



# 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: **11/26/07** Fax No.: **706.369.5792**

Comments Due By: **12/07/07** E-mail: [jmoneyhun@negplanning.org](mailto:jmoneyhun@negplanning.org)

Review Completed By: **12/19/07** Project I.D.: **DRI #1639**

### **Project Information**

Name of Project: **#1639 ProLogis Park I-85, Phase II**

Name of Host Government: **Jackson County**

Name of Developer: **ProLogis**

Type of Development: **Wholesale & Distribution**

Specific Location of Proposed Development: **The project is located within unincorporated Jackson County, along Toy Wright Road. The project is located approximately 0.1 miles north of the City of Jefferson.**

Description of Proposed Development:

**The proposed project consists of the construction of 5 warehouses totaling 2,504,100 square feet located on 167 acres. The Northeast Georgia Regional Development Center concurs with Jackson 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](mailto:jball@negplanning.org) or 706.369.5650

<b>Preliminary Report:</b>	November 26, 2007	<b>DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1639 ProLogis Park I-85, Phase II</b>	<b>Project: #1639</b>	Jackson County
<b>Comments Due By:</b>	December 7, 2007		<b>Finding Completed:</b>	December 19, 2007

**PROPOSED DEVELOPMENT:**

The proposed project consists of the construction of 5 warehouses totaling 2,504,100 square feet. The proposed development is located on 167 acres.

**PROJECT PHASING:**

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

**LOCATION:**

The project is located within unincorporated Jackson County, along Toy Wright Road. The project is located approximately 0.1 miles north of the City of Jefferson, and 0.75 miles east of the City of Pendergrass.

**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 Workplace* on Jackson County’s Future Land Use Map. 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.

**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 #0622 Valentine Industrial Park: 554-acre Industrial Park
- DRI #0679 Toy Wright Mixed Use Park: 234 multi-family units and 60 acres of light-industrial space
- DRI #0764 Industrial Development: 400,000-square foot warehouse and distribution center
- DRI #0930 Mixed-Use Commercial Development: 3.3 million square feet of commercial space
- DRI #1037 Jefferson Warehouse: 1.23 million square-foot warehouse and distribution center

**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 \$92,000,000. Annual tax revenue at build-out is expected to be \$1,650,000. According to estimates provided by the applicant, the estimated annual cost to provide community services is expected to be approximately \$478,500.

**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 590 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

Pond Fork Creek and an intermittent tributary of Pond Fork Creek are located on the project site. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Middle Oconee River and the Upper Oconee Basin Water Authority's water intake.

Jackson County 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 indicates the presence wetlands associated with Pond Fork Creek along the western boundary of the 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 58%. 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 80% or 135 acres at build-out. Tree canopy is expected to be 20% within 5 years of build-out and 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 six access points along Toy Wright 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	Enter	Exit	
Warehousing	150	2,504	369	81	114	343	5,262

• *Source: ProLogis Park 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>.

As part of the Traffic Impact Study for this development, twenty-four hour counts were made on the following roads:

- Toy Wright Road – 42 daily vehicles
- Valentine Industrial Parkway – 2,223 daily vehicles
- Wayne Poultry Road – 1,905 daily vehicles

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 223,500 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 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.

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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 200,000 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 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.

Solid Waste

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

According to estimates provided by the applicant approximately 4,570 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 provider has been identified as Waste Management. The anticipated receiving MSW landfill has been identified as R&B Landfill in Homer, Georgia with a reported remaining capacity of 15 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 North Jackson Fire Department, located in Talmo, approximately 3.5 miles from proposed site.

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

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**DRI #1639**

<b>DEVELOPMENT OF REGIONAL IMPACT</b> <b>Initial DRI Information</b>																						
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 <a href="#">Rules for the DRI Process</a> and the <a href="#">DRI Tiers and Thresholds</a> for more information.																						
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<b>Local Government Information</b>																						
Submitting Local Government:	Jackson																					
Individual completing form:	Franklin Etheridge																					
Telephone:	706-367-5908																					
E-mail:	fetheridge@jacksoncountygov.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.																						
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<b>Proposed Project Information</b>																						
Name of Proposed Project:	Prologis Park I-85, Phase II																					
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Toy Wright Road south of the intersection with Wayne Poultry Road																					
Brief Description of Project:	A five building industrial buildings, consisting of 2,504,100 sf. of warehouse space. The site consists of approximately 167 acres. This site is adjacent to the north of their Phase I development within the city limits of Jefferson																					
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<b>Development Type:</b>																						
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="radio"/> (not selected)</td> <td style="width: 33%;"><input type="radio"/> Hotels</td> <td style="width: 33%;"><input type="radio"/> Wastewater Treatment Facilities</td> </tr> <tr> <td><input type="radio"/> Office</td> <td><input type="radio"/> Mixed Use</td> <td><input type="radio"/> Petroleum Storage Facilities</td> </tr> <tr> <td><input type="radio"/> Commercial</td> <td><input type="radio"/> Airports</td> <td><input type="radio"/> Water Supply Intakes/Reservoirs</td> </tr> <tr> <td><input checked="" type="radio"/> Wholesale &amp; Distribution</td> <td><input type="radio"/> Attractions &amp; Recreational Facilities</td> <td><input type="radio"/> Intermodal Terminals</td> </tr> <tr> <td><input type="radio"/> Hospitals and Health Care Facilities</td> <td><input type="radio"/> Post-Secondary Schools</td> <td><input type="radio"/> Truck Stops</td> </tr> <tr> <td><input type="radio"/> Housing</td> <td><input type="radio"/> Waste Handling Facilities</td> <td><input type="radio"/> Any other development types</td> </tr> <tr> <td><input type="radio"/> Industrial</td> <td><input type="radio"/> Quarries, Asphalt &amp; Cement Plants</td> <td></td> </tr> </table>		<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 checked="" 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	
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If other development type, describe:																						
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Project Size (# of units, floor area, etc.):	5 buildings with 2,504,100 sf of floor area																					
Developer:	ProLogis																					

Mailing Address:	2791 Peterson Place
Address 2:	
	City:Norcross State: GA Zip:30071
Telephone:	770-546-6600
Email:	gbradley@prologis.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 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: Toy Wright Industrial Park
	Project ID: 973
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> <b>Rezoning</b> <input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input type="checkbox"/> <b>Permit</b> <input type="checkbox"/> <b>Other</b>
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?	60%
Estimated Project Completion Dates:	This project/phase: 2011 Overall project: 2011
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**DRI #1639**

## 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:	Jackson
Individual completing form:	Franklin Etheridge
Telephone:	706-367-5908
Email:	fetheridge@jacksoncountygov.com

### Project Information

Name of Proposed Project:	Prologis Park I-85, Phase II
DRI ID Number:	1639
Developer/Applicant:	ProLogis
Telephone:	770-546-6600
Email(s):	acarney@prologis.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:	\$92,000,000.00
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,650,00.00
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)?	0.2235 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? 0.1 mile extension off of Wayne Poultry Road down Toy Wright Road.	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Jackson County Water & Sewer Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.02235 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? 0.33 mile extension down Toy Wright Road towards Valentin Ind. Parkway.	
<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.)	450 am peak hour vehicle trips and 457 pm peak hour vehicle 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: dedicated left & right turn lanes on east bound approach of Toy Wright Road @ Valentine Ind. Parkway	
<b>Solid Waste Disposal</b>	

How much solid waste is the project expected to generate annually (in tons)?	4,570 tons/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?	58%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention Ponds with outlet controls will be used.	
<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: #3 There are wetlands located within the limits of the site. However there are no present plans to impact the wetlands. #6 Flood plain from Pond Fork Creek is present within the limits of the site; however, there are no plans to impact the flood plain.	
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