



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:	08/18/08	Fax No.:	706.369.5792
Comments Due By:	09/02/08	E-mail:	jmoneyhun@negplanning.org
Review Completed By:	09/12/08	Project I.D.:	DRI #1912

Project Information

Name of Project:	#1912 Jefferson Commerce Center
Name of Host Government:	City of Jefferson
Name of Developer:	Southeast Management and Leasing Corp.
Type of Development:	Industrial
Specific Location of Proposed Development:	The proposed project is located in Jackson County along Hog Mountain Road and Possum Creek Road adjacent to the City of Jefferson.

Description of Proposed Development:

The proposed project consists of the construction of 522,250 square feet of warehouse and office space located on approximately 30.7 acres. The Northeast Georgia Regional Development Center concurs with the City of Jefferson'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 18, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1912 Jefferson Commerce Center	Project: #1912	City of Jefferson
Comments Due By:	September 2, 2008		Finding Completed:	September 12, 2008

PROPOSED DEVELOPMENT:

The proposed project consists of the construction of 522,250 square feet of warehouse and office space on 5 building sites located on approximately 30.7 acres.

LOCATION:

The proposed project is located in Jackson County along Hog Mountain Road and Possum Creek Road adjacent to the City of Jefferson.

PROJECT PHASING:

The applicant has identified that the development will be constructed in one phase with a final build-out date of July 2013.

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 Workplace* on Jackson County's Future Land Use Map. The description of Industrial Workplace according to the Jackson County Comprehensive Plan is Industrial/Office Park development, employment generators and interstate-oriented commercial development.

The initial action sought by the developer is for annexation into the City of Jefferson and a concurrent request for a rezoning of the property.

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 1-mile radius of the following Developments of Regional Impact:

- DRI #0622 Valentine Industrial Park: 554-acre Industrial Park
- DRI #0679 Toy Wright Mixed Use Park: 234 multi-family units and 60 acres of light-industrial space
- DRI #0764 Industrial Development: 400,000 square feet of industrial space
- DRI #0930 Mixed-Use Commercial Development: 3,300,000 square feet of commercial space
- DRI #1037 Jefferson Warehouse: 1,230,000 square feet of industrial space
- DRI #1099 White Fox Park: 312 residential units, 1,638,000 square feet of commercial space
- DRI #1639 ProLogis Park: 2,504,100 square feet of industrial 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 \$16,000,000. Annual property tax revenue at build-out is expected to be \$205,000. According to estimates provided by the applicant, the annual cost to provide community services is expected to be approximately \$55,350.

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 310 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

There are no river or stream corridors located on or adjacent to the proposed project site. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Middle Oconee River and the Upper Oconee Basin Water Authority's water intake.

The City of Jefferson 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. 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 70%. The applicant has identified that the proposed project will utilize two stormwater management facilities 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 50%. According to a 2002 Critical Forest Study, approximately 20 acres of the project site are covered by pasture or hayfields, 3 acres are covered by 25% to 40% hardwood vegetated cover, and 7 acres are covered by 41% to 80% pine or hardwood vegetated cover. Tree canopy is expected to be 10% of the project site within 5 years of build out and 15% 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 one access point along Possum Creek Road and four access points along Hog Mountain Road.

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
General Light Industrial	110	522,250	527	583	3,799

Source: Jefferson Commerce Center Traffic Impact Study

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 impact 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 30,000 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 City of Jefferson 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 26,000 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 City of Jefferson is identified as the wastewater treatment service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand however approximately 0.1 miles of sewer line 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 955 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?

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 service will be provided by the City of Jefferson and emergency services will be provided by Jackson County EMS. The closest fire station is the Jefferson Fire Department which is 4.2 miles away from the project site. The applicant states that the Jefferson Fire Department is equipped with: two engines, one tanker truck, and one ladder truck.

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DRI #1912

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:	City of Jefferson
Individual completing form:	Jerry Weitz
Telephone:	770-751-7203
E-mail:	JWeitz@bellsouth.net

*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:	Jefferson Commerce Center
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Parcel located at northeast corner of intersection of Hog Mountain Road and Possum Creek Road, Jeffe
Brief Description of Project:	Light industrial development consisting of approximately 489,240 square feet of building space for warehouse and approximately 33,000 square feet of building space for office

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.):	Approximatley 489,240 square feet for warehouse and approximately 33,000 square feet for office
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Developer:	Southeast Management and Leasing Corp. (Contact: Al Dorminy)
Mailing Address:	771 Virginia Avenue
Address 2:	
	City:Atlanta State: GA Zip:30354
Telephone:	404-762-8001
Email:	aldorminy@southeastmanagement.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:	VITANARICH, LLC (Contact: Richard B. Russell, Jr. 770-868-7267)
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If no, in what additional jurisdictions is the project located?	Jackson County [Parcel 092-003A (30.70 acres) to be annexed into the City of Jefferson]
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 checked="" type="checkbox"/> Other Annexation
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: 2013 Overall project: 2013
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DRI #1912

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:	City of Jefferson
Individual completing form:	Jerry Weitz
Telephone:	770-751-7203
Email:	JWeitz@bellsouth.net

Project Information

Name of Proposed Project:	Jefferson Commerce Center
DRI ID Number:	1912
Developer/Applicant:	Southeast Management and Leasing Corp. (Contact: Al Dorminy)
Telephone:	404-762-8001
Email(s):	aldorminy@southeastmanagement.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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input 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:	\$16,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$205,000

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):	
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Water Supply	
Name of water supply provider for this site:	City of Jefferson
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.03 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:	
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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?	
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Wastewater Disposal	
Name of wastewater treatment provider for this site:	City of Jefferson
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.026 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:	
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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? 0.1 miles	
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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.)	527 AM peak hour trips and 583 PM peak hour trips
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: Offsite transportation improvements are not needed solely as a result of the proposed development. Improvements will be needed at the intersection of US 129 / Hog Mountain Road and the intersection Hog Mountain Road / CR-229 as a result of background traffic growth in the area. The improvements include traffic signals at both intersections, plus some additional turn lanes at US 129 / Hog Mountain Road. Details can be found in the traffic study regarding the needed improvements.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?

955 tons

Is sufficient landfill capacity available to serve this proposed project?

(not selected) Yes No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development?

(not selected) Yes No

If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

70%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Detention and water quality facility(s) to be provided per City of Jefferson's regulations.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?

(not selected) Yes No

2. Significant groundwater recharge areas?

(not selected) Yes No

3. Wetlands?

(not selected) Yes No

4. Protected mountains?

(not selected) Yes No

5. Protected river corridors?

(not selected) Yes No

6. Floodplains?

(not selected) Yes No

7. Historic resources?

(not selected) Yes No

8. Other environmentally sensitive resources?

(not selected) Yes No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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