

DRI #2260	Jackson County	Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2260 TICO Project (Toyota)	Comments Due By:	03/31/12
Date Issued:	03/16/12		Review Completed:	04/15/12

PROPOSED DEVELOPMENT:

The proposed development project consists of the construction of 598,800 estimated square feet of industrial manufacturing space located on approximately 155 acres. The project proposes a new facility for parts manufacturing within the Valentine Industrial Park.

LOCATION:

The proposed development is located in Jackson County along Wayne Poultry Road between Toy Wright Road and Possum Creek Road (County Road 229). Adjacent parcels to the south of the project site fall within Jefferson city limits.

PROJECT PHASING:

The applicant states that the assembly facility will be constructed in a single phase by March 2013 with employment of approximately 380 individuals.

INITIAL ACTION REQUESTED OF THE LOCAL GOVERNMENT:

The initial action triggering this review is a request for permitting.

COMPATIBILITY WITH EXISTING PLANS:

The proposed development is located within areas designated as *Industrial* on the Jackson County Future Land Use 2020 and 2030 Maps. The Jackson County Comprehensive Plan identifies the light, general, and heavy industrial uses as appropriate for the *Industrial* designation. The proposed development is located within an area designated at *Developing* on the Northeast Georgia Regional Development Map.

NATURAL RESOURCES:

No streams or rivers have been identified on the proposed project site. The nearest named stream is Opossum Creek, which is to the south of the site. This creek is not on the 305(b)/303(d) list as out of compliance according to the EPD. The project is not located within a small water supply watershed (less than 100 square miles). The National Wetlands Inventory map indicates the presence of a freshwater pond to the south of the proposed building. Freshwater forested/shrub wetlands and areas within the 100-year flood plain are found on adjacent parcels to the south and east of the project site. None of the site is located within the 100-year floodplain. 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	200	380	760

Source: DRI #2260 Supplemental Information

GDOT reports the following existing traffic volumes:

Roadway	AADT	Location
Wayne Poultry Road	1,940	East of Toy Wright Road, Jackson County
US 129	11,630	North of I-85 interchange, Jackson County

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Wayne Poultry Road	1,380	West of intersection with US 129, Jackson County
Holly Springs Road	1,470	North of intersection with Wayne Poultry Road, Jackson County

The applicant states that no on-site bicycle or pedestrian facilities are planned. The site will not be accessible by public transit.

Water Supply and Treatment

The average daily demand for the project at buildout is estimated to be 90,000 gallons per day. Jackson County Water and Sewerage Authority will be the potable water service providers. The applicant states that adequate capacity exists to accommodate the proposed development and a water line extension is not required.

Wastewater and Sewerage

At full buildout, the project is anticipated to generate 13,300 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 the site will provide for extended detention (24 hours) of runoff from the first 1.2 inches of rainfall.

Solid Waste

The applicant states that the volume of solid waste that the project will generate is not known. Solid waste from Jackson County is disposed of in private facilities. The applicant states that nearby MSW landfills have sufficient capacity to accommodate the waste stream.

Public Safety

The applicant reports that fire and emergency services will be provided by Jackson County. The nearest fire station are located approximately 3.6 miles away (Plainview Fire Station). EMS service will be provided by Jackson County.