



# DEVELOPMENTS OF REGIONAL IMPACT

## *Finding*

Northeast Georgia Regional Development Center • 305 Research Drive, Athens, Georgia 30605-2795 • 706.369.5650 • Fax 706.369.5792 • www.negrdc.org

**TO:** Affected Local Governments and Other Interested Parties  
**FROM:** James R. Dove, Executive Director *JRD*  
**DATE:** December 18, 2007

The Northeast Georgia Regional Development Center (RDC) has completed its review of the following Development of Regional Impact (DRI). The Northeast Georgia RDC reviewed the proposed project with regard to conflicts with regional plans, goals, and policies and the impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

DRI ID Number: 1639  
Name of Proposed Project: ProLogis Park I-85, Phase II  
Submitting Local Government: Jackson County

**Finding:** After review of information submitted by the host government and comments received from affected agencies, the Northeast Georgia RDC finds that the development is in the best interest of the Region and therefore the State **contingent on the project implementing Best Management Practices for stormwater management controls as found in the Georgia Stormwater Management Manual.**

### Additional Comments:

#### **The review produced the following concerns:**

- This Public Finding is contingent on the project implementing Best Management Practices for stormwater management. The review committee expressed concern with the number of parking spaces which contributes to amount of impervious surface as well as the potential effect of stormwater runoff and the subsequent impact on water quality.
- The estimated traffic impacts have the potential to exceed the road network's ability to accommodate the anticipated additional traffic volumes and will likely decrease the Level of Service of CR 229.
- The cumulative effects of development and the potential adverse impacts on the capacities of local supportive infrastructure particularly water and wastewater service within the increasingly developing corridor along Interstate-85.

#### **Should the project be pursued, the following recommendations are made:**

- The project should implement Best Management Practices for stormwater management controls as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) to minimize the potential adverse impacts on local and regional water quality.
- The developer should coordinate closely with Jackson County and the Georgia Department of Transportation to implement all improvements discussed in the traffic study to address the potential traffic impacts.
- The project should be phased concurrent with the ability of supportive infrastructure to accommodate the additional growth.
- Every effort must be made to comply with all local, state, and federal environmental regulations throughout the development phase to ensure minimal impact on the surrounding areas.

# Georgia Department of Natural Resources


Noel Holcomb, Commissioner

## Historic Preservation Division

W. Ray Luce, Division Director and Deputy State Historic Preservation Officer  
34 Peachtree Street, Suite 1600, Atlanta, Georgia, 30303  
Telephone (404) 656-2840 Fax (404) 657-1040 <http://www.gashpo.org>

### MEMORANDUM

TO: Jim Moneyhun  
Northeast Georgia Regional Development Center  
305 Research Drive  
Athens, GA 30605-2495

FROM: Elizabeth Shirk   
Environmental Review Coordinator  
Historic Preservation Division

RE: Development of Regional Impact 1639  
Prologis Park 1-85, Phase II, Construct five warehouses over 167 acres, along  
Toy Wright Road, Jackson County

Date: November 29, 2007

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the proposed project in Jackson County, Georgia. Our comments are offered to assist the Northeast Georgia Regional Development Center in assessing the potential impacts of the proposed project as it pertains to the Georgia Planning Act.

Regarding historic structures that may be located in the area, we recommend a survey be conducted by a qualified historian to identify historic structures located within the project's area of potential effects.

Regarding archaeological resources, due to the size and topographic setting of the subject property, we recommend that an intensive (Phase I) archaeological survey be conducted by a qualified archaeologist.

We offer these comments now as technical assistance; however HPD looks forward to reviewing this project under Section 106 of the National Historic Preservation Act if at some stage in the development federal funding, permitting or licensing becomes required, or under the Georgia Environmental Policy Act (GEPA) if state funds are utilized.

If we may be of further assistance, or for more information on compliance requirements for Section 106 or GEPA, please contact Michelle Volkema at (404) 651-6546.

ES:mcv



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## Request for Comments

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Northeast Georgia Regional Development Center : 305 Research Drive, Athens, Georgia 30605-2795 : 706.369.5650 :  
Fax 706.369.5792 : [www.negplanning.org](http://www.negplanning.org)

DRI Number:	DRI #1639 ProLogis Park I-85 Phase II, Jackson
Name of commenting organization:	County
Department:	Athens-Clarke County Unified Government
Address:	Planning Department
Telephone:	120 W. Dougherty Street
Email address:	706.613.3515
Date:	<a href="mailto:leahstewart@co.clarke.ga.us">leahstewart@co.clarke.ga.us</a>
	November 30, 2007

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November 30, 2007

Mr. Moneyhun,

In general, the proposed Wholesale & Distribution development in Jackson County (Project ID DRI-1639), as proposed, would not have a measurable impact on Athens-Clarke County's transportation infrastructure, solid waste management services, natural or historic resources, or other community facilities or services.

However, the aforementioned project, as proposed, could have a measurable impact on Athens-Clarke County's water quality. Jackson County is not regulated under the state's NPDES Stormwater Phase II rules which require jurisdictions to minimize pollutants in stormwater runoff from development. Given that this site will contribute runoff to our watershed, we suggest that the development be required to comply with all the recommendation specified in the Georgia Stormwater Management Manual. At a minimum, the site should provide water quality treatment and stream channel protection volumes for the increase in stormwater through applicable best management practices listed in the Georgia Stormwater Management Manual .

Should you have any questions or comments, please contact Brad Griffin, Planning Director, or myself at (706) 613-3515.



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Fax 706.369.5792 : [www.negplanning.org](http://www.negplanning.org)

DRI Number:	DRI #1639 ProLogis Park I-85 Phase II, Jackson
Name of commenting organization:	County
Department:	City of Hoschton
Address:	Planning and Development
Telephone:	79 City Square
Email address:	706-654-3034
Date:	<a href="mailto:wharmon@cityofhoschton.com">wharmon@cityofhoschton.com</a>
	November 29, 2007

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Looks like a mighty big facility on a small road that will generate a lot of heavy truck traffic after taking out an awful lot of trees. Too bad they couldn't build it on property already cleared. Looks like a good example of a need to set up a tree bank to keep the county as green as possible. Otherwise it won't directly adversely affect Hoschton.



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Fax 706.369.5792 : [www.negplanning.org](http://www.negplanning.org)

DRI Number:	DRI #1639 ProLogis Park I-85 Phase II, Jackson
Name of commenting organization:	County
Department:	Georgia Dept. of Transportation
Address:	Office of planning
Telephone:	2 Capitol Square, Atlanta, Ga, 30332
Email address:	404-656-5560
Date:	<a href="mailto:anietie.bassey@dot.state.ga.us">anietie.bassey@dot.state.ga.us</a>
	December 06, 2007

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### Comments:

The proposed development of DRI # 1639 would not have a negative impact on the existing County transportation system; CR 229 which is the main access point to this development. Using the traffic information along CR 229, CR229 is currently operating at a level of service "A". With the development of DRI # 1639 with 2,740 AADT traffic expected to be generated, the level of service will decrease to "C". Currently, there is no long range project programmed on CR 229.

Accidents, congestion and delay are often associated with un-planned driveway access. The project will necessitate the need for consideration of access management strategies along CR 229 at project cost. Further, Jackson County officials and the developer should work with GDOT District 1 office to develop access management plans ingress and egress along CR 229 at the project entry.

Bike/Ped facilities should be encouraged and provided along CR 229. The Developer is encouraged to consult the Bicycle and pedestrian Guide on the GDOT Web site at

<http://www.dot.state.ga.us/planprog/planning/projects/bicycle/pedstreetscapeguide/index.shtml>. Where possible, the Developer should adhere to the Guidelines when developing the project.