



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:	09/09/08	Fax No.:	706.369.5792
Comments Due By:	09/22/08	E-mail:	jmoneyhun@negrdc.org
Review Completed By:	09/26/08	Project I.D.:	DRI #1926

Project Information

Name of Project:	#1926 Auburn Station
Name of Host Government:	City of Auburn
Name of Developer:	Sweet Apple Development, LLC
Type of Development:	Mixed Use
Specific Location of Proposed Development:	The proposed project is located in Barrow County along U. S. Highway 29/State Route 8. The project is adjacent to the City of Auburn and Gwinnett County.

Description of Proposed Development:

The proposed project is a mixed-use development consisting of 820 residential units and 570,000 square feet of office and retail space located on 150.47 acres. The Northeast Georgia Regional Development Center concurs with the City of Auburn'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>

Preliminary Report:	September 9, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1926 Auburn Station	Project: #1926	City of Auburn
Comments Due By:	September 22, 2008		Finding Completed:	September 26, 2008

PROPOSED DEVELOPMENT:

The proposed project is a mixed-use development consisting of 820 residential units and 570,000 square feet of office and retail space located on 150.47 acres. The proposed project was previous review as DRI #0363.

LOCATION:

The proposed project is located in Barrow County along U. S. Highway 29/State Route 8. The project is adjacent to the City of Auburn and Gwinnett County.

PROJECT PHASING:

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

Phase	Anticipated Date	Description	Commercial/Office	Residential Units
I	Mar. 2010	N. Commercial/S. Apartments	150,000 S.F.	820
IA	Nov. 2011	Outparcels	170,000 S.F.	-
II	Jan. 2013	Shopping Center	100,000 S.F.	-
III	Jan. 2015	Outparcels/Offices	150,000 S.F.	-

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 *Emerging Suburban* on Barrow County’s Future Development Map. The initial action sought by the developer is for annexation into the City of Auburn and a concurrent request for a rezoning of the property.

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?

There are no known Developments of Regional Impact in the Northeast Georgia Region within a 2-mile radius of the proposed project.

Will the proposed project likely generate population increases beyond those forecast in the region?

The proposed project could generate as many as 2,288 new residents based on an average household size for the subject property’s area of 2.79.

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

No.

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 \$98,000,000. Annual property tax revenue at build-out is expected to be \$195,372.

Preliminary Report:	September 9, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1926 Auburn Station	Project: #1926	City of Auburn
Comments Due By:	September 22, 2008		Finding Completed:	September 26, 2008

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. According to estimates provided by the applicant approximately 1,500 long-term 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 Apalachee River and an unnamed tributary of the Apalachee River are located on the project site. The Apalachee River is classified as an impaired stream because it exceeds water quality standards for fecal coliform bacteria. The project is located in the Large Water Supply Watersheds (greater than 100 square miles) with Lake Oconee and the City of Madison’s water intake point.

Wetlands and Recharge Areas

The National Wetlands Inventory maps indicate the presence of wetlands associated with the Apalachee River. There are no other significant environmental features on or adjacent to the proposed project 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 60% for the portion of the project site north of State Route 8, and 40% for the portion of the project site south of State Route 8. Water quality will be addressed by stormwater detention facilities as identified on the site plan. All local and state requirements must be followed in the construction and maintenance of stormwater 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% at build-out. Tree canopy is expected to be approximately 45% of the project site within 5 years of build out.

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.

Preliminary Report:	September 9, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1926 Auburn Station	Project: #1926	City of Auburn
Comments Due By:	September 22, 2008		Finding Completed:	September 26, 2008

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 U. S. Highway 29/State Route 8.

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
Residential PUD	270	820	476	590	6,150
Office Park	750	120	209	180	1,370
Shopping Center	820	450	464	1,688	19,323
Total			1,148	2,458	26,843

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?

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 293,000 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?

Barrow County is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand, however approximately 0.67 mile of water line must be extended to adequately service the project site..

Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant approximately 261,000 gallons per day are expected.

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

Barrow County is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate phases I and IA. Planned sewer system improvements to be completed by 2011 will

Preliminary Report:	September 9, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1926 Auburn Station	Project: #1926	City of Auburn
Comments Due By:	September 22, 2008		Finding Completed:	September 26, 2008

provide adequate capacity to accommodate all other phases. Approximately 7.8 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?

According to estimates provided by the applicant approximately 2,817 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 anticipated receiving MSW landfill has been identified as Pine Bluff Landfill, with a 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?

None stated.

Other Community Facilities and Services

How many new students will be added to the region as a result of the proposed project?

According to estimates based on the type of development, approximately 558 school-aged children can be expected (based on the previously reported average household size estimates and ratio of school enrollment to total population).

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

The applicant identified the following receiving schools:

- Auburn Elementary School: current enrollment 900, capacity full
- Haymon-Morris Middle School: current enrollment 1200, capacity full
- Apalachee High School: current enrollment 1521, capacity full

The applicant has stated that a 40 acre parcel will be deeded to the County for use of the school system.

This will be further determined based on comments from receiving schools and school districts.

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 fire and emergency service will be provided by Barrow County. The closest fire station is approximately two miles from the proposed project site.

This will be further determined based on comments from affected local governments.

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1926

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 Auburn
Individual completing form:	Larry J. Lucas, City Planner
Telephone:	770-963-4002 ext. 20
E-mail:	llucas@cityofauburn-ga.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:	Auburn Station
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Atlanta Hwy, Parcels XX011-012B, XX014-014
Brief Description of Project:	This current scope of this project proposes a mix of retail, office and residential on a 150.88 acre site with 820 residential units. However, this site was previously approved as DRI #363 in 2003, which involved 505 acres with 1,112 residential units. The property was sold to Sweet Apple Development, who reduced the scope to 227 acres and 684 units and was approved by Barrow County for a Land Disturbance permit. The current property owners have requested annexation into the City of Auburn as currently proposed of the current proposal.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" 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 type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.):	820 residential units and 570,000 s.f. of office and retail.
Developer:	Sweet Apple Development, LLC (Guy Abernathy)

Mailing Address:	Sweet Apple Development, LLC
Address 2:	174 Dacula Rd.
	City:Dacula State: GA Zip:30019
Telephone:	770-962-8456
Email:	guya@ringoabernathy.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 type="radio"/> Yes <input checked="" type="radio"/> No
If no, in what additional jurisdictions is the project located?	Currently within Barrow County, but annexation into City of Auburn requested.
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: Auburn Station
	Project ID: 363
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 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: 03/1/2010 Overall project: 1/1/2015
<hr/> <hr/>	
Back to Top	

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1926

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 Auburn
Individual completing form:	Larry J. Lucas, City Planner
Telephone:	770-963-4002 ext. 20
Email:	llucas@cityofauburn-ga.org
Project Information	
Name of Proposed Project:	Auburn Station
DRI ID Number:	1926
Developer/Applicant:	Sweet Apple Development, LLC (Guy Abernathy)
Telephone:	770-962-8456
Email(s):	guya@ringoabernathy.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 checked="" 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:	\$98,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	\$195,372
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):	
Water Supply	
Name of water supply provider for this site:	Primary-Barrow County; Secondary-Gwinnett County
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.293
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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? .67 mile	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Barrow County
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.261
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: Capacity is sufficient for Phases 1 and 1A. Planned sewer system improvements by 2011 should be available to serve future phases.	
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?7.8 miles to connection point	
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.)	2,931 peak p.m. tri;s
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:Georgia DOT will require traffic signal at main entrance with traffic volume reaches 40% of projected increase.	
Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	2,817 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:	
<hr/>	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	60% in north commercial area; 40% in southern mixed-use area
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Mitigation to include retention of natural vegetation as perimeter buffers, compact development to prevent sprawl, generous landscape augmentation in developed areas, and retention ponds.	
<hr/>	
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 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 checked="" type="radio"/> Yes <input 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: Site contains flood plains associated with Apalachee River on western boundary and two tributary creeks. All buffers and setbacks will be in excess of State minimum requirements.	
<hr/>	
Back to Top	