



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:	06/05/09	Fax No.:	706.369.5792
Comments Due By:	06/19/09	E-mail:	jmoneyhun@negrdc.org
Review Completed By:	06/25/09	Project I.D.:	DRI #2039

Project Information

Name of Project:	#2039 ALDI Distribution Center
Name of Host Government:	City of Jefferson
Name of Developer:	AM King Construction
Type of Development:	Wholesale & Distribution
Specific Location of Proposed Development:	The proposed project is located in the City of Jefferson along Dry Pond Road (SR 82) and Jett Roberts Road, adjacent to unincorporated Jackson County and approximately 3.5 miles west of the City of Commerce.

Description of Proposed Development:

The proposed project consists of the construction of a 780,849 square feet distribution center on one building site located on approximately 85.33 acres. The Northeast Georgia Regional Development Center concurs with Jefferson'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:	June 5, 2009	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #2039 ALDI Distribution Center	Project: #2039	City of Jefferson
Comments Due By:	June 19, 2009		Finding Completed:	June 25, 2009

PROPOSED DEVELOPMENT:

The proposed project consists of the construction of a 780,849 square feet distribution center on one building site located on approximately 85.33 acres.

LOCATION:

The proposed project is located in the City of Jefferson along Dry Pond Road (SR 82) and Jett Roberts Road. The proposed project is located adjacent to unincorporated Jackson County and approximately 3.5 miles west of the City of Commerce.

PROJECT PHASING:

The applicant has identified that the development will be constructed in two phase as follows:

- Phase I - 482, 223 SF - estimated completion date June 2010
- Phase II - 298,626 SF - estimated completion data December 2012

COMPATIBILITY WITH EXISTING PLANS:

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

The majority of the proposed project site (71.53 acres) is located within an area designated as *Industrial* on the City of Jefferson's Future Development Map. The remainder of the proposed project site (along Jett Roberts Road) is located within an area designated as *Retail Sales and Services* on the City of Jefferson's Future Development Map.

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

The proposed project site is located adjacent to areas designated as *Gateway Corridor* (to the east) and *Rural Places* (to the south) on Jackson County's Future Land Use Map. 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:

- 0578 Holly Springs Industrial: 3,000,000 square feet industrial
- 1064 McClure Retail: 330,000 square feet commercial
- 1210 McClure Industrial Development: 6,850,000 square feet industrial
- 1423 SR 82 Distribution Site: 2,910,008 square feet industrial
- 1553 McClure Industrial Park Addition: 1,336,000 square feet industrial

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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

Sections of Curry Creek and an unnamed tributary of Curry Creek are located on the proposed project site. The project site is located in the Small Water Supply Watershed (less than 100 square miles) associated with Curry Creek and the City of Jefferson's water intake.

Jefferson 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.

Wetlands and Recharge Areas

The National Wetlands Inventory map does not indicate the presence of wetlands on or adjacent to the proposed project site. The applicant has identified wetlands along one or more streams which will not be disturbed and which are required to be buffered. 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 57.5% upon the completion of phase I and 59.6% at final build-out. The applicant has identified that the proposed project will utilize two stormwater detention facilities to address water quality. 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?

The applicant states that the current tree canopy will be reduced by 40 acres upon clearing for Phase I, and 12 additional acres upon clearing for Phase II. The applicant states that approximately 29 acres of tree canopy will remain undisrupted.

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.

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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 Dry Pond Road (SR 82).

How much traffic will be generated by the proposed project?

Estimated New Vehicle Trips from Development							
Land Use	ITE Code	Units	A.M. Peak Hour		P.M. Peak Hour		Average Weekday Trips
			Enter	Exit	Enter	Exit	
Warehousing (Phase I)	150	482,223	208	46	57	170	2,125
Warehousing (Phase II)		298,626	148	33	39	116	1,449
Gross Trips			356	79	96	286	3,574

Source: ALDI Distribution Center Traffic Study

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.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant, daily demand will be approximately 45,000 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 Jefferson is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand, however 0.1 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 39,000 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 Jefferson is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand, however 0.1 mile of sewer lines must be extended to adequately service the project site.

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Solid Waste

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

According to the applicant, approximately 1,432.5 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?

The anticipated receiving MSW landfill has been identified as R&B Landfill in Banks County, with a remaining capacity of 17 years.

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

None stated.

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DRI #2039

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:	City of Jefferson
Individual completing form:	Jerry Weitz, Consulting Planner
Telephone:	706-367-5011
E-mail:	jweitz@bellsouth.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:	ALDI Distribution Center
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Approximately 85.3 acres fronting on the south side of Georgia State Route 82 (Dry Pond Road) and fr
Brief Description of Project:	Distribution center consisting of 482,223 square feet initially with proposed future expansion of 298,626 square feet, for a total of 780,849 square feet

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:					
<hr/>					
Project Size (# of units, floor area, etc.):		482,223 square feet; future expansion of 298,626 square feet			
Developer:		AM King Construction			
Mailing Address:		1610 East Morehead			
Address 2:		Suite 200			
		City:Charlotte State: NC Zip:28207			
Telephone:		704-365-3160			
Email:		dcrist@amkingconstruction.com			
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:		ALDI, Inc. 1985 Old Union Church Road Salisbury, NC 28146			
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: unknown (initial construction immediately upon approval) Overall project: Future phase schedule unknown			
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DRI #2039

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:	City of Jefferson
Individual completing form:	Jerry Weitz, Consulting Planner
Telephone:	706-367-5011
Email:	jweitz@bellsouth.net

Project Information

Name of Proposed Project:	ALDI Distribution Center
DRI ID Number:	2039
Developer/Applicant:	AM King Construction
Telephone:	704-365-3160
Email(s):	dcrist@amkingconstruction.com

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

Economic Development

Estimated Value at Build-Out:	\$24,000,000 (approx.)
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$307,500 (approx.)
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 type="radio"/> Yes <input checked="" type="radio"/> No
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 Jefferson
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.045 MGD (approx.)
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:	
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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? 0.1 mile or less	
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Wastewater Disposal

Name of wastewater treatment provider for this site:	City of Jefferson
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.039 MGD (approx.)
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:	
<hr/> <hr/>	
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? 0.1 mile or less	
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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.)	3,500 trips per day per Traffic Engineer
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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:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	1,432.5 (approx.)
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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?	27% including vacant commercial site; Less than 60% by code
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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: The applicant proposes detention ponds; as a part of the development review process, there are currently considerations underway to encourage the developer to use more natural methods of stormwater control to mitigate potential impacts on the water supply watershed, as encouraged by the city's regulations.

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
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 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
<p>If you answered yes to any question above, describe how the identified resource(s) may be affected: Property is within the Curry Creek Reservoir water supply watershed and is subject to city regulations regarding impervious surface limitations and buffers and impervious surface setbacks along perennial streams. There is a small amount of wetlands along one or more streams which will not be disturbed and which are required to be buffered. The resources will therefore not be adversely affected.</p>	
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