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Atlanta Regional Commission  
200 Northcreek, Suite 300  
3715 Northside Parkway  
Atlanta, Georgia 30327-2809

50 YEARS 1947-1997  
*of Regional Cooperation, Leadership & Planning*



June 3, 1997

Honorable Liane Levetan, CEO  
DeKalb County  
1300 Commerce Drive, 6th Floor  
Decatur, GA. 30030

RE: Development of Regional Impact--Covington Highway Tract

Dear Liane:

We have been informed by one of the developers of the Covington Highway Tract, Rick Porter, that action is being delayed until September in order to do further planning for the non-commercial portion of the property. Therefore, we will suspend our Development of Regional Impact Review (DRI) until the revised plan is submitted. We will then re-initiate a DRI if the revised plan exceeds the DRI threshold.

Please feel free to call us if you have any questions concerning this matter. We look forward to receiving the revised plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. West' or 'Harry West', written in a cursive style.

Harry West  
Director

c Mr. Ray White  
Mr. Bob Maxey  
Mr. Rick Porter

Facility: Covington Highway Tract

Preliminary Report: April 28, 1997

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.**

According to information submitted with the review, no. Information from ARC's records indicates industrial use projected for the site. However, it is ARC's understanding that the applicant is proposing a change to the land use plan as well as a rezoning.

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

To be determined.

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

No, on DeKalb. To be determined on others.

**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 of 150,000 sq.ft. of retail space, 740 single-family homes, and 282 apartments could accommodate a population of 2,273, including 618 students, and 300 full-time jobs according to regional averages.

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

None. ARC reviewed a proposed mobile home park on Stone Mountain Lithonia Road a number of years ago, but the project was denied by the County.

**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?**

To be determined.

### **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 areas of 100-year floodplain, and approximately 15 acres of wetland according to information submitted.

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

No development is proposed in the floodplain/wetland area. However, some apartment buildings would be contiguous to this floodplain and the rear of some lots would be in the 100-year floodplain.

### **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.

**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?**

N/A.

#### **INFRASTRUCTURE**

##### **Wastewater and Sewage**

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

According to regional averages, the development could generate 0.38MGD of wastewater.

**Which facility will treat wastewater from the project?**

Pole Bridge Plant.

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

Permit = 20.0MGD.

1993 average flow = 7.8MGD.

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

None.

#### **INFRASTRUCTURE**

##### **Water Supply and Treatment**

**How much water will the proposed project demand?**

Again, according to regional averages 0.44MGD.

**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 supply and treatment capacity for the project.

**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.

# DEVELOPMENTS OF REGIONAL IMPACT

## Request for Review Form

Name of Local Government Completing Request: DeKalb County  
Contact Person: Bob Maxey Telephone Number: 371-2155  
Name of Development: Covington Highway Tract  
Location of Development: City \_\_\_\_\_ County DeKalb

### Location of Government:

Atlanta Region ☒  
Metropolitan Area ☐  
Non-Metropolitan ☐

### Type of Government Action Requested:

Requested Action	Local I.D. Number (If Applicable)
Rezoning	X CZ-97028
Variance	
Permit	
Water Tap-on	
Sewer Tap-on	
Other (specify:)	

### About the Development:

Type of Development: Mixed Use

Threshold Number(s): 500,000 sq. ft.

Name of Developer: John R. Williams

Contact Person: John R. Williams

Telephone Number: 770/787-5500

FAX Number: \_\_\_\_\_

### Summary of Proposed Development:

A mixed use development of single family residential, multifamily residential, and commercial of approximately 1,263,000 square feet located in Land Lots 103, 104, 121, and 122 of the 16th District of DeKalb County, Georgia. The project, more specifically is located at the northeast intersection of Covington Highway and Phillips Road and contains 186.5 acres.

(Attach Additional Pages if Necessary)

Submitted by: Raymond R. White

Title: Planning Director

Signature: \_\_\_\_\_

Date: April 14, 1997

### For RDC Use Only:

Form Complete? (Y/N): Y

Formal Acceptance Date: 4/28/97

Accepted By: B. Rhin

### Project Information (continued):

Is the project located in or near a protected mountain or river corridor? ☐ Yes ☒ No  
If yes, list the resource affected: \_\_\_\_\_  
and describe the impact: \_\_\_\_\_

Is the development located in or near a historic resource? ☐ Yes ☒ No  
If yes, list the resource affected: \_\_\_\_\_  
and describe the impact: \_\_\_\_\_

How many new jobs will be created by the proposed development? ☐ NA short-term  
☐ NA long-term

What is the total 24-hour projected traffic volume for the development:

AM: 2526 entering 2526 exiting  
PM: 4884 entering 4884 exiting

What is the estimated water supply demand? .184 MGD

What is the estimated sewage flow? .160 MGD

How much solid waste will be generated? 1,940 tons/yr

Will any hazardous waste be generated by the development? ☐ Unknown ☐ Yes ☐ No  
If yes, describe the hazardous materials: \_\_\_\_\_

### Local Government Information:

Is the project consistent with your comprehensive plan? ☐ Yes ☒ No

Will the project affect implementation of your short term work program? ☐ Yes  
☒ No

Will the existing public facilities support the development? ☐ Unknown ☐ Yes ☐ No

What other projects have been approved in the jurisdiction? NA

Is the entire project located inside your jurisdictional boundary? ☒ Yes ☐ No

What planned traffic improvements in your community would be impacted by the proposed project? \_\_\_\_\_

Will your public safety services be able to handle the increased demand? ☒ Yes  
☐ No

What are the estimated tax revenues that will be generated by the proposed project? Unknown at this stage

(Please attach any additional information that would be helpful)