



# 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](http://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:	<b>Northeast Georgia</b>		
Address:	<b>305 Research Drive, Athens, GA 30605-2795</b>		
RDC Contract Person:	<b>Jim Moneyhun</b>	Telephone No.:	<b>706.369.5650</b>
Date Issued:	<b>06/11/08</b>	Fax No.:	<b>706.369.5792</b>
Comments Due By:	<b>07/03/08</b>	E-mail:	<a href="mailto:jmoneyhun@negplanning.org"><b>jmoneyhun@negplanning.org</b></a>
Review Completed By:	<b>07/09/08</b>	Project I.D.:	<b>DRI #1861</b>

### **Project Information**

Name of Project:	<b>#1861 Epps Bridge Centre</b>
Name of Host Government:	<b>Oconee County</b>
Name of Developer:	<b>The Bishop Company, LLC</b>
Type of Development:	<b>Commercial</b>
Specific Location of Proposed Development:	<b>The proposed project is located along Epps Bridge Parkway (GA Highway 316) in Oconee County approximately 0.5 mile south of Athens-Clarke County</b>

Description of Proposed Development:

**The proposed project is a commercial development consisting of 21 buildings totaling 445,056 square feet located on 68.045 acres. The Northeast Georgia Regional Development Center concurs with Oconee 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

<b>Preliminary Report:</b>	June 11, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1861 Epps Bridge Centre</b>	<b>Project: #1861</b>	Oconee County
<b>Comments Due By:</b>	July 3, 2008		<b>Finding Completed:</b>	July 9, 2008

**PROPOSED DEVELOPMENT:**

The proposed project is a commercial development consisting of 21 freestanding buildings totaling 445,056 square feet. The proposed development is located on 68.045 acres.

**LOCATION:**

The proposed project is located along Epps Bridge Parkway (GA Highway 316) in Oconee County approximately 0.5 mile south of Athens-Clarke County, 3.5 miles northwest of the City of Watkinsville, and 3.85 miles east of the Town of Bogart.

**PROJECT PHASING:**

The applicant has identified that the development will be constructed in three phases as follows:

<b>Commercial Use</b>	<b>Phase I (2010)</b>	<b>Phase II (2011-2012)</b>	<b>Phase III (2013)</b>	<b>Use Total</b>
Retail	185,787	139,309	13,800	338,896
Restaurant	11,850	-	22,560	34,410
Bank	-	-	10,750	10,750
Theater	60,000	-	-	60,000
Phasing Total	257,637	139,309	47,110	444,056

**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 *Regional Center* on Oconee 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.

**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 #0636 Parkside Mixed Use: 810 residential units and 550,000 square feet commercial
- DRI #0876 Promenade at Parkside Commercial Development: 115 acres of retail and office
- DRI #0925 Summerville Mixed Use: 333 residential units, 97,500 square feet commercial, 80-bed assisted living facility
- DRI #1323 Exchange Towers Office Development: 292,908 square feet of office

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

No

**ECONOMY OF THE REGION:**

**How will the proposed project affect the tax base of the region?**

The proposed project’s value at build-out is expected to be \$76,000,000. The applicant estimates that annual property tax revenue is expected to be \$751,792 and annual sales tax revenue is expected to be \$11,060,000 at build-out. According to estimates provided by the applicant, the annual cost to provide community services is expected to be \$55,498.

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**How many short and long-term jobs will the proposed development generate in the region?**

The applicant reports that approximately 390 temporary jobs are estimated to be created during the construction phases of this project. Depending on the specific types of firms that locate within the proposed development, it is estimated that approximately 800 permanent new jobs 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 Wetlands

Five perennial and two ephemeral streams have been identified onsite, all are tributaries of McNutt Creek. Four forested wetlands have also been identified onsite. The applicant reports that the development will impact approximately 2,421 linear feet of stream and 1.06 acres of wetland associated with the grading and construction of numerous building pads, road crossings, and parking facilities.

To offset the above impacts, the applicant has proposed to conduct stream restoration and riparian buffer restoration on approximately 981 linear feet of perennial stream, and 2 acres of wetland restoration along an unnamed headwater tributary of Town Creek, in Greene County, Georgia. This stream and riparian restoration proposes to generate approximately 17,412.75 stream credits and 7.20 wetland credits.

Watershed Protection

The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with Lake Oconee and the City of Greensboro’s water intake point.

**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 70%. Water quality will be addressed by three stormwater detention facilities as identified on the site plan. The applicant states that the proposed project will utilize a design standard, at a minimum, as set forth in the Georgia Stormwater Management Manual.

Air Quality

**Will the proposed project greatly reduce the existing tree canopy?**

The applicant reports that the existing tree canopy is approximately 35% of the project site. At build-out it is expected that the existing canopy will be reduced by approximately 99%. The proposed landscaping design is expected to have a tree canopy of 34% of the project site within 5 years of build out, and 40% 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.

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**INFRASTRUCTURE:**

Transportation

**How many site access points are associated with the proposed project? Where are they located?**

Access to the project is proposed from one point along Epps Bridge Parkway and five access points along the proposed Oconee Connector Extension.

**How much traffic will be generated by the proposed project?**

**Estimated New Vehicle Trips from Development**

Land Use	ITE Code	Units	A.M. Peak	P.M. Peak	24-Hour AADT
Shopping Center	820	445,000	458	1,669	19,108

*Source: DRI #1861 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	2002 AADT	2007 AADT
Epps Bridge Parkway	0200	0.15 mile north of project site	34,062	27,170

*Source: GDOT State Traffic and Report Statistics*

The applicant has completed a traffic study for the proposed development, which can be found here: <http://negplanning.org/dri/search>. Further information regarding transportation improvements may be provided by GDOT.

**Are there any provisions for on-site bicycle or pedestrian facilities?**

The applicant has stated that sidewalks will be constructed throughout the development.

Water Supply and Treatment

**How much water will the proposed project demand?**

According to estimates provided by the applicant approximately 39,400 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?**

Oconee County Utility Department is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

Wastewater and Sewerage

**How much wastewater will be generated by the proposed project?**

According to estimates provided by the applicant approximately 37,400 gallons per day are expected.

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**Will the project affect the capacity of sewerage and wastewater treatment facilities of other local governments, or the region?**

Oconee County Utility Department is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

Solid Waste

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

According to estimates provided by the applicant approximately 1,997 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?**

The potential solid waste service provider has been identified as Waste Management. The anticipated receiving MSW landfill has been identified as R&B Landfill in Homer, Georgia with a reported remaining capacity of 15 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 designated facilities will be provided for the recycling of cardboard and packaging materials.

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 proposed development will be served by Oconee County EMA and Fire Department. The proposed site is serviced by Station 8, Barber Creek, located approximately 1.5 miles 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 #1861**

## 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:	Oconee County
Individual completing form:	Brad S. Callender
Telephone:	706-769-3910
E-mail:	bcallender@oconee.ga.us

\*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:	Epps Bridge Centre
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Tax Parcels: C-1-46A, C-1-47B, & C-1-59 Physical Description: North side of SR Loop 10, West side o
Brief Description of Project:	Shopping Center containing retail stores, restaurants, a movie theater, and department store style anchors

#### 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 checked="" 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.):	445,056 Sf
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Developer:	The Bishop Company, LLC
Mailing Address:	6425 Powers Ferry Road, Suite 180
Address 2:	
	City:Atlanta State: GA Zip:30339
Telephone:	770-272-9880
Email:	sc@thebishopcompany.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Oconee 316 Associates, LLC
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input 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 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 type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2012 Overall project:
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**DRI #1861**

<b>DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information</b>	
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 <a href="#">Rules for the DRI Process</a> and the <a href="#">DRI Tiers and Thresholds</a> for more information.	
<b>Local Government Information</b>	
Submitting Local Government:	Oconee County
Individual completing form:	Brad S. Callender
Telephone:	706-769-3910
Email:	bcallender@oconee.ga.us
<b>Project Information</b>	
Name of Proposed Project:	Epps Bridge Centre
DRI ID Number:	1861
Developer/Applicant:	The Bishop Company, LLC
Telephone:	770-272-9880
Email(s):	sc@thebishopcompany.com
<b>Additional Information Requested</b>	
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.	
<b>Economic Development</b>	
Estimated Value at Build-Out:	\$76,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$751,792

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):	
<b>Water Supply</b>	
Name of water supply provider for this site:	Oconee County Utility Department
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0394 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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Oconee County Utility Department
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0394 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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Land Transportation</b>	
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.)	12,544 ADT
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: The project is proposed to have multiple access points along a roadway which is proposed to connect the Oconee Connector to Epps Bridge Parkway. Oconee County is currently concluding the right-of-way acquisition phase of the roadway project. Estimated timelines coincide for completion of the roadway and the 1st phase of the project.

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	1,997 Tons
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Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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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 type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	71%
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Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: All storm water management for the development must comply with NPDES Phase II requirements.

### 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 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:  
 Jurisdictional Wetland areas are located on the project site. The developer has applied for disturbance permits to develop the wetlands on the site. The developer proposes to establish a wetlands mitigation bank for credits to mitigate the disturbed wetlands.

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