



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: August 27, 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: 1910
Name of Proposed Project: Schuetz Container Systems
Submitting Local Government: Town of Carl

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 Barrow County (or another local government) providing wastewater treatment service to the proposed development.**

Additional Comments:

The review produced the following concerns:

- This finding is contingent on public wastewater treatment service.
- The proposed development conflicts with the Town of Carl's Future Development map.
- The amount of impervious surface as well as the potential effects of stormwater runoff and the subsequent impacts on water quality considering the project is located within the Cedar Creek Small Water Supply Watershed and a significant groundwater recharge area.
- The potential traffic impacts on the local road network resulting from the proposed project.
- The cumulative impacts of solid waste generation on the available capacity of regional landfills, specifically the diminishing capacity of Oak Grove, the receiving landfill.

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

- If a private wastewater treatment system is proposed for this project, further review will be necessary.
- If approved, The Town of Carl must amend their Future Development map with regards to the type and intensity of the proposed development.
- At minimum, the project should implement Best Management Practices for 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.
- Every attempt should be made to conserve and utilize on-site natural features to protect water quality. The developer should also consider using alternatives to conventional stormwater best management practices such as bioretention cells, pervious paving materials, cisterns, green roofs, and bioswales.
- At minimum, all improvements discussed in the traffic study should be implemented to address the potential traffic impacts. The developer must coordinate closely with the Town of Carl, Barrow County, and the Georgia Department of Transportation to address potential impacts and needed improvements.
- 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

Northeast Georgia Regional Development Center : 305 Research Drive, Athens, Georgia 30605-2795 : 706.369.5650 :
Fax 706.369.5792 : www.negplanning.org

DRI Number:	DRI #1910 Schuetz Container Systems, Town of Carl
Name of commenting organization:	City of Hoschton
Department:	Planning and Development
Address:	79 City Square, Hoschton 30548
Telephone:	706-654-3034
Email address:	wharmon@cityofhoschton.com
Date:	August 07, 2008

Hoschton has no objection to project



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DRI Number:	DRI #1910 Schuetz Container Systems, Town of Carl
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:	August 07, 2008

August 7, 2008

Mr. Moneyhun,

In general, the proposed Industrial development in the Town of Carl (Project ID DRI-1910), 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
Long Range Planner

The following comments were received after the DRI review committee meeting.

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

August 25, 2008

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

Subject: Known occurrences of natural communities, plants and animals of highest priority conservation status on or near DRI # 1910 Schuetz Container Systems Warehouse and Offices, Barrow County, Georgia

Dear Mr. Moneyhun:

This is in response to your request of August 4, 2008. According to our records, within a three-mile radius of the project site there is the following Natural Heritage Database occurrence:

Apalachee River [High Priority Stream] approx. 2.5 mi. SW of site

* Entries above preceded by "US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected; "GA" indicates Georgia protected species.

Recommendations:

We have no records of species of concern within the project area. We are concerned about nearby aquatic habitats that could be impacted by construction activities. We urge you to use stringent erosion control practices during construction activities. Further, we strongly advocate leaving vegetation intact within 100 feet of aquatic habitats, 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.

Please be aware that this project occurs near the Apalachee River, a high priority stream. As part of an effort to develop a comprehensive wildlife conservation strategy for the state of Georgia, the Wildlife Resources division has developed and mapped a list of streams that are important to the protection or restoration of rare aquatic species and aquatic communities. High priority waters and their surrounding watersheds are a high priority for a broad array of conservation activities, but do not receive any additional legal protections. We now have GIS ESRI shapefiles of GA high priority waters available on our website (<http://www.georgiawildlife.com/content/displaycontent.asp?txtDocument=89&txtPage=13>). Please contact the Georgia Natural Heritage Program if you would like additional information on high priority waters.

Data Available on the Nongame Conservation Section Website

By visiting the Nongame Conservation Section Website you can view the highest priority 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>

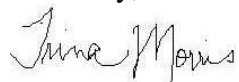
An ESRI shape file of our highest priority species and natural community data by quarter quad and county is also available. It can be downloaded from: <http://georgiawildlife.dnr.state.ga.us/assets/documents/gnhp/gnhpds.zip>

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 highest priority 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,



Katrina Morris
Environmental Review Coordinator