



# 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](http://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:	<b>Northeast Georgia</b>		
Address:	<b>305 Research Drive, Athens, GA 30605-2795</b>		
RDC Contract Person:	<b>Jim Moneyhun</b>	Telephone No.:	<b>706.369.5650</b>
Date Issued:	<b>10/20/08</b>	Fax No.:	<b>706.369.5792</b>
Comments Due By:	<b>11/07/08</b>	E-mail:	<a href="mailto:jmoneyhun@negrdc.org"><b>jmoneyhun@negrdc.org</b></a>
Review Completed By:	<b>11/12/08</b>	Project I.D.:	<b>DRI #1958</b>

### **Project Information**

Name of Project:	<b>#1958 Meadowlands</b>
Name of Host Government:	<b>Oconee County</b>
Name of Developer:	<b>78 Commercial Ventures, LLC</b>
Type of Development:	<b>Mixed Use</b>
Specific Location of Proposed Development:	<b>The proposed project is located in Oconee County along U. S. Highway 78 and Dials Mill Road, approximately 1.4 miles south of the Town of Bogart, 2.0 miles east of Barrow County, and 2.6 miles west of Athens-Clarke County.</b>

Description of Proposed Development:

**The proposed project is a mixed-use development consisting of 425,212 square feet of commercial space and a 233,341 square foot continuing care retirement community located on 110.55 acres. The Northeast Georgia Regional Development Center concurs with the Oconee County'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>

<b>Preliminary Report:</b>	October 20, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1958 Meadowlands</b>	<b>Project: #1958</b>	Oconee County
<b>Comments Due By:</b>	November 7, 2008		<b>Finding Completed:</b>	November 12, 2008

**PROPOSED DEVELOPMENT:**

The proposed project is a mixed-use development consisting of 425,212 square feet of commercial space and a 233,341 square foot continuing care retirement community consisting of 416 units. The proposed project is located on 110.55 acres.

**LOCATION:**

The proposed project is located in Oconee County along U. S. Highway 78 and Dials Mill Road. The project site is approximately 1.4 miles south of the Town of Bogart, 2.0 miles east of Barrow County, and 2.6 miles west of Athens-Clarke County.

**PROJECT PHASING:**

The applicant has identified that the development will be constructed in two phase with a final build-out date of March 2016

**COMPATIBILITY WITH EXISTING PLANS:**

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

The project is located within an areas designated as *Community Village* and *Suburban Living* on Oconee County’s Future Development Map. The initial action sought by the developer is for a rezoning of the property.

**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.

**What other Developments of Regional Impact are planned that may affect the proposed development?**

The proposed project is a continuation of DRI #0140. There are no other Developments of Regional Impact in the Northeast Georgia Region within a 1-mile radius of the proposed project.

**Will the proposed project likely generate population increases beyond those forecast in the region?**

The proposed project is designated as a continuing care retirement community and is expected to attract an older population without children. The proposed project could generate as many as 432 new residents.

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

No.

**ECONOMY OF THE REGION:**

**Will the proposed project significantly affect the tax base of the region? If so, how?**

The proposed project’s value at build-out is expected to be \$91,403,290. Annual property tax revenue at build-out is expected to be \$12,104,161.

**How many short and long-term jobs will the proposed development generate in the region?**

The amount of short-term jobs will be dependent on the phasing of uses within the development. Total long-term employment will vary depending on the specific types of firms that locate within the proposed development. Based on an assumption of employees per 1,000 square feet (adapted from the U.S. Department of Energy) an estimate of 415 employees can be expected at build-out.

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**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

Barber Creek forms the southwestern boundary of the proposed project site. The project is located in the Large Water Supply Watersheds (greater than 100 square miles) with Lake Oconee and the City of Greensboro's water intake point.

Wetlands and Recharge Areas

The National Wetlands Inventory maps indicate the presence of wetlands associated with Barber Creek and an existing pond on the proposed project site. There are no other significant environmental features on or adjacent to the proposed project area.

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

The percentage of impervious surface at build-out is expected to be 36.63%. The applicant states that bioretention strips, rain gardens, pervious paving, as well as structural BMP's will be employed to address water quality.

Air Quality

**Will the proposed project greatly reduce the existing tree canopy?**

The applicant reports that the existing tree canopy is approximately 49% of the project site. Upon clearing for development the canopy will be reduced to 18% coverage. Upon replanting and canopy growth it is expected that tree canopy will be approximately 38% of the project site within 5 years of build out and 53% at tree maturity.

**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 three access points along U. S. Highway 78 and one access point along Dials Mill Road as well as interconnection with existing adjacent developments.

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**How much traffic will be generated by the proposed project?**

<b>Estimated New Vehicle Trips from Development</b>					
<b>Land Use</b>	<b>ITE Code</b>	<b>Units</b>	<b>A.M. Peak</b>	<b>P.M. Peak</b>	<b>24-Hour AADT</b>
Retirement Community	250	416	70	109	1,094
Shopping Center	820	425	379	1,632	17,289
<b>Total</b>			449	1,742	18,383

*Source: Meadowlands Traffic Impact Analysis*

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

The applicant has completed a traffic study for the proposed development, which can be found here: <http://negplanning.org/dri/search>. Further information regarding transportation improvements may be provided by GDOT.

**Are there any provisions for on-site bicycle or pedestrian facilities?**

The applicant has stated that sidewalks will be constructed throughout the commercial and retirement community and will connect with the sidewalk network of the adjacent Belfair residential development.

Water Supply and Treatment

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

According to estimates provided by the applicant approximately 153,000 gallons per day are expected.

**How will the proposed project's demand for water affect the water supply or treatment facilities of other local governments, or the region?**

Oconee County Utility Department is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

Wastewater and Sewerage

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

According to estimates provided by the applicant approximately 147,000 gallons per day are expected.

**Will the project affect the capacity of sewerage and wastewater treatment facilities of other local governments, or the region?**

Oconee County Utility Department is identified as the wastewater service provider. The applicant reports that the receiving wastewater treatment facility is currently undergoing expansion from 400,000 GPD to 1,000,000 GPD. When the expansion is complete the applicant states that adequate capacity will exist to accommodate the projected demand.

Solid Waste

**How much solid waste will be generated by the proposed project?**

According to estimates provided by the applicant approximately 2,099 tons of solid waste per year will be generated by this development.

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

The anticipated receiving MSW landfill has been identified as Richmond Creek Landfill, with a remaining capacity of 12 years.

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

No.

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

The applicant states that compacters for cardboard and paper waste will be installed behind the grocery store for use by those within immediate proximity. Front-loading cans, also for cardboard and paper will be strategically placed throughout the commercial development for use by all. Recycling containers will be utilized in the retirement community as well. Yard trimmings for the entire development will be composted on site for reuse.

Other Community Facilities and Services

**Will the proposed development create increased demand for public safety services in the region that cannot be supplied with currently planned expansions?**

The applicant reports that fire and emergency service will be provided by Oconee County EMA and Oconee Fire Department. The site will be serviced by three fire stations: #7, Bogart, located approximately 2.0 miles from the site; #4, Dark Corners, located 2.2 miles from the site; and #8, Barber Creek, located 6 miles from the project site.

# Developments of Regional Impact

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## DRI #1958

### 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: Oconee County

Individual completing form: Brad S. Callender

Telephone: 706-769-3910

E-mail: bcallender@oconee.ga.us

\*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: Meadowlands

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 33°54'49.38"N 83°33'24.77"W

Brief Description of Project: Commercial/Shopping Center and Continuing Care Retirement Community

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input checked="" 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.):	110.55 Acres: 425,212 Sf Commercial & 233,341 Sf Retirement Community
Developer:	78 Commercial Ventures, LLC ET AL
Mailing Address:	16 Durham Street
Address 2:	
	City:Watkinsville State: GA Zip:30677
Telephone:	706-769-7409
Email:	dwhansford@hotmail.com
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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, provide the following information:	Project Name: Belfair
	Project ID: 140
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> <b>Rezoning</b> <input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input type="checkbox"/> <b>Permit</b> <input type="checkbox"/> <b>Other</b>
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	41%
Estimated Project Completion Dates:	This project/phase: N/A Overall project: 2016
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## DRI #1958

<b>DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information</b>	
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 <a href="#">Rules for the DRI Process</a> and the <a href="#">DRI Tiers and Thresholds</a> for more information.	
<b>Local Government Information</b>	
Submitting Local Government:	Oconee County
Individual completing form:	Brad S. Callender
Telephone:	706-769-3910
Email:	bcallender@oconee.ga.us
<b>Project Information</b>	
Name of Proposed Project:	Meadowlands
DRI ID Number:	1958
Developer/Applicant:	78 Commercial Ventures, LLC ET AL
Telephone:	706-769-7409
Email(s):	dwhansford@hotmail.com
<b>Additional Information Requested</b>	
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 type="radio"/> Yes <input checked="" type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
<b>Economic Development</b>	
Estimated Value at Build-Out:	\$91,403,290

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$12,104,161
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):	
<b>Water Supply</b>	
Name of water supply provider for this site:	Oconee County Utility Department
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.153 MGD
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
If yes, how much additional line (in miles) will be required? Existing Oconee County water mains are located in the US Hwy 78 and Dials Mill Road right-of-ways.	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Oconee County Utility Department
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.147 MGD
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: Construction of a 1,000,000 GPD expansion of the existing Land Application Site on Rocky Branch Road will begin in the Spring of 2009. The Oconee County Utility Department is currently reviewing the amount of existing, available capacity for this project.	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? Gravity sewer lines, a lift station, and force mains currently exist on the site.	
<b>Land Transportation</b>	
How much traffic volume is expected to be generated by the proposed development, in	18,383 ADT

peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	
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 checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

If yes, please describe below: The traffic study performed for this project includes recommendations for signaling existing intersections that would serve the project. No major transportation improvements were identified.

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### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	2,099 Tons Annually
Is sufficient landfill 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 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:

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### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	36.63%
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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: Post-development storm water discharge from the project will be required to be maintained at pre-development hydrologic flows. The development will be required to comply with the regulations under the National Pollutant Discharge Elimination System (NPDES) Stormwater Phase II Permit and additional storm water management restrictions outlined in the Oconee County Unified Development Code. The project is proposed to include features such as detention and retention ponds, pervious parking surfaces, bioretention strips, constructed wetland areas, and preservation of existing wetland areas, ponds, and vegetation.

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### 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 type="radio"/> Yes <input checked="" type="radio"/> No
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2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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:

An existing man-made pond located on the site named "Dickens Lake" is identified on the Department of Interior Wetland Inventory maps for Oconee County. The existing lake is identified as an existing body of water, or pond, and not as a jurisdictional wetland. Portions of the 100 Year Flood Plain are located on the southwestern boundary of the site adjacent to Barber Creek. No structures are proposed to be located in or directly adjacent to the flood plain.

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