



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: **09/07/07** Fax No.: **706.369.5792**

Comments Due By: **09/24/07** E-mail: jmoneyhun@negplanning.org

Review Completed By: **09/27/07** Project I.D.: **DRI #1559**

Project Information

Name of Project: **#1559 Swords Pointe**

Name of Host Government: **Morgan County**

Name of Developer: **Blue Water Development Group, LLC**

Type of Development: **Mixed Use**

Specific Location of Proposed Development: **The proposed project is located within Morgan County along Fraction Bottom Road. The project is located approximately 0.3 miles west of Greene County, 3 miles southeast of Buckhead, and 2.5 miles north of Putnam County.**

Description of Proposed Development:

The proposed project is a mixed-use development consisting of 400 residential units, 12,000 square feet of commercial space, and an 18-hole golf course located on 265.135 acres. The Northeast Georgia Regional Development Center concurs with Morgan 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>

If you would like a hard copy please contact Julie Ball at jball@negplanning.org or 706.369.5650

Preliminary Report:	September 7, 2007	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1559 Swords Pointe	Project: #1559	Morgan County
Comments Due By:	September 24, 2007		Finding Completed:	September 27, 2007

PROPOSED DEVELOPMENT:

The proposed project is a mixed-use development consisting of 400 residential units, 12,000 square feet of commercial space, and an 18-hole golf course. The proposed development is located on 265.135 acres.

LOCATION:

The proposed project is located within Morgan County along Fraction Bottom Road. The project is located approximately 0.3 miles west of Greene County, 3 miles southeast of Buckhead, and 2.5 miles north of Putnam County.

PROJECT PHASING:

The applicant has identified that the development will be constructed in one phase with an estimated completion date of 2013.

COMPATIBILITY WITH EXISTING PLANS:

Is the proposed project consistent with the host local government’s comprehensive plan?

The project is located within the following areas on Morgan County’s Future Development Map: *Agriculture/Forestry/Estate Residential* (130 acres) and *Lake Community Residential* (95 acres).

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.

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

The proposed project could generate as many as 1100 new residents based on an average household size of 2.75 (based on average household size for the subject property’s area).

What other Developments of Regional Impact are planned that may affect the proposed development?

There are no known Developments of Regional Impact within a 2-mile radius of the proposed project.

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

No.

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 \$197 million. Annual property tax revenue at build-out is expected to be \$2,148,000.

Preliminary Report:	September 7, 2007	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1559 Swords Pointe	Project: #1559	Morgan County
Comments Due By:	September 24, 2007		Finding Completed:	September 27, 2007

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

A tributary of The Oconee River, and its associated floodplain bisects the project site. The project is located 0.1 miles west of Lake Oconee. The project is located in the Large Water Supply Watersheds (greater than 100 square miles) with Lake Sinclair and the City of Sparta's water intake point.

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 percentage of impervious surface at build-out is expected to be 15.3%. Water quality will be addressed by vegetative buffers and detention/retention facilities. All local and state requirements must be followed in the construction and maintenance of stormwater 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 61% or 98.2 acres at build-out. Tree canopy is expected to be 9.33 acres within 5 years of build out and 59.28 acres at tree maturity.

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 Fraction Bottom Road, and one access point along Swords Road.

Preliminary Report:	September 7, 2007	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1559 Swords Pointe	Project: #1559	Morgan County
Comments Due By:	September 24, 2007		Finding Completed:	September 27, 2007

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	2-Way	Enter	Exit	2-Way	
Recreational Homes	260	240	25	13	38	25	37	62	758
Residential Townhouse	230	160	13	62	75	59	28	88	957
Total			38	75	113	84	66	150	1,715

Source: A & R Traffic Impact Study

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

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 has identified that sidewalks will be constructed throughout the development.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant approximately 120,000 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 applicant reports that water service will be supplied to the project by three to four onsite wells and an elevated water tank.

Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant approximately 90,000 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 applicant reports that wastewater service will be provided by an onsite package treatment facility to be constructed. This facility will discharge reuse quality water onto the golf course and landscaped areas.

Solid Waste

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

According to estimates provided by the applicant approximately 1300 tons of solid waste per year will be generated by this development.

Preliminary Report:	September 7, 2007	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1559 Swords Pointe	Project: #1559	Morgan County
Comments Due By:	September 24, 2007		Finding Completed:	September 27, 2007

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

The anticipated receiving MSW landfills have been identified as Oak Grove with a remaining capacity of 3 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 a private company will pick up recycling through the use of individual and community recycling containers.

Other Community Facilities and Services

How many new students will be added to the region as a result of the proposed project?

According to estimates based on the type of development, approximately 277 school-aged children can be expected (based on the previously reported average household size estimates and ratio of school enrollment to total population).

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

The applicant identified the following receiving schools:

- Morgan Primary: current enrollment 716, capacity full
- Morgan County Elementary: current enrollment 700, capacity 780
- Morgan County Middle: current enrollment 811, capacity 1150
- Morgan County High: current enrollment 1000, capacity 1270

This will be further determined based on comments from receiving schools and school districts.

HOUSING

Will the proposed project provide a range of housing types and values?

The applicant reports the following values:

- Townhouses 1500 - 2400 SF \$325,000 - \$675,000

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1559

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:	Morgan
Individual completing form:	Allison Moon
Telephone:	706/342-4373
E-mail:	amoon@morganga.org

*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: Swords Pointe

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): The property is located on Swords Road near I-20 in Buckhead Georgia Fractions Bottom Road also bise

Brief Description of Project: The developers are proposing 400 townhouse units with a golf course, swimming pool, and club house

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.): 400 residential units on three separate tracts of land comprising 265.13 acres

Developer: Blue Water Development Group, LLC

Mailing Address: 1296 Gresham Road

Address 2:	
	City:Marietta State: GA Zip:30062
Telephone:	770/365-2609
Email:	srasmus@seanrasmus.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:	Blue Water Development, Ruth Thornton, and Tom and Mitzi Prochnow
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 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?	n/a
Estimated Project Completion Dates:	This project/phase: n/a Overall project: 2013
<hr/>	
Back to Top	

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1559

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:	Morgan
Individual completing form:	Allison Moon
Telephone:	706/342-4373
Email:	amoon@morganga.org

Project Information

Name of Proposed Project:	Swords Pointe
DRI ID Number:	1559
Developer/Applicant:	Blue Water Development Group, LLC
Telephone:	770/365-2609
Email(s):	srasmus@seanrasmus.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

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

Economic Development

Estimated Value at Build-Out:	\$197,000,000.00
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	per developers estimate, annual property tax will be \$2,148,000
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):	
Water Supply	
Name of water supply provider for this site:	private to be supplied at developer's expense
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.12 MGD based on Planner's Estimating Guide Suggestion of 280 GPD per residential unit
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: There is not suitable supply of public water infrastructure in this area to supply this project without further information from the developer as to the primary source for water they plan to draw upon. The developer proposes that three to four wells will be drilled to supply an elevated water tank they propose to construct, but further engineering information will be needed prior to any permitting of the project.	
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? It is unknown if the developer plans to tap into an existing line, or to supply the project entirely from on-site wells.	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	private to be supplied at developer's expense
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.09 MGD based on Planner's Estimating Guide Suggestion of 224 GPD per residential unit
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: There is not a suitable supply of public sewer infrastructure in this area to supply this project without further information from the developer. The developer proposes to construct a package treatment facility to discharge reuse quality water onto the golf course and landscaped areas. As of the date of the rezoning request, the developer has not submitted any evidence of permits from EPD that would allow for this private treatment system	
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? It is unknown, based on the information submitted by the developer	
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.)	A.M. Peak Hour Vehicle Trips: 113 total; P.M. Peak Hour Vehicle Trips: 150 total; 24-Hour 2-way trips: 1,715 total
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: For the proposed site driveways on Swords Road and Fraction Bottom Road, it is recommended that the side streets (west site driveway and main site driveway) be stop controlled with free flow movements allowed on Swords Road and Fraction Bottoms Road. It is also recommended that the west side driveway approach have shared left / right turn lane and the main site driveway approaches have shared left /	

right turn lanes.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

not identified by the developer

Is sufficient landfill capacity available to serve this proposed project?

(not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

(not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

40.5 acres or 15.3% of the total site

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Storm Water will be managed on site per Morgan County Requirements; 100' vegetated buffers around all intermittent or perennial streams; 25' vegetated buffers around ephemeral streams; 100' buffers along property borders; 250' buffers along all property borders that are adjacent to street right-of-ways; concrete curb and gutter sections will be used to collect stormwater and transport to detention facilities

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: Wetlands and floodplain areas are located on a small portion of the project within the area proposed for the golf course. Developers must meet minimum best management practices to mitigate impact on these features. Buffer requirements contained in the Morgan County Zoning Ordinance and elsewhere require a 100' buffer around wetland areas and areas that qualify as state waters.

[Back to Top](#)