



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:	08/20/07	Fax No.:	706.369.5792
Comments Due By:	09/07/07	E-mail:	jmoneyhun@negplanning.org
Review Completed By:	09/13/07	Project I.D.:	DRI #1409

Project Information

Name of Project:	#1409 Loganville Commons
Name of Host Government:	City of Loganville
Name of Developer:	Faison
Type of Development:	Commercial
Specific Location of Proposed Development:	The proposed project is located within Loganville in Gwinnett County. The project site is located along the north side of US 78/SR 10 approximately 0.3 miles northwest of Walton County.

Description of Proposed Development:

The proposed project is a commercial development consisting of 345,047 square feet located on approximately 35.6 acres. The Northeast Georgia Regional Development Center concurs with Loganville'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

Preliminary Report:	August 20, 2007	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI# 1409 Loganville Commons	Project: #1409	City of Loganville
Comments Due By:	September 7, 2007		Finding Completed:	September 13, 2007

PROPOSED DEVELOPMENT:

The proposed project is a commercial development consisting of 345,047 square feet located on approximately 35.6 acres.

PROJECT PHASING:

The applicant has identified that the development will be constructed in two phases. Phase one, which consists of a 137,933 square foot home improvement store, is scheduled for completion in December 2008. The remaining commercial uses will be constructed in phase two with an estimated completion date of March 2009.

LOCATION:

The proposed project is located within Loganville in Gwinnett County. The project site is located along the north side of US Highway 78 (SR 10) approximately 0.3 miles northwest of Walton County.

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 *Commercial Highway* on Loganville's Future Land Use Map. The initial action sought by the developer is for permitting/variance.

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.

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

The applicant reports there are three existing residential units on the site that are proposed to be removed with an estimated value of \$100,000 to \$150,000.

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 \$40,000,000. Annual tax revenue at build-out is expected to be \$612,000.

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 340 employees can be expected at build-out.

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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

Big Flat Creek traverses the property to the north. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Alcovy River and Newton County's water intake.

Wetlands and Recharge Areas

The National Wetlands Inventory map does not indicate the presence of wetlands within or adjacent to the proposed project site. 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 75%. The applicant has identified that the proposed project will utilize two stormwater detention ponds 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 4.6 acres or 12.9% at build-out. Tree canopy is expected to be 4.3 acres or 12% within 5 years of build-out.

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 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 two access points along US 78.

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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		24-Hour 2-Way AADT
			Enter	Exit	Enter	Exit	
Home Improvement Superstore	862	137,933	90	76	159	179	4,019
Shopping Center	820	184,750	138	88	451	488	10,121
Total			228	164	610	667	14,140

Source: A&R Engineering 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	2001 AADT	2006 AADT
SR 10	0061	1 mile west of project site	30234	28710

Source: A&R Engineering 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?

The applicant reports that sidewalks will be constructed along US 78 and throughout the project site.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant approximately 24,000 gallons per day are expected.

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 Loganville 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 23,000 gallons per day are expected.

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

The City of Loganville is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

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Solid Waste

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

According to estimates provided by the applicant approximately 1,400 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 has been identified as WastePRO. The anticipated receiving MSW landfill has been identified as BFI Richland Creek Road Landfill in Buford, Georgia with a reported remaining capacity of 14 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?

None stated.

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 Loganville Fire Department, which is located approximately 0.8 miles away from the project site. This will be further determined based on comments from affected local governments.

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DRI #1409

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:	Loganville
Individual completing form:	M. Patricia Chapman, Director of Planning & Develo
Telephone:	770.466.2633
E-mail:	pachapman@loganville-ga.gov

*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:	Loganville Commons
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	4002 and 4022 Hwy 78
Brief Description of Project:	Retail/commercial - 345,822 s.f. with 1.34 acre out parcel

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 type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.):	345,822 s.f.
Developer:	Faison
Mailing Address:	One Concourse Parkway

Address 2:	Suite 180
	City:Atlanta State: GA Zip:30328
Telephone:	770.352.0203
Email:	chuck.borysiak@faison.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:	William David Still and Alice S. Still
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:
	Project ID:
The initial action being requested of the local government for this project:	<input type="checkbox"/> Rezoning <input checked="" 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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2008 Overall project: 2008
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DRI #1409

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information	
<p>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.</p>	
Local Government Information	
Submitting Local Government:	Loganville
Individual completing form:	M. Patricia Chapman, Director of Planning & Develo
Telephone:	770.466.2633
Email:	pachapman@loganville-ga.gov
Project Information	
Name of Proposed Project:	Loganville Commons
DRI ID Number:	1409
Developer/Applicant:	Faison
Telephone:	770.352.0203
Email(s):	chuck.borysiak@faison.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
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
<p>If no, the official review process can not start until this additional information is provided.</p>	
Economic Development	
Estimated Value at Build-Out:	\$40,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$612,000+
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): 2 single-f	
Water Supply	
Name of water supply provider for this site:	City of Loganville
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.024 MGD
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?	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	City of Loganville
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.024 MGD
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? 0.28 miles	
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.)	PM peak hour: 610 entering and 667 exiting vehicles
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: The improvements include a traffic signal at the development's main driveway on US 78. Other improvements associated with the project have been identified in the traffic study completed for the proposed development.	
Solid Waste Disposal	

How much solid waste is the project expected to generate annually (in tons)?	1,400 tons/yr
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:	
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Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	75%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Buffers, landscape strips, interior parking lot landscaping, and two detention ponds	
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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 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:	
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