



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:	08/28/08	Fax No.:	706.369.5792
Comments Due By:	09/19/08	E-mail:	jmoneyhun@negrdc.org
Review Completed By:	09/24/08	Project I.D.:	DRI #1877

Project Information

Name of Project:	#1877 Hazelbrand Road Industrial Park
Name of Host Government:	City of Covington
Name of Developer:	Silvio Development Company
Type of Development:	Industrial
Specific Location of Proposed Development:	The proposed project is located in Newton County along Hazelbrand Road adjacent to the City of Covington.

Description of Proposed Development:

The proposed project consists of the construction of 2,504,000 square feet of industrial space on 14 building sites located on approximately 214.84 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:	August 28, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1877 Hazelbrand Road Industrial Park	Project: #1877	City of Covington
Comments Due By:	September 19, 2008		Finding Completed:	September 24, 2008

PROPOSED DEVELOPMENT:

The proposed project consists of the construction of 2,504,000 square feet of industrial space on 14 building sites located on approximately 214.84 acres.

LOCATION:

The proposed project is located in Newton County along Hazelbrand Road adjacent to the City of Covington.

PROJECT PHASING:

The applicant has identified that the development will be constructed in two phases as follows:

- Phase One: 1,409,000 square feet, 2009-2014
- Phase Two: 1,095,000 square feet, 2015-2019

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 *Rural Residential* on Newton County’s Future Land Use Map. The initial action sought by the developer is for annexation into the City of Covington and a concurrent request for a rezoning of the property.

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

No.

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

ECONOMY OF THE REGION:

Will the proposed project significantly affect the tax base of the region? If so, how?

The proposed project’s value at build-out is expected to be \$125,000,000. Annual property tax revenue at build-out is expected to be \$1,875,000. According to estimates provided by the applicant, the annual cost to provide community services is expected to be approximately \$693,750.

How many short and long-term jobs will the proposed development generate in the region?

The amount of short-term jobs will be dependent on the phasing of uses within the development. Total long-term employment will vary depending on the specific types of firms that locate within the proposed development. Based on an assumption of employees per 1,000 square feet (adapted from the U.S. Department of Energy) an estimate of 626 employees can be expected at build-out.

Preliminary Report:	August 28, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1877 Hazelbrand Road Industrial Park	Project: #1877	City of Covington
Comments Due By:	September 19, 2008		Finding Completed:	September 24, 2008

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

Cornish Creek and one unnamed tributary of the Alcovy River are located on the proposed project site. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Yellow River.

The City of Covington has adopted regulations consistent with the Department of Natural Resources rules for environmental planning criteria and the proposed project will have to meet the requirements in accordance with Chapter 391-3-16-.01 Criteria for Water Supply Watersheds.

Wetlands and Recharge Areas

The National Wetlands Inventory map indicates the presence of wetlands associated with Cornish Creek and the tributary of the Alcovy River. There are no groundwater recharge areas located within 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 46.1%. The applicant stated that: “due to the proximity of the proposed development to the Alcovy River flood plain, on-site detention will not be necessary; stormwater will be directed to the flood plain.” 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 the existing tree canopy will be reduced by approximately 80%. According to a 2002 Critical Forest Study, the project site is covered by 41% to 80% pine or hardwood vegetated cover. Tree canopy is expected to be 30% of the project site within 5 years of build out and 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 indicate the presence of historic resources on or adjacent to the project site.

Preliminary Report:	August 28, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1877 Hazelbrand Road Industrial Park	Project: #1877	City of Covington
Comments Due By:	September 19, 2008		Finding Completed:	September 24, 2008

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 road and four access points along Hazelbrand Road.

How much traffic will be generated by the proposed project?

Estimated New Vehicle Trips from Development

Land Use	ITE Code	Units	A.M. Peak Hour	P.M. Peak Hour	24-Hour AADT
Industrial Park	210	2,504	1,883	2,008	14,667

Source: Gainer Property Industrial Park Traffic Impact Analysis

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 impact 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.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant, daily demand will be approximately 75,000 gallons.

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 however approximately 1,000 linear feet of 12 inch of water line must be extended to adequately service the project site.

Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant approximately 75,000 gallons per day will be generated.

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 treatment service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand however approximately 1,000 linear feet of gravity flow sewer line must be extended to adequately service the project site.

Solid Waste

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

The applicant reports that approximately 955 tons of solid waste per year are expected to be generated by this development.

Preliminary Report:	August 28, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1877 Hazelbrand Road Industrial Park	Project: #1877	City of Covington
Comments Due By:	September 19, 2008		Finding Completed:	September 24, 2008

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

Newton County is identified as the potential solid waste service provider. The anticipated receiving MSW landfill has been identified as Lower River Road Municipal 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.

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

No.

Other Community Facilities and Services

What infrastructure is available to provide public safety services to this project?

The applicant reports that fire service will be provided by the City of Covington. The proposed development will be serviced by Station Two, an engine and ladder company, which is located approximately 2.5 miles from the project site.

Developments of Regional Impact

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

DRI #1877

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:	City of Covington
Individual completing form:	Michelle Larsen
Telephone:	770-385-2176
E-mail:	mlarsen@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:	Hazelbrand Road Industrial Park
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	The proposed project is located on Hazelbrand Road in Newton County. Map# 0097-0035, Land Lots 281,
Brief Description of Project:	The proposed project consists of 2.504 million square feet of industrial space located on 214+/- acres.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input 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 checked="" type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.):	14 buildings totalling 2.504 million sf, ranging in height between 35' to 40'
--	---

Developer:	Silvio Development Company
Mailing Address:	55 Kinloch Court
Address 2:	
	City:Covington State: GA Zip:30014
Telephone:	404-372-2040
Email:	jsilvio@silviodevelopments.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	William G. Gainer, J.S. Gainer, Jr., and Essie Greer
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If no, in what additional jurisdictions is the project located?	Newton County
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:
	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 checked="" type="checkbox"/> Other Annexation
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?	100%
Estimated Project Completion Dates:	This project/phase: N/A Overall project: N/A
<hr/>	
Back to Top	

Developments of Regional Impact

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

DRI #1877

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:	City of Covington
Individual completing form:	Michelle Larsen
Telephone:	770-385-2176
Email:	mlarsen@cityofcovington.org
Project Information	
Name of Proposed Project:	Hazelbrand Road Industrial Park
DRI ID Number:	1877
Developer/Applicant:	Silvio Development Company/William G. Gainer
Telephone:	Silvio: 404-372-2040
Email(s):	jsilvio@silviodevelopments.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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" 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:	\$125,000,000 (2.5 million sf x \$50.00 per sf)
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,875,000 per year at build-out (2.5 million sf x \$0.75 per sf)

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:	The City of Covington
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.025 to 0.075 mgpd at full build-out
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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? 1,000 linear feet, 12" water line	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	The City of Covington
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.025 to 0.075 mgpd 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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? 1,000 linear feet, gravity flow	
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: 1,883 / PM Peak hour: 2,008
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

Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
<p>If yes, please describe below: Traffic study recommends the following improvements: -A signalized intersection would be required to service the main industrial park access road. The main access road should have adequate left turn storage to serve the volume of vehicles leaving during PM Peak hour (particularly along the south industrial campus) when the majority of vehicles will be turning left towards the Interstate 20 interchange.</p>	
Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	16 tons per year
Is sufficient landfill 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 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
If yes, please explain:	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	46.1%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Due to the proximity of the proposed development to the Alcovy River flood plain, on-site detention will not be necessary. Stormwater will be directed to the flood plain.	
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 type="radio"/> Yes <input checked="" 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 type="radio"/> Yes <input checked="" 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 type="radio"/> Yes <input checked="" 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:

[Back to Top](#)

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

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

Copyright © 2007 The Georgia Department of Community Affairs. All Rights Reserved.