

Atlanta Regional Commission  
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Atlanta, Georgia 30327-2809



Harry West  
Director

March 21, 1994

Honorable Mitch Skandalakis, Chairman  
Fulton County Commission  
141 Pryor Street, S.W.  
Atlanta, GA 30303

RE: Development of Regional Impact  
Sargent Road/Abbott's Bridge Road Subdivision

Dear Chairman Skandalakis:

We have completed the intergovernmental review of the proposed Sargent Road/Abbott's Bridge Road Development of Regional Impact (DRI). Based on a review of the information received during this process, as summarized in the enclosed Review Report, we find this proposal to be in the best interest of the State.

Certainly the cumulative impact of all the large-scale developments proposed in the Georgia 400 Corridor poses a concern. It is important that these developments be scaled and phased so that the local governments have the ability to provide the full range of urban services.

We hope that this information is helpful to the County in the decision making on the proposed development.

Please feel free to call me if you need anything further concerning this review.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brendy Rhine", is written over the typed name "Harry West".

for  
Harry West  
Director

HW:br:rly

Enclosure

cc: Ms. Nancy Leathers, Fulton County  
Mr. Wayne Shackelford, GDOT  
Mr. Joe Tanner, GDNR  
Mr. Mike Gleaton, GDCA

Facility: Sargent/Abbott's Bridge Road Subdivision  
Preliminary Report: February 25, 1994  
Final Report: March 21, 1994

## DEVELOPMENTS OF REGIONAL IMPACT

### REVIEW REPORT

#### 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 proposed density of 2.95 units per acre is consistent with the current Fulton County Land Use Map but it is not consistent with the Fulton County Commissioner's policy calling for a density reduction (1-2/acre) in areas where schools are impacted by rapid growth.

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

No inconsistencies were noted in the review process

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

No impacts were noted in the review process.

**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?**

The proposed subdivision will house a population of 1,740 according to regional averages. Information submitted with the review indicates an estimated 250 short-term and 100 long-term jobs.

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

In this vicinity of Fulton County (Ga. 400 - Chattahoochee River, McGinnis Ferry Road to Jones Bridge/State Bridge), ARC has reviewed twelve proposed major developments. Those nearest the Sargent/Abbott's Bridge Roads tract are John's Creek, Seven Oaks and Hillbrooke/Windgate/Ashland. Together, just these three

**GENERAL** (continued)

would add 2,743 residential units and 10 million square feet of office/research space. This area is very rapidly developing and does not currently have sufficient infrastructure for all the development proposed.

**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 located in Northeast Fulton County and is bounded generally by Sargent Road on the north, Findley Road on the east, Abbott's Bridge Road on the south, and a tributary to John's Creek on the west.

**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 in the vicinity of Alpharetta but not contiguous to the 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 impacts were noted in the review process.

**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?**

The developer's representative estimates annual property tax at \$1.3 million.

## **ECONOMY OF THE REGION** (continued)

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

250, according to the information submitted.

**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 subdivision will compete with others in the vicinity.

## **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.**

The site includes and is partly bordered by a tributary to John's Creek. The tributary is subject to Fulton County's Tributary Buffer Zone Ordinance which requires a 15-foot undisturbed buffer and an additional 20 feet in which no above-grade structures are allowed. There also are some floodplains and some wetlands on the site according to the U.S. Fish and Wildlife Inventory Maps, Duluth Quadrangle. Any change to the wetlands must be coordinated with the Corps of Engineers.

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

John's Creek is a tributary to the Chattahoochee River and the Atlanta-Fulton Water Intake is located at its confluence with the River. It is essential that John's Creek water quality be protected. The creek also is subject to flooding and must be protected from further erosion and siltation.

## **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

## HISTORIC RESOURCES (continued)

**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?**

<u>Land Use</u>	<u>Weekday</u>	<u>AM Peak</u>		<u>PM Peak</u>	
		<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
Residential	6,160	113	320	403	218

The above trip generation figures were calculated using the Institute of Transportation Engineers Trip Generation (5th Edition) manual.

**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 1992 GDOT coverage counts from area facilities:

<u>Facility</u>	<u># of Lanes</u>	<u>1992 Volume</u>	<u>V/C Ratio</u>
Abbotts Bridge East of Jones Bridge	2	9,990	1.40
State Bridge West of Jones Bridge	2	10,500	0.84

Future traffic forecasts for area facilities were obtained from the ARC transportation model and are as follows:

<u>Facility</u>	<u># of Lanes</u>	<u>1992 Volume</u>	<u>V/C Ratio</u>
Sargent Road East of Jones Bridge	2	6,100	0.87
Abbotts Bridge Road East of Jones Bridge	4	29,300	1.17
State Bridge West of Jones Bridge	4	23,200	0.90

## **INFRASTRUCTURE**

### **Transportation (continued)**

**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)?**

#### **Under Construction**

FN 19 - Widen SR 141 (Medlock Bridge Road) from the Gwinnett County Line to McGinnis Ferry Road to four lanes.

#### **Long Range**

FN 3 - Widen SR 120 from State Bridge Road to Peachtree Industrial Boulevard to four lanes.

FN 49 - Widen Jones Bridge Road from Old Alabama Road to Abbotts Bridge Rod to four lanes.

**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.**

No.

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

Not at this time.

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

None.

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

1. Seven Oaks Residential. Proposal to construct a 1,235 unit single-family subdivision. The 625-acre site is located east of Jones Bridge Road and north of Sargent Road at the Forsyth County Line. The project was approved. Staff estimated this project would produce about 12,000 daily trips.

## **INFRASTRUCTURE**

### **Transportation (continued)**

2. Hillbrooke, Windgate, Ashland Residential. Proposal to construct a 508-unit single-family subdivision. The project site is located east of Jones Bridge Road, south of Sargent Road, and north of Abbotts Bridge Road. The project was approved. Staff estimated this project would produce about 5,000 daily trips.
3. John's Creek. Proposal to construct a 1,695-acre mixed-use development with 1,000 residential units and five million square feet of office space. The project was approved. Staff estimated the project would produce about 55,000 daily trips.

These three projects, combined with the Sargent Road/Abbotts Bridge Road development, will produce about 78,000 weekday trips. North Fulton County continues to experience heavy growth along the GA 400 corridor which will become more attractive since the completion of the GA 400 extension. Many of the proposed developments reviewed by ARC staff do not indicate any strategies to mitigate the impacts on transportation facilities.

The future traffic forecasts indicate that traffic, and congestion, will increase despite planned road improvements.

### **Wastewater and Sewage**

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

According to regional averages, the proposed subdivision could generate 0.28 million gallons per day (MGD) of wastewater.

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

The site is located in the John's Creek sewer service area.

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

John's Creek Wastewater Treatment Plant has a permitted capacity of 7.0 MGD and the 1992 average flow was 5.93 MGD.

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

A number of other major developments have been reviewed by ARC in this sewer service area. Including this project, the developments as reviewed would add 4.3217 MGD wastewater flow to the John's Creek Treatment Plant.

## **INFRASTRUCTURE**

### **Water Supply and Treatment**

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

The proposed subdivision could have a demand for 0.32 MGD water according to regional averages.

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

This development by itself will have a minimal impact on Fulton County's water supply but given the general situation concerning water supply in the Atlanta Region, it is important that water conservation measures be used in this development.

### **Solid Waste**

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

Information submitted on the proposed subdivision estimates solid waste generation at 81.5 tons per year. Waste collection in North Fulton County currently is unregulated. The development could be served by any number of private haulers and waste disposed at various sites. The transfer station at Morgan Falls is the nearest disposal site.

**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.

### **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?**



## **INFRASTRUCTURE**

### **Other facilities (continued)**

**Fire, police, or EMS?**

**Other government facilities?**

**Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

This, and the many other developments underway in Northeast Fulton County, are increasing the need for all governmental services which are severely strained. This subdivision, again according to regional averages, could add 202 elementary and 181 secondary students to the schools, for example. However, the lot size indicates smaller houses which may attract young professionals and empty-nesters.

## **HOUSING**

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

No.

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

North Point Mall, Windward and the City of Alpharetta are the closest employment centers.

**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?**

N/A

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region - 1990 median family income if \$41,500 for Atlanta MSA.