



REGIONAL REVIEW NOTICE

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Dec 20 2012

ARC REVIEW CODE: R1212201

TO: Chairman Elizabeth "BJ" Mathis
ATTN TO: Michael Harris, Director of Planning & Zoning
FROM: Doug Hooker, Executive Director
RE: Development of Regional Impact Review

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions as well as state, federal, and other agencies. The preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Phase I-Runway Extension (Henry County)

Review Type: DRI

Submitting Local Government: Henry County

Date Opened: Dec 20 2012

Deadline for Comments: Jan 4 2013 **Date to Close:** Jan 9 2013

Description: This project, located at the Atlanta South Regional Airport in Henry County, includes a 1,000' runway extension, taxiway extension, airfield lighting improvements, as well as the widening (from 75' to 100') and overlay of the existing runway. The existing runway is 4,503' long and will be increased to 5,503'. All proposed development is on existing airport property.

PRELIMINARY COMMENTS:

Regional Context:

According to the ARC Unified Growth Policy Map (UGPM) and the Regional Development Guide (RDG), the proposed Phase I-Runway Extension (Henry County) is within an area designated as Rural and is also located within a Recreation District.

The RDG states that Rural Areas are areas in the region where little to no development has taken place or where there is little development pressure. These areas are characterized by sporadic large single family lots, agricultural uses, protected lands, and forests. These areas outline the developed and developing areas, as well as the limits to the urban service area in the Atlanta region.

There is a desire by many living in and governing these areas to keep them rural in character. Within rural areas, confusion may exist regarding appropriate development densities for rural intensity uses. Most rural zoning categories have 1 unit per acre minimums, which will lead to dramatic changes in character for some rural areas. Increased development may also threaten existing rural economic uses, including forestry and agriculture. To maintain economic viability without undesirable development, these areas may serve as "sending" areas in a regional Transfer of Development Rights (TDR) program.

The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low intensity development. There is a need for additional preservation of critical environmental locations, as well as agricultural and forest uses. There will be a need to maintain existing transportation infrastructure, but care should be taken to not spur unwanted growth by inappropriate expansion of infrastructure capacity.

Comments continued on the next page

The RDG states that Recreation Districts are the major stadiums, concert venues, cultural and recreational areas within the region. Locally, these places are seen as important to the regional economic development strategy. These places also have sporadic, but high impacts on the local and regional transportation network. These districts may be good locations to focus additional growth and attract related and associated uses. Local jurisdictions should partner with managing organizations of these places to plan for and mitigate transportation and land use impacts.

Comments:

The Atlanta South Regional Airport, for which these improvements are proposed, is near several other jurisdictions, within an area that is mostly undeveloped. Henry County should work with neighboring jurisdictions to identify and mitigate potential impacts generated by the expansion of this facility. The County should also work with the Federal Aviation Administration (FAA) to ensure all federal requirements and regulations are followed.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING

ARC DATA RESEARCH

GEORGIA DEPARTMENT OF NATURAL RESOURCES

CITY OF HAMPTON

SPALDING COUNTY

ARC TRANSPORTATION PLANNING

ARC AGING DIVISION

GEORGIA DEPARTMENT OF TRANSPORTATION

CLAYTON COUNTY

ARC ENVIRONMENTAL PLANNING

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GEORGIA REGIONAL TRANSPORTATION AUTHORITY

THREE RIVERS RC

If you have any questions regarding this review, Please contact Jon Tuley at (404) 463-3307 or jtuley@atlantaregional.com. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/landuse>.



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DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: 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 of sufficient 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 give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Phase I-Runway Extension (Henry County)** *See the Preliminary Report.*

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Please Return this form to:

Jon Tuley, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-3307 Fax (404) 463-3254
jtuley@atlantaregional.com

Return Date: *Dec 3 2012*

Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #2317**

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:

Henry

Individual completing form:

Michael Harris

Telephone:

770-288-6415

E-mail:

mharris@co.henry.ga.us

*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:

Phase I-Runway Extension (1,000'), Taxiway Extension and Lighting Improvements

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

Atlanta South Regional Airport-474 Speedway Blvd., Hampton, Georgia; Land Lots 17, 48, 227, 228, 253

Brief Description of Project:

This project includes a 1,000' Runway Extension, Taxiway Extension, Airfield Lighting Improvements, as well as the widening (from 75' to 100') and overlay of the existing Runway. The existing runway is 4,503' long and will be increased to 5,503'. All proposed development is on existing airport property.

Development Type:

☐ (not selected)☐ Hotels☐ Wastewater Treatment Facilities☐ Office☐ Mixed Use☐ Petroleum Storage Facilities☐ Commercial☒ Airports☐ Water Supply Intakes/Reservoirs☐ Wholesale & Distribution☐ Attractions & Recreational Facilities☐ Intermodal Terminals☐ Hospitals and Health Care Facilities☐ Post-Secondary Schools☐ Truck Stops☐ Housing☐ Waste Handling Facilities☐ Any other development types☐ Industrial☐ Quarries, Asphalt & Cement Plants

If other development type, describe:

DRI Initial Information Form

Project Size (# of units, floor area, etc.):	1,000' Runway Extension
Developer:	Henry County Government
Mailing Address:	140 Henry Parkway
Address 2:	
	City:McDonough State: Ge Zip:30253
Telephone:	770-288-6415
Email:	mharris@co.henry.ga.us
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
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?	
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 type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input checked="" 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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	50%
Estimated Project Completion Dates:	This project/phase: 08/2013 Overall project: 2018
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Developments of Regional Impact

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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: Henry County

Individual completing form: Michael Harris

Telephone: 770-288-6415

Email: mharris@co.henry.ga.us

Project Information

Name of Proposed Project: Phase 1 Runway Extension (1,000'), Taxiway Extension, and Lighting Improvements

DRI ID Number:

Developer/Applicant: Henry County

Telephone: 770-288-6415

Email(s): mharris@co.henry.ga.us

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.)

☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

☐ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$3,044,664.78

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: N/A - Public Facility

Is the regional work force sufficient to fill the demand created by the proposed project?

☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?

☐ (not selected) ☐ Yes ☒ No

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

Water Supply

Name of water supply provider for this site:

Henry County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

N/A

Is sufficient water supply capacity available to serve the proposed project?

☐ (not selected) ☒ Yes ☐ No

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

Is a water line extension required to serve this project?

☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:

Septic

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?

N/A

Is sufficient wastewater treatment capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

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

Is a sewer line extension required to serve this project?

☐ (not selected) ☐ Yes ☒ No

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.)

N/A

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?

☐ (not selected) ☐ Yes ☐ No

Are transportation improvements needed to serve this project?

☐ (not selected) ☐ Yes ☒ No

If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

N/A

Is sufficient landfill capacity available to serve this proposed project?

☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

☐ (not selected) ☐ Yes ☒ 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?

16%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

Detention, stream buffers, underground water quality device and Soil Erosion Control BMP's.

Environmental Quality

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

1. Water supply watersheds?

☐ (not selected) ☐ Yes ☒ No

2. Significant groundwater recharge areas?

☐ (not selected) ☐ Yes ☒ No

3. Wetlands?

☐ (not selected) ☐ Yes ☒ No

4. Protected mountains?

☐ (not selected) ☐ Yes ☒ No

5. Protected river corridors?

☐ (not selected) ☐ Yes ☒ No

6. Floodplains?

☐ (not selected) ☐ Yes ☒ No

7. Historic resources?

☐ (not selected) ☐ Yes ☒ No

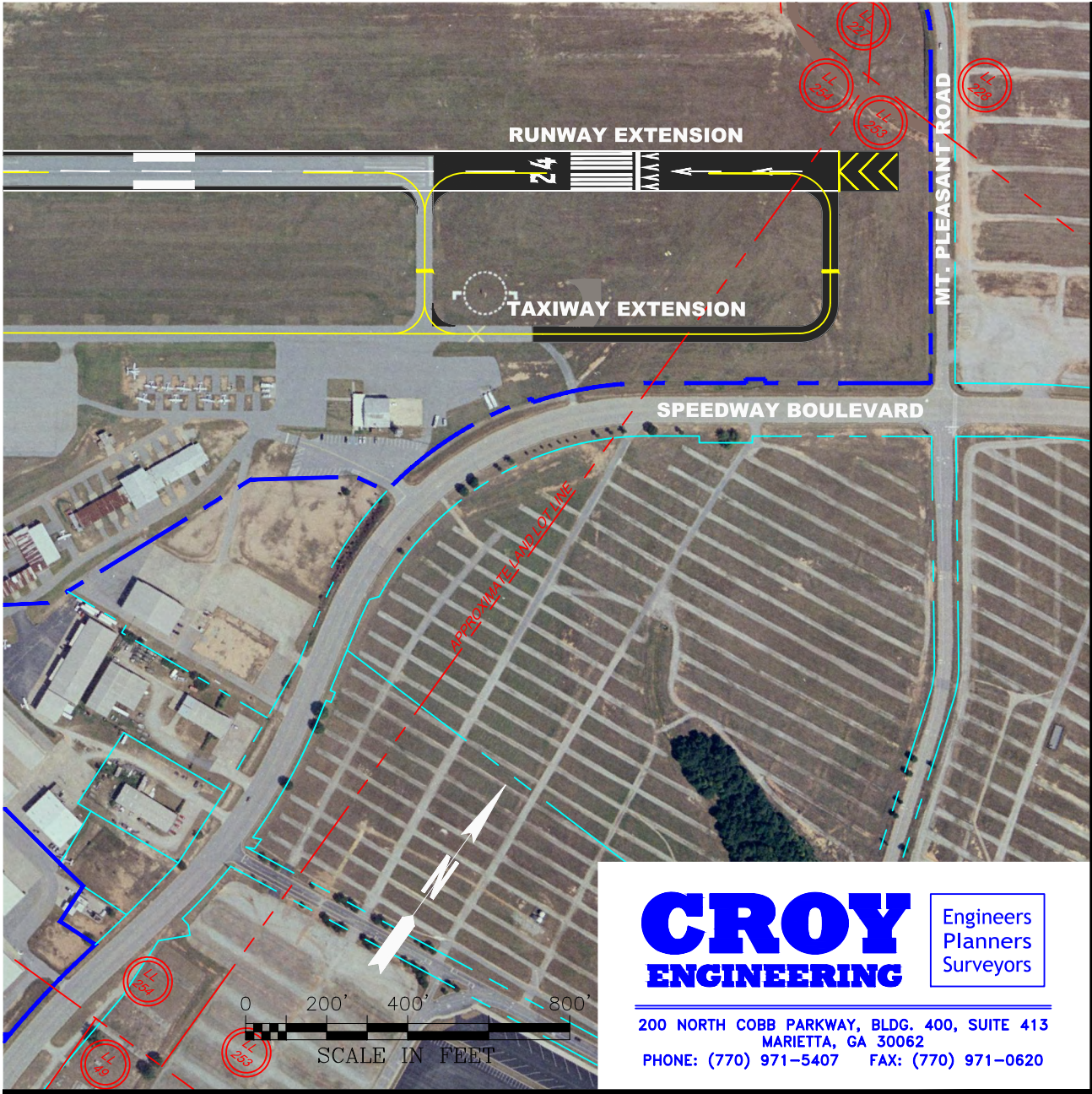
8. Other environmentally sensitive resources?

☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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