water pollution control facilities function properly.

ARC staff recommends that structural controls be designed to accommodate the installation, operation and maintenance of automatic equipment at inlet and outlet locations for the monitoring of flow rates and water quality. It is recommended that the monitoring program consider the following minimum elements:

- Monitoring of four storms per year (1 per quarter);
- Collection of flow weighted composite of the inflow to the structure during the entire storm event;
- Collection of a flow weighted composite of the outflow from the structure—the sampling period should include the peak outflow resulting from the storm event;
- Analysis of inflow and outflow flow weighted composite samples for biochemical oxygen demand (BOD), total suspended solids (TSS), zinc, lead, total phosphorous (TP) and total nitrogen (TKN & NO<sub>3</sub>); and
- Collection of grab samples at the inlet and outlet locations during the periods of peak inflow and outflow for pH, dissolved oxygen (DO) and fecal coliform bacteria.

The County should determine the actual number and size of storms to be monitored as well as who should be responsible for conducting the monitoring. Monitoring should be conducted at the development's expense. Analysis should conform to EPA standards. Specific monitoring procedures and parameters analyzed may change in the future based on continuing storm water runoff and water quality studies.

The storm water plan should require the development to submit a detailed, long-term schedule for inspection and maintenance of the storm facilities. This schedule should describe all maintenance and inspection requirements and persons responsible for performing maintenance and inspection activities. These provisions and the monitoring program should be included in a formal, legally binding maintenance agreement between the County and the developer.

In addition to inspections required in the storm water management plan, the formal maintenance agreement between the developer and the County should allow for periodic inspections for the storm water facilities to be conducted by the County. If inadequate maintenance is observed, the development should be notified and given a period of time to correct any deficiencies. If the



development fails to respond, the County should be given the right to make necessary repairs and bill the development.

The County should not release the site plans for development or issue any grading or construction permits until a storm water management plan has been approved and a fully executed maintenance/monitoring agreement is in place.

## **HISTORIC RESOURCES**

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

No.

**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**

The site proposed for development is located on the east side of Oakley Road and Oakley Industrial Boulevard and extends in part to Lester Road.

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

Information submitted with the review indicates 8,000 total daily trips from the development. ARC staff estimates 10,510 trips if the originally proposed 1,250 residential units are developed. However, ARC's estimate does not include reductions for neighborhood retail and school.

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

Facility	1999			2010			2025		
	Lanes	Volume	V/C	Lanes	Volume	V/C	Lanes	Volume	V/C
I-85S south of SR 138	8	121,607	.75	8	131,487	.81	8	129,784	.80
Oakley Industrial Blvd	2	5,292	.28	2	7,006	.38	4	11,427	.31
SR138 east of I-85	4	16,389	.31	4	16,410	.31	4	20,864	.40
I-85 HOV	NA	NA	NA	NA	NA	NA	1+1	14,851	.36

What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of those improvements (long or short range or other)?

ARC ID	Location	Description	N'wrk Direct	
			Year	Proj Impact
AR332B	I-85 HOV Phase II	HOV 0→2	2025	No
FS004	Oakley Ind fm SR 138 to Fayetteville Rd	2→4	2015	Yes
FS026	Oakley Rd Ext fm Flat Shoals to Stonewall Tell	0→4	2010	No
FS056	Oakley Ind fm Senoia Rd to Bohannon Rd	0→4	U/C	No
FS086	I-85 Frontage Rds fm SR74 to SR92	0→2	2010	No

Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?

No; however, MARTA's bus route 190 serves the Shannon Mall area and a park and ride lot about 1-2 miles northeast of the project site.

Is the site served by transit? If so, describe type and level of service.

See above.

Are there plans to provide or expand transit service in the vicinity of the proposed project?

Based on a review of the 2025 RTP, there could be an expansion of MARTA service in this area.

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

To meet ARC's air quality benchmark, this is a single-family residential development with neighborhood shopping and streets, sidewalks, and bicycle/pedestrian paths connecting parts of the development.

What is the cumulative trip generation of this and other DRI's or major developments? Is the transportation system (existing and planned) capable of accommodating these trips?

The traffic analysis suggests that most area surface roads have and will maintain adequate capacity over the next 25 years to serve the mobility and access needs of motorized vehicles.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

How much wastewater and sewage will be generated by the proposed project?

Wastewater is estimated at 0.324 MGD on information submitted with the review.

Which facility will treat wastewater from the project?

Camp Creek appears to be the wastewater treatment plant that would serve this area.

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

Camp Creek has a permitted capacity of 13.0 MGD and had a 1998 monthly average of 11.13 MGD with a maximum monthly flow of 13.89 MGD, indicating a wet weather problem. The plant is nearing capacity even during normal weather. Fulton County has acquired land and is working toward increasing capacity of this plant, but the timing of this development and treatment capacity need to be coordinated. According to staff at the plant, the process to begin the permitting of an expansion of the plant to 24 MGD with an interim phase to 19 MGD is underway. Also according to the staff, the County can divert excess flow to the 40 MGD Utoy Plant. However, this plant had a 1998 average monthly flow of 29.75 MGD with a maximum monthly average of 41 MGD, also indicating a wet weather problem here as well.

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

The Knight South Fulton development is the last DRI reviewed by ARC that would add flow to this plant.

**INFRASTRUCTURE**

**Water Supply and Treatment**

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

Water demand also is estimated at 0.324 MGD on information submitted with the review.

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

Minimal impact.

**INFRASTRUCTURE**

**Solid Waste**

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

Information submitted with the review estimates 2,448 tons of solid waste per year.

**Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?**

No.

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



None stated.

## **INFRASTRUCTURE**

### **Other facilities**

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

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

South Fulton County is experiencing a large amount of growth and will need to increase all services. This development alone, however, should not increase the need for any services other than schools and possibly fire protection, both of which are provided a site in the development. The potential of 899 students will seriously impact the Fulton County Schools serving the area and the developer worked with the schools to provide a 22-acre school site.

## **HOUSING**

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

No. The site is mainly housing.

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

Yes. The site is near the City of Union City and fairly close to the City of Fairburn and also to Shannon Mall as well as being located across from Southpark.

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

Yes, but with very limited availability. The project site is located in Census Tract 105.04. According to ARC's Population and Housing report, Tract 105.04 had a 24.4 percent increase in number of

housing units between 1990 and 2000 and has a 92.2 percent occupancy rate compared to 90.5 percent for the Region.

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

Likely.

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2002 median income of \$57,795 for family of 4 in Georgia.



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W. R. McNally, Attorney  
Carol Chandler, Executive Assistant

July 16, 2001

Mrs. Beverly Rhea  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, GA 30303

RE: DRI - Oakley Township

Dear Mrs. Rhea:

It is very difficult to comment on the preliminary plan when so much information is missing. Information regarding the project's impact on the city's short term work program, its affect on neighboring land uses, and its impact on stormwater monitoring are "to be determined". Likewise missing is the information regarding traffic patterns, trip generation figures, the disbursement of wastewater, and the project's impact on the existing transportation system. Of special concern to Fayette County is the lack of particular road volumes; SR 92 North is heavily used by Fayette County residents as it is one of the few north-south arterials in the county.

Given the limited information available, we have the following comments:


1. The development appears to be more dense than what would be allowed under the Fulton County Land Use Plan. The ARC's Regional Development Plan (RDP) advocates increased density around transit facilities. As there are no transit facilities proposed for this area, it seems that increasing density would run counter to the RDP's goals.
2. It is untimely to consider locating such a large residential neighborhood in such close proximity to a proposed power plant (South Fulton Energy Center) when the particular effects of the plant remain unknown.

Beverly Rhea  
DRI-Oakley Township  
Page 2

3. It would be useful if the Minimum Planning Standards required local communities to update their comprehensive plans prior to annexation. Such an update would provide much of the unavailable information. The opportunity to comment would also then come at the planning stage rather than the development stage. It would also require the annexing jurisdiction to fully consider the effects of such annexation.
4. Lacking the ability to require a comprehensive plan update prior to annexation, DRIs should not be distributed until complete information is available.

Fayette County appreciates the opportunity to comment on this major residential development. We would appreciate receiving any additional information on this project as it becomes available.

Sincerely,



Gregory M. Dunn  
Chairman

cc: Board of Commissioners  
County Administrator  
Director of Planning



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DEVELOPMENT

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file  
mice

October 16, 2001

Mr. Michael Benoit  
Torrey Homes  
8200 Roberts Drive  
Suite 400  
Atlanta, Georgia 30350

Via Facsimile

RE: Oakley Road Development Plan

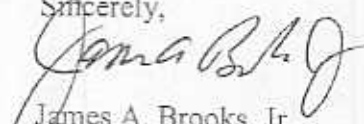
Dear Mr. Benoit:

This letter is to confirm that the development plan that you provided showing our prototype elementary school is acceptable, conceptually.

The school district greatly appreciates Torrey Homes' collaboration in efforts to facilitate property donation for a community school in its development at this location.

Please keep me current on this project so that the due diligence necessary for the final acceptance of the proposed school site can be timely accomplished.

Sincerely,



James A. Brooks, Jr.  
Land Agent

fj



# Green South Fulton

An Affiliate of Chattowah Open Land Trust

4730 Bethlehem Road  
Fairburn GA 30213-1903

770-964-5212  
greensouth@earthlink.net

Monday, October 15, 2001

To: Mike Benoit, Torrey Homes

From: Abby Jordan

RE: Oakley Township

CC: Mari Jo Paladino  
Charles Sibley

Mike, thanks for meeting with us again last Thursday. I thought it was a very productive meeting.

Following is my understanding of the agreement reached in that meeting.

If D.R. Horton/Torrey Homes is willing to agree in writing to include all of the following items as conditions to the zoning for Oakley Township, then as Director of Green South Fulton I will be willing to stand in support of this project. I cannot speak for the two community associations Safeguard South Metro and Fife, but I believe their representatives are comfortable with this agreement also.

Thanks again for all your time on this. I do believe that our input will result in a higher quality development for Torrey Homes and for South Fulton.

My understanding:

- Number of lots reduced to 980 lots on 364 acres
- Elementary school site donated to Fulton County Schools to replace Pod (B? D?)
- Provide commercial site and covered MARTA bus stop w/ park & ride lot at intersection of Oakley Rd. and Oakley Industrial
- Reduce street width to minimum allowable by Fulton County and provide sidewalks throughout development on at least one side of street, except that main "parkway" shall have sidewalks on both sides
- Install street trees on main "parkway"
- Stub out streets on all property perimeters to provide for future connectivity
- Permanently preserve 75' stream buffers on all perennial streams as common greenspace (not included in private lots)
- Provide pocket parks as shown on most recent revision of site plan
- Connect cul de sacs: within Pod F, between Pods E and G, within Pod C, between pods C and E
- Increase perimeter buffers: Pod B - 100',
- All perimeter buffers will be undisturbed, or if disturbed re-planted to Fulton County buffers standards

- At communities' request, balance lot and house sizes as follows:
  - 10% 1000 sf min
  - 15% 1100 sf min
  - 35% 1450 sf min
  - 30% 1900 sf min
- Front setbacks will be staggered, suggested as follows per San Antonio TX code:
  - within any 10 consecutive lots at least one-third of the units have building setbacks between 15 and 17 feet; one third between 18 and 20 feet; and one-third between 21 and 23 feet.
  - Front-entry garages or carports must be set back 20 feet from the property line, regardless of whether staggered building setbacks were used.
  - Alternatively, if off-street parking was provided at the rear of the structure, minimum frontyard setbacks could be from 10 to 18 feet using the same formula as above.
- Place conservation easement with Chattowah Open Land Trust on common greenspace prior to final platting



Georgia Regional Transportation Authority

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**Date:** December 13, 2001

**To:** All Interested Parties

**From:** Brian Piascik *BWP*  
DRI Coordinator  
245 Peachtree Center Avenue, Suite 900  
Atlanta, GA 30303

**Re:** **DRI Review under GRTA's Interim DRI Policy**  
**GRTA Application No. FO-070601-1a**

The following Development of Regional Impact (DRI) was reviewed at the Georgia Regional Transportation Authority's DRI Committee meeting held on December 12, 2001.

Oakley Township

Pursuant to GRTA's Interim DRI Policy, the DRI Committee made and approved the following motion:

Motion was made with respect to the following DRI number FO-070601-1a, Oakley Township: Pursuant to GRTA's Interim Policy, state and federal funds required to create land transportation services and access to the development shall not be prohibited in connection with our review of this DRI since ARC has made a finding that the DRI is in the Best Interest of the State of Georgia.

If you have any questions, please contact me at 404.463.3009.

cc: Developer  
County  
Local  
Beverly Rhea, ARC  
File