

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

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



July 18, 1997

Honorable John R. Haynie, Mayor
City of Kennesaw
2529 J.O. Stephenson Avenue
Kennesaw GA 30144-2797

RE: Development of Regional Impact - Pulte Kennesaw Subdivision

Dear Mayor Haynie:

We appreciate your staff's submittal of the Pulte Subdivision proposed on Old Highway 42. We have determined that this is a Development of Regional Impact (DRI) and we are initiating review. As a part of our review we are notifying the City of Acworth, Cobb County, Cobb County Schools, and Georgia Departments of Transportation, Natural Resources, and Community Affairs to afford them an opportunity to comment on the DRI.

Enclosed is a copy of our preliminary report. We will complete our review as soon as possible and certainly not later than August 27, 1997. In the meantime, please feel free to call us if you have any questions concerning the review.

Sincerely,

A handwritten signature in cursive script, reading 'Beverly Rhea', is written over a horizontal line.

Beverly Rhea
Review Coordinator

Enclosure

c: Ms. Diane Coker, City of Kennesaw
Mr. Doug Puvogel, Pulte Home Corp.



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: City of Kennesaw

Individual completing form: Pulte Homes (see below)

Title: _____

Department: _____

Telephone: ()

Signature: _____ Date: _____

Party initiating the proposed activity:
Pulte Home Corporation

Contact person: Doug Puvogel

Title: Land Development

Telephone: (770) 381-3450

Physical location of the proposed development (if applicable):

LL 88,103, 126 - 20th District
2nd Section, Cobb Co., GA.

Is the entire project located within your jurisdictional boundaries?

- ☐ Expansion of Existing Project
☒ New Project

Local Project ID, Application #, etc.: _____

The requested government action is a:

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

Other (specify): Rezoning/Annexation

Is the development consistent with the local government's comprehensive plan? yes

If not, please explain:

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

Planning & Zoning, Planning Commission
Mayor & Council - City of Kennesaw

Local government staff the RDC can contact for more information:

Diane Coker - Zoning Administrator
Robert Hail - City Manager

Description of development (attach additional sheets if necessary): 187.03 acres

Proposed Planned Development at 3.5 units/acre with mix of single family detached lot sizes and prices. Project includes 25.36 acres of open space with 12 tennis courts, pool, playfield, stadium tennis, passive recreation/natural areas.

For RDC Use Only:

- ☐ Form complete
☐ Project meets DRI review criteria

Date form was received: _____ Reviewed by: _____

Formal acceptance date: _____ Signature: _____ Date: _____



DEVELOPMENT OF REGIONAL IMPACT

REQUEST FOR REVIEW (PAGE 2)

Project Information:

Project Phase: 187.03 acres

Phase one - 230 lots - south rec. area - 35% -

Phase two - 426 lots - north rec. area - 65%

Percent of Overall Project:

Estimated Completion Date:

Oct., 1999

Oct., 2002

Project Build-out Date: Oct., 2002

Estimated Value at Build-out: 103,545,000

Estimated annual tax revenues likely to be generated by the proposed development: 1,276,850

How many jobs will be created by the proposed development?
long term
short term 500

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

None

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 type="checkbox"/> Historic resource |
| <input checked="" 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:

Proctor Creek runs across property.
Zone A Flood plain exist on site but
has been undisturbed except for street
crossing.

Developer-proposed mitigation measures:

- | |
|---|
| <input type="checkbox"/> buffers |
| <input checked="" type="checkbox"/> landscaping |
| <input type="checkbox"/> accel/decel lanes |
| <input checked="" type="checkbox"/> erosion and sedimentation control |
| <input checked="" type="checkbox"/> stormwater management |
| <input type="checkbox"/> other (specify): 25.36 acre open space |

Indicate the project type:

- | |
|--|
| <input type="checkbox"/> Office |
| <input type="checkbox"/> Commercial, Wholesale and Distribution |
| <input type="checkbox"/> Hospitals and Health Care Facilities |
| <input checked="" type="checkbox"/> Housing |
| <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Hotels |
| <input type="checkbox"/> Mixed Use |
| <input type="checkbox"/> Airports |
| <input type="checkbox"/> Attractions and Recreational Facilities |
| <input type="checkbox"/> Post-Secondary Schools |
| <input type="checkbox"/> Waste Disposal |
| <input type="checkbox"/> Quarries, Asphalt and Cement Plants |
| <input type="checkbox"/> Wastewater Facilities |
| <input type="checkbox"/> Petroleum Storage Facilities |

Indicate project size (Use the DRI Threshold Chart for appropriate units of measure.): 656 Detached Single Family Lots

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)? 325,000 GPD

What is the estimated sewage flow (in MGD)? 262,400 GPD

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:
430 - PM peak

How much solid waste will the project generate annually (in tons)?
299

NOTES:

- 1) TOTAL SITE AREA: 187.03 AC
- 2) PROPOSED ZONING: PUD R
- 3) TOTAL NO. UNITS SHOWN: 656
- 4) PROPOSED DENSITY: 3.50 U/AC
- 5) TOTAL OPEN SPACE REQUIRED
550 SQUARE FEET PER LOT = (656 X 550) = 360,800 SF/8.2 AC
- 6) TOTAL OPEN SPACE SHOWN: 25.3 AC (EXCEEDS ORDINANCE)
- 7) LOT DEVELOPMENT STANDARDS: 18.71 AC

A) NORTH PARK/SOUTH PARK =		6.65 AC	
TREE SAVE AND LANDSCAPE AREAS			
B) 1/2 AREA IN FLOODPLAIN-13.3 X .5) =		6.65 AC	
- 7) LOT DEVELOPMENT STANDARDS:

1) LOT WIDTH	FRONT YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK	CORNER SIDE SETBACK
40'	20'	20'	3'(10')	10'
50'	20'	20'	3'(10')	10'
60'	20'	20'	3'(10')	10'
70'	20'	20'	3'(10')	10'
- *3' OFF PROPERTY LINE - 10' BETWEEN FOUNDATIONS
- 8) TOPO - USGS QUAD SHEET (10' INTERVAL)
- 9) 100 YEAR FLOOD PLAIN EXIST ON SITE: ZONE A - ELEVATION NOT DETERMINED. F.I.R.M. PANELS 25 AND 30 OF 95 MAP NO. 13067 C0025F/13067C0030F - COBB COUNTY GEORGIA - AUGUST 18, 1992.
- 10) ANY JURISDICTIONAL WETLANDS FOUND ON SITE SHALL REQUIRE PROPER CORP. OF ENGINEER APPROVAL PRIOR TO ANY DISTURBANCE.
- 11) DETENTION PONDS ARE SHOWN ON PLAN. HOWEVER A DETAILED HYDROLOGY STUDY MAY INDICATE DIFFERENT LOCATIONS AND NUMBER OF PONDS.
- 12) NO CEMETERIES ON SITE.

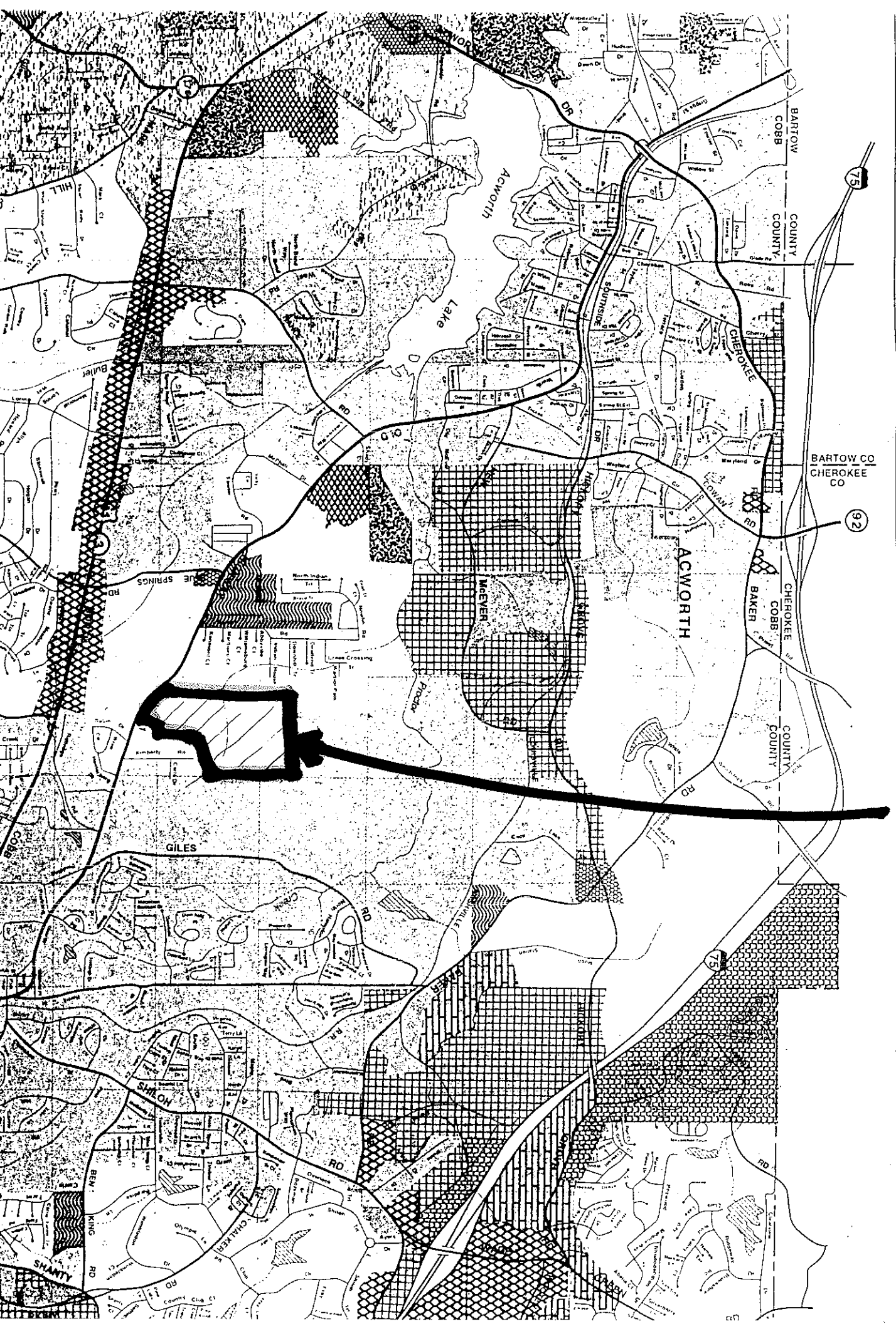
Impact Statement

This 187.03 acre parcel is located in a fast growing area overlapping jurisdictions of Cobb County, City of Kennesaw and City of Acworth. Growth has been particularly strong in residential development. This project is a proposed Planned Unit Development with a build out of 656 single family detached lots and approximately 25.36 acres of open space including two large recreation areas incorporating twelve tennis courts, stadium tennis, pool, clubhouse, basketball, large play field and tot lots. A path/trail system is planned to link the two recreation areas. The remaining open space will be preserved as natural open space. The 25.36 acre open space exceeds the city of Kennesaw requirement of 550 SF/lot by almost three time. This additional recreation amenity will be a significant addition to City of Kennesaw amenities and should be sufficient to relieve the city from having to build future amenities.

The 656 lots will be built in phases of approximately 100 units per year. There are planned a variety of lot sizes and prices within the community. Lot sizes range from 40 feet, 50 feet, 60 feet and 70 feet in width. Typical lot sizes would range from approximately 4000 SF to 7700 SF with some lots being larger. Smaller lots allow larger contiguous areas of open space to be protected.

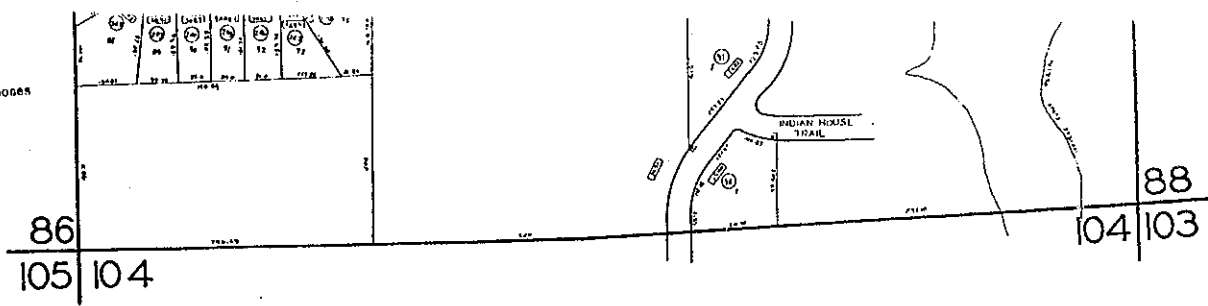
Infrastructure exist in this area in capacities to absorb this project. Recent road and street improvements in this area will help with vehicular circulation.

The estimated \$1,276,850 of tax revenue generated at build out by this project will be of great benefit to the city of Kennesaw.

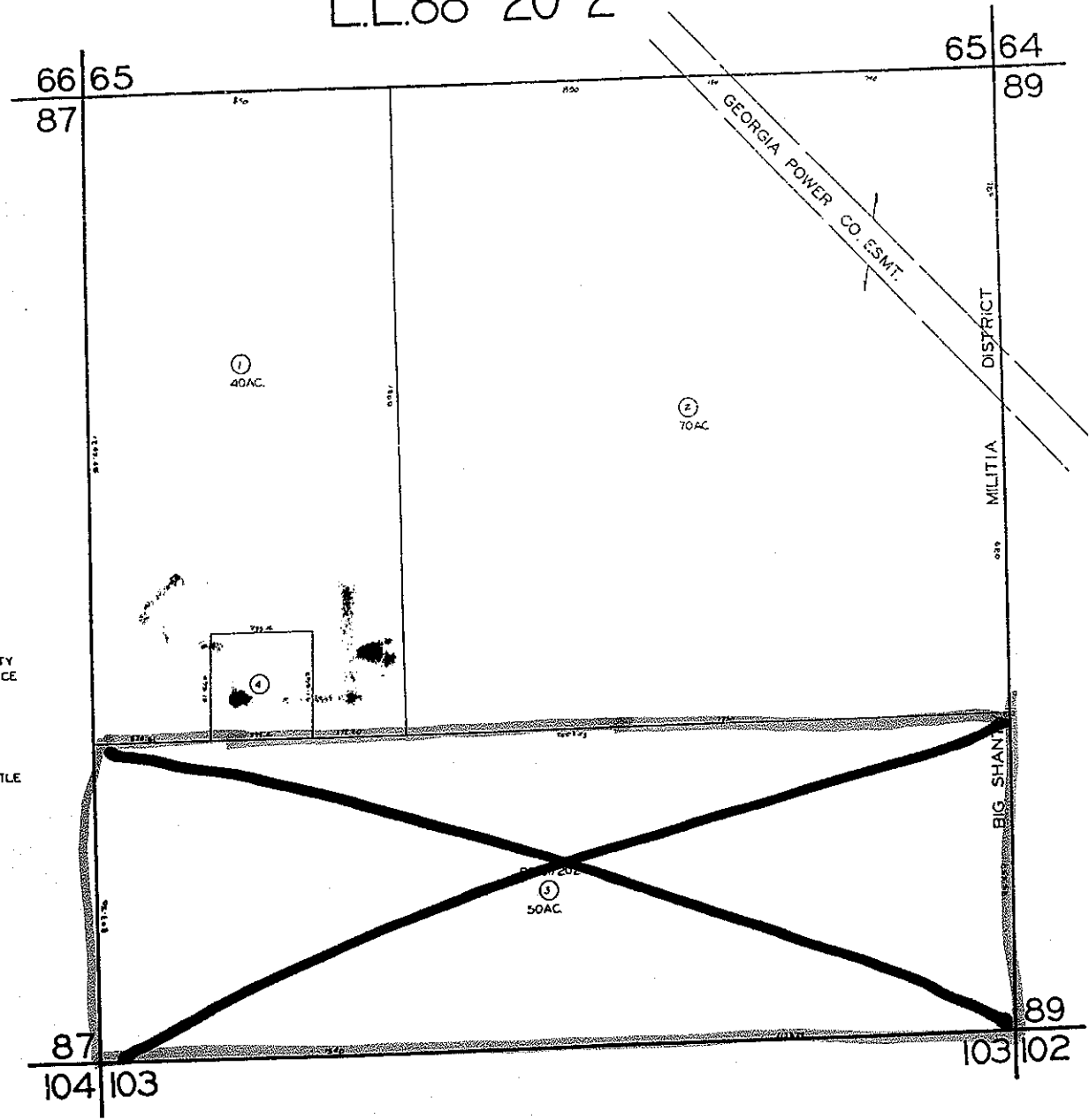


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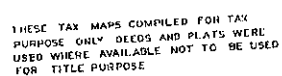
only for
non available
maps are for
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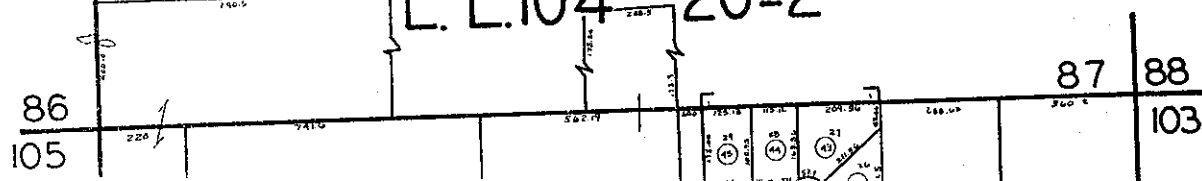
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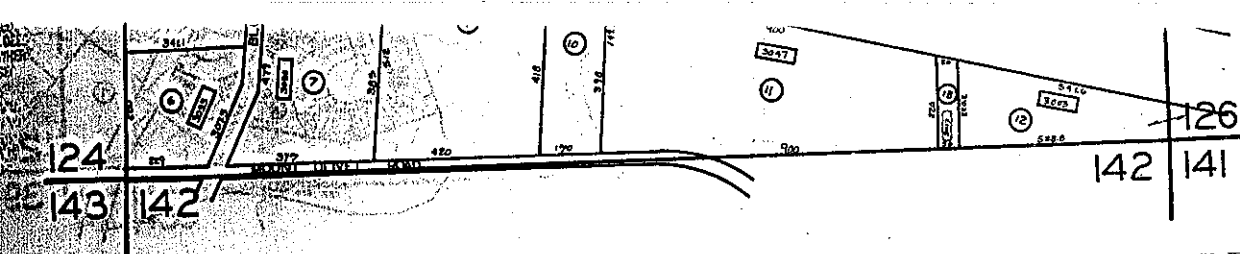


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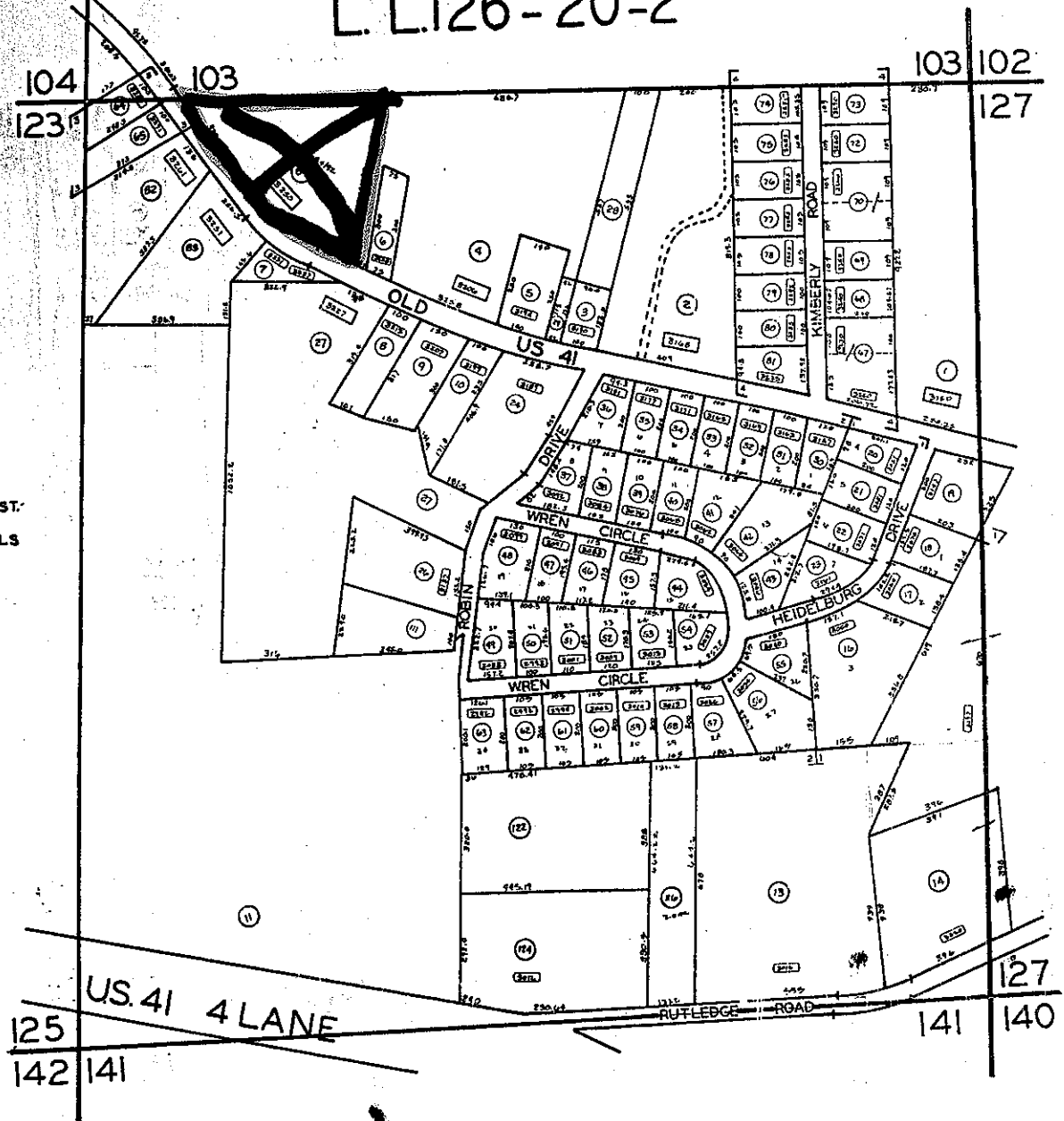
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HEIDELBERG
TERRACE EST.
HILLS
HANTY HILLS

ITY OF
HANTY
HILLS
SECTION

COMPILED
ONLY: DEEDS
FILED WHERE
TO BE USED
ROAD



Facility: Pulte Kennesaw Subdivision
Preliminary Report: July 18, 1997
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.

Yes, according to information submitted with the City of Kennesaw review request. However, the site presently is partly located in unincorporated Cobb County.

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.

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 656 homes proposed could accommodate a population of 1,640 including 476 students. The construction is expected to generate 500 short-term jobs.

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

The site proposed for development is contiguous to the southern part of Legacy park, which is just south of the recently reviewed Park Lake Subdivision in Acworth.

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 development site is partly in the City of Kennesaw and partly in unincorporated Cobb County. The developer proposes to annex into the City. 84 38' / 34 02'.

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.

The site is generally surrounded by existing subdivisions.

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 built-out value of \$103,545,000, the development could generate \$1,276,850 in annual tax revenues.

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

500.

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 many other subdivisions in its vicinity.

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.

A branch of Proctor Creek crosses the development site which includes some floodplain and wetland areas. The site also is in the Allatoona large water supply watershed.

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

Control of erosion, siltation, and stormwater runoff quantity and quality will be essential.

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?

6,298 with 430 P.M. peak.

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

To be determined.

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)?

To be determined.

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 within the CCT service area.

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

To be determined.

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

None stated.

What is the 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.

INFRASTRUCTURE

Wastewater and Sewage

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

According to regional averages, the development could generate 0.26MGD of wastewater.

Which facility will treat wastewater from the project?

The site is in the Northwest Cobb sewer service area.

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

Permit = 4.0 with expansion underway to 8.0MGD. However, the State has determined that only 6.0MGD can be discharged to Lake Acworth.

Annual average flow = 2.5 in 1993.

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

Cobb North = .90

Legacy Park = .625

Park Lake = .21

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Information submitted estimates 0.325MGD, which is higher than the regional average of 0.30MGD.

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 development but water conserving fixtures and xeroscaping will be important.

INFRASTRUCTURE

Solid Waste

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

According to national averages, 748 tons per year.

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.)?

476 students will severely impact Cobb County Schools serving this vicinity.

HOUSING

Will the proposed project create a demand for additional housing?

The development is housing.

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.



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:

PULTE KENNESAW SUBDIVISION - See Attached.

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

Individual completing form: _____

Local Government: _____

Department: _____

Telephone: () _____

Signature: _____ Date: _____

Please return this form to:

Return Deadline: August 1, 1997

