



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:	02/19/08	Fax No.:	706.369.5792
Comments Due By:	03/10/08	E-mail:	jmoneyhun@negplanning.org
Review Completed By:	03/12/08	Project I.D.:	DRI #1704

Project Information

Name of Project:	#1704 Pattillo Industrial Park
Name of Host Government:	Morgan County
Name of Developer:	Pattillo Construction Company/ Stone Mountain Industrial Park, Inc.
Type of Development:	Industrial
Specific Location of Proposed Development:	The proposed project is located in Morgan County along Pierce Dairy Road (CR 21) approximately 0.1 mile south of the City of Madison.
Description of Proposed Development:	

The proposed project consists of the construction of 3,100,000 square feet of warehouse space located on approximately 324 acres. The Northeast Georgia Regional Development Center concurs with Morgan 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:	February 19, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI # #1704 Pattillo Industrial Park	Project: #1704	Morgan County
Comments Due By:	March 10, 2008		Finding Completed:	March 12, 2008

PROPOSED DEVELOPMENT:

The proposed project consists of the construction of 3,100,000 square feet of warehouse space contained in 12 separate buildings located on approximately 324 acres.

LOCATION:

The proposed project is located in Morgan County along Pierce Dairy Road (CR 21) approximately 0.1 mile south of the City of Madison.

PROJECT PHASING:

The applicant has identified that the development will be constructed in one phase with an estimated completion date of 2028.

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 *Industrial Mega-Site* on Morgan County’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?

No.

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 #0890 Harris Commercial Development: 260,000 square feet commercial
- DRI #0996 Belvedere Forest Residential Development: 444 residential units
- DRI #1117 Prior Mixed-use Development: 799 residential units and 650,000 square feet commercial
- DRI #1150 Silver Mixed-Use Development: 741 residential units, 185,000 square feet commercial
- DRI #1367 Madison Farms Wholesale & Distribution Development: 2,000,000 square feet warehousing

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 \$240,000,000. Annual property tax revenue at build-out is expected to be \$3,350,000.

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 1,631 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

Four-Mile Branch of Little Indian Creek and its associated floodplain traverse the project site. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Little River and the City of Eatonton's water intake.

Morgan 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 maps indicate the presence of wetlands associated with Four-Mile Branch. 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 42%. The applicant has identified that the proposed project will utilize seven stormwater detention ponds 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 113 acres. Tree canopy is expected to be 20% 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.

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 Pierce Dairy Road (CR 21).

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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	A.M. Peak Hour	P.M. Peak Hour	24-Hour AADT
Warehousing	150	3,100	1,767	1,891	15,376

Source: ITE Trip Generation 7th edition

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 150,000 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 Madison is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand however 4,000 linear feet 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 142,500 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 Madison is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand however 4,500 linear feet of water lines must be extended to adequately service the project site.

Solid Waste

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

Approximately 1,484 tons of solid waste per year are expected to be generated by this development.

Will the proposed project adversely impact the existing or planned capacity of landfills in the region?

SDS is identified as the potential solid waste service provider. The anticipated receiving MSW landfill has been identified as Richland Creek Road Landfill, with a remaining capacity of 13 years.

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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

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 emergency service will be provided by the Morgan County Fire Department. The closest station is 2.0 miles away from the project site.

This will be further determined based on comments from affected local governments.

Developments of Regional Impact

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DRI #1704

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:	Morgan
Individual completing form:	Allison Moon
Telephone:	706-342-4373
E-mail:	amoon@morganga.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:	Patillo Industrial Park
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Indian Creek Road, Madison, Georgia All that tract or parcel of land lying an being in the Land Lo
Brief Description of Project:	Applicant wishes to rezone approximately 94 acres from Agricultural Residential Zoning to Light Industrial Zoning; site is adjacent to existing 242- acre tract zoned Light Industrial. The proposed park consists of approximatley 3,100,000 square feet of warehouse space contained in 12 separate buildings

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 checked="" type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.):	3,100,000 gross square feet of warehouse contained in 12 separate buildings
Developer:	Patillo Construction Company/ Stone Mountain Industrial Park, Inc.
Mailing Address:	PO Box 67
Address 2:	
	City:Tucker State: GA Zip:30085
Telephone:	770-938-6366
Email:	rmckellar@patilloconstruction.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:	J. Lamar Banks
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: 2028 Overall project: 2028
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DRI #1704

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:	Morgan
Individual completing form:	Allison Moon
Telephone:	706-342-4373
Email:	amoon@morganga.org
Project Information	
Name of Proposed Project:	Patillo Industrial Park
DRI ID Number:	1704
Developer/Applicant:	Patillo Construction Company/ Stone Mountain Industrial Park, Inc.
Telephone:	770-938-6366
Email(s):	rmckellar@patilloconstruction.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
If no, the official review process can not start until this additional information is provided.	
Economic Development	
Estimated Value at Build-Out:	\$240,000,000.00 per the estimate from the developer
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$3,350,000.00 per the estimate from the developer

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:	City of Madison
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	approximately 150,000 GPD per the estimate from the developer
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? per the estimate from the developer, 4,000 linear feet of pipe is needed to reach the site; pipe will be 12"	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	City of Madison
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	approximately 150,000 GPD per the estimate from the developer
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: There will be capacity available at the time the City of Madison new wastewater treatment plant is operational, which is expected to be sometime in 2008.	
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? per estimate submitted by the developer, 4,500 linear feet of sewer line is needed to reach the site; a lift station will be constructed on site	
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.)	3,175 vehicle trips per day (based on the developer's estimate)
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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: The developer will have to complete a traffic impact analysis in conjunction with the rezoning application	
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Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	20 tons per year, per the estimate submitted by the developer
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:	
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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?	42% per developers estimate
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: No plans have been submitted by the developer, but at minimum they will have to comply with all of the site design standards in accordance to the regulations of the Morgan County Zoning Ordinance and Development Regulations, including but not limited to, landscaping and buffer requirements, tree protection plan requirements, stormwater run-off requirements, and landscape islands in parking areas.	
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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 type="radio"/> Yes <input checked="" 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 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 checked="" type="radio"/> Yes <input 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:
GIS data shows the presence of wetlands and floodplain on the property. Developer will have to comply with the minimum requirements of the Morgan County Zoning Ordinance and Development Regulations in regard to mitigation of the impact of this project on these areas.

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