



# 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>03/23/09</b>	Fax No.:	<b>706.369.5792</b>
Comments Due By:	<b>04/10/09</b>	E-mail:	<a href="mailto:jmoneyhun@negrdc.org"><b>jmoneyhun@negrdc.org</b></a>
Review Completed By:	<b>04/15/09</b>	Project I.D.:	<b>DRI #2015</b>

### Project Information

Name of Project:	<b>#2015 Project Southeast</b>
Name of Host Government:	<b>City of Social Circle</b>
Name of Developer:	<b>Social Circle Development Authority</b>
Type of Development:	<b>Wholesale &amp; Distribution</b>
Specific Location of Proposed Development:	<b>The proposed project is located in the City of Social Circle along East Hightower Trail and Willow Springs Church Road adjacent to unincorporated Walton County and approximately 1.2 miles north of Newton County.</b>

Description of Proposed Development:

**The proposed project consists of the construction of 1,533,780 square feet of warehouse space on one building site located on approximately 130.121 acres. The Northeast Georgia Regional Development Center concurs with Social Circle'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>	March 23, 2009	<b>DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #2015 Project Southeast</b>	<b>Project: #2015</b>	City of Social Circle
<b>Comments Due By:</b>	April 10, 2009		<b>Finding Completed:</b>	April 15, 2009

**PROPOSED DEVELOPMENT:**

The proposed project consists of the construction of 1,533,780 square feet of warehouse space on one building site located on approximately 130.121 acres.

**LOCATION:**

The proposed project is located in the City of Social Circle along East Hightower Trail and Willow Springs Church Road. The proposed project is located adjacent to unincorporated Walton County and approximately 1.2 miles north of Newton County.

**PROJECT PHASING:**

The applicant has identified that the development will be constructed in one phase with a final build out date of 2010.

**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 *Industrial* on the City of Social Circle’s Future Development 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.

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

The proposed project is within a 2-mile radius of the following Developments of Regional Impact:

- DRI #0220 Plantation Subdivision: 240 single family residential units
- DRI #0837 Project Broom: 1.3 million sq ft warehouse
- DRI #1207 Social Circle Mixed Use Business Park: 1141.12 acres mixed use

**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

No river or stream corridors are located on or adjacent to the proposed project site. A portion of the project site (16.5 acres) is located in the Small Water Supply Watershed (less than 100 square miles) associated with Hard Labor Creek and the City of Madison’s water intake. The remainder of the project site (113.62 acres) is located in the Large Water Supply Watershed associated with Little River and the City of Eatonton’s water intake.

Social Circle has adopted regulations consistent with the Department of Natural Resources rules for environmental planning criteria and the proposed project will have to meet the requirements in accordance with Chapter 391-3-16-.01 Criteria for Water Supply Watersheds.

<b>Preliminary Report:</b>	March 23, 2009	<b>DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #2015 Project Southeast</b>	<b>Project: #2015</b>	City of Social Circle
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Wetlands and Recharge Areas

The National Wetlands Inventory map does not indicate the presence of wetlands on or adjacent to the proposed project site. There are no other significant environmental features located on or adjacent to the project site.

**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 52%. The applicant has identified that the proposed project will utilize two stormwater detention facilities to address water quality. The applicant has indicated that all stormwater management facilities will be designed as per the Georgia Stormwater Manual. All local and state requirements must be followed in the construction and maintenance of stormwater retention/detention areas.

Air Quality

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

According to NAIP 2007 aerial imagery, the existing tree canopy composes 20% of the project site, approximately 27 acres. Upon clearing for development the canopy will be reduced to 15% coverage. Upon replanting and canopy growth, the applicant reports that tree canopy is expected to be approximately 35% of the project site 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 indicate 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 one access point along Willow Springs Church Road.

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

**Estimated New Vehicle Trips from Development**

Land Use	ITE Code	Units	A.M. Peak	P.M. Peak	24-Hour AADT
Warehousing	150	1,533	935	874	7,604

*Source: ITE Trip Generation 7th edition*

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

Further information regarding transportation impacts may be provided by GDOT.

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Water Supply and Treatment

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

According to estimates provided by the applicant, daily demand will be approximately 690,000 gallons.

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

The City of Social Circle is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand, however less than one mile of water lines must be extended to adequately service the project site

Wastewater and Sewerage

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

According to estimates provided by the applicant approximately 660,000 gallons per day will be generated.

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

The City of Social Circle is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

Solid Waste

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

Approximately 1,950 tons of solid waste per year are expected to be generated by this development.

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

BFI is identified as the potential solid waste service provider. The anticipated receiving MSW landfill has been identified as Oak Grove Landfill, which currently has a remaining capacity of less than two years. Oak Grove Landfill is in the process of expansion that when completed will provide an additional seven to twelve years capacity.

**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?**

None stated.

# Developments of Regional Impact

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## DRI #2015

### 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:	Social Circle
Individual completing form:	DM (Mike) Martin
Telephone:	770-267-1485
E-mail:	mmartin@co.walton.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:	Project Southeast
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	E. Hightower Trail
Brief Description of Project:	National Firm to construct 1.5 million sq. ft. distribution center

#### Development Type:

- |                                      |                                 |   |
|--------------------------------------|---------------------------------|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels    | <input 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 checked="" 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.):	1.5 million sq. ft.
Developer:	Social Circle Development Authority
Mailing Address:	P O BOX 89
Address 2:	132 E Spring St
	City:Monroe State: GA Zip:30655
Telephone:	770-267-6594
Email:	nkinsey@monroeaccess.net
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	undisclosed
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 checked="" type="checkbox"/> Permit <input type="checkbox"/> Other
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: 2009 Overall project: 2009
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[GRTA Home Page](#) | [ARC Home Page](#) | [RDC Links](#) | [DCA Home Page](#)

[Site Map](#) | [State](#)

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## DRI #2015

<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:	Social Circle
Individual completing form:	DM (Mike) Martin
Telephone:	770-267-1485
Email:	mmartin@co.walton.ga.us
<b>Project Information</b>	
Name of Proposed Project:	Project Southeast
DRI ID Number:	2015
Developer/Applicant:	Social Circle Development Authority
Telephone:	770-267-6594
Email(s):	nkinsey@monroeaccess.net
<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 checked="" type="radio"/> Yes <input type="radio"/> No

If no, the official review process can not start until this additional information is provided.

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### Economic Development

Estimated Value at Build-Out:	unknown
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Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	unknown
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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
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Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, please describe (including number of units, square feet, etc):

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### Water Supply

Name of water supply provider for this site:	City of Social Circle
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What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.66
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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
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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?  
 Less than 1 mile

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### Wastewater Disposal

Name of wastewater treatment provider for this site:	City of Social Circle
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What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.69
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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
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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 type="radio"/> Yes <input checked="" 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.)	Trucks 150 ADT Passenger Cars 125 ADT
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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 checked="" type="radio"/> Yes <input 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:

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### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	unknown
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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:

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## Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	52%
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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: Design as per Georgia Stormwater Manual

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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 |
| 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 type="radio"/> Yes <input checked="" 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 type="radio"/> Yes <input checked="" 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:

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