

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



Harry West  
Director  
October 16, 1998

Honorable Bill Byrne, Chairman  
Cobb County Commission  
886 Lake Hollow Boulevard  
Marietta, GA. 30064

RE: Development of Regional Impact--Greers Chapel Development

Dear Bill:

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

I am enclosing a copy of our review report and a copy of comments received from Cobb County Schools. Our favorable finding is based on information submitted with the review and the agreement by the developer (1) to add a system of bikeways and pedestrian ways within the development and connecting to adjoining developments, (2) to provide a crosswalk on Greers Chapel Road to allow access to the adjacent shopping, and (3) to work with the adjacent shopping area in an effort to provide safe access for pedestrians and bicyclists to CCT on Barrett Parkway.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Harry West', is written over a horizontal line.

Harry West  
Director

Enclosures

c Mr. Ed Thomas, Cobb County  
Mr. Larry Thompson, Thompson Real Estate Dev.  
Mr. Pete Degnan, Alston & Bird



# DEVELOPMENT OF REGIONAL IMPACT

## REQUEST FOR REVIEW

A DRI is a development project of sufficient scale or importance that is likely to have impacts beyond the jurisdiction in which the project is actually located, such as on adjoining cities or neighboring counties. The project described below appears to meet or exceed Development of Regional Impact (DRI) thresholds established by the Department of Community Affairs. Proposed actions in support of developments which meet or exceed the thresholds are subject to regional review by all affected local governments and other parties. Participating local governments are required to submit this form to the Regional Development Center before approving any project or taking any action related to the project.

Local government: Cobb County

Individual completing form: Edwin L. Thomas

Title: Principal Planner, Zoning Division

Department: Cobb County Community Development

Telephone: (770) 528-2018

Signature: Edwin L. Thomas Date: 9-11-98

Physical location of the proposed development (if applicable):  
Fronting on Greers Chapel Drive, I-75,  
and I-575 and located southwest of the  
intersection of I-75 and Barrett Parkway

Is the entire project located within your jurisdictional boundaries?  
Yes

- ☐ Expansion of Existing Project  
☒ New Project

Local Project ID, Application #, etc.: \_\_\_\_\_

Party initiating the proposed activity:  
Larry B. Thompson

Contact person: Larry B. Thompson

Title: N/A

Telephone: (770) 971-5081

The requested government action is a:

- ☒ Rezoning  
☐ Variance  
☐ Permit  
☐ Water connection request  
☐ Sewer connection request

Other (specify): \_\_\_\_\_

Is the development consistent with the local government's  
comprehensive plan? Yes  
If not, please explain:

See Attached Appendix A

Local government office or department(s) responsible for reviewing  
and/or taking official action regarding development (if applicable):

Cobb County Community Development

Local government staff the RDC can contact for more information:  
Ed Thomas, Principal Planner, Cobb County  
Community Development Department, Zoning  
Division

Description of development (attach additional sheets if necessary):

The proposed development consists of 116± acres located in the 16th District, 2nd Section of Cobb County, occupying all of Land Lot 723 and a portion of surrounding Land Lots 718, 724, 788, 789, and 790. The property is located southwest of the intersection of I-75 and Barrett Parkway, fronting Greers Chapel Drive, I-75, and I-575. The property is currently zoned R-20, and the proposed rezoning is for RM-12, RM-8, and PRD. Once developed, the property will support 419 single-family units and 300 multi-family units.

For RDC Use Only:

- ☒ Form complete  
☒ Project meets DRI review criteria

Date form was received: 9/14/98

Reviewed by: B. Rhora

Formal acceptance date: 9/17/98

Signature: B. Rhora

Date: \_\_\_\_\_



# DEVELOPMENT OF REGIONAL IMPACT

## REQUEST FOR REVIEW (PAGE 2)

### Project Information:

Project Phase:

300 Apartment Units

137 Housing Units (RM-8)

282 Housing Units (PRD)

Percent of Overall Project:

41%

19%

40%

Estimated Completion Date:

Spring, 2000

Fall, 2004

Fall, 2004

Project Build-out Date: Fall, 2004

Estimated Value at Build-out: \$95,080,000

Estimated annual tax revenues likely to be generated by the proposed development: \$1,178,992

How many jobs will be created by the proposed development?  
long term 20  
short term 1500

If the development will displace any existing uses, please describe (using units, sq. ft., etc.):

The development will not displace any existing uses. The site is currently undeveloped.

Is the development located within, or likely to affect a:

- |  |   |
|--|---|
| <input type="checkbox"/> Water supply watershed    | <input type="checkbox"/> Protected river corridor     |
| <input type="checkbox"/> Groundwater recharge area | <input checked="" type="checkbox"/> Historic resource |
| <input type="checkbox"/> Wetland or flood plain    | <input type="checkbox"/> Other...                     |
| <input type="checkbox"/> Protected mountain        |   |

If the answer to any of the above is yes, describe the development's potential impact on the resource:

The property contains Civil War earthworks, and the proposed development has been specifically designed to preserve and protect much of the remaining, intact earthworks.

Developer-proposed mitigation measures:

- ☒ buffers
- ☒ landscaping
- ☒ accel/decel lanes
- ☒ erosion and sedimentation control
- ☒ stormwater management
- ☒ other (specify): preservation of Civil War earthworks

Indicate the project type:

- ☐ Office
- ☐ Commercial, Wholesale and Distribution
- ☐ Hospitals and Health Care Facilities
- ☒ Housing
- ☐ Industrial
- ☐ Hotels
- ☐ Mixed Use
- ☐ Airports
- ☐ Attractions and Recreational Facilities
- ☐ Post-Secondary Schools
- ☐ Waste Disposal
- ☐ Quarries, Asphalt and Cement Plants
- ☐ Wastewater Facilities
- ☐ Petroleum Storage Facilities

Indicate project size (Use the DRI Threshold Chart for appropriate units of measure.): Housing Development greater than 500 Units in the Atlanta Region

Are existing community facilities adequate to support the project? Yes

If not, describe any new community facilities (including road improvements) that will be needed to support the project: \_\_\_\_\_

What is the estimated water supply demand (in MGD)? .280

What is the estimated sewage flow (in MGD)? .280

Will any hazardous waste be generated by the development? No

If so, please describe: \_\_\_\_\_

Estimate the 24-hour peak traffic volume the project is likely to generate:  
324 (AM Peak) 324 (PM Peak)

How much solid waste will the project generate annually (in tons)?  
867 tons

Facility: Greers Chapel Development  
Preliminary Report: September 17, 1998  
Final Report: October 16, 1998

## **DEVELOPMENTS OF REGIONAL IMPACT**

### **REVIEW REPORT**

**PROPOSED DEVELOPMENT:** 419 single-family and 300 multi-family 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.**

The site proposed for development is identified in Cobb's Comprehensive Plan partly in the Town Center Regional Activity Center and partly as industrial compatible.

**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?**

Yes. The development's 419 single-family and 300 multi-family units could accommodate a population of 1,498, including 389 students according to regional averages. The site has no access other than Greers Chapel Road.

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

The site is contiguous to Barrett, reviewed by ARC in 1984 and having 1,000 acres and 13.1 million square feet of mixed use development.

**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 the I-575/75 interchange and is bounded on the north by Greers Chapel Road. 34°00'/84°34'

**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 City of Marietta is just south of the site.

**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 direct impacts were identified.

### **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 a build-out value of \$95,080,000, the developer estimates \$1,178,992 annual property tax revenue.

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

1,500 plus 20 long-term.

**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 nearby housing, both single- and multi-family.

## **NATURAL RESOURCES**

### **Watershed Protection**

The proposed project site is located within the Etowah River/Lake Allatoona watershed, a large water supply watershed, however, no minimum protection criteria apply.

### **Floodplains**

Areas within the proposed project site are located within the 100 year floodplain. Steps should be taken by Cobb 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 vegetated buffer be maintained on both sides of streams designated as "State waters." ARC recommends that the developer work with the state to determine if the portions of the tributary to Noonday Creek within the proposed site are considered "State Waters," and provide protection measures if appropriate.

### **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 Greers Chapel Development was estimated by ARC. These estimates are based on some simplifying assumptions for typical pollutant loading factors (lbs/ac/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 Phosphorus	Total Nitrogen	BOD	TSS	Zinc	Lead
Medium Density SF (73.32 ac.)	98.98	433.32	3152.76	58729	24.93	5.87
Apartment/Townhome (42.64 ac.)	44.77	456.67	2856.88	25797	32.41	5.97
Total (115.96 ac.)	143.75	890.00	6009.64	84527	57.34	11.84

If the development is approved, Cobb County should take steps to mitigate potential impacts. The proposed site includes a perennial stream and may include wetlands. Site design features such as incorporating wetlands into landscaping and maintaining natural buffers adjacent to streams should be considered.

#### Structural Storm Water Pollution Controls

Cobb 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 and design details and all engineering calculations for all storm water quality control measures. ARC staff recommends that the County consider that structural controls be maintained at an 80% - 90% total suspended solids removal efficiency.

The Plan should also include a monitoring program to ensure storm water pollution control facilities function properly. ARC staff recommends that structural controls be designed to accommodate the 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 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 & NO<sub>3</sub>); and,
- ◆ collection of grab samples at the inlet and outlet locations during the periods of peak inflow and outflow for pH, dissolved oxygen (D.O.) and fecal coliform bacteria.

The County's Engineering Department should determine the actual 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. Specific monitoring procedures and parameters analyzed may change in the future based on continuing storm water runoff and water quality studies.

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 Cobb 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.**

No, but the site does contain Civil War earthworks.

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

**In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?**

The site has been designed to preserve and protect much of the remaining, intact earthworks.

## **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
Multi-Family Residential	300 units	1,902	26	125	189	89
Single Family Residential	419 units	3,862	73	207	256	138
<i>Total:</i>		<b>5,764</b>	98	332	445	227

These trip generation estimates were prepared using the Institute of Traffic Engineers Trip Generation (6th 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 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
I-75 from I-575 to Barrett Pkwy	6	164,000	1.4	6	180,600	1.5
I-75 from Barrett Pkwy to Chastain Rd	6	143,000	1.5	6	157,300	1.6
I-575 from I-75 to Barrett Pkwy	4	64,800	.8	4	87,900	1.1
I-575 from Barrett Pkwy to Chastain Rd	4	66,000	1.0	4	93,800	1.5
Barrett Pkwy from US 41 to I-75	6	45,700	.7	6	67,800	.7
US 41 from Barrett Pkwy to Greers Chapel Rd	4	25,800	.5	4	58,500	1.0

The traffic analysis suggests that area surface streets will maintain adequate capacity to serve the access and mobility needs of motorized vehicle traffic. Area expressways will continue to operate at severe levels of peak hour congestion with elongated peak periods and unpredictable traffic flows.

**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 the following projects:

ARC ID	Project Description	GST Fiscal Year	Type
CO-AR 165E	Town Center Area TRANSIT ORIENTED SIDEWALKS	2000	Sidewalks
CO-AR 239	I-75 NORTHBOUND OFF-RAMP TO BARRETT PKWY	2000	INTCHG

The Atlanta Region Bicycle and Pedestrian Walkways Plan, 1995 Update includes no projects in the vicinity of this site.

**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.**

The site is served by CCT bus route 45 with a moderate level of service. The site is close to the Town Center Transfer Center which provides access to Express Route 100 serving Downtown and Midtown Atlanta.

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

None identified.

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

None.

**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 surface streets will maintain adequate capacity to serve the access and mobility needs of motorized vehicle traffic. Area expressways will continue to operate at severe levels of peak hour congestion with elongated peak periods and unpredictable traffic flows. To address the access and mobility needs of non-motorized modes of transportation and facilitate transportation alternatives to single occupant vehicle travel the developer should install:

- an internal sidewalk network connecting all portions of the development and;
- sidewalks along external road frontages.

Additionally, the site design should provide for bus stops as appropriate to accommodate CCT bus service along Barrett Parkway.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

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

According to information submitted with the review, 0.28 MGD.

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

Noonday Creek Waste Water Treatment Plant.

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

12 MGD.

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

To be determined.

## **INFRASTRUCTURE**

### **Water Supply and Treatment**

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

Information submitted with the review indicates 0.28 MGD.

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

Sufficient water supply should be available 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?**

Information submitted with the review indicates 867 tons per year which will be handled through private contracts. The county offers a discounted fee for waste for the Cobb County compost facility.

**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 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.)?

389 additional students will certainly impact Cobb County Schools and the schools noted both the high price of land in the area and the overcrowding of area schools, particularly the high school. However, a sales tax was just passed and information submitted with the review indicates the county plans several new schools that will serve some of the areas currently being served by schools serving this site - Bells Ferry Elementary, Daniell Middle School and North Cobb High School.

## **HOUSING**

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

No, 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?**

There is little low cost housing in the vicinity.

**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. 1996 median family income of \$52,100 for Atlanta MSA.



# DEVELOPMENT OF REGIONAL IMPACT

## 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:

Greers Chapel Development - see enclosed preliminary report

Post-it® Fax Note	7671	Date	9-29-98	# of pages	1
To	Beverly Rhea	From	Roger Kubler		
Co./Dept.		Co.	Cobb Schools		
Phone #		Phone #	770-426-3381		
Fax #	404-364-2599	Fax #			

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

The three schools serving the proposed development Bells Ferry Elementary, Daniell Middle School, and North Cobb High School are at capacity or are over capacity. North Cobb High School is severely overcrowded. Portable classrooms are currently being used to address the North Cobb problem.

Land prices in the area of the development are being pushed to levels which strain the District's ability to fund land acquisition. The Cobb County School District would require some form of developer support to deal the growth challenge created by this proposed development.

Failure to support the School District would adversely impact the children of families currently residing in the area of proposed development.

Individual completing form: Roger Kubler  
Assistant Superintendent for Business  
Services  
 Local Government: Cobb County School District  
 Department: Business Services  
 Telephone: (770) 426-3381  
 Signature: Roger Kubler Date: 9/29/98

Please return this form to:

Mrs. Beverly Rhea  
 Atlanta Regional Commission  
 3715 Northside Pkwy  
 200 Northcreek, Suite 300  
 Atlanta GA 30327

Return Deadline: September 30, 1998