1. Identification of Site and Applicant

- **Name or Identification of Site:**
  
  GEORGIA HISTORIC HEARTLAND MEGASITE

- **Physical Address or Brief Description of Location:**

  The site is located along the borders of Newton and Walton Counties southwest of Social Circle. A portion of the site lies within the city limits of Social Circle. The site is west of State Hwy 11 approximately 1.25 miles south of Social Circle and approximately 2.5 miles north of Interstate 20 at exit number 98.

- **Local Government Jurisdictions (County and, if relevant, City and other) in which the Site Is Located. Industrial sites and parks developed on behalf of multiple counties and local governments are encouraged. Please specify all jurisdictions involved.**

  The Georgia Historic Heartland Megasite is located primarily in Newton County, with a portion of the site crossing over the border in to Walton County. The site is located to the southwest of Social Circle. A portion of the site lies within the city limits of Social Circle.

- **Contact Person:**

  David Bernd  
  Covington Newton County Office of Economic Development  
  210 Clark Street  
  Covington, Georgia 30014  
  770-786-7510 ext. 33  
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- **Applicant or Sponsoring Organization:**

  Covington Newton County Office of Economic Development

- **Date of Submittal**

  May 6, 2016
2. Description of Site

Data Required:

• A clear graphic outline of the boundaries of the site at sufficient scale and detail to define the area of the site to the nearest acre.

Please find a boundary map attached under TAB 2.

• A map (USGS 7.5-minute “quad sheet” topographic map or equivalent) showing the site boundaries and setting of the site relative to local roads, railroads, and other physical features. This map should extend at least one mile beyond the boundaries of the site in all directions.

Please find a quad map attached under TAB 2.

• A detailed written description of the site including key landmarks (to assist reviewers and visitors to identify the site and its boundaries. For example, “Southeast border of site begins on west side of US Highway 5, 2.3 miles north of its intersection with Smith Road, where a culvert passes under Highway 5, and extends..."

The park consists of two parcels totaling approximately 773.52 acres. The first parcel is approximately 716.34 acres and is located within Newton County. The second parcel is approximately 57.18 acres and is located in Walton County. The park is generally located to the south-southwest of Social Circle. The eastern and southern boundary of the park runs along and existing CSX rail line on the west side of US Hwy 11. The site parallels the rail line for approximately 2.2 miles from a point near the grade crossing at Hollingsworth Road (Wildwood Drive) to a point approximately 460 feet from the grade crossing at Paine Crossing Road. The property fronts Highway 11 from a point approximately 2.3 miles from Exit 98 on Interstate 20, extending to the intersection of Highway 11 and Wildwood Drive.

• A description of key characteristics and existing uses of the site and its surroundings including both natural features (bodies of water) and constructed or developed facilities (buildings, roads, existing industries). This process relies on honest and diligent action by the applicant in reporting all aspects that may be problematic or unfavorable such as cemeteries on the site or incompatible uses adjacent to the site (blasting and dust from quarries may make a site unsuitable for some industrial uses; the presence of residences, schools, hospitals, etc., may lead to public opposition).

The park is bordered to the south and east by the CSX Railroad and Highway 11. It is bounded to the north and northwest by undeveloped property. There is another parcel to the north that is owned by H. Susan Thompson Wahl that is not proposed as part of the GRAD site. It
will, however, be purchased by the Covington Newton County Office of Economic Development (CNCOED) or other parties when the Georgia Historic Heartland Megasite is developed. It is planned to be used as an amenity site for the park. There are two existing lakes in the park. The first is in the northeast corner and is approximately 1.5 acres in size. The second is in the south west corner and is approximately 1.3 acres in size. The only structure within the park is a historic barn. Also within the park limits are 2 cemetery site bordered by natural berms. The cemeteries have been investigated by the property owner and additional information is included in the attached cultural resources and GPR reports in Section 12. It is anticipated that the centrally located cemetery will be relocated to a site adjacent to the existing cemetery site located at the eastern edge of the park. The existing cemetery and relocated cemetery would be placed in a protective easement. The properties adjacent to the park are primarily undeveloped with some low density residential development.

- All promotional and economic development data available about the site and the community. If this information is available on the Internet, it is acceptable simply to identify the website.

Covington Newton County Office of Economic Development
http://www.selectnewton.com/

City of Covington
http://www.cityofcovington.org/Pages/home.aspx

Newton County
http://co.newton.ga.us/

Walton County
http://www.waltoncountyga.gov/
3. Description of Site Ownership and Availability

Data Required:

- A description of the ownership of the site, all current uses, and all terms, conditions, and schedule for making the site available to a prospective industrial user. The current uses should include both those that are temporary (i.e., short-term lease for agriculture) and permanent (i.e., industrial facilities or buildings already on the site).

The Georgia Historic Heartland Megasite is comprised of two parcels of land totaling approximately 773.5 acres. Both parcels are currently owned by BPV Real Estate Holdings, LLC (BPV). BPV has an agreement with Covington Newton County Office of Economic Development Authority to make the property available for economic development projects. This is not an exclusive agreement, since it allows BPV to also market the property independently. The property is currently undeveloped and is available for immediate development. Please see the letter in Tab 3 for additional information.

- A binding letter signed by the owner(s) or an authorized representative, committing the availability of the site to industrial prospects valid for at least 24 months (with certain obvious exceptions such as acquisition of some or all of the site by an industry), and setting forth all terms and conditions for sale or lease of the land. The letter must include details of the sales or lease arrangement including any limits on use of the land, any maximum or minimum size of parcels that will be sold, and a schedule for removal of any existing temporary activities on the site such as farming.

Please find a letter from the owner dated April 1, 2016 in Tab 3. Also, please find a letter from Newton/Covington Economic Development dated May 4, 2016 in Tab 3.

- A statement of the price of land per acre, binding for at least 24 months is strongly preferred. If there is reasonable cause why a specific price per acre cannot be stated, GDEcD may consider an alternative commitment. Illustrative of an alternative commitment may be for the owner to provide a firm price within 30 days of any inquiry and a clear statement of the means by which that price will be determined, such as by a professional appraisal.

Please find a letter from the owner dated April 1, 2016 in Tab 3. Also, please find a letter from Newton/Covington Economic Development dated May 4, 2016 in Tab 3.
4. Zoning, Planning, and Land Use Controls of Site

Data Required:

• A letter signed by an appropriate official of the relevant local government stating its support of the development of the site for industrial purposes. In a larger community, it may be from a professional such as a Planning Director; in a smaller community, it may be from an elected official.

Please letters from Social Circle dated October 19, 2015, Newton County dated July 29, 2015, and Walton County dated October 15, 2015 under Tab 4.

• If the local government has zoning and other land use controls in effect, a copy of all relevant data should be included with the application including the parts of the regulations that describe the types of uses that are permitted in and excluded from the zoning district in which the site is located.

Please see the Development Services of Newton County dated July 21, 2015 which outlines the current and future zoning of the site as well as the associated development standards and allowed uses.

• If the applicable local government has no formal land use regulations, the letter cited above should state that there are no legal or public policy obstacles to development of the site for industrial purposes.

Not applicable.
5. Railroad Accessibility

Data Required:

• A letter from an appropriate representative of the railroad company stating the company’s general desire to provide railroad service and describing all conditions of constructing and operating rail facilities into the site. The letter should set forth all aspects of developing the line (the cost and timing for designing, permitting, and constructing a spur track to the site); the company’s policy on who pays for such new construction; a description of the level of service currently provided on the relevant rail line, and any issues related to the financial health of the line.

Please find a letter from CSX under TAB 5.

• A sketch showing the site and the existing or probable route which a rail spur or siding would take to serve the site. This sketch should represent reasonable judgment based on personal knowledge or a visit by an appropriate official of the railroad but does not need to be based on serious civil engineering study.

Please find a rail map attached under TAB 5.

• If the applicant is not seeking for the site to be validated as rail-served, please so state in this part of this application.
6. Road Accessibility

Data Required:

• *If a suitable access road is in place from the site to an industrial-quality highway, provide a sketch showing its layout and key characteristics.*

Please find a road access map attached under Tab 6.

• *If a suitable road is not in place, provide a complete description of the work which has been completed to plan, permit, fund, design, and construct it.*

Not applicable.

• *In both cases, the application should include a letter from the appropriate official in charge of road development describing the access road’s level of readiness to support industrial-level traffic to and from the site.*

Please find a letter from the Georgia DOT under Tab 6.
7. Availability of Utilities/Energy/Telecommunications

Data Required:

- **The applicant must provide a letter from the local supplier of the following utilities and services specifying details of the current service.** The supplier (and possibly multiple potential suppliers if eligible under Georgia’s “customer choice” electric provider law) and its contact information should be indicated.

Please find letters from the Newton County Water and Sewerage Authority and the City of Covington Detailing under Tab 7.

- **Water** – Newton County Water and Sewerage Authority
- **Wastewater Treatment** – Newton County Water and Sewerage Authority
- **Electricity** – City of Covington, Georgia Power, Walton EMC
- **Natural Gas** – City of Covington
- **Telecommunications** – City of Covington

- **It is highly desirable that the letter specify the level of service that can be installed in a period of six months from a prospect’s decision to develop the site.** Detailed engineering studies are not required. For such data to be considered by the GRAD certification process, however, the letter must show that services have been planned, authorized, and funded such that they can be constructed in time to meet an industrial prospect’s schedule for development of the site.

- **The applicant should provide a brief description of public safety services provided to the site (police, fire, ambulance) identifying the jurisdiction or other organization that provides each service and briefly describing its capacities.**

Fire and rescue services are currently provided by Newton County Fire Service. There is a fire station located approximately 2 miles south of the site. Newton County Fire Service has a full time staff of 80 along with 12 part time fire fighters and approximately 50 volunteers. They have 6 engine companies, 1 ladder company, 1 rescue company and 1 boat unit.

Police services are provided by Newton County Sheriff’s Office located approximately 8 miles from the site.
8. Wetland and Stream Delineation

Data Required:

- The applicant must provide a report by a qualified professional which delineates all bodies of water subject to regulation, by a sketch and narrative description. If such bodies are present on the site or are close enough to affect development of the site, the report must provide a preliminary indication of what such impact may be.

Please find a Wetland Delineation and Species Review, Wetland Sketch and Jurisdictional Determination under Tab 8.
9. Survey

Data Required:

• The preferred material is a topographic map of the site by a qualified professional showing basic boundaries and topographic features at two-foot intervals as typically done via aerial survey. However, given that such a survey is expensive, GDEcD has agreed that this specific requirement may be waived. If the requirement for a two-foot interval survey is waived, the applicant must provide a graphic which clearly shows site boundaries, general topography, and major physical features, both natural and constructed on a scale sufficiently large to be reviewed in detail.

Please find a topographic map under Tab 9.

• It is highly desirable but not required to include any available aerial photographs of the site.

Please find an aerial map under Tab 9.
10. Preliminary Geotechnical Investigation

Data Required:

- The applicant must provide a letter from a qualified geotechnical specialist stating a general professional opinion that from a soils and subsurface perspective, the site is capable of being developed for industrial uses and describing any conditions or observations related to this conclusion. The opinion may be based on general local data as described above if the geotechnical firm is willing to offer a professional based on such data, without a specific study of the site itself. If the geotechnical firm is not prepared to make such a statement without further study, it will be necessary for additional study to be completed to a level sufficient for such an opinion to be issued.

Please find a Preliminary Geotechnical Engineering Report under Tab 10.
11. Phase I Environmental Site Assessment and Other Environmental Permitting

Data Required:

• The applicant must provide a Phase I Environmental Site Assessment report on the site and its surroundings, conducted by a qualified Environmental Professional, which met the standards of the United States Environmental Protection Agency at the time it was conducted. It is not necessary for the ESA to be current according to standards in effect at this time; in other words, GDEcD will accept an ESA that is more than 180 days old. Applicants arranging for a new ESA of their site should acquaint themselves with current EPA standards (such as the need for an “All Appropriate Inquiries” investigation and the current minimum standard of the American Society for Testing and Materials as a Phase I Environmental Site Assessment) and assure that their technical provider meets them. This report submitted as part of the GRAD Site Application should include a clear statement of the Environmental Professional’s opinion that the site is capable of being developed for industrial purposes and setting forth any conditions, limits, or other observations regarding this conclusion.

Please find a Phase I Environmental Site Assessment under Tab 11

• If the Phase I ESA identifies issues of contamination or other environmental problems related to the candidate site, it will be necessary for additional studies to be conducted, to the degree necessary to remedy the problem(s) and allow the Environmental Professional to state an opinion that the site is capable of being developed for industrial purposes.

No Historical RECs (HRECs), Controlled RECs (CRECs) were found on the site.

• The applicant must provide current data about the status of the local area (usually the county in which the site is located) identifying any special permitting requirements or other limits on development resulting from any environmental conditions, regulations, or policies including its attainment/nonattainment status for all pollutants, and other characteristics, such as proximity to Class I protected areas or other environmentally sensitive areas.

Newton County is listed as a non-attainment area for 8-Hr Ozone (2008), and Newton and Walton Counties are listed as non-attainment areas for PM-2.5 (1997) criteria pollutants for 2015. Additional emission control may be required for some industries on this site. Additional information can be found on the U.S. Environmental Protection Agency Green Book website: http://www.epa.gov/oagps001/greenbk/index.html
No additional special permitting is anticipated for this area.

- **The applicant must provide a list of permits, approvals, and other data which a prospective industry must obtain from local, state, and other regulatory bodies in order to acquire, develop, and use the site for industrial purposes. This should include the permit, the basic data required to apply for it, the issuing agency, and the typical schedule for obtaining each permit.**

  - **Land Disturbance / Site Development Permit**
    - Issued by Newton and/or Walton County
    - Permitting Time – Typically approximately 60 days, depending on size and complexity
    - Required Data:
      - Site Development Plans
        - Topographic Survey
        - Erosion, Sedimentation & Pollution Control Plan
        - Site Grading & Paving Plan
        - Storm Drainage Plan
        - Water & Sanitary Sewer Plan
      - Storm Drainage Design Calculations
      - Water & Sewer Design Calculations
      - Landscape Plan
  
  - **NPDES Construction Stormwater Permit**
    - Managed by Georgia EPD
    - File Notice of Intent at least 14 days prior to disturbance. After 14 days, work can proceed (with approved Newton/Walton County permit)
    - If disturbing more than 50 AC at one time, will need to request permission in advance.
    - Required Data:
      - Notice of Intent
      - Erosion, Sedimentation & Pollution Control Plan
  
  - **Building Permit**
    - Issued by Newton and/or Walton County
    - Permitting Time – Typically 1 to 2 weeks.
    - Required Data:
      - Building Plans
        - Site Plan
        - Front & Side Elevations
● Floor Plan
● Cut Section of Exterior Walls
● Mechanical, Electrical, Plumbing Plan

- Certificate of Elevation

As built certifications
Depending on the type of facility, there may be additional permits required for construction and/or facility operation, i.e. sanitary sewer pretreatment permits, air quality permits and industrial storm water permits.
12. Cultural Resources and Endangered Species Investigation

Data Required:

• The applicant must provide a study by a qualified professional documenting appropriate study of a site to determine the presence of cultural resources, any historic or cultural significance of the property, and other similar findings in accord with all current laws, regulations, and standards.

Please find a Cultural Resources Literary Review and Reconnaissance under Tab 12.

• The applicant must provide a study by a qualified professional documenting appropriate study of a site to determine the presence any designated endangered species.

Please find a Threatened and Endangered Species Report under Tab 12.

• If either of these studies is positive, the applicant must provide a statement from the appropriate professional indicating the likely consequences which such findings may have on industrial development of the site.

Cultural Resources: Following the completion of the Cultural Resources Review, the CNCOED had Brockington & Associates perform an additional investigation of two cemeteries discovered on the site. Please find attached a Geophysical Survey of two cemeteries found on the property dated February 16, 2016, along with the professional recommendation of the impacts to the site. Following the investigation, Brockington and Associates prepared the Scope of Work and Cost Proposal dated February 23, 2016 which outlined the proposed process for relocating the centrally located Cemetery 1 (Hawk Cemetery) to a site adjacent to Cemetery 2. It is anticipated that this process will take approximately 90 to 120 days.

Threatened and Endangered Species: No positive findings were made with the study.