

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



Harry West
Director

March 18, 1999

Honorable Emily Lemcke, Chairperson
Cherokee County Commission
90 North Street, Suite 310
Canton, GA. 30114

RE: Development of Regional Impact Review--Group Realty Tract at Sixes Interchange

Dear Emily:

I am writing to let you know that the ARC staff has completed the Development of Regional Impact (DRI) review of the Group Realty Tract at Sixes Interchange. Our finding is that this DRI is in the best interest of the State. We applaud the developer for including in the covenants a requirement that intrapark-only motorized vehicles be powered by battery or natural gas and we applaud the Development Authority and the developer for their commitment to transportation management.

I am enclosing a copy of our review report and copies of comments received from Cobb County and the Cobb County-Marietta Water Authority. You will note that our report and comments from the County and Water Authority point out the need to pay particular attention to control of erosion and siltation during construction and control of quantity and quality of stormwater runoff after construction.

Please feel free to call us if we can provide anything further in this regard or if you have any questions about the review.

Sincerely,

A handwritten signature in black ink, appearing to read 'Harry West', is written over a circular stamp or seal.

Harry West
Director

C Mr. Ken Patton, Cherokee County
Mr. Ron Godwin, Group Realty Transart, LLC
Honorable Bill Byrne, Cobb County
Mr. James M. Parsons, Cobb County-Marietta Water Authority
Mr. Wayne Shackelford, GDOT
Mr. Rick Brooks, GDCA
Mr. Harold Reheis, GEPD

Facility: Group Realty Tract at Sixes Road/I-575 Interchange
Preliminary Report: March 1, 1999
Final Report: March 18, 1999

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

PROPOSED DEVELOPMENT: 960,000 sq.ft. manufacturing, distribution, warehousing; 15,300 sq.ft. retail space

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.

According to information submitted with the review, the proposed development is consistent with the Cherokee County Comprehensive Plan and the development has been recruited for this Technology Ridge high tech business-industrial corridor.

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

No inconsistencies with comprehensive plans were identified by the notified local governments; however, ARC staff, Cobb County, and Cobb County-Marietta Water Authority all note a need for particular attention to control of erosion and siltation during construction and control of quantity and quality of storm water runoff after construction.

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

No on Cherokee County according to information submitted with 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 at least 1,082 jobs even if the majority of the floor space designated as manufacturing, distribution, warehousing were developed as warehousing. Information submitted with the review estimates 1,600+/- jobs based on a proposed mix of manufacturing, distribution, and warehousing.

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

None that ARC has reviewed; however, the County has designated this area for a business and industrial corridor.

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 on the west side of I-575 at the Sixes Road Interchange in southwest Cherokee County.
84°32'34"09'.

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 between the Cities of Holly Springs and Woodstock and it appears that Sixes Road is in the City of Holy Springs. Portions of the site on the west and south of the development are contiguous to U.S. Army Corps of Engineers Allatoona Reservation.

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 comments were received from Holly Springs or the Corps to indicate objections to the proposed use.

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?

Information submitted with the review estimates \$304,663.58 based on \$20 million build-out value.

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

100 plus approximately 1,600 long-term.

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

Yes. In addition, this development will provide short-term and long-term employment in Cherokee County where it is estimated that 70% of the work force works outside the County.

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

There is very little employment base in this growing County and little development of this type for the Sixes Road Industrial Park to compete with.

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?

Floodplains

Portions of the proposed project site are located within the 100-year floodplain. Steps should be taken by Cherokee County 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

The site includes some tributaries to Toonigh Creek and may contain a very small portion of the creek itself on the boundary. It also includes a unnamed tributary to Little River. Toonigh and the unnamed tributary feed into Little River on the U.S. Army Corps of Engineers Allatoona Reservation which is west and south of the site. Little River then feeds into Allatoona Lake which provides a portion of Cobb County's water supply. Little River is experiencing a sedimentation problem and this and Lake Allatoona eutrophication make it extremely important that drainage into the system be of the highest quality. ARC staff recommends that the developer work with the State to determine if these creeks/tributaries are considered "State waters" and provide protection measures as appropriate. ARC staff also recommends that the developer work with Cherokee County to determine whether other stream buffer requirements exist under the County's Storm Water Management Ordinance.

Storm Water/Water Quality

Steps must be taken to limit the amount of pollutants that will be produced during and after construction. During construction, the project should conform to the County's erosion and sediment control requirements. After construction, water quality can be impacted without storm water pollution controls. ARC staff estimated the amount of pollutants that will be produced after construction of the proposed Industrial Park. These estimates are based on some simplifying assumptions for typical pollutant loading factors (pounds/acre/year). 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 Phosphorous	Total Nitrogen	BOD	TSS	Zinc	Lead
Commercial (10.33ac)	17.66	179.74	1115.64	10154.39	12.71	2.27
Low-Density SF (20.53ac)*	13.32	56.66	451.66	9176.91	2.87	0.62
Office/Light Industrial (81.40 ac)	105.01	1394.38	9279.60	57631.20	120.47	15.47
Total	135.99	1630.78	10846.90	76962.50	136.05	18.36

If the County approves the development, steps to mitigate these potential impacts should be taken.

Structural Storm Water Pollution Controls

Cherokee 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 design details, and all engineering calculations for all storm water quality control measures. ARC staff recommends that the County require that any structural controls be designed to accommodate 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 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 County 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 developers' and owners' 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 County and the responsible party.

In addition to inspections required in the storm water management plan, the formal maintenance agreement between the developer and Cherokee County should allow for periodic inspections of the storm water facilities to be conducted by appropriate County 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 County should be given the right to make necessary repairs and bill the responsible party.

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 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

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

Information submitted with the review indicates a worst case scenario of 795 vehicles entering and 385 exiting during am and 377 entering and 747 exiting during pm. ARC estimates 5,220 total weekday trips with 282 entering and 336 exiting during am peak hour and 249 entering and 304 exiting during pm peak hour. ARC's estimates do not reflect pass by trip reductions, possible internal trip capture associated with the retail services that will be provided, or future reductions due to transportation management programs.

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 and projected 2010 volumes from ARC's Travel Demand Model from area facilities that will likely provide the primary routes for traveling to the proposed development.

Facility	Lanes	1997 Volume	V/C Ratio	Lanes	2010 Volume	V/C Ratio
Sixes Road W of I-575	4	5,017	.13	4	10,819	.29
I-575 N of Sixes Road	4	41,393	.46	6	83,081	.61
I-575 S of Sixes Road	4	36,301	.40	6	78,783	.56

Based on current data, the traffic analysis suggests that area freeways and surface streets have and will maintain adequate capacity to serve the access and mobility needs of motorized vehicle traffic.

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)?

Construction is expected to be completed shortly on a 2 to 4 lane widening project on Sixes Road from Bells Ferry Road to old SR 5. Otherwise, no other projects are expected.

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.)?

In an effort to reduce vehicle miles traveled and emissions, the developer will install bike/pedestrian facilities within the development and allowing future connection by adjoining properties, provide sidewalks into the adjoining residential area, provide a nature trail connecting to the Allatoona Reservation and will require that all intrapark-only motorized transportation be clean fuel using either battery or natural gas. In addition appropriate State legislation and local government approvals have been secured and the Development Authority is working with property owners at the Sixes Road Interchange of I-575 to initiate a CID which will work with ARC's Commute Connections to develop a TMA when development reaches a feasible threshold. The developer also is providing some retail services such as a BP/McDonald's, a branch bank, and possibly another restaurant to allow services for employees of the park and other nearby businesses.

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?

ARC has not reviewed any other DRI's or major developments in this immediate vicinity.

INFRASTRUCTURE

Wastewater and Sewage

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

Depending on the mix of manufacturing, distribution, and warehousing, the amount of wastewater generated could vary, but it is likely to range from 0.045 to 0.07 MGD.

Which facility will treat wastewater from the project?

The developer will be required to run sanitary sewer lines to the site and sewage would have to be pumped approximately 2,000 feet to a line to the Rose Creek Treatment Plant.

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

Rose Creek Treatment Plant has a present capacity of 2.5 MGD and is being increased to 4.0 MGD with flow averaging 1.95 MGD.

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

None that ARC has reviewed. In addition, Cherokee County Authority commits capacity of a first come, first served basis.

Water Supply and Treatment

How much water will the proposed project demand?

Again this may vary based on the industrial mix but water demand is likely to run between 0.051 and 0.07 MGD.

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

The County should have sufficient water supply but 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?

Estimates submitted with the review indicate 560 tons 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; covenants will prohibit storage, use, or disposal of any hazardous materials or toxic substances.

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.)?**

No.

HOUSING

Will the proposed project create a demand for additional housing?

Yes, a small demand.

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?

Yes.

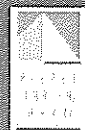
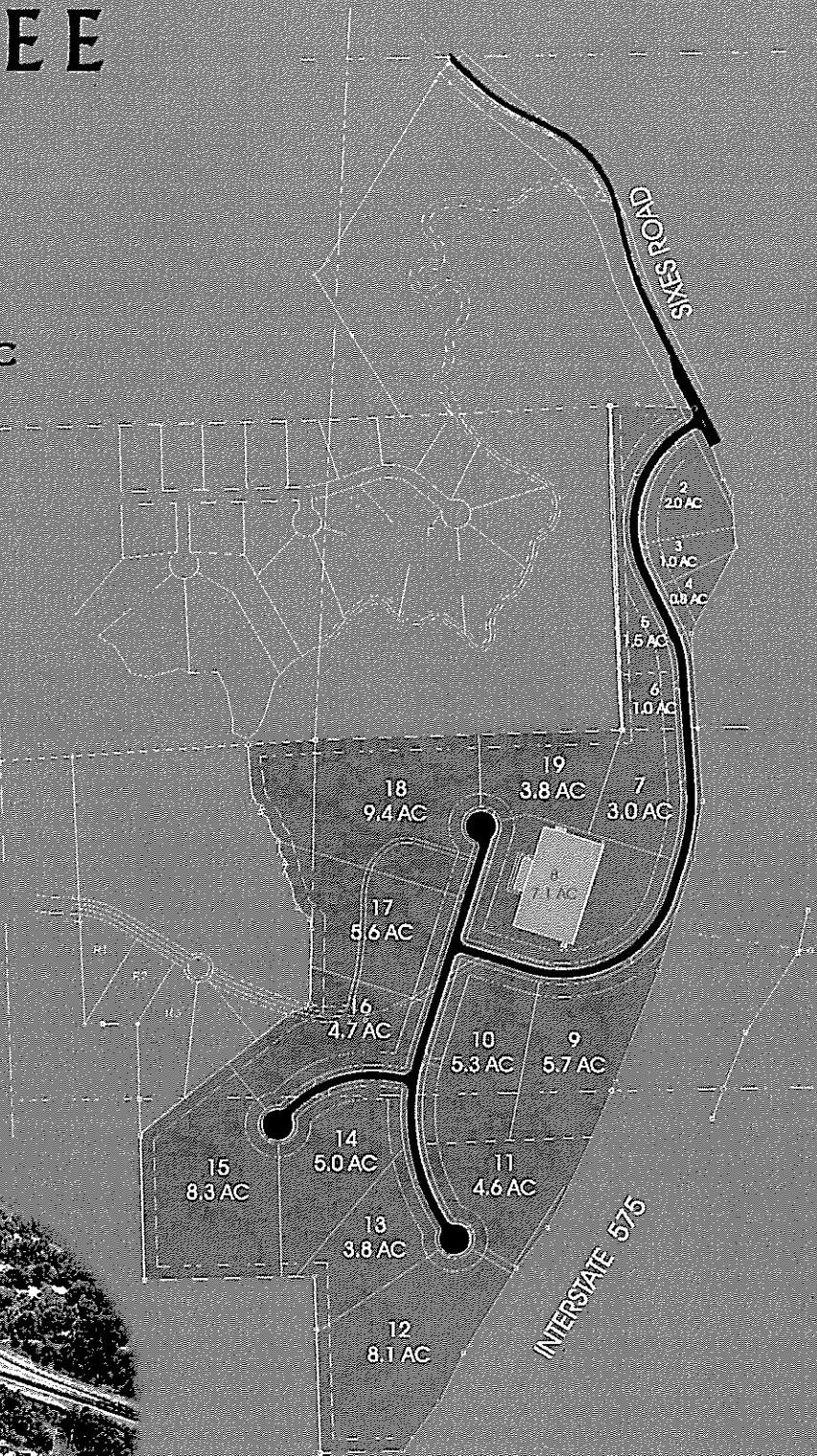
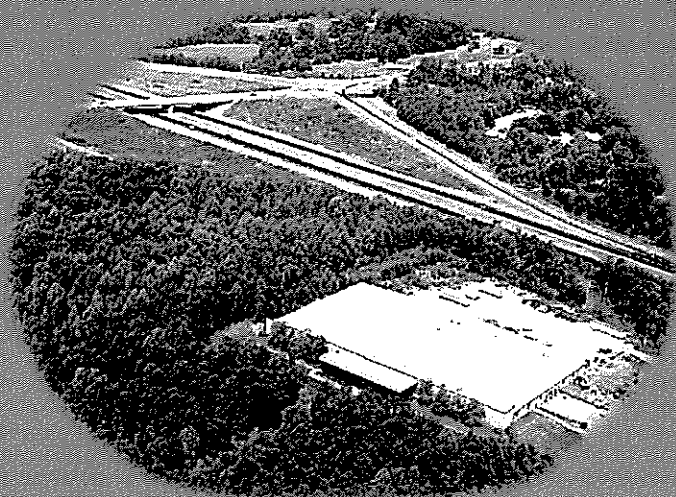
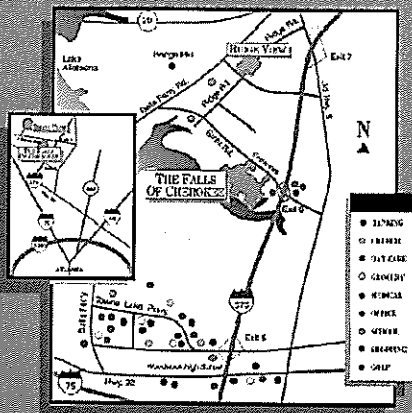
Is it likely or unlikely that potential employees of the proposed project be able to find affordable* housing?

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.

CHEROKEE BUSINESS PARK

GROUP REALTY, LLC



Cherokee Business Park

Site Legend

LOT #	PROPOSED ZONING	PLANNED USE	LOT AREA	BUILDING AREA	% OFFICE
LOT 1	GC	FAST FOOD	1.3 AC	2000 SF	N/A
LOT 2	GC	GAS	2.0 AC	900 SF	N/A
LOT 3	GC	MEDICAL	1.2 AC	4000 SF	N/A
LOT 4	GC	MEDICAL	0.8 AC	4000 SF	N/A
LOT 5	GC	RESTAURANT	1.5 AC	4500 SF	N/A
LOT 6	GC	RETAIL	1.0 AC	4000 SF	N/A
LOT 7	LI	MANU/WHSE	3.0 AC	33000 SF	15%
LOT 8	LI	MANUFAC	7.1 AC	106000 SF	15%
LOT 9	LI	MANUFAC	5.7 AC	34300 SF	15%
LOT 10	LI	MANU/WHSE	5.3 AC	46500 SF	15%
LOT 11	LI	WAREHOUSE	4.6 AC	45000 SF	12%
LOT 12	LI	WAREHOUSE	8.1 AC	92750 SF	12%
LOT 13	LI	MANUFAC	3.8 AC	33750 SF	15%
LOT 14	LI	MANUFAC	5.0 AC	25000 SF	15%
LOT 15	LI	DIST/WHSE	8.3 AC	40000 SF	15%
LOT 16	LI	DIST/WHSE	4.7 AC	53500 SF	15%
LOT 17	LI	MANUFAC	5.6 AC	45000 SF	15%
LOT 18	LI	DIST/MANU	9.4 AC	78500 SF	15%
LOT 19	LI	MANUFAC	3.8 AC	33000 SF	15%
TOTALS			82.0 AC	685700 SF	

**CHEROKEE COUNTY
PLANNING AND ZONING
DEPARTMENT**

February 24, 1999

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

Dear Ms. Rhea:

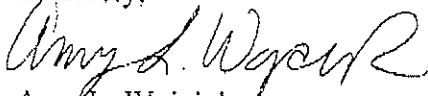
In response to your request for further clarification regarding the Group Realty Tract DRI report, the following information has been provided by the applicant's legal counsel, Jonathan Pope of William G. Hasty, Jr., P.C. regarding air quality benchmarks.

According to Pope, the development will include restrictive covenants mandating the utilization of clean fuels for vehicles and heavy equipment used at the development. Thus, requiring the use of forklifts and other heavy equipment powered by natural gas, electricity and other alternative fuels. This will provide for a 10% VMT reduction credit under current air quality benchmark standards.

In addition, regarding clarification on the square feet of office, retail and industrial on page 2 of the DRI report, the office and retail acreage has been combined for a total of 10.33 acres and 15,300 sq.ft. The industrial acreage has been recalculated to a total of 81.84 acres (existing and proposed) and the proposed industrial building square footage is to be 960,000 sq.ft.

Thank you for your attention to this matter.

Sincerely,



Amy L. Wojciuk
County Planner

Enclosures

c: Jonathan A. Pope, William Hasty, Jr., P.C.

GROUP REALTY, LLC
P.O. Box 2348
KENNESAW, GEORGIA 30144

PH (770) 218-1823

FAX (770) 218-1824

Cherokee Business Park

Park will have sidewalks for pedestrian traffic

Park will be connected by sidewalks into adjacent residential development

Nature trails will be provided through wooded areas to Little River

All inter park vehicles and material handling equipment at each location will be required to use alternative fuel sources

Technology Ridge CID, LLC will work with Cherokee County to develop Transportation Strategy for Sixes Road corridor to handle future growth

Cobb County-Marietta Water Authority



A. ROY FOWLER, III, General Manager
JAMES M. PARSONS, Director of Engineering

Philip R. Karr, III Administration Building
1660 Barnes Mill Road • Marietta, Georgia 30062-7535
(770) 426-8788 • Fax (770) 426-9092

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BO POUNDS, Vice-Chairman
ALEX LORCH, Secretary
BILL BYRNE, Member
R. L. JACOBS, Member
RICHARD D. SAILORS, Member
EARLE E. SMITH, Member

March 15, 1999

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

RE: Development of Regional Impact
Group Realty Tract at Sixes Interchange

Dear Ms. Rhea: The Cobb County-Marietta Water Authority has reviewed the proposed development of the Group Realty Tract at Sixes Interchange. The Authority is interested in this project because this development is upstream of our water supply intake on Lake Allatoona. The Authority provides drinking water to all of Cobb and Paulding Counties and portions of Cherokee and Douglas Counties.

The Cobb County-Marietta Water Authority has reviewed the proposed development of the Group Realty Tract at Sixes Interchange. The Authority is interested in this project because this development is upstream of our water supply intake on Lake Allatoona. The Authority provides drinking water to all of Cobb and Paulding Counties and portions of Cherokee and Douglas Counties.

The following comments on the project are provided:

- 1) The Project Information sheet and the section on natural resources in the review report are not in agreement. The Project Information sheet states the development is not located in a water supply watershed. The natural resources section correctly states that the project drains into Toonigh Creek which is a tributary to the Little River which drains into Lake Allatoona.
- 2) No information is provided in the project information sheet on the size of the watershed or the amount of impervious surface proposed.
- 3) Because of the state of eutrophication of Lake Allatoona it is extremely important that any drainage into the reservoir be of the highest quality. Therefore it is essential that Toonigh Creek be protected from any erosion and sedimentation during the construction. In addition any storm water runoff from the project after it is constructed must be adequately treated. No details of

Ms. Beverly Rhea

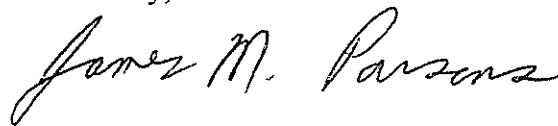
March 15, 1999

Page 2

what methods will be used to achieve these requirements is provided in the package. These methods should be carefully reviewed to insure they will meet the goal of protecting the water quality of Lake Allatoona.

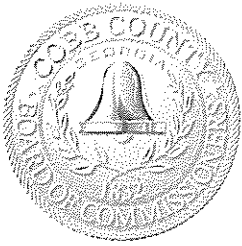
The Water Authority would appreciate receiving information on any Development of Regional Impact (DRI) projects that would drain into Lake Allatoona. It is essential that all projects provide adequate protection for the water quality of the lake.

Sincerely,

A handwritten signature in cursive script that reads "James M. Parsons".

James M. Parsons, P.E.
Director of Engineering

cc: Roy Fowler
Ricky Bennett



BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300
Marietta, Georgia 30090-9680

Phone: (770) 528-3305 Fax: (770) 528-2606

Bill Byrne
CHAIRMAN

March 8, 1999

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

Dear Mrs. Rhea:

Thank you for forwarding the Development of Regional Impact (DRI) Notice pertaining to the Sixes Road/I-575 Interchange site in Cherokee County for our response. The proposed 112-acre mixed use development would provide for industrial, commercial and residential purposes. Located within the Cherokee County I-575 High Technology Mixed Use Corridor, the development adheres to the Cherokee County Comprehensive Plan.

According to the Georgia Department of Transportation Average Annual Daily Traffic count information, 68,399 vehicles travel I-575 as it crosses the Cobb County border each day. The preliminary traffic impact statement included in the DRI Notice noted an increase of 795 vehicles on Sixes Road but did not address the potential impact within the I-575 corridor and further Cobb County. Since the Metropolitan Atlanta Region is designated as a "Non-attainment" area for air quality, we are concerned with an increase in traffic and auto emissions.

We have forwarded the DRI Notice to the Cobb County - Marietta Water Authority for their response. The proposed development is adjacent to Toonigh Creek, a tributary to Little River and Lake Allatoona, a drinking water source for Cobb County. We would note the potential impact of stormwater runoff from the impervious surfaces needed for industrial and commercial developments into Toonigh Creek.

Again, we appreciate the ARC notice to Cobb County Government and request for comments. We would like to be kept informed on the final site development proposal for the Group Realty Sixes Road/I-575 Interchange project. If you need any additional information or documentation, please do not hesitate to contact me.

Sincerely,

Bill Byrne, Chairman
Cobb County Board of Commissioners

Board of Commissioners

BILL BYRNE, Chairman
WILLIAM A. COOPER, District 1
JOE L. THOMPSON, District 2
SAMUEL S. OLENS, District 3
GEORGE WOODY THOMPSON, Jr., District 4

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