



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:	09/21/07	Fax No.:	706.369.5792
Comments Due By:	10/08/07	E-mail:	jmoneyhun@negplanning.org
Review Completed By:	10/12/07	Project I.D.:	DRI #1553

Project Information

Name of Project:	#1553 McClure Industrial Park Addition
Name of Host Government:	City of Jefferson
Name of Developer:	Gwinnett Industries, Inc.
Type of Development:	Industrial
Specific Location of Proposed Development:	The project is located in Jackson County, adjacent to the City of Jefferson along Raford Wilson Road and Legg-Gunter Road.

Description of Proposed Development:

The proposed project consists of the construction of 3 warehouses totaling 1,336,000 square feet located on 158 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

Preliminary Report:	September 21, 2007	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1553 McClure Industrial Park Addition	Project: #1553	City of Jefferson
Comments Due By:	October 8, 2007		Finding Completed:	October 12, 2007

PROPOSED DEVELOPMENT:

The proposed project consists of the construction of 3 warehouses totaling 1,336,000 square feet. The proposed development is located on 158 acres.

PROJECT PHASING:

The applicant has identified that the development will be constructed in one phase with an estimated completion date of 2022.

LOCATION:

The project is located in Jackson County, adjacent to the City of Jefferson along Raford Wilson Road and Legg-Gunter Road.

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 *Rural Places* on Jackson County’s Future Land Use Map. The initial action sought by the developer is for annexation into the City of Jefferson and a concurrent request 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 #0890 Harris Commercial Development: 260,000 square feet commercial
- DRI #0996 Belvedere Forest Residential Development: 444 residential units
- DRI #1117 Prior Mixed-use Development: 799 residential units and 650,000 square feet commercial
- DRI #1150 Silver Mixed-Use Development: 741 residential units, 185,000 square feet commercial
- DRI #1210 McClure Industrial Development: 6,850,000 square feet industrial

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 \$80,000,000. Annual tax revenue at build-out is expected to be \$6,400,000. According to estimates provided by the applicant, the estimated annual cost to provide community services is expected to be approximately \$400,000 to \$600,000.

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 550 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

An intermittent tributary of Curry Creek is located on the project site. The project is located in the Small Water Supply Watershed (less than 100 square miles) associated with the Curry Creek reservoir and the City of Jefferson's water intake.

The City of 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 map does not indicate the presence of wetlands within or adjacent to the proposed project site. However, the applicant has identified the presence of wetlands on the site plan. 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 32%. The applicant has identified that the proposed project will utilize four 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 40% at build-out. Tree canopy is expected to be 79 acres or 50% of the entire project site 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.

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INFRASTRUCTURE:

Transportation

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

Access to the project is proposed by a new road to be constructed at Jett Roberts Road.

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	
Industrial Park	130	1336	942	153	1,096	241	908	1,149	9,299

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 Station Number	Location	1997 Count	2005 Count
SR 82/Dry Pond Rd.	205	North of Interstate-85 interchange.	2,402	3,090
SR 82/Dry Pond Rd.	207	South of Interstate-85 interchange.	2,559	3,540
Interstate-85	305	South of SR 82 interchange.	40,659	49,600
Interstate-85	307	North of SR 82 interchange.	44,889	48,690

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

Further information regarding transportation improvements may be provided by GDOT.

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

None stated.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant approximately 200,000 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 Jefferson is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

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Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant approximately 125,000 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 Jefferson is 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 provided by the applicant approximately 750 tons of solid waste per year will be generate by this development.

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

The potential solid waste service providers have been identified as Waste Pro, Waste Management and BFI. 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 Jefferson Fire Station #2, located at Highway 129 and Blackstock Road, approximately 4 miles from proposed site.

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

Developments of Regional Impact

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DRI #1553

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:	Jerry Weitz
Telephone:	706-367-5011
E-mail:	jweitz@bellsouth.net

*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:	McClure Industrial Park Addition
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Total acreage is 158 acres (72 acres plus 86 acres). 1,700 feet east of Jett Roberts Road, Also fro
Brief Description of Project:	McClure Industrial Park addition. Warehouses proposed totaling 1,336,000 square feet in three buildings. Access to Jett Roberts Road.

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.):	1,336,000 square feet
Developer:	Gwinnett Industries, inc.
Mailing Address:	P.O. Box 67

Address 2:	
	City:Tucker State: Ge Zip:30085
Telephone:	770-938-6366
Email:	rmckellar@pattilloconstruction.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 type="radio"/> Yes <input checked="" type="radio"/> No
If no, in what additional jurisdictions is the project located?	Jackson County -- proposed for annexation to City of Jefferson
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: McClure Industrial Park Project ID: 1064
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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	15%
Estimated Project Completion Dates:	This project/phase: 2022 Overall project: 2022
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DRI #1553

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:	Jerry Weitz
Telephone:	706-367-5011
Email:	jweitz@bellsouth.net

Project Information

Name of Proposed Project:	McClure Industrial Park Addition
DRI ID Number:	1553
Developer/Applicant:	Gwinnett Industries, inc.
Telephone:	770-938-6366
Email(s):	rmckellar@pattilloconstruction.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 checked="" type="radio"/> (not selected) <input 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:	\$80,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$6,400,000
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):	
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Water Supply	
Name of water supply provider for this site:	City of Jefferson
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	..2 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:	
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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? 1,500 l.f. or (0.3 miles)	
<hr/>	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	City of Jefferson
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.125 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:	
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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? 3,000 l.f.	
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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.)	1,000 peak hour VPD
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:	
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Solid Waste Disposal	

How much solid waste is the project expected to generate annually (in tons)?	depends on user
Is sufficient landfill 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 landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input 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?	32%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:project will abide by Curry Creek Watershed Ordinance	
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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 checked="" type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected: Site is within watershed district and does contain some wetlands. Project will be permitted according to all applicable ordinances.	
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