



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: June 25, 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: 2039
Name of Proposed Project: ALDI Distribution Center
Submitting Local Government: City of Jefferson

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:

- See attached comments received from Affected Local Governments and Other Interested Parties.

If you have any questions regarding this review, Please contact Jim Moneyhun, Project Administrator, at jmoneyhun@negrdc.org.
This finding will be published to the NEGRDC website at: <http://negplanning.org/dri/search>.



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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#2039 ALDI Distribution Center, City of Jefferson
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:	June 17, 2009

Mr. Moneyhun,

The proposed development consisting of 780,849 square feet of wholesale and distribution space located on 85.33 acres in the City of Jefferson (Project ID DRI-#2039), 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, LEED AP
Long Range/Planner II



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DRI Number:	DRI#2039 ALDI Distribution Center, City of Jefferson
Name of commenting organization:	City of Madison
Department:	Planning Department
Address:	132 North Main Street
Telephone:	706-342-1251 ext 226
Email address:	bjaeck@madisonga.com
Date:	June 19, 2009

Mr. Moneyhun,

The proposed ALDI warehouse/distribution facility appears to not adversely affect the City of Madison or the region as a whole.

Staff would like to add the following comments for consideration:

1. If the area is intended to support similar development or industries, then it may be advisable to upgrade the roads and include signalization to encourage such growth in this area.
2. According to the information from the RDC, the property to the east outside the city limits is part of the Gateway Corridor Character Area in the Jackson County Comprehensive Plan. As this term is not described in the submitted documents, it is uncertain whether a warehouse adjacent to this character area would be jarring or not.

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

Bryce Jaeck
Planner

Georgia Department of Natural Resources

Historic Preservation Division

Chris Clark, Commissioner

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 30605-2795

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

RE: Development of Regional Impact 2002
Proposed ALDI Distribution Center over 85.33 Acres, along Dry Pond Road (SR 82) and
Jett Roberts Road, Jefferson

DATE: June 19, 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