

Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327-2809



Harry West
Director

December 2, 1998

Honorable Betty W. Hannah, Mayor
City of Fairburn
P.O. Box 145
Fairburn, GA. 30213

RE: Development of Regional Impact
Meadow Glyn

Dear Betty:

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

Along with our finding, I want to express our appreciation for the City and the developer working with us to assure (1) that the development will have pedestrian and bicycle facilities within the site and allowing connection to adjoining properties and (2) that the development will not exceed 25 percent impervious surface since it is located in the Line Creek Small Water Supply Watershed.

Enclosed are copies of our review report and comments we received from other organizations. Please feel free to call me or Beverly Rhea (404-364-2562) if you have any questions concerning the review.

Sincerely,

A handwritten signature in dark ink, appearing to read "Harry West", is written over a circular stamp or seal. The signature is fluid and cursive.

Harry West
Director

Enclosures

c Mr. Anthony W. Cox, City of Fairburn
Mr. Jay Knight, The Knight Group
Honorable Robert Lenox, Peachtree City
Honorable Richard Santiago, Town of Tyrone
Honorable Robert Sprayberry, Fayette County
Mr. Dennis Boyden, South Fulton Chamber of Commerce
Mr. Richard Simonetta, MARTA
Mr. Stephen Dolinger, Fulton County Schools

Facility: Meadow Glyn
Preliminary Report: October 22, 1998
Final Report: December 2, 1998

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

PROPOSED DEVELOPMENT: 280 single-family units, 208 multi-family units, 420,000 sq. ft. industrial space, 400,000 sq. ft. retail space. City of Fairburn, Fulton County

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 site proposed for development has been annexed by the city.

The site has been incorporated into the city of Fairburn, but has not been included in the Fairburn Comprehensive Plan. The City reports that the proposed development is consistent with a number of goals and policies in their Comprehensive Plan. Also, the land use is generally consistent with that proposed in the Fulton County Future Land Use map.

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

No inconsistencies with adjoining land uses in unincorporated Fulton County were identified.

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

The development that is occurring in the Fairburn area including this project will require some additional services from the City of Fairburn. The city plans to include these services in their STWP Update according to information submitted by the City.

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 1,012, including 263 students, and 1,325 jobs. The number of students likely to be generated by the development will exceed the current capacity of Palmetto Elementary School and Bear Creek Middle School

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

None in the immediate vicinity.

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 site is in south Fairburn on the west side of SR74/Senoia Road below Oakley Industrial Boulevard.

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 site is slightly above Fayette County and the City of Tyrone and is contiguous, in part, to unincorporated Fulton 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.

No inconsistencies with adjoining land uses in unincorporated Fulton County were identified. However, see discussion of Line Creek Small Water Supply Watershed in the Natural Resources part of this report.

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?

Based on a build-out value of \$55.02 million, property taxes of approximately \$99,036 would be generated for the City of Fairburn.

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

100

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?

The development will compete with other residential, retail, and industrial developments in the southern part of the region.

NATURAL RESOURCES

Watershed Protection

The proposed site includes a branch of Trickum Creek, a tributary to Line Creek, and therefore is located within the Line Creek watershed, a water supply source for Fayette County. This watershed is a small water supply watershed, therefore, the following DNR minimum protection criteria apply.

All perennial stream corridors within a small water supply watershed and outside a seven (7) mile radius upstream of a governmentally owned public drinking water supply intake or water supply reservoir are protected by the following criteria:

1. A buffer shall be maintained for a distance of 50 feet on both sides of the stream as measured from the stream banks.
2. No impervious surface shall be constructed within a 75 foot setback area on both sides of the stream as measured from the stream banks.
3. Septic tanks and septic tanks drainfields are prohibited in the setback areas of (2) above.

The following criteria apply throughout the entire small water supply watershed:

1. New hazardous waste treatment or disposal facilities are prohibited.
2. The impervious surface area, including all public and private structures, utilities, or facilities of the entire water supply watershed shall be limited to twenty-five (25) per cent, or existing use, whichever is greater.
3. New facilities which handle hazardous materials of the types and amounts determined by the Department of Natural Resources, shall perform their operations on impermeable surfaces having spill and leak collection systems as prescribed by the Department of Natural Resources.

Regarding the twenty-five (25) percent impervious surface limit, ARC recommends that all new development be limited to twenty-five (25) percent within the small water supply watershed, unless an alternate protection plan has been developed cooperatively by all the affected jurisdictions. No such plan exists for the Line Creek Watershed. The City has agreed that the development will be under the 25 percent limit. Also, the submitted plan includes the required buffers.

Floodplains

Areas within the proposed project site are located within the 100-year floodplain. Steps should be taken by the City of Fairburn to mitigate potential impacts on these floodplains. The Atlanta Regional Commission's Regional Development Plan notes that "all structures that can be damaged or land uses that can impede flood waters or reduce storage volume must be built outside the intermediate region (one percent) flood limits (i.e., outside the 100-year flood limit), with the exception that a stream crossing may vary from this policy, if constructed so as to permit passage of a 100-year flood with minimum feasible flow impedance, storage volume reduction, and upstream or downstream erosion or deposition."

Georgia Erosion and Sedimentation Act / Stream Buffer Requirements

This act requires that a 25 ft. wide natural vegetated buffer be maintained on both sides of streams designated as "State Waters." ARC staff recommends that the developer work with the state to determine if the small lake located within the proposed site is considered "State Waters." ARC staff recommends that the developer work with the City of Fairburn to determine what additional stream buffer requirements must be met under the City's Storm Water Management ordinance.

Storm Water / Water Quality

Steps should be taken to limit the amount of pollutants that will be produced during and after construction. During construction, the project should conform to the City's erosion and sediment control requirements. After construction, water quality can be impacted without storm water pollution controls. The amount of pollutants that will be produced after construction of the proposed development was estimated by ARC. These estimates are based on some simplifying assumptions for typical 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.

Estimated Pounds of Pollutants Per Year

Land Coverage	Total Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial (44.75 ac.)	76.52	778.66	4833.00	43989.25	55.04	9.85
Industrial (8.95 ac.)	12.98	172.20	1145.60	7115.25	14.86	1.88
Residential MDSF (98.45 ac.)	132.91	581.84	4233.35	78858.45	33.47	7.88
Multi-Family (26.85 ac.)	28.19	287.57	1798.95	16244.25	20.41	3.76
Total (179.00 ac.)	250.60	1820.27	12010.90	146207.20	123.78	23.37

If the development is approved, the City of Fairburn should take steps to mitigate potential impacts.

Structural Storm Water Pollution Controls

The City of Fairburn 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 design details and all engineering calculations for all storm water quality control measures. ARC staff recommends that the City require that any structural controls be designed to accommodate installation, operation and maintenance of automatic equipment at inlet and outlet location 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 a 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 phosphorus (TP) and total nitrogen (TKN & NO₃); 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 City's Engineering Department should finalize the 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 developer's and owner's expense. Analysis should conform to EPA standards.

The storm water plan should require the developer 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 City and the responsible party.

In addition to inspections required in the storm water management plan, the formal maintenance agreement between the developer and the City of Fairburn should allow for periodic inspections of the storm water facilities to be conducted by appropriate City personnel. If inadequate maintenance is observed, the responsible party should be notified and given a period of time to correct any deficiencies. If the party fails to respond, the City should be given the right to make necessary repairs and bill the responsible party.

The City 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. These recommendations are especially important since the development is located in a small water supply watershed.

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?

N/A

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

N/A

INFRASTRUCTURE

Transportation

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

Land Use	Sq. Feet or units	Weekday	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Light Industrial	420,000 sq.ft.	3,035	338	69	53	386
Shopping Center	400,000 sq. ft.	16,809	223	142	752	794
Multi Family Apartments	208 units	1,307	18	88	131	62
Single Family Residential	280 units	2,664	51	146	179	96
Total		23,815	630	445	1,115	1,338

These trip generation estimates were prepared using the Institute of Traffic Engineers Trip Generation (6th Edition) manual. These estimates do not reflect reductions due to internal trips and transportation management measures.

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

The following volumes are based on 1997 GDOT coverage counts from area facilities that will likely provide the primary routes for traveling to the proposed development. 2010 volumes for these facilities were obtained from the ARC transportation model.

Facility	1997			2010		
	Lanes	Volume	V/C Ratio	Lanes	Volume	V/C Ratio
SR 74 from I-85 to Fayette Co	4	30,300	.5	4	35,700	.6
I-85 from SR 74 to SR 138	8	92,700	.5	8	137,200	.8
I-85 from SR 74 to Coweta Co	6	60,300	.4	6	112,000	.8
SR 92 from I-85 to Fayetteville Rd	4	2,900	.1	4	7,000	.1

The traffic analysis suggests that area roads have and will maintain adequate capacity to serve the access and mobility needs of motorized vehicle traffic. However, several commenters noted peak hour congestion at the S.R. 74/I-85 intersection.

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)?

The ARC's adopted Interim Atlanta Regional Transportation Plan: 2020 and Interim Atlanta Regional Transportation Improvement Program FY 1999 - FY 2001 includes one project in the vicinity of this site. The Atlanta Region Bicycle and Pedestrian Walkways Plan, 1995 Update include no projects in the vicinity of this site.

ARC ID	Project Description	Type	CST Fiscal Year
FS 088	FAYETTEVILLE RD @ CSX RR: GRADE SEPARATE ROAD FROM RR	BRIDGE	LONG RANGE

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.

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

Not at the present time. However, the development is located in the MARTA service area and MARTA currently serves downtown Fairburn along I-85 and S.R. 138 and serves downtown Palmetto along Roosevelt Highway. The city expects service to become available along Oakley Industrial and at the planned park-ride lot

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

MARTA currently has a Comprehensive Bus Study underway.

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

The traffic analysis suggests that area roads have and will maintain adequate capacity to serve the access and mobility needs of motorized vehicle traffic in and through the vicinity of this site. To ensure that the access and mobility needs of non-motorized modes of transportation are met the developer and the City have agreed to provide:

- a mixed use development with housing, commercial and office/industrial space;
- a sidewalk and bikeway network connecting all portions of the development and allowing connection to adjoining properties.
- parking management;
- adequate accommodations for transit service access to the site, including a park-ride lot.

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?

N/A

INFRASTRUCTURE

Wastewater and Sewage

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

According to regional averages, 0.23 MGD.

Which facility will treat wastewater from the project?

Sewer service is available from Fulton County and wastewater will be treated at Camp Creek Wastewater Treatment Plant.

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

Camp Creek Treatment Plant currently has 13.0 MGD capacity and 11.74 MGD flow. Fulton County has purchased land and will be upgrading this facility.

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

ARC has reviewed developments which would add 3.6 MGD flow to this plant if all were built as proposed, which is unlikely.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Again, according to regional averages, 0.27 MGD.

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

The City provides water service with the developer responsible for main extensions. Water conserving measures are essential in all new developments.

INFRASTRUCTURE

Solid Waste

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

1,070 tons by private contract.

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

The Fulton County Schools will be impacted by the potential addition of 263 students. These students will exceed the current capacity of Palmetto Elementary and Bear Creek Middle School.

HOUSING

Will the proposed project create a demand for additional housing?

The development includes single and multi-family housing as well as retail and industrial development.

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

Yes.

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

Yes.

Is it likely or unlikely that potential employees of the proposed project 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. 1996 median family income of \$52,100 for Atlanta MSA.



RECEIVED

NOV 24 1998

ARQ

November 20, 1998

Mr. Harry West, Executive Director
Atlanta Regional Commission
3715 Northside Parkway
200 Northcreek Suite 300
Atlanta, Georgia 30327

Re: Support of multi-use development in Fairburn

Dear Mr. West:

On behalf of the Board of Directors of the South Fulton Chamber of Commerce, I would like to make you aware of the Chamber's support of the Meadow Glyn project to be located on Georgia Highway 74 in Fairburn. The Meadow Glyn project would include 40 acres of commercial development, residential with 280 homes and 208 apartments and 13 acres of industrial - all of which represents quality growth for South Fulton.

In response to a recent news article (copy enclosed) describing some of the concerns of our neighbors in Fayette County, we would like to submit the following:

- **Line Creek watershed:** Developer Jay Knight's plan is compliant with the State buffer regulations of 25 feet from the stream bank, which will provide for minimal, if any, damage to the Line Creek watershed.
- **Gridlock:** We anticipate a reduction in trips by car per day due to the close proximity of residential and commercial. With the development encouraging pedestrian traffic between residential and commercial, we predict more people and fewer automobiles will be on the roads.
- **MARTA:** As the demand for mass transportation increases as a result of residential and commercial development on Hwy. 74 in Fulton and Fayette Counties, we foresee a need for an expansion of service by MARTA. We anticipate a Park & Ride facility on the Oakley Road extension, which would be beneficial in terms of reducing air pollution.

Page 2

Mr. Harry West

November 20, 1998

Additionally, the developer has committed to providing all required facilities such as bike and walking trails along Meadow Glyn Parkway and has agreed to provide future entrances and exits, which will alleviate much of the traffic as development on Hwy. 74 increases.

One of the Chamber's goals for 1998 is to bring upscale, executive housing to South Fulton. Your approval of the Meadow Glyn project will serve as a catalyst for other prestigious development to come to South Fulton.

Sincerely,


Dennis L Boyden, Chairman

phd

Enc: News Article

C: Mayor Betty Hannah
Jay Knight

Fayette worried over development

By Collin Mitchell Kelley
Neighbor Staff Writer

A huge multi-use development in South Fulton is causing concerns in Fayette.

During last Wednesday's Fayette Commission workshop, county zoning director Chris Venice said the development would be located on Georgia Highway 74 right at the Fayette County line.

Ms. Venice said the Atlanta Regional Commission (ARC) had notified Fayette that the development might have regional impact and wanted its comments and concerns.

The development, to be called Meadow Glyn, would include 40 acres of commercial development fronting Highway 74, residential with 280 homes and 208 apartments and 13 acres of industrial.

Ms. Venice said one of her concerns was the development was in the Line Creek watershed, which provides drinking water to the county.

Another major concern is traffic on the already gridlocked Highway 74. The development would be almost right at the Interstate 85 exit on the Highway 74.

"They are predicting 22,000

trips by car per day to this development," Ms. Venice said. "The area is already congested."

Another aspect of the project is that it would most likely bring MARTA right to Fayette's doorstep.

Miss y
(770)

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LEGAL NOTICE

Notice is hereby given that Earl A. Richards has applied to the Mayor and Council of the City of Union City for a retail malt, spirituous, and vinous liquor license at the location of 4520 Highway 138 & I-85, Union City, Ga. A public hearing will be held on said application at 7:00

Activities

■ **AFTER-SCHOOL:** The Rico Community Center in Palmetto has an after-school program each day from 3-6 p.m.
Cost: \$50 per month.

■ **CERAMICS:** A ceramics club for adults meets on Thursdays at 10 a.m. at the Rico Community Center in Palmetto.

■ **STRIKE:** The Rico Community Center sponsors bowling for adults on Mondays and Thursdays at noon.
INFORMATION: (770) 463-6303.

■ **AFOOT:** At 9 a.m. on Mondays through Fridays, the Rico Com-



November 4, 1998

Ms. Beverly Rhea
Review Coordinator
Atlanta Regional Commission
200 Northcreek, Suite 300
Atlanta, Georgia 30327-2809

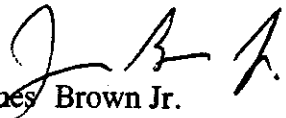
Subject: Development of Regional Impact
Meadow Glyn Development

Dear Ms. Rhea:

The Metropolitan Atlanta Rapid Transit Authority (MARTA) has reviewed the documentation for a Development of Regional Impact for the Meadow Glyn Development on SR74/Senoia Road below Oakley Industrial Boulevard in Fairburn. MARTA provides bus service to the Fairburn area but does not currently provide bus service to this site. Route # 180 operates basically along Roosevelt Highway to downtown Palmetto and Route # 190 operates along I-85 and Ga.138 to downtown Fairburn. MARTA currently has a Comprehensive Bus Study underway. We will review the existing bus routes in the area as a part of that study to determine if service can be provided to this project.

Thank you for the opportunity to review this proposal.

Sincerely,


James Brown Jr.
Director of Transportation Planning
and Scheduling

cc

Ms. Gloria Gaines, Vice President of Planning and Analysis
Mr. Don Griffith, Senior Transportation Planner



Where Students Come First

BOARD OF EDUCATION
KAREN J. WEAVER, *PRESIDENT*
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STEPHEN D. DOLINGER, ED.D., *SUPERINTENDENT*

November 5, 1998

Ms. Beverly Rhea
Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, GA 30327

RE: Development of Regional Impact
Meadow Glyn

Dear Ms. Rhea:

Enclosed is the Fulton County School System's response to your request for the impact of the above named development proposal on schools' enrollments. If you have any questions, feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'James B. Welsh'.

James B. Welsh

ATLANTA REGIONAL COMMISSION
NOVEMBER 1998
RESIDENTIAL AND COMMERCIAL REZONING*

# OF UNITS	SCHOOLS	# OF STUDENTS GENERATED BY DEVELOPMENT		STATE CAPACITY	1998-99 PROJECTED ENROLLMENT**	NUMBER OF PORTABLE CLASSROOMS	PROJECTED ENROLLMENT OVER CAPACITY	CAN FACILITY MEET INCREASED DEMAND? ***
Single Family	280	Palmetto Elementary	91 to 218	500	613	0	113	No
		Bear Creek Middle	41 to 97	975	1085	8	110	No
		Creekside High	47 to 113	1450	1296	8	-154	Yes
		Totals	179 to 429					
Multifamily	208	Palmetto Elementary	24 to 58	500	613	0	113	No
		Bear Creek Middle	11 to 26	975	1085	8	110	No
		Creekside High	12 to 30	1450	1296	8	-154	Yes
		Totals	47 to 114					

PROPOSED COMMERCIAL USE

The proposed zoning to use the property for 420,000 sq. ft. of industrial space will not affect the enrollments of the schools in the area.

The proposed zoning to use the property for 400,000 sq. ft. of retail space will not affect the enrollments of the schools in the area.

Data assembled by David X. Cotton Date 11/5/98

Responses approved by James S. Webb Date 11/5/98

* The student per unit data along with operating and construction costs are on the attached second page.
** The projected enrollment does not contain the number of students that would be generated by the proposed rezoning.
*** Previous approved rezonings could overcrowd this school beyond the projected enrollment.



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 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 and comments of the RDC:

Meadow Glyn - see attached preliminary report

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

1. The project appears to lie within the Line Creek Watershed. With two intakes and a proposed reservoir on Line Creek, we are concerned with maintaining water quality in downstream areas. Trickum Creek, which flows through the project, is also considered a Named Tributary to a Major Water Supply Stream in the county's watershed protection ordinance. Due to the extensive flood hazard areas on the property, we would express the same concerns regarding stormwater issues.
2. We are concerned about the development's impact on traffic circulation and movement, particularly as regards the delays and safety issues already experienced at Exit 12 on Interstate 85. Existing traffic patterns and volumes, according to the report, are yet "to be determined". Therefore, the impact of this project is undetermined.
3. We are concerned that the project is already under construction and is being considered for a DRI after the fact, especially considering that the project is not contained in the city's comprehensive plan. If the city's plan had been amended according to procedures outlined in the Georgia Planning Act, the opportunity to comment would have come at the planning stage rather than the development stage. We request that the appropriate amendments be made prior to the project proceeding.

Individual completing form: Christine L. Venice
Director of Planning

Local Government: Fayette County Bd. of Comm.

Department: Planning

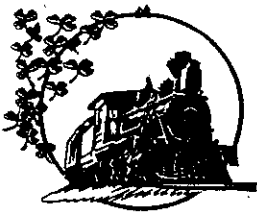
Telephone: (770) 460-5730, ext. 163

Signature: Christine Venice Date: 11/4/98

Please return this form to:

Mrs. Beverly Rhea
Atlanta Regional Commission
3715 Northside Pkwy
200 Northcreek, Suite 300
Atlanta GA 30327

Return Deadline: November 5, 1998



Town of Tyrone

Incorporated 1911

November 10, 1998

Beverly Rhea
Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Ga. 30327-2809

Dear Ms. Rhea:

The Town of Tyrone has reviewed the information concerning a Development of Regional Impact (DRI) proposed in the City of Fairburn on the west side of SR 74. This development is called Meadow Glyn. After reviewing the information provided, we have the following comments and concerns:

1. The projected traffic volume of 22,370 will significantly affect the functioning of State Route 74. Historically, traffic volumes on SR74 have risen about 4.2% per year. In 1994 the traffic volume at station 278 was 27,600 with a projected volume of 58,191 in the year 2013. The traffic volume generated by this project without additional improvements to SR 74 will cause a decrease in the level of service.
2. The industrial development is proposed to be 420,000 square feet in area but will result on an impervious surface of only 175,500 square feet including roadways and parking. While this could be accomplished by multi-story buildings, this is not typical in industrial areas. How will the imperviousness be limited.
3. The commercial area is shown to be 400,000 square feet which is 51.6% of the total commercial acreage not 40% as stated.
4. This project is proposed to generate only 60 long term new jobs. Based upon the development intensity, this appears to be low.
5. This project is located in the Line Creek watershed, a source of drinking water for both Fayette and Coweta Counties. How are any water quality/runoff issues being addressed. In particular, will any water quality improvement measures be implemented prior to the stormwater runoff exiting the project site and entering the creeks?

We appreciate the opportunity to comment on this development and are sure that our concerns can be addressed during the review and design period.

If you have any questions, please give me a call.

Sincerely,

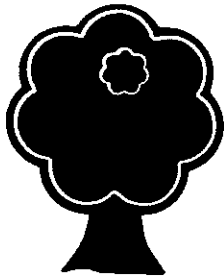
TOWN OF TYRONE

Barry G. Amos, P.E.
Town Manager

Mayor
Richard Santiago

881 Senoia Road • Tyrone, GA 30290
Phone (770) 487-4038 • FAX (770) 487-4529

Town Clerk
Valerie C. Fowler



Peachtree City

Georgia

November 11, 1998

Ms. Beverly Rhea, Review Coordinator
Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, GA 30327-2809

Dear Ms. Rhea:

We were recently informed by Fayette County officials that a project is being proposed in Fairburn south of I-85 that will have a substantial impact on the region in general and the GA 74 corridor in particular. This letter is in response to that project, which is known as Meadow Glyn.

Inasmuch as Peachtree City will be affected significantly by the proposed project, we were quite disappointed that we were not contacted directly by ARC. Fayette County was kind enough to share its information with us, but this type of information transfer reduces the amount of time available for us to prepare a thoughtful and comprehensive review. As it is, I believe we are already past the deadline you established for responses. It would appear that the review period, even for those who received direct requests, was quite short in this instance. Wouldn't a period of at least 30 days be appropriate for a project of this magnitude?

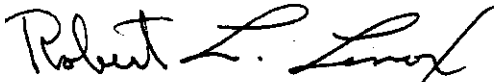
From what information we have been able to piece together, it is clear that the proposed project will have an enormous negative impact on GA 74 at the I-85 intersection. As you are probably already aware, this intersection and the roads leading to it reach a point of failure several times a day with existing traffic. The proposed influx of 22,000+ vehicles from this project, many of which will undoubtedly be on the road at the crucial peak hours, will only make a bad situation worse. We feel that the developer must explain how this potential condition will be mitigated. So far, it does not appear there are any mitigation plans at all, other than to hope for the best.

In addition to traffic snarls with their resulting negative effect on both travel time and air quality, this project does not seem to adequately address the potential negative impact it will have on the overall water quality of the Line Creek watershed, the source of much of our drinking water. This proposed project is positioned at our headwaters. Consequently, we feel that it warrants a thorough study to be able to provide proper assurances that it will not serve to permanently degrade our water supply.

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Beverly Rhea
November 11, 1998

In conclusion, we would like to ask that the review period be extended at least 30 days and that ARC serve as the coordinator for some intergovernmental meetings to address and, hopefully, resolve the above issues to the benefit of all concerned.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert L. Lenox", with a long, sweeping horizontal stroke extending to the right.

Robert L. Lenox
Mayor

jir

cc Councilmembers
City Manager
Director of Developmental Services
Fayette County