



September 12, 2008

From: Alice Wakefield, Community Development Department Director
To: Mayor and City Council
Subject: Sewer Service Area Maps

Staff has closely and thoroughly scrutinized the proposed Big Creek Sewer Service Map land lot by land lot and parcel by parcel to identify areas that may be conceivably construed as an extension of sewer. This analysis has yielded several new maps in which the methodological processes will be explained for each map. Furthermore, Staff is including a recommended Big Creek Services Area Map.

First, I would like to point out that the only difference between the map of August 4, 2008 presented by Fulton County and the current map is that the following parcels were removed:

- Cogburn Road – 6 lots approximately 7 acres located in land lots 1050 and 1049, zoned AG-1.
- Glencreek Way – adjacent to Crook Creek in Land Lot 0681 approximately 11 acres.

Analysis was made to the Fulton map (Big Creek Sewer Service Area shown in light yellow) provided by Commissioner Riley. Staff has gone through, parcel by parcel, and color-coded all of these "remaining" parcels so you can actually see how many parcels are at issue.

Map 1: Represents those land lots or partial land lots that should be "removed" from consideration, because they are not controversial with respect to sewer service. When I say "remove" - I mean they were color-coded by Milton staff in such a way as to not depict a possible sewer extension.

1. Blue - those land lots identified in the 2006 Inter-basin Transfer Ordinance.
2. Green – portions of land lots that fall to the south of the Big Creek/Etowah ridge line based on staff determination of ridge line location based on topography.
3. Dark Orange - all portions of land lots north of the assumed ridge line that already have completed development on them - and that are currently being serviced by sewer (i.e., Crooked Creek subdivision).



4. Tan - all portions of land lots that have already received LDPs and are under construction, and portions that already have commitments for Fulton sewer (i.e., the Wieland development, Ken Morton's piece in land lot 1047).

Once the above parcels are "removed" – the remaining portions are either raw or underdeveloped parcels that (if the Fulton map were adopted) would be entitled to receive sewer service from Fulton County. These are represented in **RED** on the map.

Map 2: What remains is 9 nodes shown in **RED**, which represent new parcels that could conceivably be granted sewer. Staff has evaluated each parcel, and color-coded all of these "remaining" parcels so you can actually see how many parcels are at issue.

Staff recommends that the following parcels (as indicated on the map) be **removed** from the service area:

- Land Lot 1166 – Intersection of Arnold Mill Road and Green Road, 8 lots which form a triangle shape and form approximately 9.76 acres. Designated as mixed use on the CLUP, 6 lots are AG-1 with single-family homes on each and two other lots zoned O-I.
- Land Lots 1167, 1136 off Green Road - 7.03 tract of land zoned AG-1 surrounded by Waterside Subdivision. – CLUP 1 unit or less.
- Land Lots 1096, 1137, 1168 – approximately 44 acres, located between Waterside Subdivision and Crabapple Village – Part of Crabapple Master Plan – CLUP calls for 1 unit or less and 1.5 units per acre.
- Land Lots 1061 & 1100 - Northwest intersection of Mayfield Road and Freemanville Road – 3 parcels (2 lots and a portion of a larger lot) located adjacent to Fulton County Board of Education Property – approximately 26 acres – CLUP calls for 1 unit of less per acre.
- Land Lot 106 – Freemanville Road - approximately 5 lots along the east side of the road where the service area boundary runs diagonally across the lots- approximately 6 acres – CLUP calls for 1 unit of less per acre.
- Land Lot 1059 and 1058 – Mayfield Road - 2 lots with a dissected by a smaller lot located in the City of Alpharetta – lots represent a total land area of approximately 30 acres, however of that amount approximately 2-3 acres shown as a crescent moon sliver along the



- road is in the sewer service area – Currently zoned AG-1, CLUP calls for 1 unit of less per acre.
- Land Lots 1108 and 1109 – Hopewell Road – 7.6 acre tract of land located on the east side of the road – Zoned AG-1 – CLUP calls for 1 unit or less.
 - Land Lot 1049 – Intersection of Webb Road and Cogburn Road – 1 acre parcel zoned AG-1, CLUP calls for 1 unit or less.

Staff recommends that the following parcels (as indicated on the map) be **kept or added** to the service area:

- Land Lot 1136 – Crabapple Road – 3 tract of land located within the Crabapple Village development – over half of the land falls below the ridge line area. This recommendation only covers the rear portion of these tracts. These are included within the Crabapple Master Plan as areas to be sewerred at a higher density which necessitates sewer.
- Land Lot 1099 - Mayfield Road – the rear portion of a 3 parcel tract of land located within the Crabapple planning area – over half of the land falls below the ridge line area. This recommendation only covers the rear portion of the tracts. These are included within the Crabapple Master Plan as areas to be sewerred. Property is zoned MIX. CLUP calls for mixed use.
- Land Lots 1053 and 1108 – Hopewell Road – east side of the road the Vickery Crest Subdivision is under construction – the subdivision is on sewer, but not shown on the Fulton County sewer service map. There are a few un-sewerred 1 acre lots within the subdivision which appear not to have gravity flow.

Map 3: Proposed Big Creek Services Area Map Recommended by City of Milton – Represents the recommendation of the Community Development Department. This map shows:

84% of the City to remain un-sewerred (20,798.3 Acres)
3% Little River (795.6 Acres)
13% Big Creek Services Area (3,344.9 Acres)