



DEVELOPMENTS OF REGIONAL IMPACT

Finding

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

TO: Affected Local Governments and Other Interested Parties
FROM: James R. Dove, Executive Director *JRD*
DATE: April 15, 2009

The Northeast Georgia Regional Development Center (RDC) has completed its review of the following Development of Regional Impact (DRI). The Northeast Georgia RDC reviewed the proposed project with regard to conflicts with regional plans, goals, and policies and the impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

DRI ID Number: 2015
Name of Proposed Project: Project Southeast
Submitting Local Government: City of Social Circle

Finding: After review of information submitted by the host government and comments received from affected agencies, the Northeast Georgia RDC finds that the development is in the best interest of the Region and therefore the State.

Additional Comments:

The review produced the following recommendations, should the project be pursued:

- The developer should coordinate closely with the City of Social Circle, Walton County, and the Georgia Department of Transportation to develop access management plans for ingress and egress along Willow Springs Church Road and to address the direct impacts on the adjacent road network and identify any needed improvements.

Georgia Department of Natural Resources

Noel Holcomb, Commissioner

Historic Preservation Division

W. Ray Luce, Division Director and Deputy State Historic Preservation Officer
34 Peachtree Street, NW, Suite 1600, Atlanta, Georgia 30303-2316
Telephone (404) 656-2840 Fax (404) 657-1040 <http://www.gashpo.org>

MEMORANDUM

TO: Jim Moneyhun
Northeast Georgia Regional Development Center
305 Research Drive
Athens, Georgia 30605

FROM: Elizabeth Shirk *act*
Environmental Review Coordinator
Historic Preservation Division

RE: Development of Regional Impact 2015
Proposed Construction of Warehouse Space over 130.121 Acres, Along East Hightower Trail and Willow Springs Church Road, Social Circle, Walton County

DATE: March 30, 2009

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the proposed project in Camden County, Georgia. Our comments are offered to assist the Coastal Georgia Regional Development Center in assessing the potential impacts of the proposed project as it pertains to the Georgia Planning Act.

Regarding historic structures that may be located in the area, we recommend a survey be conducted by a qualified historian to identify historic structures located within the project's area of potential effects.

Regarding archaeological resources, due to the size and topographic setting of the subject property, we recommend that an intensive (Phase I) archaeological survey be conducted by a qualified archaeologist.

We offer these comments now as technical assistance; however HPD looks forward to reviewing this project under Section 106 of the National Historic Preservation Act if at some stage in development Federal funding, permitting or licensing becomes required, or under the Georgia Environmental Policy Act (GEPA) if state funds are utilized.

If we may be of further assistance, or for more information on compliance requirements for Section 106, please contact Michelle Volkema, Environmental Review Specialist, at (404) 651-6546.

ES:mcv



DEVELOPMENTS OF REGIONAL IMPACT

Request for Comments

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

DRI Number:	DRI #2015 Project Southeast, City of Social Circle
Name of commenting organization:	Athens-Clarke County Unified Government
Department:	Planning Department
Address:	120 W. Dougherty Street
Telephone:	706-613-3515
Email address:	gavinhassemer@co.clarke.ga.us
Date:	March 26, 2009

Mr. Moneyhun,

The proposed wholesale and distribution development consisting of 1,533,780 square feet of warehouse located on 130.121 acres in the City of Social Circle (Project ID DRI-#2015), as proposed, would not have a measurable impact on Athens-Clarke County's water quality, transportation infrastructure, solid waste management services, natural or historic resources, or other community facilities or services.

Should you have any questions or comments regarding the enclosed materials, please contact Brad Griffin, Planning Director, or myself at 706-613-3515.

Gavin J. Hassemer
Long Range/Planner II



DEVELOPMENTS OF REGIONAL IMPACT

Request for Comments

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

DRI Number:	DRI #2015 Project Southeast, City of Social Circle
Name of commenting organization:	Newton County Water & Sewerage Authority
Department:	11325 Brown Bridge Road
Address:	770-385-3915
Telephone:	mhopkins@co.newton.ga.us
Email address:	April 01, 2009
Date:	

I would like conformation on gallons per day water and wastewater usage. Typical warehouse usage is far less. Could numbers be 69,000 gallons per day verse 690,000 gallons per day. Thanks



DEVELOPMENTS OF REGIONAL IMPACT

Request for Comments

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

DRI Number:	DRI #2015 Project Southeast, City of Social Circle
Name of commenting organization:	Georgia DOT
Department:	Traffic Operations
Address:	2505 Athens Highway, Gainesville
Telephone:	770.532.5563
Email address:	bcook@dot.ga.gov
Date:	April 01, 2009

The intersection of SR 12/US 278 needs to be reconstructed to correct the skewed alignment. GDOT has recently reviewed plans to the improvement and is working with local officials to implement.



DEVELOPMENTS OF REGIONAL IMPACT

Request for Comments

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

DRI Number:	DRI #2015 Project Southeast, City of Social Circle
Name of commenting organization:	Newton County Board of Commissioners
Department:	Planning & Development, Water Resources
Address:	1113 Usher Street
Telephone:	678-625-1657
Email address:	ssirotkin@co.newton.ga.us
Date:	April 10, 2009

(1) For purposes of clarification, please reconcile the answer "no" to the question "Is the development located within, or likely to affect...water supply watersheds" in Additional DRI Information (Environmental Quality) with applicant's statements that the development is in watersheds that are part of the City of Madison's and City of Eatonton's water intakes.

(2) Without having seen a traffic study, Newton County offers the following: (a) The ADT numbers seem very small, although the Peak hour volumes seem reasonable and (2) Highway 11 is designated as a Scenic Corridor in our 2008 Comprehensive Plan and we have concerns over any increased truck traffic on Highway 11 through Newton County.



DEVELOPMENTS OF REGIONAL IMPACT

Request for Comments

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

DRI Number:	DRI #2015 Project Southeast, City of Social Circle
Name of commenting organization:	City of Madison
Department:	Planning Department
Address:	132 North Main Street, Madison GA 30650
Telephone:	706-342-1251 ext 226
Email address:	bjaeck@madisonga.com
Date:	April 10, 2009

Mr. Moneyhun,

The proposed 1,533,780 square feet wholesale and distribution center proposed by the Social Circle Development Authority would not have a measurable impact on the City of Madison's water quality, transportation, infrastructure, or other services or resources.

Staff would like to add the following transportation comments for consideration:

1. The most likely northbound route to Monroe or Athens (via US 78) is GA 11. Access to this route and GA 11 between Monroe and Social Circle may need to be improvement.
2. A rail spur could increase the viability of the site and reduce freight truck traffic. This is dependent on whether or not East Hightower Trail can feasibly have a railway spur cross over it.

If there are any questions on these comments, please contact Bryce Jaeck at the City of Madison Planning Department bjaeck@madisonga.com or 706-342-1251 ext 226.

Bryce Jaeck
Planner