



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:	01/28/08	Fax No.:	706.369.5792
Comments Due By:	02/08/08	E-mail:	jmoneyhun@negplanning.org
Review Completed By:	02/13/08	Project I.D.:	DRI #1662

Project Information

Name of Project:	#1662 Stagecoach Park
Name of Host Government:	Greene County
Name of Developer:	Jordan Engineering, Inc.
Type of Development:	Residential
Specific Location of Proposed Development:	The proposed project is located in Greene County along Stagecoach/Shelby Dreyer Road. The project is located approximately 1.0 mile west of Greensboro, and 2.0 miles east of Morgan County.

Description of Proposed Development:

The proposed project is a residential development consisting of 168 multi-family duplex units located on 52 acres. The Northeast Georgia Regional Development Center concurs with Greene 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:	January 28, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1662 Stagecoach Park	Project: #1662	Greene County
Comments Due By:	February 8, 2008		Finding Completed:	February 13, 2008

PROPOSED DEVELOPMENT:

The proposed project is a residential development consisting of 168 multi-family duplex units located on 52 acres.

LOCATION:

The proposed project is located in Greene County along Stagecoach/Shelby Dreyer Road. The project is located approximately 1.0 mile west of the City of Greensboro, and 2.0 miles east of Morgan County.

PROJECT PHASING:

The applicant has identified that the development will be constructed in two phases with an estimated completion date of April 2012.

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 Greene County's Future Development 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 likely generate population increases beyond those forecast in the region?

The proposed project could generate as many as 435 new residents based on an average household size of 2.59 (based on average household size for the subject property's area).

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 #0261 Town Creek Apartments: 402 residential units
- DRI #0755 Palma Ceia Mixed Use: 618 residential units, 550,000 square feet commercial, and 100,000 square feet office
- DRI #1421 Oconee Towne Center: 540,015 square feet commercial

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

None stated.

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 \$12,000,000. Annual property tax revenue at build-out is expected to be \$1,307,000. According to estimates provided by the applicant, the annual cost to provide community services is expected to be approximately \$1,686,000.

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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

The project site is located adjacent to Richland Creek and Town Creek. Richland Creek and Town Creek are both classified as an impaired stream because they exceeds water quality standards for fecal coliform bacteria. The project is located in the Large Water Supply Watersheds (greater than 100 square miles) with Lake Sinclair and the City of Sparta's water intake point.

Wetlands and Recharge Areas

The National Wetlands Inventory maps indicate the presence of wetlands associated with Richland Creek. 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 36%. Water quality will be addressed by stormwater detention facilities. All local and state requirements must be followed in the construction and maintenance of stormwater 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 35 acres at build-out. Tree canopy is expected to be 30% 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 identify 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 two access points along Stagecoach/Shelby Dreyer Road.

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How much traffic will be generated by the proposed project?

Estimated New Vehicle Trips from Development

Land Use	ITE Code	Units	P.M. Peak Hour			A.M. Peak Hour			24-Hour 2-Way AADT
			Enter	Exit	2-Way	Enter	Exit	2-Way	
Low-Rise Apartments	221	168	63	34	97	16	61	77	1,107

Source: DRI #1662 Supplemental Information

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

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 50,400 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 Greensboro is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand but 1.31 miles of water lines must be extended to adequately service the project site.

Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant approximately 50,000 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 City of Greensboro is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand but 0.36 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 531 tons of solid waste per year will be generate by this development.

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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 Wolf Creek Landfill in Dry Branch, Georgia with a reported remaining capacity of 13 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?

No.

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 102 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:

- Greensboro Elementary: 2007 enrollment 655, capacity 1,225
- Anita White Carson Middle: 2007 enrollment 466, capacity 2,684
- Greene County High: 2007 enrollment 561, capacity 1,225

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

HOUSING

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

The applicant reports the following values:

Multi-Family Units	1,742 – 1,970 SF	\$145,000 - \$160,000
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Developments of Regional Impact

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DRI #1662

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:	Greene
Individual completing form:	Fran Faxon
Telephone:	706.453.3333
E-mail:	ffaxon@greenecountyga.gov

*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:	Stagecoach Park
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Near intersecion of Cedar Grove Road and Stagecoach Road in Greensboro, GA
Brief Description of Project:	168 single family units and recreation/amenity area.

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.):	168 units
Developer:	Jordan Engineering, Inc./ LeAnn Airington/Castle Group
Mailing Address:	3460 Salem Road

Address 2:	
	City:Covington State: GA Zip:30016
Telephone:	770.388.9901
Email:	LeAnn@jordan-eng.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 type="radio"/> Yes <input checked="" 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 type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Preliminary Plat
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 Overall project: 10 years
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DRI #1662

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:	Greene
Individual completing form:	Fran Faxon
Telephone:	706.453.3333
Email:	ffaxon@greencountyga.gov

Project Information

Name of Proposed Project:	Stagecoach Park
DRI ID Number:	1662
Developer/Applicant:	Jordan Engineering, Inc./ LeAnn Airington/Castle Group
Telephone:	770.388.9901
Email(s):	LeAnn@jordan-eng.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:	+ 12,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$1,307,846.40
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:	City of Greensboro
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	50,400 gallons per day
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? 1.31 miles	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	City of Greensboro
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	Less than 90,000 gallons per day
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? 0.36 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.)	1,107 trips 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 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:	
Solid Waste Disposal	

How much solid waste is the project expected to generate annually (in tons)?	174.72 tons annually
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?	Approximately 36%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to miti gate the project's impacts on stormwater management:Buffers and storm water management facilities	
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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: There will be no encroachment on the floodplain or wetlands areas.	
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