



# 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](http://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: **06/12/07** Fax No.: **706.369.5792**

Comments Due By: **06/25/07** E-mail: [jmoneyhun@negplanning.org](mailto:jmoneyhun@negplanning.org)

Review Completed By: **06/29/07** Project I.D.: **DRI #1423**

### **Project Information**

Name of Project: **#1423 SR 82 Distribution Site**

Name of Host Government: **City of Jefferson**

Name of Developer: **Mr. Gary Minor, IDI - Atlanta Region**

Type of Development: **Industrial**

Specific Location of Proposed Development: **The proposed project is located within the City of Jefferson along State Route 82.**

Description of Proposed Development:

**The proposed project consists of the construction of 5 warehouses totaling 2,910,008 square feet located on 231.5 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>  
If you would like a hard copy please contact Julie Ball at [jball@negplanning.org](mailto:jball@negplanning.org) or 706.369.5650

<b>Preliminary Report:</b>	June 12, 2007	<b>DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI# 1423 SR 82 Distribution Site</b>	<b>Project: #1423</b>	City of Jefferson
<b>Comments Due By:</b>	June 25, 2007		<b>Finding Completed:</b>	June 29, 2007

**PROPOSED DEVELOPMENT:**

The proposed project consists of the construction of 5 warehouses totaling 2,910,008 square feet. The proposed development is located on 231.5 acres.

**PROJECT PHASING:**

The applicant has identified that the development will be constructed in one phase with an estimated completion date of June 2011.

**LOCATION:**

The proposed project is located within the City of Jefferson along State Route 82. The project site is bound to the southeast by Interstate 85.

**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* on Jefferson's Future Land Use Map.

**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 adjacent to DRI #0578 Holly Springs Road Industrial Park: 3,000,000 square feet of industrial.

The proposed project is within a 2-mile radius of the following Developments of Regional Impact:

- DRI #0622 Valentine Industrial Park: 554-acre industrial park
- DRI #0623 Grove Street Partners: 1.9 million square feet of warehousing
- DRI #1064 McClure Retail: 330,000 square feet of retail
- DRI #1210 McClure Industrial: 6,850,000 square feet of warehousing

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

The applicant reports that there are four existing residential units on the site that are proposed to be removed. The applicant reports the values of these structures have yet to be determined.

**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 \$105,000,000. Annual tax revenue at build-out is expected to be \$ 1,200,000.

According to estimates provided by the applicant, the estimated annual cost to provide community services is expected to be approximately \$324,000.

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**How many short and long-term jobs will the proposed development generate in the region?**

The amount of short-term jobs will be dependent on the phasing of uses within the development. Total long-term employment will vary depending on the specific types of firms that locate within the proposed development. Based on an assumption of employees per 1,000 square feet (adapted from the U.S. Department of Energy) an estimate of 682 employees can be expected at build-out.

**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

Two intermittent tributaries of Stockton Creek are located within the proposed project site. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the North Oconee River and the City of Athens 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 maps indicate the presence of wetlands associated with the Stockton Creek tributaries.

There are no groundwater recharge areas located within or adjacent to the project site.

There are no other significant environmental features within or adjacent to the proposed project area.

**Will the proposed project undertake initiatives to mitigate the impacts on stormwater management?**

The applicant reports that the percentage of impervious surface at build-out is expected to be 55%. The applicant has identified that the proposed project will utilize eight micropool 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 reports that the existing tree canopy will be reduced by 150 acres or 65% at build-out. Tree canopy is expected to be 15% within 5 years of build out and 20% at tree maturity.

**HISTORIC RESOURCES:**

**Will the proposed project be located near a National Register site?**

No.

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**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 identify the presence of historic resources on or adjacent to the project site.

**INFRASTRUCTURE:**

Transportation

**How many site access points are associated with the proposed project? Where are they located?**

Access to the project is proposed by four access points from SR 82.

**How much traffic will be generated by the proposed project?**

**Trip Generation**

Land Use (ITE Code)	Intensity	Daily	AM Peak Hr		PM Peak Hr	
		Total	In	Out	In	Out
Warehousing (150)	2341980 s.f.	4,934	352	77	108	325
Cars	75%	3,700	264	58	81	244
Trucks	25%	1,234	88	19	27	81

Source: Street Smarts Traffic Study

**What are the existing traffic patterns and volumes on the local, state, and interstate roads that serve the site?**

**Existing Traffic Volumes**

Road Segment	Traffic Count	Location	2000 AADT	2005 AADT
SR 82	205	At project site	2,800	3,090

Source: Street Smarts Traffic Study

**What transportation improvements are planned that would affect or be affected by the proposed project?**

The applicant has completed a traffic study for the proposed development, which is available here: <http://negplanning.org/dri/search>.

Further information regarding transportation improvements may be provided by GDOT.

**Are there any provisions for on-site bicycle or pedestrian facilities?**

Bicycle racks will be provided on the project site.

Water Supply and Treatment

**How much water will the proposed project demand?**

According to estimates provided by the applicant approximately 50,000 peak gallons per day are expected. This is slightly low. Based on rule-of-thumb estimates, a demand of 175,000 gallons per day is more likely.

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

Jackson County Water and Sewerage Authority is 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 50,000 gallons per day are expected. This is slightly low. Based on rule-of-thumb estimates, a demand of 166,000 gallons per day is more likely.

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

Jackson County Water and Sewerage Authority is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand but 0.6 miles of force main must be extended to adequately service the project site.

Solid Waste

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

According to estimates provided by the applicant approximately 5,150 tons of solid waste per year will be generated by this development.

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

The potential solid waste service provider is WastePro. The anticipated receiving MSW landfills have been identified as R&B Landfill, with a remaining capacity of 30 years.

**Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?**

No.

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

The applicant reports that cardboard recycling facilities will be available.

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 emergency service will be provided by Jackson County EMA and City of Jefferson Fire Department, with back up service provided by Jackson County Fire Department. The closest station is 5.0 miles away from the project site.

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

# Developments of Regional Impact

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## DRI #1423

### 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:	Jefferson
Individual completing form:	John Ward
Telephone:	706-367-7207
E-mail:	jward@cityofjeffersonga.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:	SR 82 Distribution Site
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Northwest quadrant of the interchange of I-85 and SR 82 in the City of Jefferson, Jackson County.
Brief Description of Project:	Proposed 2.3 million square feet of Distribution, Warehousing and Light Industrial types of uses, located in the northwest quadrant of the I-85 and SR 82 interchange in the City of Jefferson, Jackson County, Georgia. The proposed development is expected to be completed by the Year 2011.

#### 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:

Project Size (# of units, floor area, etc.):	2.3 million square feet
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Developer:	Mr. Gary Minor, IDI - Atlanta Region
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Mailing Address:	3740 DaVinci Court
Address 2:	Suite 300
	City:Norcross State: GA Zip:30092
Telephone:	770-866-1106
Email:	gminor@idi.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:	Patrick H. Head and the Tew Family
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 type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Site Disturbance
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: 2011 Overall project: 2011
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**DRI #1423**

## 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:	Jefferson
Individual completing form:	John Ward
Telephone:	706-367-7207
Email:	jward@cityofjeffersonga.com

### Project Information

Name of Proposed Project:	SR 82 Distribution Site
DRI ID Number:	1423
Developer/Applicant:	Mr. Gary Minor, IDI - Atlanta Region
Telephone:	770-866-1106
Email(s):	gminor@idi.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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

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

### Economic Development

Estimated Value at Build-Out:	\$105,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,200,000
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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
<b>Water Supply</b>	
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)?	0.02 MGD average, 0.05 MGD peak
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:	
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?	
<b>Wastewater Disposal</b>	
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)?	0.02 MGD average, 0.05 MGD peak
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:	
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? approximately 0.6 mile of force main	
<b>Land Transportation</b>	
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.)	The site will generate approximately 352 new inbound and 77 new outbound trips during the AM peak hour, 108 new inbound and 325 new outbound trips during the PM peak hour, and 4,934 total daily trips.
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
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below:	
<b>Solid Waste Disposal</b>	

How much solid waste is the project expected to generate annually (in tons)?	5,150 tons per year
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
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
If yes, please explain:	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	approximately 55%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: 7 detention ponds	
<b>Environmental Quality</b>	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" 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 type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" 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
If you answered yes to any question above, describe how the identified resource(s) may be affected: A search of the National Register of Historical Places files for Jackson County was performed and no historic structures were listed within one mile of the Hwy 82 project site. There are wetlands existing on the site per a survey by Register-Nelson. The wetlands may be impacted by development of the site.	
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