



# 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>08/04/08</b>	Fax No.:	<b>706.369.5792</b>
Comments Due By:	<b>08/18/08</b>	E-mail:	<a href="mailto:jmoneyhun@negplanning.org"><b>jmoneyhun@negplanning.org</b></a>
Review Completed By:	<b>08/29/08</b>	Project I.D.:	<b>DRI #1910</b>

### **Project Information**

Name of Project:	<b>#1910 Schuetz Container Systems</b>
Name of Host Government:	<b>Town of Carl</b>
Name of Developer:	<b>Schuetz Container Systems, Inc.</b>
Type of Development:	<b>Industrial</b>
Specific Location of Proposed Development:	<b>The proposed project is located in the Town of Carl along Bankhead Highway approximately 0.6 mile east of the City of Auburn and 2.5 miles east of the Gwinnett County.</b>

Description of Proposed Development:

**The proposed project consists of the construction of 593,000 square feet of warehouse and office space on two building sites located on approximately 35.7 acres. The Northeast Georgia Regional Development Center concurs with the Town of Carl'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>	August 04, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY</b> <b>DRI #1910 Schuetz Container Systems</b>	<b>Project: #1910</b>	Town of Carl
<b>Comments Due By:</b>	August 18, 2008		<b>Finding Completed:</b>	August 29, 2008

**PROPOSED DEVELOPMENT:**

The proposed project consists of the construction of 593,000 square feet of warehouse and office space on two building sites located on approximately 35.7 acres.

**LOCATION:**

The proposed project is located in the Town of Carl along Bankhead Highway approximately 0.6 miles east of the City of Auburn and 2.5 miles east of the Gwinnett County.

**PROJECT PHASING:**

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

Phase 1: October 2009, 257,000s.f.

Phase 2: October 2014, 336,000s.f.

**COMPATIBILITY WITH EXISTING PLANS:**

**Is the proposed project consistent with the host local government’s comprehensive plan?**

The project is located within an areas designated as *Emerging Suburban* and *Traditional Neighborhood* on The Town of Carl’s Future Development Map. Primary land uses identified for Emerging Suburban for the Town of Carl are: Single-family residential, Mixed Use, Multi-family, Commercial (when part of a master plan or outlined by a subarea master plan), Passive and active recreation, and Public/Institutional. Primary land uses identified for Traditional Neighborhood are: Single-family residential, Duplexes, Active and passive recreation, Multi-family, and Senior housing. As the proposed project is defined as an industrial development, amendment to the Town of Carl’s Future Development Map to reflect the proposed project will be necessary if approved.

**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?**

The applicant reports that there is one existing residential unit on the site that is proposed to be removed. The estimated value of this structure is reported to be \$123,616.

**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 #1247 Summerour/McInnis Residential Development: 238 residential units

**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 \$64,500,000. Annual property tax revenue at build-out is expected to be \$724,618. According to estimates provided by the applicant, the annual cost to provide community services is expected to be approximately \$268,250.

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**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 300 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

The project is located in the Small Water Supply Watershed (less than 100 square miles) associated with the Cedar Creek and the City of Winder’s water intake and the Large Water Supply Watershed associated with Lake Oconee.

Barrow 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 map does not indicate the presence of wetlands within or adjacent to the proposed project site. The entire project is located within a groundwater recharge 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 75%. The applicant has identified that the proposed project will utilize one stormwater management facility 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 existing tree canopy composes 28% of the project site, approximately 10 acres. The applicant reports that the site will be graded and the entire canopy removed. With replanting, tree canopy is expected to be 14% of the project site within 5 years of build out and 23% 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.

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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 by four access points along Bankhead Highway.

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

**Estimated New Vehicle Trips from Development**

Land Use	ITE Code	A.M. Peak Hour	P.M. Peak Hour	24-Hour AADT
Warehousing	150	282	255	2,412

*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?**

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.

Water Supply and Treatment

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

According to estimates provided by the applicant, daily demand will be approximately 7,500 gallons.

**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 Winder 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 7,500 gallons per day will be generated.

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

Barrow County Public Works is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand, however approximately 3 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?**

The applicant reports that approximately 7,635 tons of solid waste per year are expected to be generated by this development.

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

United Waste Rolloff is identified as the potential solid waste service provider. The anticipated receiving MSW landfill has been identified as Oak Grove Landfill, with a remaining capacity of less than two years. The applicant reports that Oak Grove Landfill has applied for expansion that will provide an additional ten years capacity. The expansion was approved by Barrow County in December 2007; expansion permits are currently being sought from EPD.

**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 transport containers and packaging materials.

Other Community Facilities and Services

**What infrastructure is available to provide public safety services to this project?**

The applicant reports that fire and emergency service will be provided by Barrow County Fire & Emergency Services. The closest station is Station #4 approximately one mile from the project site. The applicant reports that estimated response time is less than 5 minutes. First response will utilize two fire engines and one medical unit. One ladder truck would be dispatched for a commercial structure fire.

# Developments of Regional Impact

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## DRI #1910

### 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:	Barrow (for the Town of Carl)
Individual completing form:	Cherie Dalton
Telephone:	770-307-3034
E-mail:	cdalton@barrowga.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:	Schuetz Container Systems, Inc.
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	1224 Bankhead Hwy. 316 Georgia Militia District
Brief Description of Project:	Construct two manufacturing facilities: Phase 1:247,000 s.f. Phase 2: 336,000 s.f. With truck docks & rail service

### 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.):	583,000 s.f. manufacturing & 10,000 s.f. office
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Developer:	Schuetz Container Systems, Inc.
Mailing Address:	200 Aspen Hill Rd.
Address 2:	attn: Wayne Eadie, VP of Operations
	City:North Branch State: NJ Zip:08876
Telephone:	908-526-6161 ext 150
Email:	wayne.eadie@schuetz.net
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:	Dorsey Hutchins & James Murphy
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 type="checkbox"/> Sewer <input 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: October 2014 Overall project:
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## DRI #1910

<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:	Barrow (for the Town of Carl)
Individual completing form:	Cherie Dalton
Telephone:	770-307-3034
Email:	cdalton@barrowga.org
<b>Project Information</b>	
Name of Proposed Project:	Schuetz Container Systems, Inc.
DRI ID Number:	1910
Developer/Applicant:	Schuetz Container Systems, Inc./AquaTerra Design, LLC
Telephone:	908-526-6161 ext 150
Email(s):	wayne.eadie@schuetz.net
<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:	\$64,500,000 (includes Ph1 & Ph2)
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$724,618

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): 32 acres Pasture	
<b>Water Supply</b>	
Name of water supply provider for this site:	City of Winder
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.0075MGD ; 7500 gpd
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:	Barrow County Public Works
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.0075MGD
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? 3 miles	
<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.)	282 trips (A.M. entrance & exit)
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 type="radio"/> Yes <input checked="" type="radio"/> No

If yes, please describe below:	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	7635 tons(Includes Ph1 and Ph2)
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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	75% Impervious
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Wet detention pond with forebay; property is located within the Winder Cedar Creek Watershed	
<b>Environmental Quality</b>	
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 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: Certain buffers will have to be maintained	

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