

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



Harry West
Director

February 28, 1995

The Honorable James Cannon, Mayor
City of Canton
150 South Church Street
Canton, GA. 30114

RE: Development of Regional Impact
Summit Ridge

Dear Mayor Cannon:

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

Along with our finding we recommend the following if the development is approved:

(1) that governmental entities involved proceed forthwith to provide or commit to the required infrastructure (including schools) so that it is coordinated with the timing of the development and

(2) that a stormwater management plan, including long-term maintenance, be required.

Enclosed is a copy of our complete review report.

A very important part of our review process is the notice to potentially affected agencies and the opportunity for them to comment. During this review, we received the attached comments from Cherokee County, Cherokee County Schools, and Georgia Dept. of Transportation. These comments (related to #1 above) are recommended for the City's consideration.



Honorable James Cannon, Mayor
February 28, 1995
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Please feel free to call me or Beverly Rhea (364-2562) if you have any questions at all concerning our review of this DRI.

We appreciate the opportunity to provide this review.

Sincerely,

Harry West
Director

Enclosure

c Honorable Hollis Lathem, Cherokee County
Mr. Corky Jones, Cherokee Co. Schools
Mr. Wayne Shackelford, Georgia DOT
Mr. Paul Radford, Georgia DCA

BACKGROUND ON SUMMIT RIDGE

Summit Ridge is a previously approved project in the City of Canton. It was approved in 1987 for single and multi-family residences, office and commercial development.

The 1,225.2 acre development is now requesting down-zoning to single-family residential development with a golf course, entrance park, and community recreation area. The current plan also reserves 56.4 acres for Outer Loop right-of-way. ARC is conducting a DRI review of the current proposal.

Facility: Summit Ridge
Preliminary Report: February 13, 1995
Final Report: February 28, 1995

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 property is currently zoned and included in the Canton plan as single and multi-family residential, office and commercial development. The current proposal is to down-zone the property for less intense development.

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

No inconsistencies were identified in the review process.

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

No.

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 development could accommodate a population of 4,238, including 1,229 students according to regional averages.

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

None.

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 project site is located in NW Canton, SW of Highway 140 (Reinhardt College Parkway).

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.

Most of the project boundaries are city limits of Canton, contiguous to unincorporated areas of Cherokee 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 impacts determined 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?

Based on an average \$150,000 per residential unit, the development at build out would have a value of \$254,250,000 yielding \$3,405,933 annual property taxes based on current millage rates.

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

To be determined by rate of development which will depend on market forces.

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 golf course communities in the northern part of the Atlanta Region.

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 is in the Etowah River large water supply watershed and includes some flood plains and wetlands associated with streams and small lakes on the property.

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

It is important that streams and their wetlands and flood plains be protected.

Additional Natural Resources Comments

Several tributaries to the Etowah River run through the proposed development. The Etowah River is a water supply for the City of Canton and other parts of Cherokee County. A development of the proposed magnitude will likely have negative impacts on water quality in the streams on site as well as the Etowah River. Based on some simplifying assumptions for typical pollutant loading factors (pounds per acre per year), ARC staff developed estimates of pollutant loadings from the Summit Ridge development. The loading factors are based on the results of storm water monitoring data from the Atlanta Region. The following table summarizes the results of the analysis.

Estimated Pounds of Pollutants per Year

	<u>Total Phosphorus</u>	<u>Total Nitrogen</u>	<u>BOD</u>	<u>Zinc</u>	<u>Lead</u>
Residential (903.5 acres)	976	2,837	30,718	244	54

As shown above, the proposed development will have an impact on water quality. In fact, the actual loadings will likely be even higher than these estimates, as the calculations above do not include estimated pollutant runoff from the proposed golf course.

If the development is approved, the City of Canton should consider several measures for protecting water quality in the streams on the proposed development site. First, the City should monitor each phase of project phase very closely and enforce the City's Erosion and Sedimentation Control requirements.

The City should also require the developer to submit a Storm Water Management Plan as a key component of the Plan of Development. The plan should include natural, undisturbed buffers adjacent to the streams, wetlands and other sensitive areas on the site. The storm water plan should also include the location, construction and design details and all engineering calculations for all storm water control measures. The storm water controls should be designed to control water quality as well as quantity of the runoff and drainage from the site. These controls should be designed to reduce the average annual total suspended solid (TSS) loadings by 80 percent and reduce the postdevelopment loadings of TSS so that the average annual TSS loadings are no greater than predevelopment loadings. At this time, the preferred approach to achieve these criteria is construction of regional (draining an area of 100 to 300 acres) wet detention ponds designed to provide a two week detention of the average annual storm at the site. Additional storage provided above the permanent pool, combined with an appropriately designed outlet control structure, could give the necessary control for both storm water discharge and frequency. Other methods such as constructed wetlands could be explored as long as they were designed to meet the recommended pollutant removal efficiencies.

If structural storm water controls are not maintained properly, they will provide no benefit. If structural controls are used on this site, monitoring of runoff both into and leaving the site should be conducted for 2 to 5 years to ensure that storm water controls are functioning as designed. The developer's Storm Water Management Plan should require the developer to submit a detailed, long-term schedule for inspection and maintenance of the storm water facilities. This schedule should describe all maintenance and inspection requirements and persons responsible for performing maintenance and inspection activities. Provisions should be made for the City to inspect the facilities during and after construction.

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?

<u>Land Use</u>	<u>Weekday</u>	<u>AM</u> <u>Peak Hour</u>		<u>PM</u> <u>Peak Hour</u>	
		<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
Single Family (1,695)	13,990	244	696	900	485
Golf Course (190 acres)	900	40	8	15	60
	14,890	284	704	915	545

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 1993 GDOT coverage counts from area facilities. It is anticipated that these facilities will provide the primary route for traveling to the Summit Ridge development.

<u>Facility</u>	<u># of Lanes</u>	<u>1990 Volume</u>	<u>1993 Volume</u>	<u>1993 V/C Ratio</u>
SR 140 (Sta. 100) North of Business SR 5	2	8,280	8,370	0.75
Business SR 5 (Sta. 028) Between I-575 & SR 140	2	10,995*	12,390	1.11
I-575 (Sta. 245) South of SR 140	4	13,360	16,220	0.67

*Average of 1989, 1990, 1991 GDOT counts.

The table above indicates that road facilities in the project area are currently experiencing congestion or are approaching congested conditions.

ARC traffic volumes for the year 2010 are not available for the project area. However, newly revised population and employment forecasts for the year 2010 are available for Cherokee County. The table below includes 1990 Census population and employment figures and ARC projections for the year 2010.

1990 Census Tract	Employment		Population		Percent Increase 1990 - 2010	
	1990	2010	1990	2010	Employment	Population
904.00	2,171	4,751	3,979	9,203	118%	131%

The additional capacity for housing and population planned for the Summit Ridge development is within the range of ARC forecasts for population growth for Census Tract 904.00. Given ARC population and employment forecasts for the project area, one could assume that traffic in the area will increase 125 percent by the year 2010. The projected growth will result in an estimated average daily traffic of 18,600 by the year 2010 on SR 140. SR 140 is scheduled to be widened to four lanes by the year 2010. At four lanes, this will result in an V/C ratio of 0.84 on SR 140 by the year 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 following transportation improvements are included in the Atlanta Regional Transportation Improvement Program FY 1995-FY 2000:

Federally-Funded Projects:

CH 7: Widen SR 140 to four lanes from Business SR 5 to Lower Burris Road. Right-of-way acquisition is programmed in the FY 1995 TIP for FY 2000 with federal funds. Construction is not currently scheduled for the TIP period (FY 1995-FY 2000).

CH 8: Widen Business SR 5 to four lanes from Hospital Drive to I-575. Right-of-way is scheduled for FY 1999 with local funds. Construction is not currently scheduled for the TIP period.

R 139: Construct the four-lane Outer Loop from I-75 in Bartow County to to I-575. State funds are programmed in FY 1995 for hardship right-of-way acquisition. Construction is not currently scheduled for the TIP period. This project includes an interchange with SR 140.

In January 1994, at the direction of its Board, the Atlanta Regional Commission staff began a 10-month study of the potential impacts of a proposed Outer Loop. After review of the results of the study, the ARC Board decided on November 23, 1994, to adopt a four-part policy position that includes the following: "ARC staff will analyze the section from 411/I-75 on the north, easterly to SR 316 for air quality conformity. Additionally, staff will work with the Georgia Department of Transportation to develop a financial plan for that section. This work should be accomplished as part of the next comprehensive update of the Regional Transportation Plan (RTP) and Transportation Improvement Program (TIP)."

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.)?

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?

There have not been any other DRI's reviewed in the project area.

Current growth patterns in the Atlanta Region are pushing out from established suburban areas into newly developing areas, such as the location of the proposed Summit Ridge development. Cherokee County officials should carefully consider the coordination of new growth with their ability to provide adequate transportation infrastructure to prevent congestion and poor operating conditions. County officials should work to ensure the ability of site-area facilities to provide adequate capacity for the 14,890 daily trips that are expected to be generated by the project.

Due to the projected growth in the project area, it is very important to implement the project (CH 7) to widen SR 140 to four lanes to provide the necessary capacity to provide adequate access to the project area.

INFRASTRUCTURE

Wastewater and Sewage

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

According to regional averages, the residential units could generate 0.678 MGD of wastewater.

Which facility will treat wastewater from the project?

Canton Waste Water Treatment Plant.

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

Permitted capacity	= 1.89 MGD
1992 Average Flow	= 0.64 MGD

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

None.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

According to regional averages, Summit Ridge residential units could have a demand for 0.78 MGD of water.

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

The City of Canton will provide water from the Etowah River Plant.

INFRASTRUCTURE

Solid Waste

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

The estimated population of Summit Ridge could generate 6,064 tons of solid waste per year. This includes residential, industrial, and construction/demolition. Residential waste is collected and disposed of by private haulers in Cherokee County.

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

No.

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

None stated.

INFRASTRUCTURE

Other facilities

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

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

The increase in population and students (Cherokee County Schools estimate 2,000 students from the development) will increase the need for services in this part of Canton.

The schools estimate that the development will require 100 acres of usable land to build schools (130-140 acres if not on public sewer), 8 buses at a cost of \$336,000 and additional staff at all levels.

HOUSING

Will the proposed project create a demand for additional housing?

The project is residential.

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?

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 of \$41,500 for Atlanta MSA.

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Project I.D: _____

(From Request for Comments Form)

Name of Commenting Organization: Cherokee County Schools

Address: P.O. Box 769

221 W. Main Street

Canton, GA 30114

Contact Person: Milford Mason

Telephone Number: 479-1871

Do you believe your jurisdiction will be affected by the proposed development? ☒ Yes ☐ No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

At the present time we do not have an adequate number of classrooms to serve the large number of students this project will generate. If the average number of students is 1.2 students per household, this project would add an additional 2000 students to the school system.

The school that will serve Summit Ridge is Tippens Elementary with a capacity of 350 students. It now has an enrollment of 293 students.

To adequately serve this subdivision, approximately 100 usable acres should be set aside to build schools. If sewage is not available 130 to 140 acres should be set aside. Also an additional 8 buses will need to be purchased to transport students to and from school at a cost of \$336,000. Additional staff such as bus drivers, teachers, custodians and grounds workers will be needed.

(Attach Additional Pages if Necessary)

Form Completed By: Milford Mason

Title: Assistant Superintendent

Signature: Milford Mason

Date: 2-22-95

RETURN TO: ATLANTA REGIONAL COMMISSION
3715 Northside Parkway
200 Northcreek, Suite 300
Atlanta, Ga. 30327

FAX NO. 404-364-2599

DCA/OCP 10/7/91

ATTENTION: REVIEW OFFICE

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Project I.D: SUMMIT RIDGE
(From Request for Comments Form)

Name of Commenting Organization: Cherokee County

Address: 130. East Main Street
Canton, Georgia 30114

Contact Person: Ken Patton Telephone Number: 479-0412

Do you believe your jurisdiction will be affected by the proposed development? ☒ Yes ☐ No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

This proposed development will increase traffic volume on

Reinhardt College Parkway (SR 140) as well as two (2)

County roads. Honeydew Drive and Shoal Creek Road will

see an increase in traffic volume. Neither of these roads

are contained within Cherokee County's road improvement

program at the present time. The subject property also includes

includes a portion of Georgia D.O.T.'s proposed Outer

Perimeter road right-of-way.

This project was originally approved in 1987. This was

prior to the enactment of the Georgia Planning Act. This has

not previously gone through the DRI process. Also,

Cherokee County previously was a member of North Georgia

RDC and not Georgia Mountains RDC.

(Attach Additional Pages if Necessary)

Form Completed By: Ken Patton

Title: Manager, Planning & Zoning

Signature: Ken Patton

Date: 2-22-95

RETURN TO: ATLANTA REGIONAL COMMISSION
3715 Northside Parkway
200 Northcreek, Suite 300
Atlanta, Ga. 30327

ATTENTION: REVIEW OFFICE

FAX NO. 404-364-2599

DCA/OCP 10/7/91

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Project I.D.:
(From Request for Comments Form)

Name of Commenting Organization: Georgia Department of Transportation

Address: Georgia Department of Transportation

No. 2 Capitol Square

Atlanta, Georgia 30334

Contact Person: George Boulineau

Telephone Number: 686-0610

Do you believe your justification will be affected by the proposed development? ☒ Yes ☐ No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

THE PROPOSED DEVELOPMENT "SUMMIT RIDGE" WILL HAVE A MAJOR IMPACT
ON EXISTING AND PROPOSED TRANSPORTATION FACILITIES. THE 16,000
TRIPS PER DAY GENERATED BY THE DEVELOPMENT WILL CAUSE THE STREET
SYSTEM IN THE CORRIDOR TO INCUR DELAYS AND DECREASE THE SAFETY OF
TRAVEL. THE REVIEW MADE NO MENTION OF ANY PROPOSED ROAD IM-
PROVEMENTS TO THE SYSTEM AND APPROVAL SHOULD BE DEFERRED UNTIL
SUCH TIME PROJECTS ARE IDENTIFIED WITH A DEFINED BUDGET.

Form Completed By: Donald W. Mills

Title: TP III

Signature: Donald W. Mills

Date: 2-24-95

RETURN TO: ATLANTA REGIONAL COMMISSION
3715 Northside Parkway
200 Northcreek, Suite 300
Atlanta, Ga. 30327

FAX NO. 404-364-2599

ATTENTION: REVIEW OFFICE