

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



Harry West
Director

December 24, 1998

Honorable Hollis Lathem, Chairman
Cherokee County Commission
90 North Street, Suite 310
Canton, GA. 30114

RE: Development of Regional Impact
Horton/Torrey Highway 20 Tract

Dear Hollis:

I am writing to let you know that the ARC staff has completed review of the proposed Horton/Torrey Highway 20 Tract Development of Regional Impact (DRI). Our finding is that the proposed development is in the best interest of the State.

Along with our finding, we want to say that we appreciate the efforts of the developer to provide a live, work, and shop community with interparcel access that will also allow bicycle and pedestrian trips. This type of development can help to solve the Region's air quality problem.

I am enclosing copies of our review report and comments received from Cherokee County Schools as well as a letter from the developer describing the parking management program they will undertake in the office/retail area.

Please feel free to call us if you have any questions concerning our review.

Sincerely,

A handwritten signature in black ink that reads "H.W. for Harry West". The signature is written in a cursive, flowing style.

Harry West
Director

Enclosures

c Mr. Ken Patton, Cherokee County
Mr. Bill Noland, D.R. Horton/Torrey Homes
Mr. Andy Knowles, D.R. Horton/Torrey Homes
Mr. Corky Jones, Cherokee County Schools
Mr. Wayne Shackelford, GDOT
Mr. Harold Rebeis, GEPA
Mr. Rick Brooks, GDCA

Facility: Horton/Torrey Highway 20 Tract
Preliminary Report: November 13, 1998
Final Report: December 24, 1998

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

PROPOSED DEVELOPMENT: 150,000 sq. ft. office space, 150,000 sq. ft. retail space, 560 S.F. detached homes, 270 S.F. attached townhomes, 360 M.F. residential units

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.

Yes. The development appears to have been designed specifically to follow the Future Land Use Map in the Cherokee Comprehensive Plan.

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

No local government identified inconsistencies during the review process.

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

No on Cherokee County.

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 development is estimated to accommodate a population of 2,480, including 646 students, and 800 jobs.

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

The development site is slightly north of the recently reviewed East Cherokee/Thomas Road DRI. However, it is ARC's understanding this was not approved by the County.

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

One S.F. dwelling unit.

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 east central Cherokee County, east of the City of Canton. 84°25'/34°14'

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 about 1-1/2 miles from the City of Canton.

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.

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?

\$603,321 annual property tax at build out based on \$54,1500,000 value.

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

1,200 + 800 long-term jobs.

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 provide a live, work, shop community , which will help to solve the Region's air quality problem.

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 proposed site is located within the Etowah River large water supply watershed; however, no minimum protection criteria are required for this development.

Floodplains

Portions of the proposed project site may be located within the 100-year floodplain and some wetlands are located in the single-family detached housing area of the site which includes a portion of Canton Creek. 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

This act requires that a 25 ft. wide natural vegetative buffer be maintained on both sides of streams designated "State Waters." ARC staff recommends that the developer work with the state to determine if the portion of Canton Creek located within the proposed site is considered "State Waters," and provide protection measures if appropriate. ARC staff also

recommends that the developer work with Cherokee County to determine what the stream buffer requirements must be under the County'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 County'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 Horton/Torrey Highway 20 Tract 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
Office/Light Industrial(52.45ac)	67.66	898.47	5979.30	37134.60	77.63	9.97
SF Residential (194.8ac)	262.98	1151.27	8376.40	156034.8	66.23	15.58
Commercial (29.97ac)	51.25	521.48	3236.76	29460.51	36.86	6.59
Apartment/Townhome(22.48ac)	23.60	240.76	1506.16	13600.40	17.08	3.15
Total (299.7ac)	405.49	2812.0	19098.6	236230.31	197.81	35.29

If the development is approved, Cherokee County should take steps to mitigate potential impacts.

Due to the density of development and its proximity to streams and wetland areas, ARC staff recommends stormwater controls be developed to reduce peak flows into the tributaries. Increased volume and velocity of stormwater runoff can decrease water quality and cause erosive scouring of the streams banks. Precautions should be taken which will minimize and mitigate the potential adverse effects of this project on the water resources in the area.

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 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 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 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 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/monitoring agreement is in place.

HISTORIC RESOURCES

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

The site is near CK153, a residential structure, according to information submitted with the review.

In what ways could the proposed project create impacts that would damage the resource?

Local zoning ordinance requires a buffer along the property line.

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
Office Space	150,000	1,812	227	225	42	205
Shopping Center	150,000	8,847	124	100	394	427
Multi-Family	360 units	2,292	31	150	227	107
Single Family Residential	830 units	7,248	131	374	471	254
Total		20,199	513	848	1,134	993

These trip generation estimates were prepared using the Institute of Traffic Engineers Trip Generation (6th Edition) manual. These estimates are not discounted for internal trips which will result from the planned mix of uses.

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
Union Hill Rd from SR 20 to East Cherokee Dr	2	1,832	0.1	2	5,224	0.3
SR 20 from Union Hill Rd to East Cherokee Dr	2	10,892	0.6	2	11,000	0.6
SR 20 from Union Hill Rd to Old Dogs Dr	2	11,953	0.6	2	18,500	1.0
SR 20 from Old Dogs Dr to I-575	2	12,763	0.7	2	20,100	1.1

East Cherokee Dr from Union Hill Rd to SR 20	2	1,903	0.1	2	2,400	0.1
I-575 from SR 20 S to SR 140	4	32,000	0.4	4	57,400	0.7

The traffic analysis suggests that area roads have and will maintain adequate capacity to serve the access and mobility needs of motorized vehicle traffic, though SR 20 near I-575 appears likely to have significant peak hour congestion by 2010.

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 three projects 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
CH 182	SR 20 TRUCK CLIMBING LANES FROM I-575 TO CR 238: INCLUDES INTERSECTION IMPROVEMENTS	2 -> 2	LONG RANGE
CH 177	SR 20 @ EAST CHEROKEE DR	INT IMP	2000
CH-AR 230	I-575 AUXILIARY LANES FROM SR 20 TO SR 5: ENHANCE WEAVING BETWEEN TWO INTERSECTIONS	4 -> 4	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.

No.

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

No.

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

In an effort to reduce vehicle miles traveled and resulting emissions, the developer proposes the following: 9% credit for retail and office in a development that is primarily residential; 5% credit for street, bicycle, and pedestrian connections within the development and allowing adjacent connections; and 3% credit for parking management.

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

The traffic analysis suggests that area roads have and will maintain adequate capacity to serve the access and mobility needs of motorized vehicle traffic, though SR 20 near I-575 appears likely to have significant peak hour congestion by 2010. To help ensure that the access and mobility needs of non-motorized modes of transportation are met the developer has agreed to the above measures.

INFRASTRUCTURE

Wastewater and Sewage

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

The County estimates 0.51 = MGD.

Which facility will treat wastewater from the project?

City of Canton Wastewater Treatment Plant. Of the three potential measures to serve the wastewater needs of the development, it is ARC's understanding that the City and County likely will run a gravity flow line to the area with the developer reimbursing part of the cost.

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

Permitted = 1.89 MGD

1997 = 1.028 MGD

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

None that ARC has reviewed that have been approved by the local government.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

0.58 MGD

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

Etowah River Water Treatment Plant should have sufficient capacity to serve the development but water conserving measures are essential in all new developments. Also,

the developer has agreed to the Planning Department recommendation regarding upgrade of the water line to serve the development.

INFRASTRUCTURE

Solid Waste

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

26.10 tons, according to information submitted with the review. Waste collection and disposal will be by private contractor.

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; however, a development of this type would provide an ideal setting for recycling and efforts should be encouraged by the County.

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.)?

Schools will be impacted by the potential of 646 students. The Buffington Elementary School adjacent to the site is under capacity while the middle and high schools are slightly over capacity. According to the developer they have presented three alternatives to help the school situation: (1) add more property to the school site; (2) land swap; and (3) turn the school interior to the property.

HOUSING

Will the proposed project create a demand for additional housing?

The majority of the development is housing.

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.

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December 17, 1998

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

RE: Development of Regional Impact
Horton/Torrey Highway 20 Tract

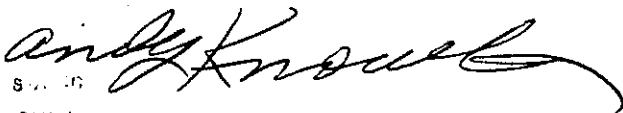
Dear Beverly Rhea:

In order to meet the (15%) air quality points system, **D. R. Horton - Torrey**, agrees to the following **Parking Management Program** stipulations.

1. Limit parking in the retail/office areas to the absolute minimum that the County will allow.
2. In the retail/office areas set aside preferential parking in the vicinity of the handicapped parking for employees who use carpools/vanpools.
3. In the retail/office areas provide sidewalks and or pedestrian paths that allow access among the stores/offices.
4. In the retail/office areas initially set aside 10 parking spaces for residents of the area who ride share.
5. Link all parts of the development with street, bicycle, and sidewalk connections to allow alternatives to driving (The master plan will be revised to reflect these connections).
6. All residential portions of the **PUD** will be linked by an interior street to the Retail/Office portion of the development. The master plan will be revised to reflect this interior street.

Please contact John Gaskin at 404-248-1960 or Andy Knowles at 770-431-8311, extension 2466 with your response as soon as possible.

Thank You



Andy Knowles



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:

Horton/Torrey Highway 20 Tract - see preliminary report

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

The Cherokee County School system estimates 1.2 students per dwelling, so the estimate of students would be 1,428 for this proposed project.

The schools in this district are

	enrollment	capacity
Buffington Elementary	253	275
Teasley Middle	950	875
Cherokee High School	1558	1525

Individual completing form:

Michael J. McGowan

Local Government: Board of Education

Department: Public Relations

Telephone: (770) 720-2129

Signature: Michael J. McGowan Date: 12/1/98

Please return this form to:

MRS. BEVERLY REEA
ATLANTA REGIONAL COMMISSION
3715 NORTHSIDE PARKWAY
200 NORTHCREEK, SUITE 300
ATLANTA GA 30327-2809

Return Deadline: December 1, 1998

Horton/Torrey Highway 20 Tract Development Environmental Planning Division Review Comments

Watershed Protection

The proposed site is located within a large water supply watershed; however, no minimum protection criteria apply.

Floodplains

Portions of the proposed project site may be 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 impedence, storage volume reduction, and upstream or downstream erosion or deposition."

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This act requires that a 25 ft. wide natural vegetative buffer be maintained on both sides of streams designated "State Waters." ARC recommends that the developer work with the state to determine if the portion of Canton Creek located within the proposed site is considered "State Waters," and provide protection measures if appropriate. ARC also recommends that the developer work with the Cherokee County to determine what the stream buffer requirements must be under the County's Storm Water Management ordinance.

Storm Water / Water Quality

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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/monitoring agreement is in place.