



DEVELOPMENTS OF REGIONAL IMPACT

Regional Review Notification

Northeast Georgia Regional Development Center • 305 Research Drive, Athens, Georgia 30605-2795 • 706.369.5650 • Fax 706.369.5792 • www.negrdc.org

The Project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and submit your comments at: <http://negplanning.org/dri/search>

RDC Name:	Northeast Georgia		
Address:	305 Research Drive, Athens, GA 30605-2795		
RDC Contract Person:	Jim Moneyhun	Telephone No.:	706.369.5650
Date Issued:	04/02/09	Fax No.:	706.369.5792
Comments Due By:	04/13/09	E-mail:	jmoneyhun@negrdc.org
Review Completed By:	04/15/09	Project I.D.:	DRI #1924

Project Information

Name of Project:	#1924 SKC Project
Name of Host Government:	City of Covington
Type of Development:	Mixed Use
Specific Location of Proposed Development:	The proposed project is located in the City of Covington along Hazelbrand Road and State Route 142. The proposed project is located adjacent to unincorporated Newton County and approximately 2.2 miles east of the City of Oxford.

Description of Proposed Development:

The proposed project is a mixed-use development consisting of 459,000 square feet of commercial space (including outparcels) and 76 residential units. The proposed project is located on 61.062 acres. The Northeast Georgia Regional Development Center concurs with the City of Covington's assertion that the project is a Development of Regional Impact and finds that the project requires a regional review.

This DRI is available for review at: <http://negplanning.org/dri/search>

Preliminary Report:	April 2, 2009	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1924 SKC Project	Project: #1924	City of Covington
Comments Due By:	April 13, 2009		Finding Completed:	April 15, 2009

PROPOSED DEVELOPMENT:

The proposed project is a mixed-use development consisting of 459,000 square feet of commercial space (including outparcels) and 76 residential units. The proposed project is located on 61.062 acres.

LOCATION:

The proposed project is located in the City of Covington along Hazelbrand Road and State Route 142. The proposed project is located adjacent to unincorporated Newton County and approximately 2.2 miles east of the City of Oxford.

PROJECT PHASING:

The applicant has identified that the development will be constructed in one phase with a final build out date of 2011.

COMPATIBILITY WITH EXISTING PLANS:

Is the proposed project consistent with the host local government’s comprehensive plan?

The project is located within an area designated as *Industrial* on the City of Covington’s Future Development Map. The initial action sought by the developer is for a rezoning of the property.

Is the proposed project inconsistent with any potentially affected local government’s comprehensive plan or short-term work program?

This will be further determined based upon comments received from potentially impacted local governments.

What other Developments of Regional Impact are planned that may affect the proposed development?

The proposed project is within a 1-mile radius of the following Developments of Regional Impact:

- DRI #0453 Covington Airport Expansion
- DRI #0848 Mixed-use Development: 300 residential units and 300,000 square feet of commercial space
- DRI #1877 Industrial Park: 2,504,000 square feet of industrial space

Will the proposed project likely generate population increases beyond those forecast in the region?

The proposed project could generate as many as 200 new residents based on an average household size for the subject property’s area of 2.62.

Will the proposed project displace any existing housing units or community facilities?

No.

NATURAL RESOURCES:

Will the proposed project be located within or near environmentally sensitive areas of the region, such as wetlands, groundwater recharge areas, water supply watersheds, protected river corridors, or protected mountains?

Stream Corridor and Watershed Protection

Two unnamed intermittent tributaries of the Alcovy River are located on the proposed project site. The project is located in the Large Water Supply Watersheds (greater than 100 square miles) with the Oconee River and the City of Macon’s water intake point.

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Wetlands and Recharge Areas

The National Wetlands Inventory map does not indicate the presence of wetlands on or adjacent to the proposed project site. There are no other significant environmental features located on or adjacent to the project site.

Will the proposed project undertake initiatives to mitigate the impacts on stormwater management?

The percentage of impervious surface at build-out is expected to be 70%. The applicant has identified that the proposed project will utilize one stormwater detention facility to address water quality. All local and state requirements must be followed in the construction and maintenance of stormwater retention/detention areas.

Air Quality

Will the proposed project greatly reduce the existing tree canopy?

The applicant reports that upon clearing for development the existing tree canopy will be reduced 55% coverage. Upon replanting and canopy growth it is expected that tree canopy will be approximately 45% at tree maturity.

HISTORIC RESOURCES:

Will the proposed project be located near a National Register site?

No.

Will the proposed project be located within or near an historic resource with local or regional importance?

Georgia's NAHGIS (Natural, Archaeological, and Historic Resources GIS) does not identify the presence of historic resources on or adjacent to the project site.

INFRASTRUCTURE:

Transportation

How many site access points are associated with the proposed project? Where are they located?

Access to the project is proposed by one access point along S.R. 124 and three access points along Hazelbrand Road.

How much traffic will be generated by the proposed project?

<u>Estimated New Vehicle Trips from Development</u>			
Land Use	ITE Code	Units	24-Hour AADT
Residential (Townhomes)	210	76	611
Shopping Center	820	435	17,803
Outparcels	820	24	4,215
Total			22,629

Source: SKC Traffic Impact Analysis

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What are the existing traffic patterns and volumes on the local, state, and interstate roads that serve the site?

The applicant has completed a traffic study for the proposed development, which can be found here: <http://negplanning.org/dri/search>. Further information regarding transportation improvements may be provided by GDOT.

Are there any provisions for on-site bicycle or pedestrian facilities?

The applicant has stated that according to the City of Covington’s Zoning ordinance, a minimum of three and a maximum of 30 bicycle parking spaces are required to be provided by all new developments.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant approximately 40,000 gallons per day are expected.

How will the proposed project’s demand for water affect the water supply or treatment facilities of other local governments, or the region?

The City of Covington is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant approximately 40,000 gallons per day are expected.

Will the project affect the capacity of sewerage and wastewater treatment facilities of other local governments, or the region?

The City of Covington is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

Solid Waste

How much solid waste will be generated by the proposed project?

It is estimated that approximately 1,365 tons of solid waste per year will be generate by this development.

Will the proposed project adversely impact the existing or planned capacity of landfills in the region?

The anticipated receiving MSW landfill has been identified as the Lower River Road Landfill, with a remaining capacity of 12 years.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

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Are there any provisions for recycling this project's solid waste?

None Stated

Other Community Facilities and Services

How many new students will be added to the region as a result of the proposed project?

According to estimates based on the type of development, approximately 54 school-aged children can be expected (based on the previously reported average household size estimates and ratio of school enrollment to total population).

Will the proposed project adversely impact the existing or planned capacity of schools in the region?

The applicant identified the following receiving schools:
 East Newton Elementary School: current enrollment 594
 Cousins Middle School: current enrollment 917
 Eastside High School: current enrollment 1378

This will be further determined based on comments from receiving schools and school districts.

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1924

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government:	Covington
Individual completing form:	Shelley Stiebling
Telephone:	770-385-2020
E-mail:	mstiebling@cityofcovington.org

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project:	SKC Project
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Hwy 142/I-20/Hazelbrand Rd, City of Covington, Georgia LL 275, 276, and 283 of the 9th District of
Brief Description of Project:	Mixed use development, proposed CM rezoning, retail/commercial.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |

<input type="radio"/> Hospitals and Health Care Facilities		<input type="radio"/> Post-Secondary Schools		<input type="radio"/> Truck Stops	
<input type="radio"/> Housing		<input type="radio"/> Waste Handling Facilities		<input type="radio"/> Any other development types	
<input type="radio"/> Industrial		<input type="radio"/> Quarries, Asphalt & Cement Plants			
If other development type, describe:					
<hr/>					
Project Size (# of units, floor area, etc.):	435,000 sf of retail development plus 6 out parcels totaling 24,000 sf (4,000 sf each), plus 76 dwel				
Developer:	To be determined upon rezoning; rezoning process to expedite process.				
Mailing Address:	1 SKC Drive				
Address 2:					
	City:Covington State: Ga Zip:30014				
Telephone:	678-342-1653				
Email:	rshkim@skcfilms.com				
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No				
If yes, property owner:	SKC, Inc.				
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No				
If no, in what additional jurisdictions is the project located?	n/a				
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No				
If yes, provide the following information:	Project Name: n/a				
	Project ID:				
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input type="checkbox"/> Other				
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No				
If yes, what percent of the overall project does this project/phase represent?	n/a				
Estimated Project Completion Dates:	This project/phase: 2009 Overall project: 2011				
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[Back to Top](#)

[GRTA Home Page](#) | [ARC Home Page](#) | [RDC Links](#) | [DCA Home Page](#)

[Site Map](#) | [Statements](#) |

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Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1924

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information	
This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.	
Local Government Information	
Submitting Local Government:	Covington
Individual completing form:	Michelle Larsen
Telephone:	770-385-2020
Email:	mlarsen@cityofcovington.org
Project Information	
Name of Proposed Project:	SKC Project
DRI ID Number:	1924
Developer/Applicant:	To be determined upon rezoning; rezoning process to expedite process.
Telephone:	678-342-1653
Email(s):	rshkim@skcfilms.com
Additional Information Requested	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	

Economic Development

Estimated Value at Build-Out:	\$100,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1.5 million annually
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site:	Cornish Creek Reservoir
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.04 MGDs at Full Build-Out (1,000 GPD/10,000 SF)
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:	City of Covington Water Reclamation Plant
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.04 MGD at Full Build-Out
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	AM Peak Hour: 490 vehicle trips / PM Peak Hour: 2,032 vehicle trips
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Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, please describe below: Hazelbrand Rd/S.R. 142 Intersection: WB approach: 2 left turn lanes and a single through/right turn lane NB approach: 2 through lanes, a right turn lane and a left turn lane EB approach: single through lane, a left turn lane and a right turn lane SB approach: 2 left turn lanes, a single through lane and a single right turn lane Entrance #3 NB approach: 2 left turn lanes and one through/right turn lane SB approach: 1 left turn lane, 1 right turn lane and 1 through lane EB approach: 1 right turn lane, 2 through lanes, and 1 left turn lane WB approach: 1 right turn lane, 2 through lanes, and 1 left turn lane

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	5.25 tons/year
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Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	70%
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Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Applicant proposes a 106,000 sf retention pond to mitigate some of the impacts on stormwater

management for the site. Applicant would also consider implementing LEED standards for new construction. Further, Applicant would be required to provide pervious parking for any parking in excess of 1/200 as required by the City's zoning ordinance, as well as adhere to ordinance requirements for stormwater management.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
 The property is located within the Alcovy River watershed (which is a potential water supply source for the proposed Bear Creek Reservoir). There are wetlands on the northern and eastern boundaries of the property that are associated with Cornish Creek and the Alcovy River. The City of Covington requires a 50' buffer around all wetland boundaries and a minimum 150' setback from all lakes and riverbanks. The property is located less than 200 feet from the Alcovy River Flood zone, but not within it. Applicant proposes a 106,000 sf retention pond to mitigate some of the impacts of stormwater runoff.

[Back to Top](#)