

## *Regional Review Notification*

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • [www.negrc.org](http://www.negrc.org)

The project described below has been submitted to this Regional Commission 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.

The Northeast Georgia Regional Commission (NEGRC) has published the attached project summary for review by and comment from all potentially Affected Governmental Parties. For the purposes of this review, "Affected Governmental Parties" are defined as: 1) any local governments within geographic proximity that may be impacted by the DRI project located outside of its jurisdictional limits; 2) any local, state, or federal agencies that could potentially have concern about the project's impact on regional systems and resources; 3) Georgia Regional Transportation Authority, if the proposed project is located within GRTA's jurisdiction; and 4) the host Regional Commission plus any Regional Commission within geographic proximity that could potentially have concern about the project's impact on regional systems and resources.

RC Name:	<b>Northeast Georgia</b>		
Address:	<b>305 Research Drive, Athens, GA 30605-2795</b>		
RC Contract Person:	<b>Jim Moneyhun</b>	E-mail:	<b><a href="mailto:jmoneyhun@negrc.org">jmoneyhun@negrc.org</a></b>
Project I.D.:	<b>DRI #2255</b>	Comments Due By:	<b>03/08/12</b>
Date Issued:	<b>02/23/12</b>	Review Completed By:	<b>03/22/12</b>

### **Project Information**

Name of Project:	<b>Project Road Runner (Caterpillar)</b>
Name of Host Government:	<b>Oconee County</b>
Name of Developer:	<b>Oconee County Industrial Development Authority &amp; Economic Development Authority of Athens-Clarke County</b>
Type of Development:	<b>Industrial</b>
Specific Location of Proposed Development:	<b>The proposed development is located Clarke County, Oconee County and the City of Bogart along U.S. Highway 78 and Atlanta Highway</b>

Description of Proposed Development:

**The proposed development project consists of the construction of 1,198,656 estimated square feet of manufacturing and distribution space. The NEGRC concurs with the Oconee County's assertion that the project is a Development of Regional Impact and finds that the project requires a regional review. All information required in order to proceed with the official regional review process has been provided by the applicant and host government to the NEGRC.**

This DRI is available for review at: [http://www.negrc.org/resource-1.php?page\\_ID=1292597438](http://www.negrc.org/resource-1.php?page_ID=1292597438)

<b>DRI #2255</b>	Oconee County	<b>Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2255 Project Road Runner (Caterpillar)</b>	<b>Comments Due By:</b>	03/08/12
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**PROPOSED DEVELOPMENT:**

The proposed development project consists of the construction of 1,198,656 estimated square feet of manufacturing and distribution space located on approximately 247 acres. The applicant has identified the following range of uses:

- Manufacturing and office space – 1,124,009 sq ft
- Office – 51,633 sq ft
- Storage – 59,800 sq ft
- Distribution Center – 14,847 sq ft

**LOCATION:**

The proposed development is located Clarke County, Oconee County, and the City of Bogart along U.S. Highway 78 and Atlanta Highway.

**PROJECT PHASING:**

The applicant states that the assembly facility will be constructed by Mid-2013 with employment of approximately 119 individuals. By 2020, all product lines will be implemented and employment will increase to approximately 1,400 individuals.

**INITIAL ACTION REQUESTED OF THE LOCAL GOVERNMENT:**

The initial action triggering this review is a request for extension of infrastructure.

**COMPATIBILITY WITH EXISTING PLANS:**

The proposed development is located within areas designated as *Employment* on the Athens-Clarke Future Development Map (FDM) and *Technology Gateway* on the Oconee County and City of Bogart FDM. The Athens-Clarke County Comprehensive Plan identifies the following uses for the *Employment* designation: industry, office, research parks, and flex-space mixed uses. The Oconee County Comprehensive Plan identifies the following uses for the *Technology Gateway* designation: major office, research and development, and light industrial development. The proposed development is located within an area designated as *Developing* on the Northeast Georgia Regional Development Map.

**NATURAL RESOURCES:**

McNutt Creek and several unnamed intermittent tributaries of McNutt Creek have been identified on the proposed project site. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Lake Oconee and the City of Greensboro’s water intake. The National Wetlands Inventory map indicates the presence wetlands associated with McNutt Creek and its associated tributaries. Portions of the project site are located within the 100-year floodplain and have been identified on the site plan. There are no other significant environmental features within or adjacent to the proposed project area

**HISTORIC RESOURCES:**

No properties listed on the National Register of Historic Places are located on or adjacent to the proposed project site. Georgia’s NAHRGIS (Natural, Archaeological, and Historic Resources GIS) registry does not indicate the presence of historic resources on the project site.

**INFRASTRUCTURE:**

Transportation

The proposed project will generate various traffic volumes dependent on the number of employees identified in the project phasing above. The following table shows new trips generated by the development:

Year	A.M. Peak Hour	P.M. Peak Hour	24 hour 2-way AADT
2013	73	45	454
2020	608	344	2,720

Source: DRI #2255 Supplemental Information

<b>DRI #2255</b>	Oconee County	<b>Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2255 Project Road Runner (Caterpillar)</b>	<b>Comments Due By:</b>	03/08/12
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The applicant has provided the following existing traffic volumes:

<b>Roadway</b>	<b>AADT</b>	<b>Location</b>
SR 316	24,180	West of 316/78 interchange, Oconee County
US 78	13,530	North of 316/78 interchange, Oconee County
US 78	12,320	North of county line, Clarke County
Atlanta Hwy	11,650	Between US 78 & Bogart City Limits, Clarke County

The applicant states that sidewalks will be constructed along the access drive. The nearest bus stop is located in Athens-Clarke County near the Georgia Square Mall, approximately 2.7 miles away from the site.

#### Water Supply and Treatment

The average daily demand for the project at buildout is estimated to be 65,000 gallons per day. Oconee County or Athens-Clarke County will be the potable water service providers. The applicant states that adequate capacity exists to accommodate the proposed development.

#### Wastewater and Sewerage

At full buildout, the project is anticipated to generate 60,000 gallons per day of wastewater. Oconee County has been identified as the wastewater service provider and reports adequate capacity to accommodate the proposed development.

#### Stormwater Management

Impervious surface at buildout is expected to be approximately 25%. The applicant states that stormwater management for the development will be provided in accordance with Chapter 5-4 of the Athens-Clarke County Code of Ordinances. The runoff from the site will be directed to three wet extended detention stormwater facilities. Each of the stormwater facilities will provide water quality treatment in a permanent pool, extended detention, channel protection, overbank flood protection, and flood attenuation. These stormwater facilities will provide pollutant and sediment removal and will reduce downstream channel degradation and flooding. All the creeks on the site will have 25' state waters buffers. Local buffers will exist for wetlands and creeks throughout the site. In locations where environmentally-sensitive areas are impacted by the development, Best Management Practices will be employed to prevent sediment loss and mitigation will be provided to offset any permanent impacts.

#### Solid Waste

According to estimates based on this type of development, approximately 1,178 tons of solid waste per year are expected at full build-out.

#### Public Safety

The applicant reports that fire and emergency services will be provided by Athens-Clarke and Oconee Counties. Athens-Clarke and Oconee Counties currently have mutual aid agreements for fire and emergency services with each other. The nearest fire stations are located approximately 2.0 miles (Bogart Volunteer Station), 3.5 miles (Athens-Clarke County Station 2), and 4.9 miles (Oconee County Barber Creek Volunteer Station) from the project site. EMS service will be provided by National EMS who currently provides service to both counties.

# Developments of Regional Impact

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

**DRI #2255**

## 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:	Oconee
Individual completing form:	Rusty Haygood
Telephone:	706-769-5120
E-mail:	rhaygood@oconee.ga.us

\*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:	Project RoadRunner
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	2231 Monroe Highway, Bogart, GA 30622 and 5265 Atlanta Highway, Bogart, GA 30622
Brief Description of Project:	An American company proposes to construct a manufacturing facility, as well as a product distribution center, on approximately 240 acres on a parcel commonly known as the Orkin Tract. The larger building footprint is in Oconee County, while the parcel in question has a larger percentage of acreage in Athens-Clarke County. Construction will begin in 2012 with facilities beginning operation in 2013. It is estimated that there will be 1,124,009 sf of manufacturing and office space, 59,800 sf of storage, and a 14,847 sf parts distribution center.

**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"/> <b>Industrial</b>	<input type="radio"/> <b>Quarries, Asphalt &amp; Cement Plants</b>
If other development type, describe:	
Project Size (# of units, floor area, etc.):	2 units; 1,198,656 sf
Developer:	Oconee County Industrial Development Authority & Economic Development Authority of Athens-Clarke Cou
Mailing Address:	P.O. Box 145
Address 2:	
	City:Watkinsville State: GA Zip:30677
Telephone:	706-769-5120
Email:	rhaygood@oconee.ga.us
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	Southeastern Pipe, LLC
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	Athens-Clarke County, City of Bogart
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input 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"/> <b>Rezoning</b> <input type="checkbox"/> <b>Variance</b> <input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Water</b> <input type="checkbox"/> <b>Permit</b> <input checked="" type="checkbox"/> <b>Other</b> Requested extension of infrastructure
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: January 2013 Overall project: January 2013
<a href="#">Back to Top</a>	

# Developments of Regional Impact

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

**DRI #2255**

## 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: Oconee

Individual completing form: Rusty Haygood

Telephone: 706-769-5120

Email: rhaygood@oconee.ga.us

### Project Information

Name of Proposed Project: Project RoadRunner

DRI ID Number: 2255

Developer/Applicant: Oconee County Industrial Development Authority & Economic Development Authority of Athens-Clarke Cou

Telephone: 706-769-5120

Email(s): rhaygood@oconee.ga.us

### 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.)

(not selected)  Yes  No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?

(not selected)  Yes  No

If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out: Approx. \$200 million by 2020

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	Approx. \$1 million upon completion of tax abatement schedule
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):	
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<b>Water Supply</b>	
Name of water supply provider for this site:	Oconee County Utility Dept. or Athens-Clarke Utilities
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.065 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:	
<hr/> <hr/>	
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? Potentially up to .60 miles.	
<hr/> <hr/>	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Oconee County Utility Department
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.060 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:	
<hr/> <hr/>	
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? Approximately 1.25 miles	
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<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,	2,720 vehicle trips at full build-out

please provide.)	
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: There will be a four-lane, divided access road constructed off of U.S. Hwy. 78 near the intersection with Atlanta Highway. This road will parallel Atlanta Highway into the Orkin Tract. There will also be a two-lane secondary access road constructed off of Atlanta Highway along the edge of the assembly facility's property. It will roughly parallel U.S. Hwy. 78 with the potential to be extended to Mars Hill Road at some point in the future. There will also be signalization improvements added along both U.S. Hwy. 78 and Atlanta Highway.	
<b>Solid Waste Disposal</b>	
How much solid waste is the project expected to generate annually (in tons)?	1178 (based upon estimation model.
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 checked="" type="radio"/> Yes <input 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?	Less than 25 percent
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The parking/storage area for the finished products will be on gravel surfaces resulting in almost 42 acres of pervious area. There will also be multiple stormwater detention ponds to capture stormwater runoff generated from the facility. There will also be buffers along the periphery of the property that will assist in the retention of water on the site	
<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 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:	
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<a href="#">Back to Top</a>	