



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:	12/14/07	Fax No.:	706.369.5792
Comments Due By:	12/28/07	E-mail:	jmoneyhun@negplanning.org
Review Completed By:	01/09/08	Project I.D.:	DRI #1650

Project Information

Name of Project:	#1650 Sapphire Properties
Name of Host Government:	Jackson County
Name of Developer:	Sapphire Properties
Type of Development:	Mixed Use
Specific Location of Proposed Development:	The proposed project is located in Jackson County along U.S. Highway 441, approximately 1.5 miles west of Madison County, and 2.0 miles north of Athens-Clarke County.

Description of Proposed Development:

The proposed project is a mixed-use development consisting of 75 residential units, 122,500 square feet of retail space, 10,000 square feet of restaurant space, and 50,000 square feet of office/warehouse space located on 198.91 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

Preliminary Report:	December 14, 2007	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1650 Sapphire Properties	Project: #1650	Jackson County
Comments Due By:	December 28, 2007		Finding Completed:	January 9, 2008

PROPOSED DEVELOPMENT:

The proposed project is a mixed-use development consisting of 75 residential units, 122,500 square feet of retail space, 10,000 square feet of restaurant space, and 50,000 square feet of office/warehouse space. The proposed development is located on 198.91 acres.

LOCATION:

The proposed project is located within unincorporated Jackson County along U.S. Highway 441 approximately 1.5 miles west of Madison County, and approximately 2.0 miles north of Athens-Clarke County.

PROJECT PHASING:

The applicant has identified that the development will be constructed in two phases. Phase I includes the commercial and office uses with an estimated completion date of 2010. The residential units will comprise Phase II with an estimated completion date of 2012.

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 Jackson County’s Future Land Use Map: Rural Places (164 acres) and Gateway Corridor (35 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 203 new residents based on an average household size for the subject property’s area of 2.71.

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

None stated.

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.

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 \$31,425,000. Annual property tax revenue at build-out is expected to be \$402,240. According to estimates provided by the applicant, the estimated annual cost to provide community services is expected to be \$250,000.

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 159 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

Two intermittent tributaries of the Sandy Creek are located on the proposed project site. The project is located in the Small Water Supply Watershed (less than 100 square miles) associated with Sandy Creek and Athens-Clarke County'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 does not indicate the presence of wetlands within or adjacent to the proposed project site.

The entire proposed project site is located within a groundwater recharge area.

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 13%. The applicant has identified that the proposed project will utilize stormwater detention facilities 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 approximately 25% of the project site at build-out. Tree canopy is expected to be 50% 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 one access point along U.S. Highway 441.

How much traffic will be generated by the proposed project?

Estimated New Vehicle Trips from Development

Land Use	24 Hour Two-Way Volume	AM Pk Hour		PM Pk Hour	
		Enter	Exit	Enter	Exit
Single Family Detached Housing 75 Dwelling Units	798	15	46	52	31
Shopping Center 122.5 SF	7,749	108	69	344	372
High Turnover (Sit-Down) Restaurant SF	1,272	60	55	67	43
Warehousing 50 SF	534	42	9	9	28
Total	10,353	225	179	472	474

Source: Sapphire Properties Traffic Impact Study

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

Existing Traffic Volumes

Road Segment	2006 AADT
Hwy 441	13,900
Shilo Road	1,320
Ed Bennett Road	1,700

Source: Sapphire Properties Traffic Impact Study

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 98,000 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?

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 89,000 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 has identified that individual septic systems will be used for sewage disposal.

Solid Waste

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

According to estimates provided by the applicant approximately 2,571 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 potential solid waste service providers have been identified as Garbage Hound, Bolton or M&W. 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

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 50 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:

- Benton Elementary School: current enrollment 267, capacity 600
- Kings Bridge Middle School: current enrollment 636, capacity 650
- East Jackson High School: current enrollment 1758, capacity 1850

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 Jackson County will provide fire and emergency service. The closest fire station is three miles north of 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	1,800 SF	\$200,000
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DRI #1650

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:	Jackson County
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.

Proposed Project Information

Name of Proposed Project:	Sapphire Properties Hwy 441 Mixed Use
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	34 03' 37"N 083 24' 57"
Brief Description of Project:	Retail, Office/warehouses, Restaurant, and Single Family Residential This is a revision of the expired/canceled DRI 1589

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" 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.):	75 residential units, 122,500 sf of retail, 10,000 sf for restaurant, & 50,00 sf for Office/warehouse
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Developer:	Sapphire Properties
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Mailing Address:	4705 Waterorks Road
Address 2:	
	City:Jefferson State: GA Zip:30549
Telephone:	706-335-0148
Email:	sapphireproperties@windstream.net
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 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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	20%
Estimated Project Completion Dates:	This project/phase: 2010 Overall project: 2012
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DRI #1650

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

Project Information

Name of Proposed Project:	Sapphire Properties Hwy 441 Mixed Use
DRI ID Number:	1650
Developer/Applicant:	Sapphire Properties
Telephone:	706-335-0148
Email(s):	sapphireproperties@windstream.net

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:	31,425,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	402,240
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):	
Water Supply	
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)?	0.098
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" 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?	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Individual Septic Systems
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.089
Is sufficient wastewater treatment 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 wastewater treatment capacity: There is no sewer service in this portion of the County and no plans to expand service lines in this area. Applicant proposes using individual septic systems for each user.	
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?	
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.)	241.38 peak hour 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 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: The applicant has a traffic study currently under contract and it should be forthcoming shortly. This site has a DOT approved access point based on the HWY 441 widening project DOT recently completed.	
Solid Waste Disposal	

How much solid waste is the project expected to generate annually (in tons)?	2571 tons
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: The County does not provide this capacity. Service is provide by individual contract with private waste management companies. The County does not track where these companies dispose of their contracte d loads. Applicant does not identify a recieving landfill, so we cannot adequately answer this question.	
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:	
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Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	13% (22.42 acres)
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to miti gate the project's impacts on stormwater management: This project will maintain a vegetated buffer next to adjacent agricultural zoned parcels. This project will a lso have to meet the Jackson County UDC required stormwater detention.	
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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 type="radio"/> Yes <input checked="" 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 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: This project is in a ground water recharge area which places development restrictions. Additionally, Jackson C ounty enforces both the state 25 foot greenway along the creeks on this project and an additional 50 foot wide greenway buffer that does not permit i mpervious development/	
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