



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: March 12, 2008

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: 1704
Name of Proposed Project: Pattillo Industrial Park
Submitting Local Government: Morgan 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 completion of a traffic study and contingent on the project implementing Best Management Practices for Erosion and Sediment Control as found in the Manual for Erosion and Sediment Control in Georgia, 5th edition, also known as the “Green Book.”**

Additional Comments:

The review produced the following concerns:

- The estimated traffic resulting from this development will likely have adverse impacts on the local road network.
- The amount of anticipated clearing of tree canopy and vegetation on the project site will have an adverse impact on water quality without adequate erosion and sediment control practices.
- The amount of impervious surface associated with the development will have an adverse impact on water quality without adequate stormwater management controls.
- The cumulative effects of development and impacts of solid waste generation on the available capacity of regional landfills.

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

- A detailed traffic impact analysis should be conducted to address the direct impacts on the adjacent road network and identify the needed improvements. A signal warrant analysis should also be conducted at the intersection of Pierce Dairy Road (CR 21) and U.S. Highway 441. The developer(s) should work closely with Morgan County, the City of Madison, and GDOT to minimize the adverse impacts on the road network's level of service.
- The project should implement the Best Management Practices for Erosion and Sediment Control as found in the Manual for Erosion and Sediment Control in Georgia, 5th edition (http://gaswcc.georgia.gov/00/article/0,2086,28110777_28115483_48960822,00.html).
- The project should implement stormwater management controls as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) to minimize the potential adverse impacts on local and regional water quality.
- 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.



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Request for Comments

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Fax 706.369.5792 : www.negplanning.org

DRI Number:	DRI #1704 Pattillo Industrial Park, Morgan County
Name of commenting organization:	Athens-Clarke County Unified Government
Department:	Planning Department
Address:	120 W. Dougherty Street
Telephone:	706.613.3515
Email address:	leahstewart@co.clarke.ga.us
Date:	February 26, 2008

February 26, 2008

Mr. Moneyhun,

In general, the proposed Industrial development in Morgan County (Project ID DRI-1704), 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.

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

Leah Graham Stewart
ACC Long Range Planner



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DRI Number:	DRI #1704 Pattillo Industrial Park, Morgan County
Name of commenting organization:	Department of Natural Resources
Department:	Historic Preservation Division
Address:	34 Peachtree Street NW, Ste 1600
Telephone:	404-651-6452
Email address:	melina.vasquez@dnr.state.ga.us
Date:	February 26, 2008

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the proposed project in Morgan 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.



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DRI Number:	DRI #1704 Pattillo Industrial Park, Morgan County
Name of commenting organization:	Putnam County
Department:	Planning & Development
Address:	108 S. Madison Ave, Ste 100, Eatonton, GA 31024
Telephone:	706-485-2776
Email address:	sdarlington@putnamga.com
Date:	February 26, 2008

This project would also provide jobs to residents of Putnam County. We do not anticipate any adverse effects from this development.



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DRI Number:	DRI #1704 Pattillo Industrial Park, Morgan County
Name of commenting organization:	Jasper County, Georgia
Department:	Planning and Zoning
Address:	162 N. Warren St.
Telephone:	706-468-4905
Email address:	canderson4425@hotmail.com
Date:	February 27, 2008

Jasper County does not foresee any impact from the proposed development. If anything, it would add (relatively) local jobs, reducing travel time for potential employees.



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DRI Number:	DRI #1704 Pattillo Industrial Park, Morgan County
Name of commenting organization:	City of Madison
Department:	Planning
Address:	132 N Main Street, Madison, GA 30650
Telephone:	706-342-1251 ext 226
Email address:	bjaeck@madisonga.com
Date:	March 07, 2008

“The City of Madison welcomes additional industrial growth, but would like make to several comments. The first is that the City generally agrees with the AADT number of 15,376 provided by the applicant. Two questions arise, however. The first is how this will impact traffic on US 441. The Governor’s GRIP transportation improvements for US 441 include designs for 4 lanes for the sections going from I-20 to Eatonton and from the Madison Bypass to Athens. The timeline for these improvements is uncertain.

The second is whether or not Pierce Dairy Road will need improvements. Pierce Dairy Road already warrants a traffic light at its intersection with US 441. The staff hopes this development will reduce the time frame from need to execution to a reasonable period. With these additional transportation points addressed, the City of Madison looks forward to welcoming a new industrial development to the area.”



MORGAN COUNTY PLANNING AND DEVELOPMENT

150 East Washington Street, Suite 200
P.O. Box 1357
Madison, Georgia 30650
(706)342-4373 Office · (706)343-6455 Fax

February 21, 2008

Mr. Rusty McKellar
c/o Stone Mountain Industrial Park, Inc.
PO Box 67
Tucker, Georgia 30085

Dear Mr. McKellar,

Thank you for taking the time to meet with us Wednesday, February 20, 2008. We have had the opportunity to revised your revised site plan, and I hope the following information will be helpful in guiding your decision making process regarding this property.

- **Morgan County Development Regulations, §3.4.6 (c): In a major subdivision or private road subdivision, no building shall be located within 100 feet of the periphery of the subdivision site or within 250 feet of the right of way of an existing road.** Pursuant to our preliminary conversation regarding your proposed project, you had indicated that there was a possibility that you would subdivide and sell lots to prospective tenants, should they desire that. Therefore we advised you that it was probably best to go ahead and show the required buffers on your site plan. If you are not proposing a major or private road subdivision, then the required setbacks for your property would be governed by Morgan County Zoning Ordinance, Article 9, Table 9.2. Your front setback would be 30 feet, your side setback would be 15 feet, and your rear setback would be 40 feet. If you are unsure if you will lease buildings or sell lots in your proposed project, I would suggest that you propose a compromise between the two extremes, and we can consider this as a condition of zoning approval.
- **Morgan County Zoning Ordinance, §9.1.2 (d) Environmental Buffers: In a Light Industrial District, an undisturbed buffer of 100 feet shall be maintained surrounding any State and Federal Protected Conservation Areas (including floodways, stream greenways, wildlife habitats, cemeteries, wetlands and flood hazard areas as described in Article 4, Chapter 4.3 et al of the Morgan County Development Regulations)...Such undisturbed buffers may be included within the required open space areas or buffer yards of the II District.** Per our regulations, a perennial stream is one that shows up as, "...a solid blue line on the USGS 7-minute topographic series maps (scale 1/24,000)." The three streams that you have identified on the subject property do not appear on any mapped inventory of environmentally sensitive areas, including floodplains, wetlands, lakes or streams, however, they may fall under the broader protections for state or federal protected conservation areas if they are determined to be stream greenways. The determination as to whether these areas would be classified as state or federal protected conservation areas can be made by our Planning and Development Director, Chuck Jarrell. Once a determination is made, consideration can be given to the degree to which grading, detention facilities, and impervious surface may encroach on the greenway.

If you have any additional questions, I am available at your convenience to discuss these items further. Please let me know when you would like us to arrange to visit the property to make a determination on stream greenways.

Regards,

Allison Moon
Senior Planner
Morgan County Planning and Development

Georgia Department of Natural Resources
Wildlife Resources Division

Nongame Conservation Section
2065 U.S. Highway 278, S.E., Social Circle, Georgia 30025-4743
(770) 918 6411

February 28, 2008

Jim Moneyhun
Northeast Georgia Regional Development Center
305 Research Drive
Athens, GA 30605-2795

Subject: Known Occurrences of Conservation Areas and Special Concern Animals and Plants On or Near DRI # 1704 Pattillo Industrial Park Warehouse Project, Morgan County, Georgia

Dear Mr. Moneyhun:

This is in response to your request of February 19, 2008. There are no Natural Heritage Database records in our database within a three-mile radius of the project site.

Recommendations:

A lack of survey information for this area may explain the absence of rare species occurrences. We recommend completing surveys for species of concern before the project begins. Also, please consider the following recommendations regarding the project.

We are concerned about stream habitats that could be impacted by construction activities. In order to protect aquatic habitats and water quality, we recommend that all machinery be kept out of creeks during construction. We urge you to use stringent erosion control practices during construction activities. Further, we strongly advocate leaving vegetation intact within 100 feet of creeks, which will reduce inputs of sediments, assist with maintaining riverbank integrity, and provide shade and habitat for aquatic species. We realize that some trees may have to be removed, but recommend that shrubs and ground vegetation be left in place.

New Data Available on the Nongame Conservation Section Website

We have recently updated the Nongame Conservation Section Website!!! You can view the updated rare species and natural community information by Quarter Quad, County and HUC8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at:

<http://georgiawildlife.dnr.state.ga.us/content/displaycontent.asp?txtDocument=89>

An updated ESRI shape file of our rare species and natural community data by quarter quad and county is also available. It can be downloaded from:

<http://georgiawildlife.dnr.state.ga.us/assets/documents/gnhp/gnhpds.zip>

Disclaimer:

Please keep in mind the limitations of our database. The data collected by the Nongame Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our staff. Many areas of Georgia have never been surveyed thoroughly. Therefore, the Nongame Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of special concern species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our web site (<http://www.georgiawildlife.com>) or by contacting our office. If I can be of further assistance, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Katrina Morris".

Katrina Morris
Environmental Review Coordinator