

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Transportation Improvements for the Proposed Redevelopment of Woodland Hills
AGENDA SUMMARY:	Approval is requested for the Harris County Commission to request that the potential traffic impacts as documented in the Traffic Impact Study prepared by Southeastern Engineering, Inc. dated September 25, 2020, for the proposed redevelopment of Woodland Hills in Harris County, be addressed and corrected before the issuance of any permit. 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 further coordination of development efforts for this project between our two governments.
INITIATED BY:	Planning Department

Recommendation: Approval is requested for the Harris County Commission to require that the potential traffic impacts as documented in the Traffic Impact Study prepared by Southeastern Engineering, Inc. dated September 25, 2020, for the proposed redevelopment of Woodland Hills in Harris County, be addressed and corrected before the issuance of any permit.

Background: On July 26, 2020, Council adopted Resolution 211-20 that requested the Harris County Commission to perform a thorough review of the potential impact of the proposed redevelopment of Woodland Hills Subdivision would have on Mehaffey and County Line Roads in Muscogee County. CJC Partners, LLC had 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). This proposed development 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 Muscogee 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. The 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.

Since the adoption of Resolution No.211-20, a traffic study has been completed and reviewed by staff.

Analysis: The proposed project is to be developed in two phases. Phase I is proposed for a supermarket, retail space, and 231 single-family homes. Phase 2 includes an additional 197 single-family detached homes. Phase 1 is estimated to generate a total of 8,424 trips per day to be completed in 2025 and phase 2 is estimated to increase that number to 10,300 by 2030. The traffic study points out that with these increases County Line Road at Mehaffey Road, the Level of Service (LOS) for this intersection drops to an F classification by 2030. According to the study County Line Road at US 27/SR 85/Manchester Expressway northbound ramp would also fall to an F. Typically, Columbus operates on a LOS classification of C. An F classification would be completely unacceptable.

The study offers improvement alternatives such as all-way stops, right turn lane additions, and roundabouts, but none of these appear to be an acceptable use at this time.

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: Because the project originates in Harris County, Columbus has little in the way of legal authority to require any necessary improvements to the roadways in our jurisdiction. The importance of adopting this resolution lets the Harris County Commission know of our concerns and the need for both counties to work together on this issue.

Recommendation/Action: Approve the resolution requesting the Harris County Commission to require that the potential traffic impacts as documented in the Traffic Impact Study prepared by Southeastern Engineering, Inc. dated September 25, 2020, for the proposed redevelopment of Woodland Hills in Harris County, be addressed and corrected before the issuance of any permit.

A RESOLUTION
NO. _____

A RESOLUTION REQUESTING THE HARRIS COUNTY COMMISSION TO REQUIRE ALL NECESSARY TRANSPORTATION IMPROVEMENTS FOR THE PROPOSED REDEVELOPMENT OF WOODLAND HILLS.

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 has been proposed; and,

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 of which will require wastewater services from the Columbus Water Works; and,

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 10,000 daily trips to these roadways when the development is completed; and,

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, but has no funding identified for this project; and,

WHEREAS, as a traffic impact study for this proposed development has been prepared by Southeastern Engineering, Inc. dated September 25, 2020, indicating that a significant impact would occur at the intersection of Mehaffey and County Line Roads and on certain rampways at the Manchester Expressway interchange causing unnecessary congestion and the need for transportation improvements at the expense of the Consolidated Government of Columbus.

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

That in the general interest and wellbeing of the citizens in both Harris and Muscogee Counties it respectfully requests that the Harris County Commission require that all transportation improvements needed for this proposed development be completed before any construction permits are issued for this project as outlined in the Traffic Impact Study for Woodland Hills, dated September 25, 2020. It is further requested that there be a continued coordinated effort between our governments to help 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 ____, 2020 and adopted at said meeting by the affirmative vote of ____ 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 Tucker voting	_____.
Councilor Woodson voting	_____.

Sandra T. Davis, Clerk of Council

B.H. "Skip" Henderson, Mayor