

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



Harry West
Director

July 20, 1994

Honorable Randy Poynter, Chairman
Rockdale County Commission
P.O. Box 289
Conyers, GA 30207

RE: DRI Review - International Horse Park and Equestrian Village

Dear Randy:

I am writing to let you know that we have completed the Development of Regional Impact (DRI) review of the proposed Georgia International Horse Park and Equestrian Village. Our finding is that the proposed development is in the best interest of the State. Along with this finding we recommend that if the development is approved governmental entities involved proceed forthwith to provide or commit to the required infrastructure so that it is coordinated with the timing of the development. Enclosed is a copy of our complete review report.

A very important part of our review process is the notice to potentially affected agencies. Enclosed with our report are comments received from Georgia Departments of Transportation and Natural Resources. No problems are anticipated by either agency.

We hope this information is useful to the County as you consider this development further.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Harry West', is written over the typed name and title.

Harry West
Director

HW:br:rly

Enclosure

c: Ms. Bunny Harbin, Rockdale County
Mr. Marvin Flanigan, City of Conyers
Mr. Paul Radford, DCA

Facility: Georgia International Horse Park and Equestrian Village
Preliminary Report: June 27, 1992
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 the "horse park" is consistent with the Comprehensive Plan. The "village" would constitute an amendment to the Plan.

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

No inconsistencies were noted in the review process.

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

No impacts were 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?

According to regional averages, the proposed development could accommodate a population of 788 and and 253 jobs.

GENERAL (continued)

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

None.

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 Rockdale County and is bounded generally by Highway 138, Dennard Road, Big Haynes Creek, and the Yellow River.

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.

Big Haynes Creek in this area is the boundary between Rockdale and Newton counties.

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.

No impacts were noted 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?

To be determined.

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

100

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 Georgia International Horse Park is being planned for the 1996 Olympic equestrian and mountain bike racing events. These facilities will enhance the position of the Atlanta Region internationally and will be a very positive force for business and industry in the Region. In addition post Olympic sporting events can utilize the facilities.

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 is bounded by both Big Haynes Creek and the Yellow River and includes extensive wetland and flood plain areas. (The horse park site alone has approximately 180 acres of wetlands). The site also contains part of the Big Haynes small water supply watershed which is proposed as a future water supply for Conyers-Rockdale. Also, Newton County has a permit to withdraw 1 MGD of water from the Yellow River although this is not Newton's primary water source.

NATURAL RESOURCES (continued)

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

It is important that both wetlands and flood plains be protected. According to information submitted with the review, current plans for the Spine Road would impact 0.26 acres of wetland and the sewer force main crossing the Yellow River could impact 0.69 acres, for a total impact of 0.95 acres. No development is proposed in the Big Haynes Water Supply Watershed and large areas of wetlands are shown as protected areas.

Proposed Construction of Costley Mill Road

Portions of the road will drain to the proposed Conyers/Rockdale water supply intake directly upstream of the intake. The road design includes a curb and gutter system which would not allow for vegetated buffers, and would impede natural infiltration of pollutant runoff from the road. Alternatives to the curb and gutter design should be given serious consideration. Also, locating the road below the intake should be considered. Moving the intake above the proposed road will not likely be possible, due to wetlands in that area.

In addition to the nonstructural pollution control measures mentioned above, it may be necessary to incorporate structural controls to control runoff from the road, both during and after construction, into Big Haynes Creek and the water intake. An appropriate means to control storm water is to construct vegetated, extended wet retention basins designed to provide a two week detention of the annual average storm at the site. Additional storage provided above the permanent pool, combined with an appropriately designed outlet control structure, could provide the necessary storm water control.

Another concern with the road construction is additional development pressure that may occur in the Big Haynes watershed as a result of construction. The County should maintain a low density development scenario (1 unit per 3 acre minimum) consistent with Watershed Protection zoning and the County's Comprehensive Plan within all portions of the watershed.

Equestrian Village

None of the activity associated with this project is located in the Big Haynes watershed. However, extending public water and sewer services to this portion of the County could facilitate higher density development in portions of the Big Haynes watershed. As with the road project described above, the County should ensure large lot residential zoning remains in place throughout its portion of the water supply watershed.

The site plans show a buffer with trails for passive recreation and open space along the Yellow River. This type of plan can help significantly in protecting riparian areas. However, in order to minimize any negative impacts on the river, it will be important to maintain the trails so that erosion does not occur.

NATURAL RESOURCES (continued)

In addition, office and residential portions of the proposed development will produce polluted runoff. Given the development's close proximity to the river, it may be necessary to install structural controls in portions of the development to control the quality and quantity of runoff from the site. These protective measures are particularly important in light of the fact that an informal group of local and state government staff have begun a dialogue to determine ways to protect the Upper Ocmulgee and Jackson Lake watersheds. In addition, Newton County has a permit to withdraw 1 MGD from the Yellow River.

Equestrian and Mountain Bike Racing Olympic Venues

From the information provided, it appears the proposed development associated with this portion of the proposed project will not affect water supply watersheds or other environmentally sensitive areas of the Atlanta Region adversely.

HISTORIC RESOURCES

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

No. However, a cultural resources study of the area has been undertaken including a number of archeological sites, a cemetery, and several structures.

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

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

As a result of the study mentioned above, it is possible that two archeological sites will be nominated for the National Register and the cemetery will be preserved. In addition, further study of the area will be undertaken.

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Project I.D: GA International Horse
(From Request for Comments Form) Park

Name of Commenting Organization: Georgia Dept. of Natural Resources, Environmental Protection
Division

Address: 205 Butler Street, Suite 1058
Atlanta, Georgia 30334

Contact Person: Pete Maye Telephone Number: 656-4708

Do you believe your jurisdiction will be affected by the proposed development? Yes X No

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

No effects are anticipated

(Attach Additional Pages if Necessary)

Form Completed By: Pete Maye Title: Program Manager

Signature:  Date: July 6, 1994

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

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Project I.D.: Horse Park/Village
(From Request for Comments Form)

Name of Commenting Organization: Georgia Department of Transportation

Address: Georgia Department of Transportation
No. 2 Capitol Square
Atlanta, Georgia 30334

Contact Person: George Boulineau Telephone Number: 656-0610

Do 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:

This development will not adversely impact on the existing transportation facilities. The proposed widening of S.R. 138 should handle additional traffic generated by this development.

(Attach Additional Pages if Necessary)

Form Completed By: Donald W. Mills

Title: TP III

Signature: Donald W. Mills

Date: 7-7-98

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200 Northcreek, Suite 300
Atlanta, Ga. 30327
ATTENTION: REVIEW OFFICE

FAX NO. 404-364-2599

DCA/OCP 10/7/91

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GEORGIA INTERNATIONAL HORSE PARK AND VILLAGE

PROPOSED

DEVELOPMENT: 131 Single Family Houses
230 Multi Family Units
200 Room Hotel
10,000 Sq.Ft. Office
10,000 Sq.Ft. Retail
Olympic Equestrian and Mountain Bike Racing Venue
Golf Course
Spine Road Parkway

1,269 Acres
East of SR 138
Also bounded by Dennard Road, Big Haynes Creek, Yellow River
Rockdale County

DEVELOPER: City of Conyers & Atlanta Committee for the Olympic Games

POTENTIAL

IMPACT: Population 788
Students 161
Hightower Elementary
Conyers Middle
Rockdale High
(All under capacity)
Jobs 253
Wastewater 0.15 MGD - 0.9 MGD Peak
Quiggs Branch WWTP (2.0 MGD Permit & 1.52 MGD - 1992 Average Flow)
Water 0.13 MGD - 0.9 MGD Peak
Traffic 9,225 Weekday Trips
Environmentally Sensitive Areas
Yellow River & Yellow River Large Water Supply Watershed (Newton County - 1 MGD), Big Haynes Creek and Small Water Supply Watershed (Potential)

STAFF

RECOMMENDATION: In Best Interest of State