



DEVELOPMENTS OF REGIONAL IMPACT

Regional Review Notification

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • www.negrcc.org

The Project described below has been submitted to this Regional Commission 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.

The Northeast Georgia Regional Commission has published the attached project summary for review by and comment from all potentially Affected Parties. For the purposes of this review, "Affected Parties" are defined as: 1) any local governments within geographic proximity that may be impacted by the DRI project located outside of its jurisdictional limits; 2) any local, state, or federal agencies that could potentially have concern about the project's impact on regional systems and resources; 3) Georgia Regional Transportation Authority, if the proposed project is located within GRTA's jurisdiction; and 4) the host Regional Commission plus any Regional Commission within geographic proximity that could potentially have concern about the project's impact on regional systems and resources. Please review the information about the project described in the attached project summary 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	E-mail:	jmoneyhun@negrcc.org
Project I.D.:	DRI #2083	Date Issued:	12/29/09
Comments Due By:	01/12/10	Review Completed By:	01/18/10

Project Information

Name of Project:	Valentine Industrial Park
Name of Host Government:	Jackson County
Name of Developer:	Possam Creek Properties, LP
Type of Development:	Industrial
Specific Location of Proposed Development:	The project is located in Jackson County, along Wayne Poultry Road and Valentine Industrial Parkway adjacent to the City of Jefferson.

Description of Proposed Development:

The proposed development project consists of the construction of 4,500,000 estimated square feet of industrial space located on approximately 414 acres. The Northeast Georgia Regional Commission concurs with Jackson 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>

DRI #2083	Jackson County	Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2083 Valentine Industrial Park	Comments Due By:	01/12/10
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PROPOSED DEVELOPMENT:

The proposed development project consists of the construction of 4,500,000 estimated square feet of industrial space located on approximately 414 acres.

LOCATION:

The project is located within unincorporated Jackson County, along Wayne Poultry Road and Valentine Industrial Parkway (Possum Creek Road). The project is located adjacent to the City of Jefferson, and approximately 1.5 miles east of the City of Pendergrass.

PROJECT PHASING:

The applicant has identified that the development will be constructed in at least four phases. The next planned phase consists of approximately 39.81 acres (20.4 buildable acres) with an estimated completion date of 2012. The estimated completion dates for all phases have yet to be determined and according to the applicant will be based on market demand and economic conditions.

The proposed project site includes five existing industrial facilities totaling 1,960,000 square feet. Those facilities are occupied and not considered part of this DRI review.

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 Workplace* on Jackson County’s Future Land Use 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 within a 2-mile radius of the following Developments of Regional Impact:

- DRI #0679 Toy Wright Mixed Use Park: 234 multi-family units and 60 acres of light-industrial space
- DRI #0764 Industrial Development: 400,000 square feet of warehouse space
- DRI #0930 Mixed-Use Commercial Development: 3,300,000 square feet of commercial space
- DRI #1037 Jefferson Warehouse: 1,230,000 square feet of warehouse space
- DRI #1639 ProLogis Park I-85, Phase II: 2,504,100 square feet of warehouse space

The proposed project is an expansion of DRI #0422 and DRI #0622.

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

No.

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

No.

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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 \$270,000,000. Annual estimated local tax revenues at build-out are expected to be \$3,456,000.

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?

Opossum Creek and several unnamed intermittent tributaries of Opossum Creek have been identified on the proposed project site. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Middle Oconee River and the Upper Oconee Basin Water Authority's water intake.

The National Wetlands Inventory map indicates the presence wetlands associated with Opossum Creek and its associated tributaries. There are no other significant environmental features within or adjacent to the proposed project area

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 much traffic will be generated by the proposed project?

Land Use	ITE Code	Units	P.M. Peak Hour			A.M. Peak Hour			24-Hour 2-Way AADT
			Enter	Exit	2-Way	Enter	Exit	2-Way	
Industrial Park (Phase 1)	130	20.4	37	140	177	147	22	169	1,287
Industrial Park (Phase 2)	130	119.9	218	821	1,040	865	129	994	7,567
Industrial Park (Phase 3)	130	77.9	142	534	675	562	84	646	4,916
Industrial Park (Phase 4)	130	50	91	342	434	361	54	415	3,156
Total			488	1,837	2,325	1,934	289	2,223	16,926

- *Source: ITE Trip Generation Manual 7th Edition*

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**What are the existing traffic patterns and volumes on the local, state, and interstate roads that serve the site?
What transportation improvements are planned that would affect or be affected by the proposed project?**

The closest GDOT traffic count station (#0284) is located between Toy Wright Road and Valentine Industrial Parkway on Wayne Poultry and reports the following volumes:

- 2008 AADT: 1960
- 2007 AADT: 1740
- 2006 AADT: 1730

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant, approximately 2,500,000 gallons per day are expected at full build-out.

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

The Jackson County Water and Sewerage Authority has been 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 2,250,000 gallons per day are expected at full build-out.

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

The Jackson County Water and Sewerage Authority has been 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?

According to estimates based on this type of development, approximately 5,850 tons of solid waste per year are expected at full build-out.

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

The potential solid waste service provider has been identified as Waste Management. The anticipated receiving MSW landfill has been identified as R&B Landfill in Homer, Georgia with a reported remaining capacity of approximately 30 years.

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

None stated.

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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 the North Jackson Fire Department, located approximately 3.5 miles from proposed site.

This will be further determined based on comments from affected local governments.

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DRI #2083

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:	Jackson County Government
Individual completing form:	Gina Mitsdarffer
Telephone:	706-367-8952
E-mail:	gmitsdarffer@jacksoncountygov.com

*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:	Valentine Industrial Park
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Wayne Poultry Jackson County Tax Map 091/Parcel 007C & Tax Map 090/Parcel 007E1
Brief Description of Project:	This property is currently zoned Light Industrial. The Jackson County Industrial Development Authority (applicant) is asking for this property to be zoned General Industrial. General Industrial allows for more uses such as manufacturing and distribution.

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 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 checked="" type="radio"/> Industrial	<input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe: <hr/>		
Project Size (# of units, floor area, etc.):	4.5 million estimated square feet on approximately 414 acres	
Developer:	Possum Creek Properties, LP	
Mailing Address:	980 Wessell Road	
Address 2:		
	City:Gainesville State: GA Zip:30506	
Telephone:	770-534-3321	
Email:	daddison@ipgproperties.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: Valentine Industrial Park	
	Project ID: 622	
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input 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: 18 to 36 months Overall project: unknown	
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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:	Jackson County Government
Individual completing form:	Gina Mitsdarffer
Telephone:	706-367-8952
Email:	gmitsdarffer@jacksoncountygov.com

Project Information

Name of Proposed Project:	Valentine Industrial Park
DRI ID Number:	2083
Developer/Applicant:	Possum Creek Properties, LP
Telephone:	770-534-3321
Email(s):	daddison@ipgproperties.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:	\$270,000,000 of total buildout which is estimated
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$3,456,000 of total tax at buildout which is estimated at 20 years
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:	Jackson County Water & Sewerage Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	2,500,000 MGD at total buildout estimate (depending on the industry)
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:	
<hr/> <hr/>	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
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Wastewater Disposal

Name of wastewater treatment provider for this site:	Jackson County Water & Sewerage Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	Depending on the industry request over a 20 year period and the industry
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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
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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.)	16,926 AADT at full buildout
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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 type="radio"/> Yes <input checked="" 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)?	This will depend on the industry buildout over a 20 year period.
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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?	70%
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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: All of the above will be used or considered at the development permitting stage. All of these stormwater management measures are allowed and suggested within the Jackson County Unified Development Code.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? (not selected) Yes No

2. Significant groundwater recharge areas? (not selected) Yes No

3. Wetlands? (not selected) Yes No

4. Protected mountains? (not selected) Yes No

5. Protected river corridors? (not selected) Yes No

6. Floodplains? (not selected) Yes No

7. Historic resources? (not selected) Yes No

8. Other environmentally sensitive resources? (not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:
The floodplains will not be built in and the wetlands will be protected.

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