

Atlanta Regional Commission
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50 YEARS 1947-1997
of Regional Cooperation, Leadership & Planning



February 25, 1997

Honorable Robert F. Gibson, Mayor
City of Acworth
4375 Senator R.B. Russell Square
Acworth, GA. 30101

RE: Development of Regional Impact
Park Lake Subdivision

Dear Mayor Gibson:

I am writing to let you know that the ARC staff has completed the review of the Park Lake Subdivision 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 want to note two items of particular importance to Cobb County:

1. The City's participation in the County's preparation of a build-out scenario for the area served by the Northwest Cobb Water Reclamation Facility.
2. The County's recommendation that Park Lake Subdivision not have access to Hickory Grove Road due to safety considerations.

Enclosed are copies of comments received from Cobb County and Cobb County Schools. Also enclosed is a copy of our detailed report on the review.

In addition, we want to remind the City that annexation constitutes a major amendment to a local comprehensive plan and therefore the City's plan must be updated if the annexation moves forward.

We appreciate the opportunity to review this DRI and ask that you let us know if you have any questions at all about it.

Sincerely,


Harry West
Director

c Mr. Brian Bulthuis, City of Acworth
Hon. Bill Byrne, Cobb County
Dr. Robert Ray, Cobb Co. Schools
Mr. Harold Reheis, Georgia EPD
Mr. Rick Brooks, Georgia DCA
Mr. Wayne Shackelford, Georgia DOT

Enclosures

Facility: Lake Park Subdivision
Preliminary Report: February 4, 1997
Final Report: February 25, 1997

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 proposed for development is in unincorporated Cobb County. The developer has requested annexation into the City of Acworth and rezoning in order to develop the property as an addition to Lake Park Subdivision which is already in the city. The recent Cobb Future Land Use Plan projects the property along Hickory Grove Road as residential with low density residential behind it.

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

See above.

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

Cobb County's Short-Term Work Program calls for the preparation of a "build-out" scenario within the Northwest Cobb basin. The reason for this inclusion is the State's determination that only 6MGD of treated wastewater can be discharged from the Northwest Water Reclamation Facility to Lake Acworth. Since the plant's capacity is being expanded from 4MGD to 8MGD, the remaining 2MGD may need to be disposed of through spray irrigation. It will be essential for the City to participate in the work on the build-out scenario in order for Cobb County to determine capacity needed for wastewater treatment and also for interceptor and pump station sizing.

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?

Based on regional averages, the development could accommodate a population of 1,283, including 372 students. Schools in the area are operating above capacity and using portable classroom units. While some expansion and a new elementary school are planned, further expansions may be required. Also, the Tanyard Creek interceptor and Tanyard Creek pump station will require up-sizing in the near future.

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

Cobb North and Legacy Park are the nearest major developments ARC has reviewed.

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 property proposed for development is currently in unincorporated Cobb County between Kennesaw and Acworth. It is proposed to be accessed by Baker and Hickory Grove Roads. The County, however, has recommended against access to Hickory Grove Road due to safety considerations and also to prevent cut-through via the subdivision. 84° 38' / 34° 04'

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.

See above.

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 negative impacts to nearby land uses were identified in the review.

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?

Information submitted with the review indicates \$625,000 - \$712,000 at buildout.

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

This will be dependent on construction schedule which will depend upon 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 nearby subdivisions in the City of Acworth, City of Kennesaw, and unincorporated Cobb County.

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?

The proposed site is located in the Etowah River and Allatoona Lake Watershed, a large water supply watershed. Due to U.S. Army Corps of Engineers ownership, the water supply watershed of Allatoona Lake is not subject to DNR minimum protection criteria.

Areas within the proposed project site are located within the 100-year floodplain of Tanyard Creek. Steps should be taken by the City of Acworth 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.w., 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 the 100-year flood with minimum feasible flow impedance, storage, volume reduction, and upstream or downstream erosion or deposition."

Further, 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 city's erosion and sediment control requirements. Water quality in Allatoona Lake can be impacted without storm water pollution controls. The amount of pollutants that will be produced after construction of the proposed Lake Park 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

<u>Land Coverage</u>	<u>Total Phosphorus (lbs/yr)</u>	<u>Total Nitrogen (lbs/yr)</u>	<u>BOD (lbs/yr)</u>	<u>Zinc (lbs/yr)</u>	<u>Lead (lbs/yr)</u>
Medium Density Single Family (approx. 80.0 ac)	108.0	314.4	3440.0	27.2	6.4

If the annexation and development is approved, the City of Acworth should take steps to mitigate potential impacts. The Interim Regional Storm Water Quality Management Guidelines, adopted by the Atlanta Region, provide suggestions for addressing storm water quality. These guidelines offer technical guidance for the control of post-development pollution in storm water (find attached).

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?

Land Use	Units	Weekday	AM		PM	
			Peak Hour	Peak Hour	Peak Hour	Peak Hour
			Enter	Exit	Enter	Exit
Single Family Residential	513	4,653	87	246	307	165

The above trip generation figures were calculated using the Institute of Traffic 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 1995 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	1995 Number of Lanes	1995 Volume	1995 V/C Ratio	2010 Number of Lanes	Forecast 2010 Volume	2010 V/C Ratio
Baker Road from SR 92 to Woodstock Rd	2	4,014	0.14	2	11,999	0.42
Baker Road from Woodstock Rd to Hickory Grove Rd	2	3,872	0.14	2	17,967	0.63
Hickory Grove Road from Baker Rd to Wade Green Rd.	2	3,564	0.13	2	17,674	0.63
Interstate 75 from Woodstock Rd to Wade Green Rd.	6	81,971	0.66	6	123,161	0.99

The above table indicates that roads in the vicinity of the site operate at an acceptable level of service. Future 2010 volumes indicate that these roads, with the exception of I-75, will operate at an acceptable level of service.

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 Atlanta Regional Transportation Improvement Program FY 1996 - FY 2001 (TIP), as amended September 25, 1996, includes the following proposed projects in the vicinity of this site:

CH-AR 108 Interstate 75 at SR 92. Reconstruct interchange. Preliminary Engineering has been authorized. Right-of-way acquisition is scheduled for FY 97 and construction is scheduled for FY 98.

CO-AR 198A&B Cobb Community Transit Park and Ride Lot (two) in East and West Cobb. Construction is scheduled for FY 98. However, due to a strategic change in the direction of CCT operations, Cobb County anticipates not pursuing these projects at this time.

The long range element of ARC's Regional Transportation Plan: 2010 includes the following projects in the vicinity of this site:

RT 001 - 004 Park and Ride lots at I-75 and Wade Green Rd, and Barrett Parkway and I-575 and Barrett Parkway. All phases are scheduled for FY 2002 or later.

The Atlanta Region Bicycle and Pedestrian Walkways Plan, 1995 Update includes the following project:

Project involves installing a bicycle shoulder on Baker Road from Cowan Road to Moon Station Road concurrent with a shoulder widening project on Baker Road. This facility will be contiguous to the subject site along the property frontage. Construction is scheduled for FY 98.

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 not served by transit. However, Cobb County is served by Cobb Community Transit.

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

Two DRIs in the vicinity of the proposed development were identified. Legacy Park is projected to generate 26,746 trips daily. Cobb North is also in the vicinity of the site, however, changes in land use have occurred since this DRI was reviewed. Various acres of previously approved industrial type land uses have been rezoned to single family residential. Therefore, trip generation figures for Cobb North are not included. The following table summarizes traffic generated by Legacy Park and the proposed development, Park Lake subdivision.

	Weekday	AM Peak Hour		PM Peak Hour	
		Enter	Exit	Enter	Exit
Legacy Park	26,746	324	921	1,591	857
Cobb North	n/a	n/a	n/a	n/a	n/a
Park Lake Subdivision	4,653	87	246	307	165
Total	31,399	311	1,167	1,898	1,022

According to future 2010 traffic volumes, roads in the vicinity of the site are expected to operate at acceptable levels of service, with the exception of Interstate 75. The combined effects of residential and commercial growth in this part of Cobb County will place greater demands on the transportation system. In order to ensure the integrity and efficient operation of the Atlanta region's transportation facilities, County officials should work with ARC and the GA DOT to develop appropriate transportation projects and programs that can be included in local and regional transportation plans.

AIR QUALITY ANALYSIS

ANALYSIS METHODOLOGY

The emissions analysis for the Park Lake Subdivision was based on trip generation estimates for the facility. The estimated emissions are based on light duty gas vehicles (passenger automobiles) for a mix of peak and off-peak speeds. Due to the fact that this development is strictly residential no adjustments were made for pass-by or internal trips.

RESULTS OF ANALYSIS

Estimates for both hydrocarbons and nitrogen oxides resulting from this development are presented in the following table:

	<u>TONS PER YEAR</u>	<u>TONS PER DAY</u>
Nitrogen Oxides	14.06	.054
Hydrocarbons	9.63	.037

INFRASTRUCTURE

Wastewater and Sewage

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

Regional averages would suggest 0.21MGD wastewater.

Which facility will treat wastewater from the project?

Northwest Cobb.

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

4.0MGD capacity with expansion underway to 8MGD. However, the State has stated that only 6MGD can be discharged to Lake Acworth.

2.5MGD flow (1993).

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

Legacy Park .625

Cobb North .90

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Again, by regional averages, 0.24MGD.

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

The Cobb-Marietta Water Authority Lake Allatoona Plant should be able to accommodate the demand, but water conserving fixtures and xeriscaping are important in all new developments.

INFRASTRUCTURE

Solid Waste

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

585 tons - Acworth provides collection service for all residences and uses Southern States transfer station in Marietta serving the landfill in Taylor 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. However, the City of Acworth comprehensive plan short-term work program includes beginning a recycling and waste reduction program.

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.)?

See attached comment from Cobb County Schools

HOUSING

Will the proposed project create a demand for additional housing?

The DRI is an addition to an existing subdivision.

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

No.

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