

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Resolution Requesting Harris County Commissioners To Require Additional Traffic Studies and Coordination For The Proposed Redevelopment Of Woodland Hills In Harris County
AGENDA SUMMARY:	Approval is requested allowing the Harris County Commission to request that additional traffic studies be performed for the redevelopment of the Woodland Hills area. The redevelopment of this area has the potential to significantly impact the current interchange at County Line Road and Manchester Expressway (US Alternate 27) causing the area within Muscogee County to become further congested. The resolution also calls for the coordination of development efforts for this project between our two governments.
INITIATED BY:	Planning Department

Recommendation: Approval is requested allowing the Harris County Commission to require additional traffic studies for the redevelopment of Woodland Hills in Harris County and to encourage the coordination of this development between Harris and Muscogee County governments.

Background: CJC Partners, LLC has filed a Development of Regional Impact with the River Valley Regional Commission. Under the Georgia Planning Act of 1989, the Georgia General Assembly recognized the potential impacts large-scale developments could have on nearby jurisdictions and empowered the Department of Community Affairs to establish specific thresholds, rules, and procedures for identification and notification of Developments of (potential) Regional Impact (DRI). Harris County has submitted a proposed development, which exceeds the DRI threshold for “Mixed-Use Development.” The residential component of the development exceeds the DRI housing threshold of greater than 125 new lots or units for a non-metropolitan tier.

The project is located in the southeastern area of unincorporated Harris County and just north of the county line. The development is accessible via Mehaffey Road which services both Harris and Muscogee. In turn, Mehaffey Road intersects County Line Road in Muscogee and provides a connection to the Manchester Expressway (US Alternate 27). This provides the most direct way into Columbus for this development.

The estimated value at build-out for the development is \$150,000,000. There are currently 115 residential lots in the development. Proposed new construction will add 440 single-family homes, a 40,000 square foot anchor store, and 50,000 square feet of retail space. The proposed project will need wastewater services from Columbus Water Works.

Analysis: The impact of this redevelopment project will have a direct impact on both Mehaffey and County Line Roads. The additional new construction could add approximately 1,000 additional trips per day to an area that is already facing congestion issues. Further, the current County Line Road/Manchester Expressway interchange can no longer support the demand for higher traffic in this area and requires replacement. Currently, this project has been identified as a need in the MPO's long-range plan.

Financial Considerations: There are no financial considerations for this issue as this project is solely contained within Harris County. However, if the project is approved for development without some consideration for traffic improvements, the financial burden of improving County Line/Mehaffey Roads in Muscogee and potential the County Line/Manchester Expressway interchange will become the sole responsibility of the City.

Legal Considerations: Under the Development of Regional Impact as established by the state, the local government has the right to express any concerns and suggestions they may have for a proposed project. The Planning Department has already expressed its concerns about the need for a traffic study. A resolution from the Council is necessary to further emphasize the importance of this study and the need to coordinate the development of this proposed project.

Recommendation/Action: Approve the resolution requesting the Harris County Commission to require additional traffic studies for the redevelopment of Woodland Hills in Harris County and to encourage the coordination of this development between Harris and Muscogee County governments.

A RESOLUTION

NO.

A RESOLUTION REQUESTING THE HARRIS COUNTY COMMISSIONERS TO PERFORM A THOROUGH REVIEW THE POTENTIAL IMPACT OF THE PROPOSED WOODLAND HILLS SUBDIVISION ON MEHAFFEY AND COUNTY LINE ROADS IN BOTH HARRIS AND MUSCOGEE COUNTY

1. **WHEREAS**, a project to redevelop the master plan for the area known as Woodland Hills located in the southeastern area of unincorporated Harris County and just north of the Columbus/Muscogee County line; and,
2. **WHEREAS**, the estimated value at build-out for the development is \$150,000,000 to add 440 single-family homes to the existing 115 residential lots; a 40,000 square foot anchor store, and 50,000 square feet of retail space, all which will require wastewater services from the Columbus Water Works, and;
3. **WHEREAS**, the development will rely solely upon Mehaffey Road for its transportation needs, a road which services both Harris and Muscogee Counties and connects directly to County Line Road near the interchange at US Alternate 27, which will add approximately an additional 1,000 daily trips to these roadways; and,
4. **WHEREAS**, County Line Road interchange for US Alternate 27 is a narrow, two-lane roadway that has been identified as a needed long-range roadway improvement project under the Columbus-Phenix City Metropolitan Planning Organization 2045 Metropolitan Transportation Plan; and,
5. **WHEREAS**, the approval for the redevelopment of the master plan for Woodland Hills by the Harris County Commission without a full traffic analysis and review by the developer will have detrimental effects upon the transportation system for Mehaffey Road, County Line Road and US Alternate 27 interchange for many years to come.

NOW THEREFORE THE COUNCIL OF COLUMBUS, GEORGIA HEREBY RESOLVES AS FOLLOWS:

That it is in the general interest and wellbeing of the citizens in both Harris and Muscogee Counties it is respectfully requested that the Harris County Commission require a complete traffic analysis study of the potential impact that the redevelopment of the master plan for Woodland Hills will have on Mehaffey Road, County Line Road and the US Alternate 27 interchange to determine the developer's responsibility for making the necessary improvements to ensure a functional transportation system between our two counties.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____ July 2020 and adopted at said meeting by the affirmative vote of ten members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Thompson voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, III, Mayor