

July 26, 1996

Ms. Robyn MacDonald
Fulton County Development Services Department
141 Pryor Street
Atlanta, GA 30303

RE: Development of Regional Impact
Eastern International Speedway

Dear Robyn:

After we had initiated the Development of Regional Impact (DRI) review of the proposed Eastern International Speedway, we heard from Angela Parker that the project was being changed. Consequently, we just terminated our review and will await a new proposal if it is one which meets the DRI thresholds. (I am enclosing a copy of the thresholds for your use.)

If you have any questions about this, please feel free to call me (404-364-2562).

Sincerely,

Beverly Rhea
Review Coordinator

Enclosure

c Mr. Tom Daniel, World Business Center, Inc.
Ms. Angela Parker, Fulton County
Mr. Paul Radford, DCA

Facility: Eastern International Speedway
Preliminary Report: April 24, 1996
Final Report: _____

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

The existing zoning of the site (M-1 and Ag) would allow the proposed uses with certain conditions. The Fulton County Future LUP indicates business park and industrial use.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

To be determined in the review process.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

To be determined.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

The proposed development will generate only a few jobs.

What other major development projects are planned in the vicinity of the proposed project?

ARC has reviewed the C&S Bank Center and Royal 85 South, both directly south of this proposed development and stretching from Buffington Road to Flat Shoals Road along I-85.

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

No.

Will the development cause a loss in jobs? If yes, how many.

No.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed site is in South Fulton County and is bounded by Roosevelt Highway, Spur 14, and Buffington Road. *Naturally Fresh Boulevard* runs through the property and a section of it is proposed to be relocated on the site.

84° 30' / 33° 36'

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The development site is between East Point/College Park/Hartsfield Airport and Union City.

Will the proposed project be located close to land uses in other jurisdictions that would benefit or be negatively impacted by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

To be determined in the review process.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Based on a built-out value of \$10 million, the development could generate \$175,200 annual property tax.

How many short-term jobs will the development generate in the Region?

Since the speedway is proposed to operate only for 8 - 10 events per year, the number of short-term jobs beyond construction will be minimal.

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

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

The golf course and park areas will have a positive impact on the South Fulton area.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor or other environmentally sensitive area of the Region? If yes, identify those areas.

The site includes an existing lake and headwaters of Morning Creek, which is a tributary to the Flint River. Clayton County has a water intake on the River below the confluence of Morning Creek and the River. The lake and bed and bank of the creek are shown as wetlands in the U.S. Fish and Wildlife Wetland Maps. The area may also be a potential groundwater recharge area.

In what ways could the proposed project create impacts that would damage or help to preserve the resource?

It will be essential to protect the lake and creek areas from erosion, sedimentation and pollution, particularly fertilizer from the golf course.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

No.

In what ways could the proposed project create impacts that would damage the resource?

N/A

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

N/A

INFRASTRUCTURE

Transportation

How much traffic (both average daily and peak a.m./p.m.) will be generated by the proposed project?

The major traffic generator proposed in the development would be the speedway which is proposed to operate for 8 - 10 events per year and have 3,254 parking spaces available for 5,000 spectators.

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

To be determined in the review process.

What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of those improvements (long or short range or other)?

The developer is proposing to improve Buffington Road and upgrade the Buffington Road exit from Spur 14.

Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?

No.

Is the site served by transit? If so, describe type and level of service.

The site is in MARTA's bus service area.

Are there plans to provide or expand transit service in the vicinity of the proposed project?

None at this time.

What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?

None.

What is the cumulative trip generation of this and other DRI's or major developments? Is the transportation system (existing and planned) capable of accommodating these trips?

To be determined in the review process.

INFRASTRUCTURE

Wastewater and Sewage

How much wastewater and sewage will be generated by the proposed project?

Based on a maximum of 600 golfers in a day and 6,000 spectators and participants at the speedway, the maximum wastewater generation most likely would be under 0.10 MGD on event days.

Which facility will treat wastewater from the project?

Camp Creek Wastewater Treatment Plant.

What is the current permitted capacity and average annual flow to this facility?

The current permitted capacity of the Camp Creek Wastewater Treatment Plant is 13.0 MGD and the average flow is 11.74 for 1995.

What other major developments will be served by the plant serving this project?

ARC has reviewed nine other proposed major developments which would add 3.75 MGD wastewater flow to the Camp Creek Plant if all were built as proposed.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Water demand should not exceed wastewater generation (.10 MGD on event days) as all landscape water needs will be handled through the existing lake.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

The County should have sufficient water for the development; water conserving measures, including xerescaping, are recommended, however. Also, since the existing lake is proposed to be used for golf course irrigation, this needs to be coordinated with Clayton County Water Authority.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

80 tons per year, according to information submitted with the review.

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.

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- Levels of governmental service?
- Administrative facilities?
- Schools?
- Libraries or cultural facilities?
- Fire, police, or EMS?
- Other government facilities?
- Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

No.

HOUSING

Will the proposed project create a demand for additional housing?

No.

Will the proposed project provide housing opportunities close to existing employment centers?

No.

Is there housing accessible to the project in all price ranges demanded?

Yes.

Is it likely or unlikely that potential employees of the proposed project be able to find affordable* housing?

Likely

* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region. 1996 median family income of \$52,100 for Atlanta MSA.