



DEVELOPMENTS OF REGIONAL IMPACT

Finding

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

TO: Affected Local Governments and Other Interested Parties
FROM: James R. Dove, Executive Director *JRD*
DATE: April 15, 2009

The Northeast Georgia Regional Development Center (RDC) has completed its review of the following Development of Regional Impact (DRI). The Northeast Georgia RDC reviewed the proposed project with regard to conflicts with regional plans, goals, and policies and the impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

DRI ID Number: 1924
Name of Proposed Project: SKC Project
Submitting Local Government: City of Covington

Finding: After review of information submitted by the host government and comments received from affected agencies, the Northeast Georgia RDC finds that the development is in the best interest of the Region and therefore the State.

Additional Comments:

The review produced the following recommendations, should the project be pursued:

- The project should implement Best Management Practices for stormwater management controls as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) to minimize stormwater quality and quantity impacts, and protect downstream areas and receiving waters.
- All improvements discussed in the traffic study should be implemented to address all potential traffic impacts. The developer should coordinate closely with the City of Covington, Newton County, and the Georgia Department of Transportation to address potential impacts and needed improvements.
- Every attempt should be made to conserve and utilize on-site natural features to protect water quality. It is recommended that a field survey be conducted to identify and delineate wetlands present on the project site that were not identified on the National Wetlands Inventory (NWI) mapping.

Georgia Department of Natural Resources


Historic Preservation Division

Chris Clark, Commissioner

W. Ray Luce, Division Director and Deputy State Historic Preservation Officer
34 Peachtree Street, NW, Suite 1600, Atlanta, Georgia 30303-2316
Telephone (404) 656-2840 Fax (404) 657-1040 <http://www.gashpo.org>

MEMORANDUM

TO: Jim Moneyhun
Northeast Georgia Regional Development Center
305 Research Drive
Athens, Georgia 30605-2795

FROM: Elizabeth Shirk 
Environmental Review Coordinator
Historic Preservation Division

RE: Development of Regional Impact 1924
Proposed Mixed Use Development on 61.069 Acres, along Hazelbrand Road and SR 142,
Covington, Newton County

DATE: April 9, 2009

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the proposed project in Camden County, Georgia. Our comments are offered to assist the Coastal Georgia Regional Development Center in assessing the potential impacts of the proposed project as it pertains to the Georgia Planning Act.

Regarding historic structures that may be located in the area, we recommend a survey be conducted by a qualified historian to identify historic structures located within the project's area of potential effects.

Regarding archaeological resources, due to the size and topographic setting of the subject property, we recommend that an intensive (Phase I) archaeological survey be conducted by a qualified archaeologist.

We offer these comments now as technical assistance; however HPD looks forward to reviewing this project under Section 106 of the National Historic Preservation Act if at some stage in development Federal funding, permitting or licensing becomes required, or under the Georgia Environmental Policy Act (GEPA) if state funds are utilized.

If we may be of further assistance, or for more information on compliance requirements for Section 106, please contact Michelle Volkema, Environmental Review Specialist, at (404) 651-6546.

ES:mcv



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Request for Comments

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

DRI Number:	DRI #1924 SKC Project, City of Covington
Name of commenting organization:	Newton County
Department:	Planning & Development, Water Resources, County
Address:	Engineer
Telephone:	1113 Usher Street
Email address:	678-625-1657
Date:	ssirotkin@co.newton.ga.us

April 13, 2009

- (1) Construction of Exit #93 bridge and ramp is ongoing and should be completed prior to end of 2009. However, if there are delays in completion, SKC project should submit a traffic study detailing how traffic would be controlled in the interim.
- (2) A review of topography and aerial photographs appears to indicate the existence of streams not shown on site plan. As shown on site plan, several buildings/parking areas appear to be over streams and/or buffers and may require variances and/or permits from Georgia EPD.
- (3) Site plan does not appear to include water quality features. We suggest infiltration basins, rain gardens or other water quality features be incorporated into parking lot design as this project drains directly to a tributary of the Alcovy River less than 4,000 feet upstream of its confluence with the Alcovy.
- (4) We note that the NWI does not always show all existing wetlands and that tributaries of the Alcovy in this area contain many field verified wetlands. Newton County GIS does indicate the presence of wetlands on this site. We recommend field location/identification of wetlands prior to finalizing site plan.
- (5) Would like clarification on how 70% of the site will be impervious area while tree canopy will only be reduced 45% after development and replanting.
- (6) Recommend that outparcels have internal access only (no access to Highway 142 or Hazelbrand Road).
- (7) Note that this site is located in the Alcovy River watershed, in which the Newton County zoning ordinance limits impervious surface to 40% for non-residential developments.