



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: **01/25/08** Fax No.: **706.369.5792**

Comments Due By: **02/08/08** E-mail: jmoneyhun@negplanning.org

Review Completed By: **02/15/08** Project I.D.: **DRI #1681**

Project Information

Name of Project: **#1681 Commonwealth**

Name of Host Government: **Town of Braselton**

Name of Developer: **Commonwealth Commercial Properties**

Type of Development: **Wholesale & Distribution**

Specific Location of Proposed Development: **The project is located in the Town of Braselton (Barrow County), along Georgia Highway 124.**

Description of Proposed Development:

The proposed project consists of the constructing 439,338 square feet of office and warehouse space located on 24.6 acres. The Northeast Georgia Regional Development Center concurs with Town of Braselton'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 or 706.369.5650

Preliminary Report:	January 25, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1681 Commonwealth	Project: #1681	Town of Braselton
Comments Due By:	February 8, 2008		Finding Completed:	February 15, 2008

PROPOSED DEVELOPMENT:

The proposed project consists of the constructing 439,338 square feet of office and warehouse space located on 24.6 acres.

LOCATION:

The project is located in the Town of Braselton (Barrow County), along Georgia Highway 124. The project is located 0.15 miles west of Jackson County, 1.8 mile east of Gwinnett County, and 2.3 miles south of Hall County.

PROJECT PHASING:

The applicant has identified that the development will be constructed in one phase with an estimated completion date of February 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 *Light Industrial/Warehouse* on Braselton’s Future Land Use Map.

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 displace any existing housing units or community facilities?

None stated.

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	Project Name	Development Type
0108	Henderson Project	Housing
0109	Strickland	Mixed Use
0583	Braselton Distribution Center - Phase I	Industrial
0634	White Fox Development	Office
0736	Pristine Bluffs	Housing
0738	BTS Properties, LLC	Housing
0874	River Oaks	Housing
0929	Braselton Distribution Center- Phase 2	Wholesale & Distribution
0977	Park 85 @ Braselton	Wholesale & Distribution
1011	Park 85 - Chronic Addition	Wholesale & Distribution
1119	Hoschton Village	Mixed Use
1150	Silver Companies Mixed Use/ Active Adult Development	Mixed Use
1048	Braselton WRF Expansion	Wastewater Treatment Facilities
1438	Stone Crossing	Mixed Use
1611	Highway 124	Mixed Use

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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 \$18,000,000. Annual property tax revenue at build-out is expected to be \$200,000. According to estimates provided by the applicant, the annual cost to provide community services is expected to be approximately \$74,000.

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 250 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 site is located approximately 200 feet north of a tributary of the Mulberry River. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Mulberry River and the City of Winder's water intake.

The Town of Braselton 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 65%. The applicant has identified that the proposed project will utilize one stormwater detention pond 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 8.3 acres. Tree canopy is expected to be 15% of the project site within 5 years of build out and at tree maturity.

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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 Georgia Highway 124.

How much traffic will be generated by the proposed project?

Estimated New Vehicle Trips from Development

Land Use	A.M. Peak Hour		P.M. Peak Hour		24-Hour
	Enter	Exit	Enter	Exit	2-Way AADT
Warehousing	191	41	54	171	1,965

Source: DRI #1681 Supplemental Information

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

Existing Traffic Volumes

Road Segment	TC Number	Location	2001 AADT	2006 AADT
GA HWY 124	120	Adjacent to project	2636	6060

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.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant approximately 11,800 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 Town of Braselton is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand but 0.2 miles of water lines must be extended to adequately service the project site.

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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 11,200 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 Town of Braselton is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand but 0.2 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 219.7 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?

Waste Management is identified as the potential solid waste service provider. The anticipated receiving MSW landfills have been identified as Oak Grove, with a remaining capacity of 3.5 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?

The applicant reports that recycling collection will be provided by Waste Management.

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 the Town of Braselton will provide police protection and Barrow County will provide fire service. The closest fire station is Station #5, four 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.

Developments of Regional Impact

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

DRI #1681

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:	Braselton
Individual completing form:	Kevin Keller
Telephone:	706-654-5797
E-mail:	kdkeller@alltel.net

*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:	Commonwealth - Braselton 124
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	UTM 17 241935E 3776378N (NAD27)
Brief Description of Project:	A 439,000 s.f. building for warehouse use with approx. 8,000 s.f. for office space.

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.):	439,338 s.f.
Developer:	Commonwealth Commercial Properties
Mailing Address:	5825 Glenridge Drive

Address 2:	Building 2, Suite 211
	City:Atlanta State: GA Zip:30328
Telephone:	7709924648
Email:	jeb@commonwealth-properties.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 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 type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Water <input checked="" 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: 1/2009 Overall project: 1/2009
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Back to Top	

Developments of Regional Impact

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

DRI #1681

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:	Braselton
Individual completing form:	Kevin Keller
Telephone:	706-654-5797
Email:	kdkeller@alltel.net
Project Information	
Name of Proposed Project:	Commonwealth - Braselton 124
DRI ID Number:	1681
Developer/Applicant:	Commonwealth Commercial Properties
Telephone:	7709924648
Email(s):	jeb@commonwealth-properties.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
<p>If no, the official review process can not start until this additional information is provided.</p>	
Economic Development	
Estimated Value at Build-Out:	18000000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$200,000
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):	
Water Supply	
Name of water supply provider for this site:	Town of Braselton
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.000875 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? .21004 miles	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Town of Braselton
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.000875 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?.2108 miles	
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.)	1965 daily 223AM 225PM
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:Widening of S.R. 124 at project access points for turn lanes	
Solid Waste Disposal	

How much solid waste is the project expected to generate annually (in tons)?	219.7 tons
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?	65%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention pond with an outlet control structure.	
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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 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: The project is located within the Mulberry River drinking water supply watershed. No streams or other state waters appear to be impacted by this project.	
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Back to Top	