

May 11, 1995

The Honorable Rita Rainwater, Chairperson
Douglas County Commission
6754 Broad Street
Douglasville, GA 30134

Re: Development of Regional Impact -- Phoenix Townhouse Development

Dear Commissioner Rainwater:

I am writing to let you know that we are terminating our Development of Regional Impact (DRI) review of the proposed Phoenix Townhouse Development since the County has denied the rezoning. I am sending the information we had already compiled on the proposal and a copy of comments we had received from the Douglas County Schools. This information may be helpful in the future if the County needs to evaluate non-DRI proposals in this vicinity.

Please let me know if you have any questions concerning this.

Sincerely,

Harry West
Director

Enclosures

c: Ms. Chris Ryan
Ms. Cynde Welch
Ms. Kathryn Shehane
Mr. Paul Radford

Facility: Phoenix Townhouse Development:
Preliminary Report: April 25, 1995
Final Report: _____

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.

No. The proposed development is not consistent with the Douglas County Comprehensive Plan, which projects the area to be light industrial and research and development.

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

To be determined in the review process.

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

To be determined in the review process.

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 of 792 townhouses would accommodate a population of 1,188, including 227 students, according to regional averages.

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

ARC has reviewed two proposed major developments in the vicinity, one of which is contiguous to the currently proposed development site. The two are Bristol Residential Development with 856 acres and 2,164 houses and LOR Industrial with 2,347 acres and 11 million square feet of industrial 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 proposed development site is in east Douglas County and is bounded generally by Old Lower River Road, a tributary to Sweetwater Creek, and the Land Lot line between Land Lots 149 and 155.

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.

No.

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?

The development is estimated to have a built out value of \$100 million and pay some \$1,024,358 annual property tax according to information submitted with the review.

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

None except during construction and those will depend upon construction schedule.

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

N/A

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

The development would compete with other townhouse developments in this area of Douglas, Cobb and Fulton counties.

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 proposed development site is located in the Sweetwater Creek water supply watershed which is classified as a large water supply watershed by EPD standards.

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

If the site includes the tributary to Sweetwater Creek, a natural vegetation buffer of 25 feet is required by the Georgia Erosion and Sedimentation Control Act.

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 a.m./p.m.) will be generated by the proposed project?

Average daily trips from the 792 townhouses would be estimated at 5,148.

What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

To be determined in the review process.

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)?

Widening of Highway 92 from Lake Monroe Drive south to the Highway 92/Highway 166 intersection.

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?

To be determined in the review process.

INFRASTRUCTURE

Wastewater and Sewage

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

According to regional averages, the 792 townhouses could generate 0.20 MGD of wastewater.

Which facility will treat wastewater from the project?

Sweetwater Creek

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

Sweetwater Creek Wastewater Treatment Plant has a permitted capacity of 3.0 MGD and a 1992 average flow of 0.74 MGD.

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

The two major developments previously reviewed by ARC for this vicinity would add 0.94 MGD flow to the Sweetwater Creek WWTP.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Again, according to regional averages, the proposed development could have a demand for 0.23 MGD water.

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

To be determined in the review process.

INFRASTRUCTURE

Solid Waste

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

Information submitted with the review projects 1,861 tons of solid waste per year. The development would be required to contract with private haulers for solid waste collection and disposal.

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.)?

No. The County notes on the submittal, however, that existing public facilities could not support the proposed development

HOUSING

Will the proposed project create a demand for additional housing?

The project 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?

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.