

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



Harry West
Director

November 30, 1994

Honorable John Brandenburg, Chairman
Cherokee County Commission
130 East Main Street, Suite 101
Canton, GA 30114

Re: Development of Regional Impact (DRI) Review - Harbor View

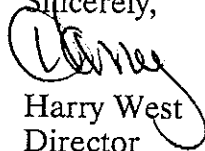
Dear John:

The ARC staff has completed review of the proposed Harbor View as a 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 recommend that if the development is approved that governmental entities involved proceed forthwith to provide or commit to the required infrastructure so that it is coordinated with the timing of the development. We also recommend strong measures to protect the water quality in Lake Allatoona (see enclosed review report) and addressing the concerns of the Cherokee Board of Education.

If you would like for me to arrange any meetings to discuss our review, the report, or the comments from affected agencies, please feel free to call me.

We hope that this analysis is useful to the County as you consider the project further.

Sincerely,


Harry West
Director

Enclosure

cc: Mr. Ken Patton, Cherokee County
Mr. Corky Jones, Cherokee Schools
Mr. Bill Wallace, Harbor View, Inc.
Mr. Paul Radford, Georgia DCA
Mr. Wayne Shackelford, Georgia DOT

Facility:	<u>Harbor View Mixed Use Development</u>
Preliminary Report:	<u>November 4, 1994</u>
Final Report:	<u>November 28, 1994</u>

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.

According to information submitted with the Harbor View review, the proposed project is consistent with the Cherokee County Comprehensive Plan.

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

No inconsistencies were noted.

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

No impacts were identified.

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 proposed development could accommodate a population of 6,900 and 300 employees, requiring improvements in nearly all public infrastructure and facilities in the part of Cherokee County since this would amount to a 6.5% increase over the 1994 population of the entire county (105,700).

GENERAL (continued)

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

ARC has reviewed no other major developments in the vicinity of this project.

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 proposed Harbor View development is located in southwest Cherokee County, south of Highway 20, northwest of Bells Ferry Road, north and south of Sixes Road.

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 proposed development is located contiguous to the Lake Allatoona Reservation and in the vicinity of Cobb County and 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.

See Corps of Engineers comments concerning point and nonpoint source pollution on water quality in Lake Allatoona.

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 development will generate approximately \$4 million annual property tax revenue based on current millage rates and estimated value at build-out.

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

According to information submitted with the review, approximately 750.

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 similar mixed use developments in the 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.

According to information submitted with the review, the site is located in a large water supply watershed and a groundwater recharge area, and has 10-40 acres of wetlands.

NATURAL RESOURCES (continued)

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

The proposed development is located adjacent to Lake Allatoona, a water supply for Cobb and Cherokee counties. Based on some simplifying assumptions for typical pollutant loading factors (pounds per acre per year), ARC staff developed estimates of pollutant loadings from the Harbor View 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>Land Coverage</u>	<u>Total Phosphorus</u>	<u>Total Nitrogen</u>	<u>BOD</u>	<u>Zinc</u>	<u>Lead</u>
Office (20ac)	3	343	2,279	39	3.8
Retail (30ac)	51	522	3,240	37	6.6
S.F. Res. (1207ac)	1,629	7,133	51,901	410	96.6
M.F. Res. (53ac)	56	568	3,551	40	7.4
School (75ac)	97	1,285	8,550	111	14.2
Total Harbor View (w/o Roads)	1,836	9,851	69,522	628	128.6

As shown above, the proposed development could have a significant impact on water quality in Lake Allatoona. 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 ARC staff recommends that Cherokee County consider several measures for protecting water quality in Lake Allatoona. First, the County should monitor each phase of project phase very closely and enforce the County's Erosion and Sedimentation Control requirements.

NATURAL RESOURCES (continued)

The County should also require the developer to submit a Storm Water Management Plan as a key component of the Plan of Development. The storm water plan should 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. The preferred approach at this time 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 County 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>PM</u>	
		<u>Peak Hour</u> <u>Enter</u>	<u>Exit</u>	<u>Peak Hour</u> <u>Enter</u>	<u>Exit</u>
Single Family (2,400)	19,270	330	940	1,234	666
Attached Units (300)	1,655	21	99	101	52
Multi-Family (300)	1,900	26	124	120	57
Retail (100,000 sq.ft.)	7,067	102	60	328	327
Office (50,000 sq.ft.)	830	99	12	19	93
Golf Course (200 acres)	<u>940</u>	<u>43</u>	<u>11</u>	<u>16</u>	<u>62</u>
	31,662	621	1,246	1,818	1,257

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.

<u>Facility</u>	<u># of</u> <u>Lanes</u>	<u>1993</u> <u>Volume</u>	<u>V/C</u> <u>Ratio</u>
Bells Ferry Road			
South of Site (121)	2	3,690	0.44
North of Site (123)	2	3,650	0.43
Sixes Road (221)			
West of I-575	2	3,300	0.53
I-575			
South of Sixes Road	4	28,060	0.58

ARC 2010 volumes are not available for the project area.

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)?

The following transportation improvements are included in the Atlanta Regional Transportation Improvement Program FY 1995 - FY 2000:

Federally-Funded Projects:

CH 10: Widen Bells Ferry Road to four lanes from CR 1012 to north of Victoria Road. Preliminary engineering and right-of-way acquisition (with local funds) are scheduled for FY 1995 and construction is scheduled after FY 2000.

CH 18: Bridge construction at Bells Ferry Road and the Little River. Construction is scheduled for FY 1996.

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 stated.

INFRASTRUCTURE

Transportation (continued)

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.

The information provided states that the project's developer intends to improve Sixes Road from I-575 to the project site. The functional capacity and condition of Sixes Road is very important as it provides the most immediate access to I-575 for traffic traveling to and from the Atlanta Region. The project information does not indicate the schedule for improving Sixes Road or provide specific details about the type of improvements that are being considered. The FY 1995 TIP does not currently include a project to improve Sixes Road with local and/or private funds.

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 Harbor View 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 Harbor View's developer to improve Sixes road to provide adequate capacity for the 31,660 daily trips that are expected to be generated by the project.

Wastewater and Sewage

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

According to regional averages, the proposed development could generate 1.2 MGD wastewater.

Which facility will treat wastewater from the project?

Rose Creek Treatment Plant.

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

According to information submitted with the review, Rose Creek Plant has a permitted capacity of 2.0 MGD current flow. The County plans to increase the capacity to 4.0 MGD and has requested EPD's permission for the upgrade. Current flow to date in 1994 averages .77 MGD; however, the County has already committed 1.93 MGD.

INFRASTRUCTURE

Wastewater and Sewage (continued)

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

ARC has reviewed no other major developments that would be served by this plant.

Water Supply and Treatment

How much water will the proposed project demand?

Again according to regional averages, Harbor View development could have a demand for 1.4 MGD water.

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

The information submitted with the DRI application suggests that additional capacity will be needed to serve this and other developments in the County and that the County has a capital improvements plan to provide such capacity.

Solid Waste

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

According to information submitted with the review, the development could generate 6,710 tons of solid waste per year.

Solid waste pick-up and disposal is handled by private companies 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 proposed development will increase the need for most public services in this area of Cherokee County -- 1,913 students, for example. However, a larger scale development was approved for the site in 1989 and the 1992 Cherokee County Comprehensive Plan proposed infrastructure improvements to accommodate the additional demand for services. Nevertheless, Cherokee County Board of Education is very concerned that the amount of land being donated for schools is not sufficient and is also very concerned about the cost of purchasing additional school land in the development.

HOUSING

Will the proposed project create a demand for additional housing?

The Harbor View development includes 3,000 housing units.

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

Yes.

HOUSING (continued)

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

N/A

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 - 1990 median family income of \$41,500 for Atlanta MSA.

DICK RECEIVED

Cherokee County Board of Education

NOV 16 1994

ARC

CORKY JONES
SUPERINTENDENT OF SCHOOLS

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November 15, 1994

Mr. Harry West, Director
Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327-2809

RE: Response to Regional Impact Review-Harbor View Mixed
Use Development

Dear Mr. West:

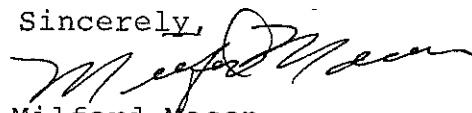
Thank you very much for giving us an opportunity to share some of our concerns about this project. Three statements about the school system are not accurate. First we do not have a 20 year plan, but we do have a 5 year plan. Second, 69 classrooms will not be added to Cherokee High. Third, 64 classrooms will not be added to Etowah High. Eight additional classrooms have been built at Etowah to house the math and science departments. Both schools will be renovated sometime in the future but the money has not been appropriated.

My primary concern is the amount of acreage that is being set aside for schools in the development. As you know they will give us 25 acres and sell us two more 25 acre sites at cost. The 25 acres that is being donated is not large enough to build a school that will hold 1000-1200 students. If sewage is not available it could take as much 40 to 50 acres of usable land.

Also, I am concerned about the price of property for the two 25 acre sites. It is obvious that we will need more property than the 75 acres. I have difficulty understanding how the school system could possibly ask tax payers for Cherokee County to pay \$25,000.00 an acre for acreage over 75 acres. An additional 75 acres should be made available to the school system at cost plus carrying charges as the other two sites.

If you need additional information please contact my office at 479-1871.

Sincerely,



Milford Mason
Assistant Superintendent