

## Etowah Site Overview

<b>JURISDICTION</b>	Cherokee County
<b>LOCATION</b>	Ball Ground Georgia , North of the Intersection of Matt Stowers Hwy (State Hwy 369) and Birmingham Hwy (State Hwy 372)
<b>PROPERTY SIZE</b>	Approximately 1363 acres
<b>2015 PROPERTY TAXES</b>	\$58,574.
<b>ROAD FRONTAGE/ACCESS</b>	Frontage on both Hwy 369 (via Creighton road) and Hwy 372. The Creighton Road parkway design and improvements have been completed and submitted to Cherokee County Engineering for approval.
<b>TRAFFIC VOLUME</b>	The 2015 ADT for the frontage along Hwy 369 was 8,060 vehicles per day and 7,070 vehicles per day along Hwy 372
<b>CURRENT ZONING</b>	Planned Unit Development (PUD)
<b>FUTURE LAND USE PLAN</b>	Suburban Growth -Planned Unit Development
<b>UTILITIES</b>	<b>Sanitary Sewer</b> – Guaranteed Sanitary sewer capacity is to be provided by Cherokee County Water and Sewer Authority pursuant to service contract dated December 2006. Offsite access is available via force main along county roads at a distance of approximately 4 miles. <b>Water</b> - Water service is provided to the property frontages by a 16" line along Hwy 372 and a 12" line along Hwy 369.
<b>TOPOGRAPHIC/SITE FEATURES</b>	Mature upland forest with rolling to hilly topography with 2.5 miles of direct access frontage along the Etowah river. Site topography ranges from roughly 940 feet to 1190 feet above sea level. A single named stream (Cane Creek) traverses the east to west along the southern portion of the property.
<b>STREAM BUFFER REQUIREMENTS</b>	25' State Waters + 25' County undisturbed buffer + 25' County Impervious surface buffer.

## Executive Summary

***Located in Eastern Cherokee County, Georgia the Etowah property is the most unique large-scale tract remaining in Atlanta's most desirable Northern corridor.*** Comprised of approximately 1363 acres of mature upland forest with 2.5 miles of direct frontage on the Etowah River, the property offers a one of kind opportunity to create an extraordinary and highly diverse Master Planned riverfront community. As one of the most biologically diverse rivers in the United States, the Etowah River's pristine beauty and abundant wildlife is unparalleled in North Georgia.

Located approximately 10 miles due north of Milton, 12 miles North East of Canton and North West of Cumming respectively, Etowah is centrally located with convenient access to I-575 (6 miles) SR-400 (11 miles), and SR 20 (2.5 Miles). Commonly referred to as Atlanta's "Outer Perimeter", SR 20 is a major east –west thoroughfare on the northern edge of metropolitan Atlanta, which has recently received funding for intersection improvements and widening to four lanes the entire 24-mile corridor from I-575 in Canton to Cumming.

The property is fully entitled to develop 1800 homes over 1300 acres with broad flexibility to create multiple neighborhoods of varying product types and sizes. The zoning also allows for 15 acres of commercial development and 2 acres of civic use. The conceptual Master Plan for Etowah provides for a diversity of housing and lifestyle types with a community focus anchored by a 150-acre river park and 40% of preserved open space.

The property was initially zoned in 1990 for 2800 units and over the years the zoning has been modified to its present entitlement of 1800 units and specific Development Standards.

The vested Planned Unit Development zoning (PUD) is exclusive to this remaining site as the PUD zoning classification no longer exists within Cherokee County. Additionally, the zoning conditions provide that the development of the property is governed by its own broader set of Land Development Standards which are unique to this property and provide greater flexibility in planning, development, and construction.

The Conceptual Master Plan and associated Etowah Community Development Standards were created to promote stewardship and protection of the aesthetic and sensitive environmental areas along the Etowah river and its tributaries. By responding to protecting

these areas, the footprint of the development can be concentrated to preserve greater open space and promote a more efficient development as supported by the adopted Development Standards.

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Many of the original conditions for zoning have been satisfied with the remaining conditions clearly summarized and illustrated in the Etowah Community Development Standards. The delineation of the various lot typologies is categorized by Transect which organizes all of the interrelated design and lifestyle elements from rural to urban uses. Lot sizes may vary as applied to the appropriate neighborhood zones in accordance with the general Lot Matrix. Lots along the perimeter of the development that are adjacent to existing residential uses must be a minimum of 18,000 square feet whereas all other lots may vary from 12,000 to zero lot line and attached lots as narrow as 24 feet. In all, up to 150 acres may be designated for high density lots including, but not limited to zero lot line, Cluster, Townhome, and other attached varieties.

Extensive environmental and geological studies have previously been conducted on the site including: Phase I and II Environmental Assessment, Cultural Resources, Threatened and Endangered Species, Wetlands Delineation, LOMA, and Solis Analysis. All completed studies are available for review and although several will require updating, changes to the original conclusions are expected to be minimal.

In conjunction with the Environmental and Geological studies, comprehensive analysis of the Sanitary Sewer Design and Offsite access, Site Grading analysis, and the Habitat Conservation Plan (HCP) were also completed. Direct application of all associated study results will be subject to final site planning, however the data compiled will remain relevant and useful.

The DRI was approved in 2007 with recommended transportation improvements for several key intersections in the study area. Improvements requiring the installation of traffic signals at key points of egress to the community “when warranted” were recommended. In addition several external intersections were identified as currently operating below the acceptable Level of Service (LOS D). However, since the original DRI findings in 2007 many of the recommended offsite improvements are already in the process of, or have been corrected by state and local transportation initiatives. Given the uncertain timing and/or need of any potential improvements, formal cost estimates have not been initiated.

There is one transportation specific zoning condition from the original zoning which requires the improvement of Creighton Road from Hwy 369 to the entrance of the property serving as the main parkway into the community. The final engineering design and approval by Cherokee County is scheduled to be complete in the fall 2016.

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Sewer and Water availability is provided by the Cherokee County Water and Sewer Authority (CCWSA) and is guaranteed through a service agreement executed in 2006. The agreement guarantees sewer access and capacity at the new River Bend Water Pollution Control Plant via force main to a regional lift station approximately four miles away along existing county right of way. The proposed facility is fully permitted and funded, and is scheduled to begin construction in the fall of 2016. Preliminary cost estimates informally vetted through CCWSA for off-site sewer access are predicted to range from \$900,000 - \$1.2 million. Offsite costs may be reduced by proportional cost sharing and/or reimbursements from future and currently proposed projects along the force main route.