



DEVELOPMENTS OF REGIONAL IMPACT

Regional Review Notification

Northeast Georgia Regional Development Center • 305 Research Drive, Athens, Georgia 30605-2795 • 706.369.5650 • Fax 706.369.5792 • www.negrdc.org

The Project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and submit your comments at: <http://negplanning.org/dri/search>

RDC Name:	Northeast Georgia		
Address:	305 Research Drive, Athens, GA 30605-2795		
RDC Contract Person:	Jim Moneyhun	Telephone No.:	706.369.5650
Date Issued:	10/02/08	Fax No.:	706.369.5792
Comments Due By:	10/14/08	E-mail:	jmoneyhun@negrdc.org
Review Completed By:	10/17/08	Project I.D.:	DRI #1935

Project Information

Name of Project:	Braselton Water Reclamation Facility Expansion
Name of Host Government:	Town of Braselton
Name of Developer:	Town of Braselton
Type of Development:	Wastewater Treatment Facility
Specific Location of Proposed Development:	The project is located within the Town of Braselton off Josh Pirkle Road.

Description of Proposed Development:

The proposed project is an expansion of the Town of Braselton's water reclamation facility from its existing treatment capacity of 2.5 million gallons per day (MGD) to 6.0 MGD. The Northeast Georgia Regional Development Center concurs with the Town of Braselton's assertion that the project is a Development of Regional Impact and finds that the project requires a regional review.

This DRI is available for review at: <http://negplanning.org/dri/search>

Preliminary Report:	October 2, 2008	DEVELOPMENT OF REGIONAL IMPACT PRELIMINARY SUMMARY DRI #1935 Braselton Water Reclamation Facility Expansion	Project: #1935	Town of Braselton
Comments Due By:	October 14, 2008		Finding Completed:	September 26, 2008

PROPOSED DEVELOPMENT:

The proposed project is an expansion of the Town of Braselton's water reclamation facility from its existing treatment capacity of 2.5 million gallons per day (MGD) to 6.0 MGD.

LOCATION:

The project is located within the Town of Braselton off Josh Pirkle Road adjacent to the Mulberry River.

PROJECT PHASING:

The proposed project is scheduled for completion by June 2011.

COMPATIBILITY WITH EXISTING PLANS:

Is the proposed project consistent with the host local government's comprehensive plan?

The project is located within an area designated as *Government/Institutional* on The Town of Braselton's Future Land Use Map.

Is the proposed project inconsistent with any potentially affected local government's comprehensive plan or short-term work program?

This will be further determined based upon comments received from potentially impacted local governments.

Will the proposed project displace any existing housing units or community facilities?

No.

NATURAL RESOURCES:

Will the proposed project be located within or near environmentally sensitive areas of the region, such as wetlands, groundwater recharge areas, water supply watersheds, protected river corridors, or protected mountains?

Stream Corridor and Watershed Protection

The project is adjacent to the Mulberry River corridor within the floodplain. The applicant states that all appropriate structures, walls, and electrical apparatus will be constructed 2 feet above ground. The project is located in the Large Water Supply Watersheds (greater than 100 square miles) associated with the Mulberry River and the City of Winder's water intake. There will be no discharge within a 7-mile radius of Winder's water intake point.

Effluent Limitations and Design Parameters

Parameter	Monthly Average
Flow (MGD)	6.0
5-day Biochemical Oxygen Demand (BOD5) mg/L	5.0
Total Suspended Solids (TSS) mg/L	5.0
Ammonia as N mg/L	1.0
Total Phosphorous as P mg/L	1.0
Fecal Coliform Bacteria (counts)	23/100 ml
Total Residual Chlorine (TRC) mg/L	0.02
Turbidity, NTU	3.0

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Wetlands and Recharge Areas

The National Wetlands Inventory maps indicate the presence of wetlands associated with the Mulberry River and the existing wastewater treatment facility. There are no groundwater recharge areas located within or adjacent to the project site.

Braselton has adopted regulations consistent with the Department of Natural Resources rules for environmental planning criteria. There are no other significant environmental features within or adjacent to the proposed project area.

Will the proposed project undertake initiatives to mitigate the impacts on stormwater management?

Upon build-out the percentage of the site expected to be impervious surface is less than 10%. The proposed project will be required to follow the best management practices set out by local stormwater management guidelines, in accordance with specification in the Manual for Erosion and Sediment Control in Georgia.

Air Quality

Will the proposed project greatly reduce the existing tree canopy?

It is not expected that the existing tree canopy will be reduced due to the proposed project.

HISTORIC RESOURCES:

Will the proposed project be located near a National Register site?

No.

Will the proposed project be located within or near an historic resource with local or regional importance?

Georgia's NAHGIS (Natural, Archaeological, and Historic Resources GIS) does not identify the presence of historic resources on or adjacent to the project site.

INFRASTRUCTURE:

Transportation

How many site access points are associated with the proposed project? Where are they located?

Access to the project is proposed by two access points along Josh Pirkle Road.

How much traffic will be generated by the proposed project?

The proposed project will have a nominal impact on traffic volumes.

Solid Waste

Will the proposed project adversely impact the existing or planned capacity of landfills in the region?

The applicant has identified that biosolids generated from this facility will be received Oak Grove Landfill in Winder, GA and R&B Landfill in Homer Georgia. R&B Landfill has a reported remaining capacity of 30 years.

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DRI #1935

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Braselton

Individual completing form: Jennifer Scott

Telephone: 706 654 3915

E-mail: jscott@braselton.net

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Expansion of Water Reclamation Facility

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1545 Josh Pirkle Road Braselton, Georgia 30517

Brief Description of Project: Expansion of Water Reclamation Facility from 2.5 to 6 MGD

Development Type:

- | | | |
|--|---|--|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input checked="" type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:	
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Project Size (# of units, floor area, etc.):	WRF Plant Expansion to 6.0 MGD
Developer:	Town of Braselton
Mailing Address:	P.O. Box 306
Address 2:	
	City:Braselton State: GA Zip:30517
Telephone:	706 654 3915
Email:	jscott@braselton.net
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other N/A
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: June, 2011 Overall project:
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DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information	
This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the Rules for the DRI Process and the DRI Tiers and Thresholds for more information.	
Local Government Information	
Submitting Local Government:	Braselton
Individual completing form:	Jennifer Scott
Telephone:	706 654 3915
Email:	jscott@braselton.net
Project Information	
Name of Proposed Project:	Expansion of Water Reclamation Facility
DRI ID Number:	1935
Developer/Applicant:	Town of Braselton
Telephone:	706 654 3915
Email(s):	jscott@braselton.net
Additional Information Requested	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
Economic Development	
Estimated Value at Build-Out:	25,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	0
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site:	Town of Braselton
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site:	Town of Braselton
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	0
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Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, please describe below:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	See additional supplemental submittal
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Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	See additional supplemental submittal
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Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: See additional supplemental submittal and site plan

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected: See additional supplemental submittal	
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