

BOARD OF COMMISSIONERS OF FULTON COUNTY

FULTON COUNTY GOVERNMENT CENTER
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TO: Distribution

FROM:  Emma I. Darnell, Commissioner
Fulton Board of Commissioners

SUBJ: Proposed Wal-Mart Super Center Development: Cascade Road

DATE: November 24, 2003

The subject re-zoning should be denied for the following reasons:

I. Traffic: Widening of Cascade Road; Upgrade Of Cascade Road I/285 Interchange Needed

According to Public Works, traffic volumes along the Cascade Road Corridor are steadily increasing, approaching maximum capacity and indicate a future need for major infrastructure improvements such as widening Cascade Road and or increasing the through capacity of the Cascade Road-I-285 interchange. Exhibit A

Future improvements to the Cascade Road/I-285 Northbound interchange, estimated at \$20 million, are not included in the ARC (DOT) 25 Year Transportation Study.

With Wal-Mart, the Grice Study has projected the Cascade Road/ I-285 Northbound Ramp LOS (acceptable level) at D.

Another study, commissioned by the residents, indicates the Grice projections may be too low. Grice uses a model projecting a 3% annual increase in traffic flow. However, Landmark Resources states "recent historical data reveals an actual 5% annual growth rate." Exhibit C

According to the Grice Study, the Cascade Corridor varies in the LOS between D, E, and F.

II. Environment Impact: The subject re-zoning will have an adverse environmental impact upon surrounding areas:

According to the Department of E & CD, the subject re-zoning will have the following adverse environmental impacts: Exhibit B, "Board of Commissioners Verbatim Minutes", November 5, page 5.

- Potential flood plain impacts
- Wetlands impact
- Riparian buffer and possible buffer encroachment
- Impact of increased stormwater flows into a stream channel already seriously impacted due to urbanization
- Water quality impacts from development stormwater runoff after project completion

The proposed development is located between two main tributaries of the Chattahoochee River, North Utoy Creek and South Utoy Creek. Both of these streams are listed by EPA as impaired water bodies under Section 303 (D) of the U. S. Clean Water Act.

However, the Department of E & CD has not developed Environmental Impact Statements (EIS), Flood Studies, Wetlands Mitigation Plans, Grading Plans and Erosion and Sediment Control Plans pertaining to the subject development.

III. According to Fulton County Zoning Regulations, traffic impact and environmental impact could be considered by the court as legitimate land use issues. CZB Manual, "Re-zoning Procedures". Exhibit D