

Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327-2809
404 364-2500 • Fax 404 364-2599



Harry West
Executive Director
404 364-2525

November 30, 1993

Honorable Wayne Hill, Chairman
Gwinnett County Commission
75 Langley Drive
Lawrenceville, GA 30245

Re: Development of Regional Impact Review - Biosystems, Inc.

Dear Wayne:

The Atlanta Regional Commission has completed review of the Biosystems Development of Regional Impact (DRI). The Commission, as you know, determined that the Biosystems proposed development is not in the best interest of the State at this time and approval of the proposal would be contrary to the Commission's February 27, 1991, resolution concerning protection of the Big Haynes Creek Water Supply Watershed since a watershed protection plan is not complete.

Enclosed is a copy of the Commission's resolution on this review, our final report, and a copy of comments received from GDOT and NE Georgia RDC. We hope this information will be helpful as the County considers the proposed development.

If you have any questions about our review, please feel free to call us.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Harry West', is written over a horizontal line.

Harry West
Executive Director

HW:mln
Attachments

cc: Mr. Michael Williams, Gwinnett County
Mr. Wayne Shackelford, GDOT
Mr. Joe Tanner, GDNR
Mr. Griff Doyle, GDCA
Mr. Jim Dove, NE Georgia RDC

RESOLUTION BY THE ATLANTA REGIONAL COMMISSION
CONCERNING THE BIOSYSTEMS DEVELOPMENT OF REGIONAL IMPACT

WHEREAS, in October 1993, Gwinnett County referred to the Atlanta Regional Commission as a Development of Regional Impact a proposal to mass produce microbiological organisms to be used in bio-remediation of hydrocarbon-contaminated soil off-site and occasionally on-site, and

WHEREAS, the Commission has conducted a review of the proposed facility as required by the GA Planning Act of 1989, and

WHEREAS, the proposed facility is located south of U.S. 78 between Snellville and Loganville in the Big Haynes Creek Water Supply Watershed which is currently being studied by the Commission and local governments for the purpose of developing a watershed protection plan, and

WHEREAS, on February 27, 1991 the Commission adopted a resolution requesting that local governments take action which would maintain existing use or characteristics of land until a watershed protection plan is completed, and

WHEREAS, in its review of the proposal the Commission noted the Biosystems development would change the use of land in the Big Haynes Watershed and could represent a potential threat to the watershed;

NOW THEREFORE BE IT RESOLVED, that the Commission finds that the proposed Biosystems project is not in the best interest of the State at this time and approval of the proposal would be contrary to the February 27, 1991 resolution concerning protection of the Big Haynes Creek Water Supply Watershed since a watershed protection plan is not complete.

*Adopted by ARC Community Services
& Development Committee 11/10/93*

B. Rhea

Adopted by ARC 11/24/93

B. Rhea

RELATIONSHIP OF PROPOSED BIOSYSTEMS TO ARC POLICIES

The proposed project is a research facility which would mass produce microbiological organisms to be used in bio-remediation of hydrocarbon-contaminated soil off site and occasionally field testing on-site. (The end products would be water and carbon dioxide.) Other types of bio-remediation may be tested in the future.

DCA has determined that the proposed facility is a waste disposal facility for purposes of DRI review.

The current plans show a road, 20 parking spaces, a 10,000 sq. ft. building, a 6,000 sq. ft. building, a 5,000 sq. ft. lab, a small existing office, a trailer, and four lined ponds of 10,000 sq. ft. each. This would total approximately 115,000 sq. ft. or slightly over 10 percent of the 25.5 acre tract. However, Gwinnett County's experience shows that industrial or commercially zoned property typically has 75-85 percent impervious surface.

The site is located in the Big Haynes Small Water Supply Watershed and on a tributary to Big Haynes Creek.

In February, 1991, the Atlanta Regional Commission adopted a resolution encouraging local governments in this watershed to allow only rezonings and permits that would result in development which does not exceed 25 percent impervious surface and to take such other action as appropriate to maintain the use or characteristics of land in the watershed until such time as a watershed protection plan is developed and worked out among all governments in the watershed.

ARC is facilitating the watershed study, but the study will not be complete for several months. Approval of this project at this time could preclude some study options or some future development.

Facility:	Biosystems
Preliminary Report:	November 5, 1993
Final Report:	November 24, 1993

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.

No. According to information received on the proposed project, rezoning would be required.

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

The project is proposed in the Big Haynes Water Supply Watershed. In a February, 1991, resolution, the Commission encouraged all local governments in the watershed to take such action as might be appropriate to maintain the use or characteristics of land in the watershed until a watershed protection plan is developed and worked out among all governments in the watershed. The referenced plan is not complete at this time. Therefore, approval of this project at this time would be inconsistent with the Commission's 1991 request.

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

No short term work program impact noted in the review process.

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 project would generate only five short-term and 40 long-term jobs according to the information submitted for review. This increase would not require major improvements.

GENERAL (continued)

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

NIDC (DiBartolo) proposed a shopping center nearby at Cooper Road and Highway 78 but did not exercise its option. Homart later proposed a regional mall and commercial development on the same site plus additional property, but withdrew the application. A large residential development proposed at Pate's Road and Big Haynes Creek was denied by the local government.

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 site is located in unincorporated Gwinnett County east of the City of Snellville and west of the City of Loganville.

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 proposed development site is approximately one-half mile from the city limits of Snellville and approximately two miles from the city limits of Loganville.

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.

As noted above, the site is one-half to two miles from other jurisdictions and therefore has no direct impact on their land uses.

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?

\$11,911.12 annually based on current tax rate and developer's estimated value at build-out.

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

Five plus 40 long-term.

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?

Since this is a research oriented facility that does handle and dispose potentially hazardous waste, it could have a negative impact on immediate surrounding areas. Other impact on existing business and industry in the Region cannot be determined, although ARC is aware of only two facilities currently treating similarly contaminated soil.

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.

According to U.S. Fish & Wildlife Wetland maps, the site has extensive wetlands around Brushy Fork Creek. Also, it is located in the Big Haynes Water Supply Watershed and is inconsistent with the Atlanta Regional Commission's February, 1991, resolution requesting local governments in the watershed to maintain the use or characteristics of land in the watershed until such time as a watershed protection plan is developed and worked out among all governments in the watershed.

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

Rezoning of developments such as this prior to completion of the plan may preclude some study options or some future development.

NATURAL RESOURCES (continued)

Also, soil contaminated with hydrocarbons can be hazardous (1) if it comes from above ground leaks or spills and (2) if it meets certain test requirements required of the waste generator. (For information, if the soil comes from underground tank spills or leaks, it is exempt from Federal EPA hazardous waste requirements.)

DNR's Rules for Environmental Planning Criteria apply the following at all locations in Small Water Supply Watersheds:

New hazardous waste treatment or disposal facilities are prohibited.

Therefore, the proposed Biosystems facility would be prohibited from bringing soil classified as hazardous on site for treatment.

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 am/pm) will be generated by the proposed project?

Very little traffic would be generated by the development proposed at this time -- approximately five vehicles entering at a.m. peak and five exiting at p.m. peak.

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

N/A

INFRASTRUCTURE

Transportation (continued)

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)?

N/A

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.

No.

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

This development as currently proposed will generate very little traffic. Other large-scale developments reviewed by ARC for this vicinity were denied, withdrawn, or otherwise not pursued.

Wastewater and Sewage

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

None. Project proposes septic tank for lab. Storage building will not have facilities that generate wastewater.

Which facility will treat wastewater from the project?

N/A

INFRASTRUCTURE

Transportation (continued)

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

N/A

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

N/A

Water Supply and Treatment

How much water will the proposed project demand?

Minimal water supply will be required.

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

N/A

Solid Waste

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

Minimal.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

The planned facility is a research facility which would mass produce microbiological organisms to be used in bio-remediation of hydrocarbon-contaminated soil off site and occasionally on site. Therefore, it has been determined by DCA to be a waste disposal facility for purposes of DRI review.

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

N/A

INFRASTRUCTURE (continued)

Other facilities

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

Levels of governmental services? No.

Administrative facilities? No.

Schools? No.

Libraries or cultural facilities? No.

Fire, police, or EMS? No.

Other government facilities? No.

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 - 1990 median family income if \$41,500 for Atlanta MSA.

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Project I.D.: R2-93-103
(From Request for Comments Form)Name of Commenting Organization: Georgia Department of TransportationAddress: #2 Capitol SquareAtlanta, Georgia 30334Contact Person: Donald MillsTelephone Number: 656-5480Do you believe your jurisdiction will be affected by the proposed development? Yes ☒ No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

The Office of Planning has reviewed the proposed Biosystem project for Development of Regional Impact and determined that the proposal will not conflict with planned highway improvements in the area and have no effect on existing road network.

(Attach Additional Pages if Necessary)

Form Completed By: Donald W. MillsTitle: T P IIISignature: Donald W MillsDate: 11-15-93

RETURN TO: ATLANTA REGIONAL COMMISSION
3715 Northside Parkway
200 Northcreek, Suite 300
Atlanta, Ga. 30327

ATTENTION: REVIEW OFFICE

FAX NO. 404-364-2599

DCA/OCP 10/7/91