



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:	08/04/08	Fax No.:	706.369.5792
Comments Due By:	08/18/08	E-mail:	jmoneyhun@negplanning.org
Review Completed By:	08/29/08	Project I.D.:	DRI #1887

Project Information

Name of Project:	#1887 Jackson Park
Name of Host Government:	Jackson County
Name of Developer:	Forestar Real Estate Group
Type of Development:	Industrial
Specific Location of Proposed Development:	The proposed project is located in Jackson County along US Highway 129 approximately 1.3 miles north of the Athens-Clarke County.

Description of Proposed Development:

The proposed project consists of the construction of 7,524,750 square feet of warehouse space located on approximately 701 acres. The Northeast Georgia Regional Development Center concurs with Jackson 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:	August 04, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1887 Jackson Park	Project: #1887	Jackson County
Comments Due By:	August 18, 2008		Finding Completed:	August 29, 2008

PROPOSED DEVELOPMENT:

The proposed project consists of the construction of 7,524,750 square feet of warehouse space on 20 building sites located on approximately 701 acres.

LOCATION:

The proposed project is located in Jackson County along US Highway 129 approximately 1.3 miles north of the Athens-Clarke County.

PROJECT PHASING:

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

- Phase 1: December 2010, 1,036,500s.f. (Lots 1, 10, 11, 12)
- Phase 2: December 2013, 2,042,750s.f. (Lots 2, 3, 4, 5, 6, 7, 8, 9)
- Phase 3: December 2015, 1,018,000s.f. (Lots 18, 19, 20)
- Phase 4: December 2018, 3,427,500s.f. (Lots 13, 14, 15, 16, 17)

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 *Rural Places* on Jackson County’s Future Land Use Map. The description of Rural Places according to the Jackson County Comprehensive Plan is outlying rural areas with active farming and scattered single-family housing on large lots. Preservation of sensitive natural resources.

The proposed designation has been identified as *Industrial Workspace*, which is described as Industrial/Office Park development, employment generators and interstate-oriented commercial development.

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 #0480 Bramblett Residential Development: 166 residential units
- DRI #0674 4-W Farms Mixed-use Development: 2,440 residential units; 406,000 square feet of commercial/office space

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 \$376,000,000. Annual property tax revenue at build-out is expected to be \$5,600,000. According to estimates provided by the applicant, the annual cost to provide community services is expected to be approximately \$1,512,000.

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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 1,500 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

Two unnamed perennial tributaries of Crooked Creek are located on the project site. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the North Oconee River and Athens-Clarke County's water intake.

Jackson 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 applicant has identified several wetlands on the site plan. The applicant states that it is not anticipated that wetlands will be impacted by this project. There are no groundwater recharge areas located within or adjacent to the project site.

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 47%. The applicant has identified that the proposed project will utilize ten 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 approximately 70%. Clearing will occur in phases corresponding to development phases. According to a 2002 Critical Forest Study, approximately 123 acres of the project site are covered by 81% to 100% pine or hardwood vegetated cover, and 575 acres are covered by 41% to 80% pine or hardwood vegetated cover. Tree canopy is expected to be 20% of the project site within 5 years of build out and 35% at tree maturity.

HISTORIC RESOURCES:

Will the proposed project be located near a National Register site?

No.

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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 two access point along US Highway 129.

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	7,524,750	1,785	1,981	28,042

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 232,000 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 Jackson County Waster and Sewer Authority (JCWSA) 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 172,000 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?

The applicant reports that a wastewater treatment facility will be constructed on-site which will be conveyed to the JCWSA upon completion in accordance with the JCWSA Modular Plant Policy.

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Solid Waste

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

The applicant reports that approximately 1,750 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?

Waste Pro is identified as the potential solid waste service provider. The anticipated receiving MSW landfill has been identified as R&B Landfill in Banks County, with a remaining capacity of 17 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

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

The applicant reports that fire and emergency service will be provided by Jackson County. The closest station is the South Jackson Fire Department which is 2.1 miles away from the project site. The applicant states that the South Jackson Fire Department is equipped with: two engines (1,500 GPM and 750 GPM capacity), one tanker truck (1,500 gallons), and one ambulance.

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DRI #1887

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:	Jackson County
Individual completing form:	Franklin Etheridge, Planning Manager
Telephone:	706-367-8985
E-mail:	fetheridge@jacksoncountygov.com

*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:	Jackson Park
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	U.S. Highway 129 South east of the intersection with SR 330
Brief Description of Project:	The proposed project will be a 701-acre industrial park consisting of approximately 7,500,000 square feet of industrial space.

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.):	Approx. 7.5 million square feet of building area
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Developer:	Forestar Real Estate Group
Mailing Address:	447 E.E. Butler Parkway
Address 2:	
	City:Gainesville State: GA Zip:30501
Telephone:	770-536-9441
Email:	larrylong@forestargroup.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 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 type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Application for Future Land Use Designation Change to the Comprehensive Plan
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: Dec 2019 Overall project: Dec 2019
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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:	Jackson County
Individual completing form:	Franklin Etheridge, Planning Manager
Telephone:	706-367-8985
Email:	fetheridge@jacksoncountygov.com
Project Information	
Name of Proposed Project:	Jackson Park
DRI ID Number:	1887
Developer/Applicant:	Forestar Real Estate Group
Telephone:	770-536-9441
Email(s):	larrylong@forestargroup.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 type="radio"/> Yes <input checked="" 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:	\$376,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$5,600,000

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:	Jackson County Water and Sewer Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	232KGD
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?	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	On-Site System (To be taken over by JWSA)
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	72KGD
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?	
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.)	982 AM Peak Hour, 1,089 PM Peak Hour
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:Improvements include additional turning lanes for property access.	
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<h3 style="color: #800000; margin: 0;">Solid Waste Disposal</h3>	
How much solid waste is the project expected to generate annually (in tons)?	48.4 Tons
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:	
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<h3 style="color: #800000; margin: 0;">Stormwater Management</h3>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	47%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Stormwater measures will include on-site detention facilities required per user and various buffer areas as designated on conceptual plan.	
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<h3 style="color: #800000; margin: 0;">Environmental Quality</h3>	
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: Two stream crossings are proposed for roadway construction.	
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