



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:	11/26/07	Fax No.:	706.369.5792
Comments Due By:	12/07/07	E-mail:	jmoneyhun@negplanning.org
Review Completed By:	12/20/07	Project I.D.:	DRI #1376

Project Information

Name of Project:	#1376 Bedford Falls Development/Monticello Farms
Name of Host Government:	Jasper County
Name of Developer:	Bedford Falls Development, L.L.C.
Type of Development:	Residential
Specific Location of Proposed Development:	The proposed project is located in unincorporated Jasper County along Calvin Road and Palalto/ Thomason Road approximately 2.75 miles north of the City of Monticello.

Description of Proposed Development:

The proposed project is a residential development consisting of approximately 295 residential units located on 896 acres. The Northeast Georgia Regional Development Center concurs with Jasper 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

Preliminary Report:	November 26, 2007	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1376 Bedford Falls/Monticello Farms	Project: #1376	Jasper County
Comments Due By:	December 7, 2007		Finding Completed:	December 20, 2007

PROPOSED DEVELOPMENT:

The proposed project is a residential development consisting of approximately 295 residential units located on 896 acres.

LOCATION:

The proposed project is located in unincorporated Jasper County along Calvin Road and Palalto/Thomason Road approximately 2.75 miles north of the City of Monticello.

PROJECT PHASING:

The applicant has identified that the development will be constructed in two phases with an estimated completion date of April 2010.

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 *Agriculture, Forestry, Fishing and Hunting* on Jasper 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.

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

The proposed project could generate as many as 802 new residents based on an average household size for the subject property’s area of 2.72.

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

No.

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.

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

Lowry Branch and several intermittent tributaries of Lowry Branch are located on the proposed project site. The project is located in the Small Water Supply Watershed (less than 100 square miles) associated with the Lowry Branch and the City of Monticello’s water intake.

Jasper 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.

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Wetlands and Recharge Areas

The National Wetlands Inventory maps indicate the presence of wetlands associated with the Lowry Branch and its tributaries located on the proposed project site.

Approximately 73 acres or 8% of the project site is located within a groundwater recharge 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 10% to 15%. The applicant has identified that the proposed project will utilize stormwater detention ponds, bioretention strips, undisturbed vegetative buffers, and grassed roadside swales 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 18 acres at build-out. Tree canopy is expected to be 500 acres or 56% of the project site 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 indicate 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 one access point along Calvin Road and one access point along Palalto/Thomason Road.

How much traffic will be generated by the proposed project?

Land Use	Code	Units	P.M. Peak Hour			A.M. Peak Hour			24-Hour 2-Way AADT
			Enter	Exit	2-Way	Enter	Exit	2-Way	
Residential	200	295	40	51	91	43	45	89	1,413

Source: Bedford Falls/Monticello Farms Supplemental Information

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

Existing Traffic Volumes

Road Segment	Location	2005 AADT
SR 11	2 miles south of project site	2,239

Source: Bedford Falls/Monticello Farms Supplemental Information

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 pedestrian walkways, hiking trails, and bicycle trails 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 90,000 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?

Jasper County Water 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 76,500 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 individual and community onsite management systems.

Solid Waste

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

According to estimates provided by the applicant approximately 1,489 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 anticipated receiving MSW landfill has been identified as Pine Ridge Landfill in Butts County, Georgia with a reported remaining capacity of 10 years.

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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 standard recycling will be made available to residents.

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 200 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:

- Jasper County Primary School: current enrollment 495, capacity 650
- Washington Park Elementary School: current enrollment 495, capacity 650
- Jasper County Middle School: current enrollment 473, capacity 800
- Jasper County High School: current enrollment 589, capacity 800

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

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 the Jasper County will provide fire and emergency service. The closest fire station is Station #3, approximately three miles from the project site.

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

HOUSING

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

The applicant reports the following values:

SFD Units	1,600-6,000 SF	\$250,000 to \$1,000,000
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DRI #1376

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:	Jasper
Individual completing form:	Christopher S. Anderson
Telephone:	706-468-4905
E-mail:	canderson4425@hotmail.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:	Bedford Falls Development Zoning Application
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	896 Acres between Palalto Road, Holloway Hollow, and Calvin Road.
Brief Description of Project:	Development of a Conservation Subdivision, gross density 3 acres per dwelling

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.):	Potential 298 units, varied sizes
Developer:	Bedford Falls Development, L.L.C.
Mailing Address:	50 Ford Way

Address 2:	
	City:Richmond Hill State: GA Zip:31324
Telephone:	912-756-5638
Email:	krshaney@bedfordfallsdevelopment.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	William P. Blincoe, III
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input 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 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 type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: Unknown Overall project: Unknown
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DRI #1376

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:	Jasper
Individual completing form:	Christopher S. Anderson
Telephone:	706-468-4905
Email:	canderson4425@hotmail.com
Project Information	
Name of Proposed Project:	Bedford Falls Development Zoning Application
DRI ID Number:	1376
Developer/Applicant:	Bedford Falls Development, L.L.C.
Telephone:	912-756-5638
Email(s):	krshaney@bedfordfallsdevelopment.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:	Unknown
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	28.60 milage rate
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 type="radio"/> Yes <input checked="" 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:	Individual or community system
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	90,000 GPD
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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
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Wastewater Disposal	
Name of wastewater treatment provider for this site:	Individual or community system
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	76,500 GPD
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:	
<hr/>	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
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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.)	2871 AADT
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 type="radio"/> Yes <input checked="" 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: Turn lanes, Acel/Decel lanes may be required, some gravel roads paved	
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Solid Waste Disposal	

How much solid waste is the project expected to generate annually (in tons)?	1489 Tons per year
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?	10% or 90 Acres
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention Facilities as needed	
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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: Ordinances are in place	
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