

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



Harry West  
Director

December 1, 1999

Honorable Mike Kenn, Chairman  
Fulton County Commission  
141 Pryor Street, SW  
Atlanta, GA. 30303

RE: Development of Regional Impact  
Carson Webb Road Mixed Use Development

Dear Mike:

I am writing just to officially transmit the Commission's finding on the Carson Webb Road Mixed Use Development of Regional Impact (DRI). As you are aware, the Commission found this DRI is not in the best interest of the State because of the concerns about wastewater treatment capacity.

I am enclosing a copy of the Commission's resolution, our review report, and a copy of comments received from Fulton County Schools. Please feel free to call me or Beverly Rhea (404-364-2562) if you have any questions concerning the review.

Sincerely,

A handwritten signature of Harry West is located below the word 'Sincerely,'. The signature is written in dark ink and appears to be 'Harry West' in a cursive style.

Harry West  
Director

Enclosure

C Ms. Nancy Leathers, Fulton County  
Ms. Brenda Shaw, Fulton County  
Mr. Howard Carson, Jr., Carson Development Company  
Mr. Ron Sprinkle, Sprinkle Design Conservancy  
Mr. Rick Brooks, Georgia DCA  
Mr. Wayne Shackelford, Georgia DOT  
Mr. Harold Reheis, Georgia EPD

• 11 MGD

Unfortunately, good project  
87.02 acres N Side Webb Rd  
bet Cogburn Rd & Hwy 9  
Windward Pkwy connection

RESOLUTION BY THE ATLANTA REGIONAL COMMISSION  
CONCERNING  
CARSON WEBB ROAD DEVELOPMENT OF REGIONAL IMPACT

187,000 sq. ft. O  
54,000 sq. ft. Ret  
188 units senior living  
1,000 seat church  
45F

WHEREAS, pursuant to the Georgia Planning Act of 1989 and Georgia Department of Community Affairs Rules for the Review of Developments of Regional Impact (DRI), the Atlanta Regional Commission has reviewed the Carson Webb Road Mixed Use Development proposed in North Fulton County; and

WHEREAS, the reviewed plan proposes 187,000 square feet of office space, 54,000 square feet of retail space, 188 units of senior living residential development and a 40,000 sq. ft., 1,000 seat church on approximately 87.02 acres located on the north side of Webb Bridge Road between Cogburn Road and Highway 9; and

WHEREAS, the site proposed for development is located in an area that currently is unsewered but the area is proposed for the State Route 9 Sewer Connection Service in the North Fulton Comprehensive Plan Update adopted by the County on August 4, 1999; and

WHEREAS, this connection would be to the Big Creek Water Reclamation Facility (WRF); and

WHEREAS, Big Creek WRF has a current capacity of 24 MGD with a 1998 monthly average of 19.71 MGD but with flows approaching 23.5 MGD in February, March, and April indicating that the facility is reaching its capacity during wet weather periods; and

WHEREAS, the County projects the flows to increase 0.75 MGD per year as a result of ongoing development; and

WHEREAS, the County also is constructing a line to transfer 2.0 to 2.5 MGD to Big Creek from the John's Creek WRF in 2000; and

WHEREAS, the County is investigating options for expanding the treatment capacity at Big Creek but does not anticipates completion before 2004-2005; and

WHEREAS, it is likely that the current 24 MGD capacity will be exceeded before expansion can be completed; and

WHEREAS, this DRI proposes to complete construction by 2005;

NOW, THEREFORE, BE IT RESOLVED by the Atlanta Regional Commission that the proposed Carson Webb Road DRI is not in the best interest of the State because of the concerns regarding wastewater treatment capacity in the Big Creek sewer service area.

leaves 20% of area open, mixes uses, has sidewalk, & nature trails, MARTA service is available, Church & 0 share parking - BUT 1 big problem - currently unsewered & while Ful has proposed area for 529 sewer conn 505 in 8/99 update of Comp Plan, the flow would go into Big Creek WRF

As discussed last month...

# ALSTON & BIRD LLP

## *Environmental and Land Use Alert*

October 1999

### **New Sewer Moratoriums in Metro Atlanta Area**

#### **I. Moratorium to Halt Sewer Connections in North Fulton County**

In early November, the Georgia Environmental Protection Division ("EPD") expects to enter into a final consent order with Fulton County, Georgia, where most of the City of Atlanta is located, that will impose a sewer moratorium for large areas of North Fulton County. This moratorium will likely remain in effect until April or May 2000. The moratorium will cause costly delays for many projects within the covered areas.

##### ***Background***

EPD is issuing the consent order because the Johns Creek Treatment Facility ("Johns Creek") violated its discharge permit six times in June and July of 1999. The moratorium will ban new sewer connections and flow increases at existing connections to sewer lines feeding Johns Creek. If the Big Creek Treatment Facility ("Big Creek") violates its discharge permit, the consent order will trigger an identical moratorium on all new sewer connections and flow increases involving Big Creek. As described below, because a diversion pipe is being constructed from Johns Creek to Big Creek, future violations at Big Creek could very well occur.

##### ***Exceptions***

The moratorium will not apply to:

- owner-built single family residences, and
- "essential community services," such as:
  1. churches,
  2. schools,
  3. nursing homes,
  4. hospitals, and
  5. county-funded projects.

##### ***List of "Grandfathered" Projects***

The consent order will allow Fulton County to honor all sewer "commitments" that it made prior to September 15, 1999. Fulton County is currently compiling a list of all projects subject

to this "grandfather" provision. The list will include projects that have received either building permits or land disturbance permits prior to the September 15, 1999 cutoff.

##### ***Moratorium in Effect Until Late Spring***

Fulton County must impose the moratorium until it completes a long-term remedial action plan that is acceptable to the EPD and brings Johns Creek into compliance. Although the County could complete its remedial action plan within three months, it does not expect to bring Johns Creek into compliance until it completes the Big Creek diversion pipe in April or May of 2000. The pipe will redirect 1.5 million gallons per day of effluent to Big Creek, but will only offer a temporary solution to the flow volume problem at Johns Creek.

#### **II. City of Atlanta Imposes De facto Sewer Moratorium**

On June 1, 1999, the City of Atlanta began an Enhanced Building Permit Application Review Process (the "Enhanced Review Process") that imposed a de facto moratorium on all new sewer connections and all increases in flow from existing sewer service connections.

##### ***Background***

The City implemented the Enhanced Review Process in response to a proposed consent order with the U.S. Environmental Protection Agency (EPA). The purpose of the Enhanced Review Process is to determine whether the City has adequate sewer treatment, collection, and transmission capacity to authorize increased sewer usage. Importantly, the City of Atlanta already has determined that it cannot certify adequate capacity for projects located in the Nancy Creek Sewer basin and the North and South Fork Sewersheds of the Peachtree Creek Sewer basin. The Peachtree Creek and Nancy Creek Sewer basins serve a large part of north Atlanta. For certain other areas, including Midtown, the City has stated that it is unlikely that adequate capacity exists. As a result of this lack of capacity, the City almost certainly will be forced to deny many building permits.

### ***Significant Changes and New Conditions***

Under the proposed consent order, the City can issue building permits for projects covered by the "moratorium," but only under the following three circumstances:

- the City reduces stormwater and groundwater "infiltration/inflow" by three to five gallons for each new gallon of permitted sewer flow;
- the City permanently removes an existing sewer use; or
- the City or the applicant increases sewer capacity by constructing relief sewers or on-site storage.

In each case, the City will have to certify that the flow reduction due to the change is greater than the proposed increase in sewer flow.

Unfortunately, none of these options provide an easy fix. First, although the City may decrease "infiltration/inflow" by repairing faulty manhole covers, such projects will not offer a long-term solution and probably will not result in significant increases in sewer capacity. Therefore, a prospective building permit applicant should try to apply for a permit quickly if it plans on credits from infiltration/inflow reductions. Second, the City is not likely to remove an existing sewer connection to allow a new one. Third, relief sewers and on-site storage facilities are too expensive for the City to fund. Finally, for any mistakenly authorized building permit, the consent order requires the City to pay a penalty of \$35,000.

### ***Impacts on Your Project***

If you have a pending project in Fulton County that received a building or land disturbance permit prior to September 15, 1999, but you have not yet received a certificate of occupancy for that project, it is critical that you ensure that the County includes your project on its list of "grandfathered" projects. You may also consider getting involved in the public comment process for the Fulton County consent order to ensure that your interests are adequately protected. To fully appreciate how the Fulton County and City of Atlanta sewer moratoria could affect your pending and future projects, you should consult with your professional advisors, who are very familiar with the consent orders and the regulatory programs administered by Fulton County, the City of Atlanta, Georgia EPD, and U.S. EPA. ■

*This Environmental and Land Use Alert was prepared by the following members of Alston & Bird's Environmental and Land Use Group. Please contact them with any specific questions.*

Mike Tennant	Dave Meezan	Scott Hitch
404-881-7838	404-881-4346	404-881-7746
mtennant@alston.com	dmeezan@alston.com	shitch@alston.com

The ***Environmental and Land Use Alert*** is published by Alston & Bird to provide a summary of significant developments to our clients and friends. It is intended to be informational and does not constitute legal advice regarding any specific situation. This material may also be considered advertising under the applicable court rules.

### **Members of Alston & Bird's Environmental and Land Use Group**

James S. Stokes  
Douglas S. Arnold  
Wendy Butler  
Douglas E. Cloud  
Charles S. Conerly  
Peter M. Degnan  
Lee A. DeHihns, III  
A. Joe DeLisle

Richard T. Fulton  
Scott E. Hitch  
Lori P. Hughes  
Scott A. McLaren  
David M. Meezan  
Robert D. Mowrey  
Nicole F. O'Connor  
Elizabeth A. Price

William W. Sapp  
Joel Silverman  
Robyn I. Sosebee  
T. Michael Tennant  
Nili V. Toulme  
E. Peyton Whitener

## **ALSTON & BIRD LLP**

[www.alston.com](http://www.alston.com)

Atlanta: One Atlantic Center • 1201 West Peachtree Street • Atlanta, Georgia, USA, 30309-3424 • 404-881-7000 • Fax: 404-881-7777  
Charlotte: 1211 East Morehead Street • P.O. Drawer 34009 • Charlotte, North Carolina, USA, 28234-4009 • 704-331-6000 • Fax: 704-334-2014  
Research Triangle: 3605 Glenwood Avenue, Suite 310 • P.O. Drawer 31107 • Raleigh, North Carolina, USA, 27622-1107 • 919-420-2200 • Fax: 919-420-2260  
Washington, D.C.: 601 Pennsylvania Avenue, N.W. • North Building, 11th Floor • Washington, D.C., USA, 20004-2601 • 202-756-3300 • Fax: 202-756-3333



## 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: FULTON COUNTY

Individual completing form: \_\_\_\_\_

Title: \_\_\_\_\_

Department: \_\_\_\_\_

Telephone: ( )

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

Party initiating the proposed activity:

CARSON DEVELOPMENTS INC

Contact person: E. HOWARD CARSON, JR.

Title: PRESIDENT

Telephone: (404) 264-0930

Physical location of the proposed development (if applicable):

SEE ATTACHED PROJECT DESCRIPTION

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): \_\_\_\_\_

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

If not, please explain: Fulton County says partially

SEE ATTACHED PROJECT DESCRIPTION

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

Fulton Co. / DEPT. OF ENVIRONMENT AND COMMUNITY DEVELOPMENT

Local government staff the RDC can contact for more information:

MARION ISENBERG

Description of development (attach additional sheets if necessary):

SEE ATTACHED PROJECT DESCRIPTION

For RDC Use Only:

- ☒ Form complete  
☒ Project meets DRI review criteria

Date form was received: 10/18/99

Reviewed by: B. Rhia

Formal acceptance date: 10/19/99

Signature: B. Rhia

Date: 10/19/99



# DEVELOPMENT OF REGIONAL IMPACT

## REQUEST FOR REVIEW (PAGE 2)

### Project Information:

Project Phase:

SINGLE FAMILY  
COMMERCIAL  
SENIOR LIVING  
OFFICE  
CHURCH

Percent of Overall Project:

42  
92  
48%  
322  
7%

Estimated Completion Date:

1y  
4y  
2y  
6y  
2y

Project Build-out Date:

7/2005

Estimated Value at Build-out:

\$3,800,000

Estimated annual tax revenues likely to be generated by the proposed development:

262330

How many jobs will be created by the proposed development?

long term 750  
short term 450

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

AGRICULTURE -  
CATTLE RAISING

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

N/A

- ☐ Water supply watershed ☐ Protected river corridor  
☐ Groundwater recharge area ☐ Historic resource  
☐ Wetland or flood plain ☐ Other...  
☐ Protected mountain

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

N/A

Developer-proposed mitigation measures:

N/A

- ☐ buffers  
☐ landscaping  
☐ accel/decel lanes  
☐ erosion and sedimentation control  
☐ stormwater management  
☐ other (specify):

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

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:

County says unknown

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

0.10

What is the estimated sewage flow (in MGD)?

0.08

Will any hazardous waste be generated by the development?

If so, please describe: NO

Estimate the 24-hour traffic volume the project is likely to generate:

5633

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

725 Tpy

Indicate project size (Use the DRI Threshold Chart for appropriate units of measure):

MIXED USE - GREATER  
THAN 500,000 SQUARE FEET

**Project Information (continued):**

Is the project located within a protected mountain or river corridor? \_\_\_\_\_ Yes \_\_\_\_\_ No  
If yes, list the resource affected: \_\_\_\_\_  
and describe the impact: \_\_\_\_\_

Is the development located within or adjacent to a historic resource? \_\_\_\_\_ Yes \_\_\_\_\_ No  
If yes, list the resource affected: \_\_\_\_\_  
and describe the impact: \_\_\_\_\_

How many new jobs will be created by the proposed development? \_\_\_\_\_ short-term  
\_\_\_\_\_ long-term

**What is the total 24-hour projected traffic volume for the development:**

AM: \_\_\_\_\_ entering \_\_\_\_\_ exiting

PM: \_\_\_\_\_ entering \_\_\_\_\_ exiting

What is the estimated water supply demand? \_\_\_\_\_ MGD

What is the estimated sewage flow? \_\_\_\_\_ MGD

How much solid waste will be generated? \_\_\_\_\_ tons/yr

Will any hazardous waste be generated by the development? \_\_\_\_\_ Yes \_\_\_\_\_ No  
If yes, describe the hazardous materials: \_\_\_\_\_

### Local Government Information:

Is the project consistent with your comprehensive plan? Partially ~~Yes~~ No

Will the project affect implementation of your short term work program?            Yes  
      ✓       No

Will the existing public facilities support the development? Unknown ~~Yes~~ ~~No~~

What other projects have been approved in the jurisdiction? Deerfield

Is the entire project located inside your jurisdictional boundary? ☒ Yes ☐ No

What planned traffic improvements in your community would be impacted by the proposed project? NONE

Will your public safety services be able to handle the increased demand? UNKNOWN Yes Yes

What are the estimated tax revenues that will be generated by the proposed project? To Follow

**(Please attach any additional information that would be helpful)**

DEVELOPMENT OF REGIONAL IMPACT  
HIGHWAY 9, WEBB ROAD, WINDWARD PARKWAY & COGBURN ROAD  
PROPERTY

LAND LOTS 976, 977, 1040, 1041, 1042, 1047, 1048 & 1049  
2<sup>ND</sup> DISTRICT, 2<sup>ND</sup> SECTION, FULTON COUNTY, GEORGIA

PROPOSED ZONING - MIX

EXISTING ZONING - AG-1

PETITIONER: CARSON DEVELOPMENTS, INC.

ADDRESS: POST OFFICE BOX 421593, ATLANTA, GEORGIA 30342

CONTACT PERSON: E. HOWARD CARSON, JR.

PHONE: 404-264-0930

PROJECT DESCRIPTION

The property is located on Highway 9, Windward Parkway, Webb Road and Cogburn Road. It is predominantly pasture with relatively small wooded areas located along creeks which pass through the center of the property. There are several major development trends occurring in the area:

- There is a major development across Highway 9, extending down Highway 9 to Windward Parkway, along both sides of Windward Parkway to Georgia 400 and up Deerfield Parkway back to Highway 9. This development includes over 1,000,000 sq.ft. of office space, a Home Depot and major commercial developments, new regional headquarters of Alltel, GTE, Nortel and several other Fortune 500 companies and several hotels.
- There is a historical and very active commercial corridor from downtown Alpharetta to the Forsyth County line along Highway 9.
- There is a major private school being constructed on Cogburn Road north of the property and several churches along Cogburn road north of the property.
- There is an ongoing single family development north of the property, which development is owned by the petitioner.

The proposed community is designed to establish a transition area between these varied uses. In addition, its neo-traditional, "new-urbanist" design incorporates many of the design recommendations of the local, state and federal agencies to reduce air pollution, prevent water pollution and to alleviate the traffic burden that is so prevalent today.

The various uses noted below are arranged around a 17 acre greenbelt. The greenbelt encompasses approximately 20% of the land area of the project and all of the running creeks on the property. There will be pedestrian trails throughout the greenbelt which connect all of the components of the development and which will encourage pedestrian traffic to nearby commercial developments. The community contains:

- 8 Single family homes on one acre lots. These homes are located on the north side of the property abutting areas zoned for one acre single family lots. The abutting property is owned by and is being developed by the petitioner.
- 188 Townhomes oriented toward senior citizens. This area is located within short walking distance of the nearby commercial areas with grades of less than 5%.



- 187,000 Square feet of office space. The office areas, with one and tow story office buildings, are located adjacent to other commercial and office properties.
- 54,000 Square feet of commercial space. The commercial areas are surrounded by adjacent office areas and is within easy walking distance of the senior townhomes.
- 40,000 Square feet of Church space. The Church site is the transition between the office areas and adjacent single family areas.

The community will successfully integrate all of the varied surrounding land uses and will provide the perfect transition between all of the diverse development patterns in the area. This is being accomplished while preserving the environmentally sensitive areas of the site.

### COMPREHENSIVE LAND USE PLAN

The zoning proposal is substantially in conformity with the policy and intent of the Comprehensive Land Use Plan and recent actions by the Fulton County Board of Commissioners. The Comprehensive Land Use Plan recommends that the majority of the property, along Highway 9 and the eastern 2/3 of Webb Road, be developed in commercial and service uses. The proposes uses are either in compliance with this intent or, as is the case with the residential components of the project, constitute a less intensive use of the property than is recommended by the Comprehensive Land Use Plan. The residential components actually are a down-zoning from the suggested uses. The Comprehensive Land Use Plan suggests that the western portion of the property be developed into one to two unit per acre residential uses. Clearly, when the Comprehensive Land Use Plan was created, the extension of Windward Parkway was not contemplated. The extension of this major parkway, which is being constructed by the City of Alpharetta into Fulton County, must certainly change the expected use of the property adjacent to the parkway. The properties in the City of Alpharetta, immediately to the south across Webb Road, are currently zoned O-I by the City of Alpharetta. There is also a major school being built just to the north of the property, up Windward Parkway/Cogburn Road.

### AIR QUALITY EVALUATION

#### PROJECTED VMT CREDITS

The following is a summary of the projected VMT credits based on the proposed design for the community.

#### VMT CREDIT CATEGORIES

- 1 - None
- 2 - The office and residential uses are nearly balanced and the commercial area is in excess of 10% of both uses. Therefor the project meets both target levels. Credit - 9%
- 3 - None
- 4 - ~~None~~ MARTA Bus 3 %
- 5 - None

- 6 - E Bike/ped networks in developments that meet one Density or Mixed Use "target" and connect to adjoining uses. Credit - 5%

Based on the evaluation above the community obtains a total VMT credit of <sup>17</sup>14%. ~~This is within 1 percentage point of the Atlanta Regional Commissions stated VMT reduction guidelines.~~

The proposed community contains a wide variety of uses while preserving over 20% of the property in a green belt. The community is pedestrian friendly. The community will help protect water quality. The community will preserve most of the existing tree cover on the site.

The proposed community follows many of the design guidelines proposed by local, state and federal agencies to limit the impact of new developments and minimize sprawl. This community follows many of the guidelines suggested by conservation groups to protect the environment. I respectfully request your support for the proposed community.

Respectfully,

E. Howard Carson, Jr.  
President

Facility: **Carson Webb Road Mixed Use Development**

Preliminary Report: **October 20, 1999**

Final Report: **December 1, 1999**

## **DEVELOPMENT OF REGIONAL IMPACT**

### **REVIEW REPORT**

**PROPOSED DEVELOPMENT:** 187,000 sq.ft. of office space, 188 senior living residential units, 8 single-family homes, 54,000 sq.ft. of retail space, and a 40,000 sq.ft. church—87.02 acres on the north side of Webb Road between Cogburn Road and Highway 9

### **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.**

Partially consistent according to information submitted by Fulton County. The Plan recommends that the majority of the property along Highway 9 and the eastern two-thirds of Webb Road be commercial and service uses and that the western portion of the property be developed into one to two units per acre residential use. The proposed development plan includes office, retail, church, and less intense residential development.

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

No inconsistencies with other local government plans were identified in the review.

**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?**

According to regional averages, the proposed development could accommodate a population of 302, including 6 students, and 750 jobs.

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

ARC reviewed Deerfield, a mixed-use development, just east of this site.

**Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.**

No. The current use is agricultural/cattle raising.

**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 on the north side of Webb Road between Cogburn Road and Georgia Highway 9. 34°06'/84°16'

**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 southwestern tip of the site is contiguous to a portion of the City of Alpharetta.

**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 impacts were identified by Alpharetta.

## **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 projects \$262,330 based on \$53,800,000 build-out value.

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

450 according to information submitted with the review along with 750 long-term jobs.

**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 would be rather unique in that it includes a church which would share parking with offices, it is targeted for senior housing, it includes bike/pedestrian facilities and nature trails through a large amount of open space, and it provides convenience retail along with office space. Developments which allow people to live, work, shop, and recreate are just now being provided in the Atlanta Region but this would be the first to include a church and primarily senior housing.

## **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 development site is west of Georgia Highway 9 which is the ridge line defining the western edge of the Big Creek Water Supply Watershed. Therefore, the development is not located in the Big Creek watershed. The site includes a tributary to a lake on Cooper Sandy Creek (which eventually flows into Little River of the Allatoona system) and therefore it is likely to have wetland and floodplain areas. The development plan includes very wide buffers and greenbelts along the tributary to protect the creek and other sensitive areas.

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

### **Georgia Erosion and Sedimentation Act/Stream Buffer Requirements**

The greenbelts along the tributary will help to protect water quality and are much larger than the minimum 25 feet required by the Act for "State Waters."

### **Stormwater/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 as the developer states will be done. After construction, water quality can be impacted without stormwater pollution controls. The amount of pollutants that will be produced after construction was estimated by ARC staff. ARC's estimates are based on some simplifying assumptions for typical pollutant loading factors (pounds/acre/year). The loading factors are based on the results of regional stormwater monitoring data from the Atlanta Region.

### **Estimated Pounds of Pollutants Per Year**

Land Use	Acres	Phosphorous	Nitrogen	BOD	TSS	Zinc	Lead
Commercial	5.3	9.1	92.2	572.4	5,209.9	6.5	1.2
Forest/Open	17.0	1.4	10.2	153.0	3,995.0	0.0	0.0
SF (1-2 ac)	10.3	6.2	28.4	226.6	4,604.1	1.4	0.3
Office/Lt Ind	26.4	34.1	452.2	3,009.6	18,691.2	39.1	5.0

Twnhse/Apt	28.0	29.4	299.9	1,876.0	28,320.0	21.3	3.9
<b>Total</b>	<b>87.0</b>	<b>80.1</b>	<b>883.0</b>	<b>5,837.6</b>	<b>49,440.2</b>	<b>68.3</b>	<b>10.4</b>

### Structural Stormwater Controls

The County should require that the developer submit a stormwater management plan as a key component of the Plan of Development. The stormwater plan should include location, construction and design details and all engineering calculations for all stormwater quality control measures which include detention ponds and a six-acre lake according to information submitted. The Plan should also include a monitoring program to ensure stormwater 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 minimum elements:

- Monitoring of four storms per year (1 per quarter);
- Collection of 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 phosphorous (TP) and total nitrogen (TKN & NO3); and
- Collection of grab samples at the inlet and outlet locations during the periods of peak inflow and outflow for pH, dissolved oxygen (DO) and fecal coliform bacteria.

The County should finalize the 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 or owner's expense. Analysis should conform to EPA standards.

The stormwater 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 stormwater management plan, the formal maintenance agreement between the developer and the County should allow for periodic inspections for the stormwater facilities to be conducted by the County. 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 stormwater 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.

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

Not applicable.

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

Not applicable.

## **INFRASTRUCTURE**

### **Transportation**

**How much traffic (both average daily and peak am/pm) will be generated by the proposed project?**

Land Use	Sq.Ft./Units	Weekday	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Office	187,000	2,146	270	258	49	240
Retail	54,000	4,587	68	54	201	217
S.F. Res.	8 units	101	2	7	7	4
Sr. Living	188	404	7	4	18	14

(The majority of the church traffic will be on Sundays when the offices are closed and will utilize the office parking areas.)

These trip generation estimates were prepared using the Institute of Traffic Engineers Trip Generation (5<sup>th</sup> edition) manual. The estimates do not reflect pass-by trip reductions or possible additional internal trip capture associated with the mixed-use character of the proposed development.

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

The following table lists some facilities near the project giving 1998 GDOT traffic counts and preliminary 2010 data generated during the ongoing development of a conforming long-range transportation plan.

Facility	1998			2010		
	Lanes	Volume	V/C Ratio	Lanes	Volume	V/C Ratio
Webb Br. S of SR 9	2	15,179	.51	4	28,999	.49
SR 9 S of Webb Br.	4	30,668	.42	4	43,637	.59
Webb Br. E of N Pt	4	30,998	.49	4	37,766	.64
SR 400 bet SR 120 & Windward	4	79,880	.72	6	86,960	.78

**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)?**

Extensions of the MARTA rail system to Windward by 2010. Also Georgia 400 is proposed to have both a general purpose lane and an HOV lane added by 2010. In addition, Windward Parkway currently is being extended to Webb/Cogburn Road.

**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?**

See above regarding extension of the MARTA rail line to Windward.

**Is the site served by transit? If so, describe type and level of service.**

Yes, MARTA bus routes 85 and 141 both serve near the area with access to the Medical Center rail station.

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

Yes, extension of the MARTA rail system is planned to the Windward area by 2010.

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

To meet ARC's required 15 percent credit for reduction in vehicle miles traveled/emissions, the development proposes bike/pedestrian facilities, 10% office and 10% retail space in a predominant residential development, and MARTA bus service.

**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?**

The traffic analysis suggests that area roads have and will maintain adequate capacity to serve the access and mobility needs of motorized vehicles, though operational improvements may be required.



## **INFRASTRUCTURE**

### **Wastewater and Sewage**

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

Total wastewater is projected at 0.11 MGD based on regional averages, but estimated at 0.08MGD on information submitted with the review.

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

The development is located in an unsewered area of north Fulton County, but the County has approved the State Route 9 sewer connection to provide service in this area and treat the wastewater at the Big Creek Water Reclamation Facility. This is a serious concern as the Big Creek WRF has a current capacity of 24 MGD with a 1998 monthly average of 19.71 MGD but with flows approaching 23.5 MGD in February, March, and April. Also the County is planning to transfer 2.0 to 2.5 MGD wastewater to this plant from the John's Creek WRF in 2000.

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

See above.

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

ARC has reviewed many developments which would exceed the capacity of the Big Creek Plant if all are built as reviewed.

## **INFRASTRUCTURE**

### **Water Supply and Treatment**

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

Again according to regional averages, the Carson Webb Road Mixed Use Development could have a water demand of 0.12 MGD (0.10 MGD estimated on information submitted with the review.)

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

There should be sufficient water supply for the proposed development but water conserving measures are essential for all new developments.

## **INFRASTRUCTURE**

### **Solid Waste**

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

Projections are estimated at 725 tons per year on information by national averages. Private collection and disposal would be required for the development.

**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, but the type of development proposed would provide a very good opportunity for a recycling program and should be encouraged by the County.

## **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.)?**

No.

## **HOUSING**

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

The proposed development includes 188 units of senior living residences and 8 single-family homes.

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

The development includes housing, offices, and retail, but nearly all the housing is for seniors.

**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?**

Likely.

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

**RESOLUTION BY THE ATLANTA REGIONAL COMMISSION  
CONCERNING  
CARSON WEBB ROAD DEVELOPMENT OF REGIONAL IMPACT**

**WHEREAS**, pursuant to the Georgia Planning Act of 1989 and Georgia Department of Community Affairs Rules for the Review of Developments of Regional Impact (DRI), the Atlanta Regional Commission has reviewed the Carson Webb Road Mixed Use Development proposed in North Fulton County; and

**WHEREAS**, the reviewed plan proposes 187,000 square feet of office space, 54,000 square feet of retail space, 188 units of senior living residential development and a 40,000 sq.ft., 1,000 seat church on approximately 87.02 acres located on the north side of Webb Bridge Road between Cogburn Road and Highway 9; and

**WHEREAS**, the site proposed for development is located in an area that currently is unsewered but the area is proposed for the State Route 9 Sewer Connection Service in the North Fulton Comprehensive Plan Update adopted by the County on August 4, 1999; and

**WHEREAS**, this connection would be to the Big Creek Water Reclamation Facility (WRF); and

**WHEREAS**, Big Creek WRF has a current capacity of 24 MGD with a 1998 monthly average of 19.71 MGD but with flows approaching 23.5 MGD in February, March, and April indicating that the facility is reaching its capacity during wet weather periods; and

**WHEREAS**, the County projects the flows to increase 0.75 MGD per year as a result of ongoing development; and

**WHEREAS**, the County also is constructing a line to transfer 2.0 to 2.5 MGD to Big Creek from the John's Creek WRF in 2000; and

**WHEREAS**, the County is investigating options for expanding the treatment capacity at Big Creek but does not anticipates completion before 2004-2005; and

**WHEREAS**, it is likely that the current 24 MGD capacity will be exceeded before expansion can be completed; and

**WHEREAS**, this DRI proposes to complete construction by 2005;

**NOW, THEREFORE, BE IT RESOLVED** by the Atlanta Regional Commission that the proposed Carson Webb Road DRI is not in the best interest of the State because of the concerns regarding wastewater treatment capacity in the Big Creek sewer service area.

ATLANTA REGIONAL COMMISSION  
NORTH FULTON LAND ZONING  
NOVEMBER 1999

RESIDENTIAL AND COMMERCIAL REZONING  
Dated 10/20/99

Carson Webb Road Mixed Use Development

# OF UNITS	# OF SCHOOLS	# OF STUDENTS GENERATED BY DEVELOPMENT	STATE CAPACITY	1999-2000 ENROLLMENT FORECAST*	1999-2000 FORECASTED ENROLLMENT OVER CAPACITY		NUMBER OF PORTABLE CLASSROOMS	CAN FACILITY MEET INCREASED DEMAND? **
SINGLE FAMILY 8		Manning Oaks Elementary	3 to 6	814 to 830	14 to 30	0	0	No***
		Northwestern Middle	1 to 3	1904 to 1942	579 to 617	34	34	No
		Milton High	1 to 3	2294 to 2340	144 to 190	22	22	No
		Totals	5 to 12					

The use of the property for office space, senior living residential, retail and church will have no impact on the enrollments of the schools in the area.

One single family unit generates: One multifamily or apartment unit generates:	Ave.	0.3259 to 0.1150	Highest	0.7778 to 0.2800	elementary school students per unit elementary school students per unit
	Ave.	0.1453 to 0.0513	Highest	0.3469 to 0.1248	middle school students per unit middle school students per unit
One single family unit generates: One multifamily or apartment unit generates:	Ave.	0.1690 to 0.0587	Highest	0.4034 to 0.1452	high school students per unit high school students per unit
	Average	Construction Cost per Student \$10,395	Annual Operating Cost per Student \$6,397	State Operating Cost per Student \$2,036	Fulton Operating Cost per Student \$4,358
Single Family Subdivisions Multifamily or Apartments					

Data assembled by Michael R. Roedel Date 11/1/99

Responses approved by Jim Walsh Date 11-2-99

\* The forecasted enrollment does not contain the number of students that would be generated by the proposed rezoning.  
\*\* Previous approved rezonings could overcrowd this school beyond the forecasted enrollment.  
\*\*\* The proposed zoning would have a minimal effect on the schools in the area.