

Finding

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

TO: Affected Local Governments and Other Interested Parties
FROM: James R. Dove, Executive Director *JRD*
DATE: January 15, 2010

The Northeast Georgia Regional Commission (RC) has completed its review of the following Development of Regional Impact (DRI). The Northeast Georgia RC 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: 2083
Name of Proposed Project: Valentine Industrial Park
Submitting Local Government: Jackson County

Finding: After review of information submitted by the host government and comments received from affected agencies, the Northeast Georgia RC 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 county and the developer should consider appropriate buffer widths to reduce any potential adverse impacts on adjacent land uses and natural features.
- National Wetlands Inventory maps indicate the presence of wetlands within the project area. The Department of Natural Resources Environmental Planning Criteria for wetlands preservation must be adhered to throughout the site design process.
- The county and the developer should take into consideration the Department of Natural Resources Environmental Planning Criteria for large water supply watersheds.
- A traffic study should be completed to address the expected traffic impacts generated by the project and identify needed improvements to minimize traffic congestion in the area.
- The availability of water and wastewater capacity should be closely coordinated with the Jackson County Water and Sewer Authority and concurrent developments to ensure that adequate capacity exists to accommodate existing as well as projected demand.
- See attached comments received from Affected Local Governments and Other Interested Parties.

DRI Review Committee Members: Andrew Ainslie, Terry Brown, Melvin Davis, Jim Joiner, Billy Pittard, Tom Mayers

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>.

DRI #2083 Comments

During the DRI review process comments are solicited from Affected Parties. According to the Rules of the Georgia Department of Community Affairs Chapter 110-12-3-.06(a), for the purposes of the DRI review, “Affected Parties” are defined as:

- 1) Any local governments within geographic proximity that may be impacted by a DRI project located outside of its jurisdictional limits; and*
- 2) Any local, state, or federal agencies including the Department that could potentially have concern about a 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 a project’s impact on regional systems and resources.*

This term should be liberally construed to ensure that all potentially affected local governments, public agencies, or Regional Commissions are included in the DRI Review Process.

All comments submitted by Affected Parties and/or other entities have been attached to this document and will be transmitted to the host government upon completion of this review.



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 #2083 Valentine Industrial Park, Jackson County
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:	January 11, 2010

Mr. Moneyhun,

The proposed development consisting of 4,500,000 square feet of industrial space located on 414 acres in Jackson County (DRI-#2083), as proposed, would not have a measurable impact on Athens-Clarke County's transportation infrastructure, solid waste management services, natural or historic resources, or other community facilities or services. However, the project should be conditioned to comply with all the guidance of the Georgia Stormwater Management manual to provide both water quality treatment and quantity control for run-off from the site.

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 #2083 Valentine Industrial Park, Jackson County
Name of commenting organization:	City of Madison
Department:	Planning
Address:	132 North Main Street, Madison, GA 30650
Telephone:	706-342-1251 ext 226
Email address:	bjaeck@madisonga.com
Date:	January 12, 2010

Regional. The proposed industrial park appears to have no apparent negative impact.

Madison. As the development appears to have no apparent impact on the City, Madison offers no objection to a positive recommendation for this DRI.

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

Bryce Jaeck
Planner



DEVELOPMENTS OF REGIONAL IMPACT

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Fax 706.369.5792 : www.negplanning.org

DRI Number:	DRI #2083 Valentine Industrial Park, Jackson County
Name of commenting organization:	Georgia Department of Transportation
Department:	Office of planning
Address:	600 West Peachtree st. Atlanta, GA, 30308
Telephone:	404-631-1795
Email address:	abassey@dot.state.gov
Date:	January 13, 2010

DRI 2083 -Comments from Affected Parties - Valentine Industrial Park-Jackson County.

Name of Commenting Organization:

Georgia Department of Transportation (GDOT)
600 West Peachtree Street
One Georgia Center
Atlanta, GA 30308

Contact Person: Anietie Bassey (404) 631-1795

Do you believe your jurisdiction will be affected by the proposed development?

Yes, please see comments below.

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

Comments:

The development of DRI # 2083 will consist of 4,500,000 square feet of industrial space located along Wayne Poultry Road (CR 426) and Valentine Industrial Parkway (aka: Possum Creek Road -CR 232) in Jackson County. Wayne Poultry Road (CR 426) and Valentine Industrial Parkway (CR 232) are both two-lane

undivided roadways with posted speed limits of 55 MPH in the vicinity of the development site. DRI # 2083 will be constructed in four phases with the 1st phase scheduled to be completed by 2012. The estimated completion dates for other phases have yet to be determined at this time. This will be based on market demand and economic conditions, according to the applicant. For the purpose of this report, since the completion dates for the other phases have not yet been determined, the analysis will be based on the completion date of the 1st phase (2012). Currently (2008), there are 1,740 vpd on Wayne Poultry Road and 2,740 vpd on Valentine Industrial Parkway operating at a level of service B.

The proposed development of DRI # 2083 would have a negative impact only on Valentine Industrial parkway when the 1st phase of these developments are built due to additional 1,287 vpd. However, the impact would not be significant because of slight changes in the level of service from "B" (no-build) to "C" (build) in the year 2012.

Road Description

	Year No Build	Year Build	
	VPD	LOS	VPD LOS
Wayne Poultry Road	2008 1,740	B	2012 3,027 B
Valentine Industrial Parkway	2008 2,740	B	2012 4,027 C

Currently, the Department has no programmed project(s) in close proximity to this proposed development. Crashes, congestion and delay are often associated with un-planned driveway access. The project will necessitate the need for consideration of access management strategies along all of the proposed access points to the development. Further, Jackson County officials and the developer should work with the GDOT District 1 office to develop access management plans for ingress and egress along Wayne Poultry Road and Valentine Industrial Parkway.