

The estimates below are based on Traffic Engineer studies of vehicle trips generated by *Single Family Detached Housing (Land Use 210)* and *Shopping Center (Land Use 820)* from the ITE Trip Generation Manual, 7th Edition:

Single Family Detached Housing (Land Use 210)

Description: Single family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Single Family Detached Housing (Land Use 210)	Vehicle Trips for 208 Dwelling Units	Directional Distribution
Weekday	1,991 Vehicle Trips	50% entering / 50% exiting
A.M. Peak Hour of Generator (7:00 AM to 9:00 AM)	156 Vehicle Trips	25% entering / 75% exiting
P.M. Peak Hour of Generator (4:00 PM to 6:00 PM)	210 Vehicle Trips	63% entering / 37% exiting
Saturday	2,101 Vehicle Trips	50% entering / 50% exiting
Sunday	1,826 Vehicle Trips	50% entering / 50% exiting
Anticipated Impact: Moderate		

Shopping Center (Land Use 820)

Description: A shopping center is an integrated group of commercial establishments that is planned, developed, owned and managed as a unit. A shopping center's composition is related to its market area in terms of size, location and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Specialty retail center (Land Use 814) and factory outlet center (Land Use 823) are related uses.

Shopping Center (Section 820)	Vehicle Trips for 170,000 Sq. Ft. of Gross Leaseable Area	Directional Distribution
Weekday	7,300 Vehicle Trips	50% entering / 50% exiting
A.M. Peak Hour of Generator (7:00 AM to 9:00 AM)	175 Vehicle Trips	61% entering / 39% exiting
P.M. Peak Hour of Generator (4:00 PM to 6:00 PM)	638 Vehicle Trips	48% entering / 52% exiting
Saturday	8,495 Vehicle Trips	50% entering / 50% exiting
Sunday	4,291 Vehicle Trips	50% entering / 50% exiting
Anticipated Impact: High		

According to ITE Manual, shopping centers, including neighborhood centers, community centers, regional centers and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings,

Item to be Considered
Planning Dept. Comments

5.	<p>The possible impact on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality and water quality</p> <p>Portions of the Neely Pond @ Johnson Creek development are located in the Groundwater Recharge District. The protection of this district is necessary to ensure the aquifer replenishment for the Town of Turin.</p>
6.	<p>Whether the proposed zoning map amendment would have an adverse impact on the value, use, enjoyment, or potential development of adjacent property</p> <p>The requested district is between two small incorporated areas, Sharpsburg and Turin. The subject property is adjacent to Sharpsburg's Traditional Neighborhood character area and the Town of Turin which takes pride in its rural agricultural roots. The property to the west and south are undeveloped residential and large agricultural lots</p>
7.	<p>Whether there are substantial reasons why the property cannot be used in accordance with existing regulations</p> <p>The subject property can be developed under the current RC (Rural Conservation District) Zoning.</p>
8.	<p>The aesthetic effect of existing and future use of the property as it relates to the surrounding area</p> <p>The visual impact of the proposed C-7 (Commercial Major Shopping District) zoning, containing a proposed 170,000 square ft shopping development, would dwarf the existing commercial development of the associated towns of Sharpsburg and Turin. There would be no proportional comparison to the recommended Infill Neighborhood character area and the proposed commercial development.</p>

Environmental Health

No objections to the rezoning request but see note below:

The projected wastewater flow for this development far exceeds the 10,000 gallons per day local Environmental Health Department permitting threshold as indicated by current GA rules and regulations for septic systems. Therefore, all permitting and regulation of this development's wastewater system MUST be handled by the Environmental Protection Division (EPD) of the Georgia Department of Natural Resources (DNR).

Item to be Considered	
Planning Dept. Comments	
14.	<p>Whether the proposed zoning map amendment is consistent or inconsistent with the County's comprehensive land use plan and the County's development goals and objectives</p> <p>The residential development and the proposed commercial development are not well integrated, but they are connected. Without this narrow connection, the subject property has no connection to either Sharpsburg or Turin and without a centralized public sewer system the project does not advance the land use goals of the Infill Neighborhood Medium Density character area.</p>

Item to be Considered	
Planning Dept. Comments	
5.	<p>The possible impact on the environment, including but not limited to drainage, soil erosion and sedimentation, flooding, air quality and water quality</p> <p>Portions of the Neely Pond @ Johnson Creek development are located in the Groundwater Recharge District. The protection of this district is necessary to ensure the aquifer replenishment for the Town of Turin. This development also includes a private pond that is not included in this proposed rezoning. Care should be given to not create a negative impact to the pond. A 150-ft buffer shall be maintained along each side of the tributaries measured from the top of the bank. This buffer is 100-ft undisturbed and 50-ft impervious progressing outward toward the stream. The current flood study for Coweta County will need to be revised to reflect changes in hydrology within the affected basin.</p> <p>Density allowed under the RI-B zoning district requires a centralized system. This is required to protect the environment from contamination through individual septic systems and their related failures. Potential failures could in turn contaminate the groundwater recharge district and the general environment.</p>

9.	<p>The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community</p> <p>Without maintaining the Centralized Wastewater System requirement, this intersection could become a massive development without the infrastructure to support it. It would also be inconsistent with the small town feel of its adjoining neighbors, Sharpsburg and Turin, thus absorbing the related neighborhood and rural attributes.</p>
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9.	<p>The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community</p> <p>The proposed commercial development would be located between Sharpsburg's Traditional Neighborhood character areas, defined as pedestrian friendly single-family residential neighborhoods and the Town of Turin with its pride in rural agricultural roots. Included in this area view, would be the residential and agricultural uses of the unincorporated county. This development would be a sharp contrast to those character areas.</p>
10.	<p>The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of those zoning regulations</p> <p>The potential scale of commercial development in a C-7 zoning district is not consistent with the neighborhood-scale(20,000 sq ft or less) commercial character recommended for the Infill Neighborhood character area.</p>

The requested land use is not consistent with the land use policies of the Coweta County Comprehensive Land Use Plan as these pertain to the location of commercial development. Not only does it create an isolated district, it will not function as a neighborhood support but as a destination shopping. It will dwarf the existing commercial development of the Town of Sharpsburg and Town of Turin and will overwhelm the existing large estate residential in the surrounding areas.