



# 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: **12/10/07** Fax No.: **706.369.5792**

Comments Due By: **12/28/07** E-mail: [jmoneyhun@negplanning.org](mailto:jmoneyhun@negplanning.org)

Review Completed By: **01/09/08** Project I.D.: **DRI #1623**

### **Project Information**

Name of Project: **#1623 Hwy 81 Development**

Name of Host Government: **Barrow County**

Name of Developer: **Michael D. Carter**

Type of Development: **Mixed Use**

Specific Location of Proposed Development: **The proposed project is located in Barrow County along State Route 81 approximately 0.2 miles southwest of the City of Winder.**

Description of Proposed Development:

**The proposed project is a mixed-use development consisting of 356 residential units, 106,500 square feet of commercial/office space located on approximately 57 acres. The Northeast Georgia Regional Development Center concurs with Barrow 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>	December 10, 2007	<b>DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1623 Hwy 81 Development</b>	<b>Project: #1623</b>	Barrow County
<b>Comments Due By:</b>	December 28, 2007		<b>Finding Completed:</b>	January 9, 2008

**PROPOSED DEVELOPMENT:**

The proposed project is a mixed-use development consisting of 356 residential units, 106,500 square feet of commercial/office space located on approximately 57 acres.

**LOCATION:**

The proposed project is located within unincorporated Barrow County along State Route 81 approximately 0.2 miles southwest of the City of Winder.

**PROJECT PHASING:**

The applicant has identified that the development will be constructed in one phase with an estimated completion date of Spring 2009.

**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 *Low Density Residential* on Barrow 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 993 new residents based on an average household size for the subject property’s area of 2.79.

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

The applicant reports that there is one existing residential unit on the site that is proposed to be removed. The estimated value of this structure is reported to be \$125,000.

**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 #0753 Dillard Heights: Mixed-Use Development – 156 residential units; 16,000 square feet of commercial
- DRI #0939 Home Depot: Commercial Development – 100,000 square feet of retail
- DRI #1057 Akins 316: Commercial Development – 950,000 square feet of retail
- DRI #1053 Winder Retail: Commercial Development – 450,000 square feet of retail

**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 \$50,000,000. Annual property tax revenue at build-out is expected to be \$1,000,000. According to estimates provided by the applicant, the estimated annual cost to provide community services is expected to be \$850,000.

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**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 104 employees can be expected at build-out.

**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

There are no stream corridors intersecting the proposed project site. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Lake Oconee.

Barrow 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 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 40%. The applicant has identified that the proposed project will utilize one stormwater detention facility 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 10 acres or 20% of the project site at build-out. Tree canopy is expected to be 10% 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.

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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 two access points along State Route 81.

**How much traffic will be generated by the proposed project?**

**Estimated New Vehicle Trips from Development**

<b>Land Use</b>	<b>Code</b>	<b>Units</b>	<b>P.M. Peak Hour</b>	<b>A.M. Peak Hour</b>	<b>24-Hour 2-Way AADT</b>
Single-Family Detached	210	50	51	39	479
Low-Rise Apartments	221	300	174	138	1,977
General Office/Retail	710	106.5	159	165	1,173
<b>Total</b>			<b>384</b>	<b>342</b>	<b>3,628</b>

*Source: Hwy 81 Supplemental Information*

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

**Existing Traffic Volumes**

<b>Road Segment</b>	<b>Location</b>	<b>2006 AADT</b>
SR 81	1 mile north of project site	13,530

*Source: Hwy 81 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 sidewalks and pedestrian/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 100,000 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 Winder 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 75,000 gallons per day are expected.

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

Barrow County is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand but 1.0 miles of sewer lines must be extended to adequately service the project site.

Solid Waste

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

According to estimates provided by the applicant approximately 600 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 are Waste Management, Allied Waste, and Robertson Sanitation. The anticipated receiving MSW landfills have been identified as Oak Grove, with a remaining capacity of 3 years, and Pine Ridge, with a reported remaining capacity of 10 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

**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 243 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:

- Yargo Elementary School: current enrollment 720, capacity full
- Haymon-Morris Middle School: current enrollment 651, capacity full
- Apalachee High School: current enrollment 1521, capacity full

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

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**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 Barrow County will provide fire and emergency service. The closest fire station is Station three miles from the project site. First response units will utilize: three engines, one ladder truck, and one medical unit.

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:

Apartments	1,200 SF	\$70,000
SFD Units	1,800 SF	\$180,000

# Developments of Regional Impact

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

**DRI #1623**

## 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:	Barrow
Individual completing form:	Cherie Dalton
Telephone:	770-307-3034
E-mail:	cdalton@barrowga.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:	Hwy. 81 Development
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Hwy. 81 Winder, GA 0680
Brief Description of Project:	Mixed Use Development 300 Apartments 58 single-family lots 8 acres of commercial

#### 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.):	356 units; 1,200 to 1,400 sq. ft. for residential
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Developer:	Michael D. Carter
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Mailing Address:	P.O.Box G
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Address 2:	
	City:Winder State: GA Zip:30680
Telephone:	770-868-7624
Email:	carterdevelopment@hotmail.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:	Frank C.Giles, Ronald L. Beacham & Martha G.Whitehead
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?	
Estimated Project Completion Dates:	This project/phase: 08/08 Overall project:
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<a href="#">Back to Top</a>	

# Developments of Regional Impact

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

**DRI #1623**

## 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:	Barrow
Individual completing form:	Cherie Dalton
Telephone:	770-307-3034
Email:	cdalton@barrowga.org

### Project Information

Name of Proposed Project:	Hwy. 81 Development
DRI ID Number:	1623
Developer/Applicant:	Michael D. Carter
Telephone:	770-868-7624
Email(s):	carterdevelopment@hotmail.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:	50,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	1,000,000 per year
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):	
<b>Water Supply</b>	
Name of water supply provider for this site:	City of Winder
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.10 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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Barrow County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.075 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? 1.0 mi	
<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.)	4,000 per day
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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe below:	
<b>Solid Waste Disposal</b>	

How much solid waste is the project expected to generate annually (in tons)?	600 TPY
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:	
<hr/>	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	40%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: All will be part of development plan.	
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<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:	
<hr/>	
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<a href="#">Back to Top</a>	