

The Northeast Georgia Regional Commission (NEGRC) has completed its review of the following Development of Regional Impact (DRI). This report contains the NEGRC's assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regional Resource Plan. Also included is an assessment of likely interjurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties and others during the fifteen-day comment period.

The materials presented in this report are purely advisory and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Transmittal of this DRI report officially completes the DRI process. The submitting local government may proceed with whatever final official actions it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision.

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|-----------------------------------|-----------------------------------|
| <b>Project I.D.:</b>              | DRI #4563                         |
| <b>Name of Project:</b>           | Arcade Water Reclamation Facility |
| <b>Name of Host Jurisdiction:</b> | City of Arcade                    |

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### Background

DRI review was initiated following the developer's request for a permit. Potentially affected parties were asked to submit comments on the proposal during the 15-day period of 10/24/2025 to 11/8/2025.

### Proposed Development

The City of Arcade is proposing construction of a 250,000 GPD wastewater treatment facility on an approximately 20-acre site within city limits. The proposed facility would include a well house, headworks, process center, effluent pump station, sludge handling, plant return pump station, and a control building. The site would have two entrances on Holiday Cemetery Road. The proposed development would occupy property on parcel number 056 008D. Currently, the site is undeveloped and wooded. The project would be completed in one phase with an estimated completion date in August 2026.

### Compatibility with Existing Plans

#### Compatibility with Regional Plan

The site is identified as "Developing" on the Northeast Georgia Regional Plan's Regional Land Use Map (dated 6/15/2023). The Regional Plan recommends development that

- Enhances economic mobility and competitiveness
- Elevates public health and equity
- Supports and adds value to existing communities
- Creates housing that is diverse, adequate, equitable, and affordable
- Includes transportation choices and is well-connected with existing and planned transportation options, and
- Protects natural and historic resources.

The following table outlines the proposal's alignment with these recommendations:

| REGIONAL PLAN RECOMMENDATIONS                                                                                  | PROPOSED PROJECT'S COMPATIBILITY WITH RECOMMENDATION                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Enhances economic mobility and competitiveness</b>                                                          | The applicant states that the regional workforce is sufficient to meet the demand created by the proposed project.<br><br>Increasing the city's water treatment capacity would enable future growth in the area, enhancing the economic competitiveness of Arcade.                                                                                                                                                              |
| <b>Elevates public health and equity</b>                                                                       | The project would improve public health by increasing the number of homes and businesses that have access to sewer service.                                                                                                                                                                                                                                                                                                     |
| <b>Supports and adds value to existing communities</b>                                                         | The proposed development would add value to the community by expanding the city's wastewater supply infrastructure. The wastewater treatment plant would serve the housing development previously approved under DRI 2811, as well as future growth in the area.                                                                                                                                                                |
| <b>Creates housing that is diverse, adequate, equitable, and affordable</b>                                    | Not applicable to this project type.                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Includes transportation choices and is well- connected with existing and planned transportation options</b> | Transportation improvements are not necessary to serve the proposed project, as it is estimated to generate only 10 new daily trips.                                                                                                                                                                                                                                                                                            |
| <b>Protects natural and historic resources</b>                                                                 | The local government should preserve as much existing vegetation on the site as possible and ensure that elevated stormwater retention measures are used to avoid the negative effects of runoff into the stream on site. The local government should also ensure long-term upkeep of the new system and compliance with Georgia EPD treatment requirements to prevent negative effects downstream from the discharge location. |

### Compatibility with Regional Resource Management Plan

The chart below summarizes the number of acres within the site area as well as within a one-mile buffer around the site that contains 1) wetlands, 2) conservation land, 3) regionally important resources, and 4) threatened regionally important resources. Please refer to the footnotes for definitions for each of these terms.

#### **Wetland, Conservation, and Regionally Important Resources**

|                                                                    | AREA TYPE                                                  | AREA (ACRES) | PERCENT OF AREA |
|--------------------------------------------------------------------|------------------------------------------------------------|--------------|-----------------|
| <b>SITE AREA<br/>(20 Acres)</b>                                    | Wetland Acres <sup>1</sup>                                 | 0            | 0               |
|                                                                    | "Conservation Land" <sup>2</sup>                           | 0            | 0               |
|                                                                    | Regionally Important Resource Land <sup>3</sup>            | 0            | 0               |
|                                                                    | Threatened Regionally Important Resource Land <sup>4</sup> | 0            | 0               |
| <b>1 MILE<br/>BUFFER<br/>AROUND<br/>SITE<br/>(2,410<br/>Acres)</b> | Wetland Acres                                              | 51           | 2.1%            |
|                                                                    | "Conservation Land"                                        | 391          | 16.2%           |
|                                                                    | Regionally Important Resource Land                         | 0            | 0               |
|                                                                    | Threatened Regionally Important Resource Land              | 336          | 13.9%           |

No specific Regionally Important Resource sites are identified within one mile of the proposed site.

<sup>1</sup> Wetland acres are derived from the National Wetland Inventory (NWI)

<sup>2</sup> "Conservation" land is derived from the Northeast Georgia Regional Plan's Conservation and Development Map (6/15/2023).

<sup>3</sup> Regionally Important Resources were identified as a part of the Northeast Georgia Resource Management Plan for Regionally Important Resources (2/15/2018).

<sup>4</sup> This area represents the intersection between Conservation areas (identified on the Conservation and Development Map, 6/15/2023), adopted Regionally Important Resources (RIR), and "Developed" and "Developing" Regional Land Use areas (identified on the Regional Land Use Map, 6/15/2023).

## Potential Interjurisdictional Impacts

### Natural Resources and Stormwater Management

There is a stream located along the western border of the proposed site. The site plan includes a 25-foot stream buffer and preserves the wooded area between the stream and the wastewater treatment facility. The applicant states that an estimated 7% of the site would be covered in impervious surfaces. According to the applicant, the site will include stormwater management practices in accordance with the GA Stormwater Management Manual and city ordinances. The proposal should be designed to minimize disruption to the existing streams, associated wetlands, and floodplains to avoid future erosion, flooding, and degraded water quality onsite and downstream from the site. Low impact design measures, like bioswales, rain gardens, and other green infrastructure should be incorporated into the project design.

The applicant states that the project is unlikely to affect any of the environmental quality factors identified on the DRI Additional Form, including water supply watersheds, groundwater recharge areas, wetlands, protected mountain and river corridors, floodplains, historic resources, and other environmentally sensitive resources.

### Transportation

No traffic study was submitted for the proposed development. The applicant estimates that the project would produce 10 new daily trips.

### Water Supply and Wastewater

The project would be served by the City of Arcade water and sewer systems with an estimated daily demand of less than 0.005 MGD for the water system. The applicant states that this demand can be covered by existing capacity. There would be no wastewater flow generated from the proposed development. No water or sewer line extensions are anticipated.

### Solid Waste

The applicant estimates the project would generate 10 tons of solid waste annually and that sufficient landfill capacity exists to handle this waste. According to annual tonnage reports from the Georgia Environmental Protection Division, almost all municipal solid waste (MSW) generated in Jackson County is disposed of in a landfill in Banks County. The applicant states that no hazardous waste would be generated.

### Lifecycle Costs and Revenues

The applicant estimates that the project would be worth \$11,000,000 at build-out in 2026. On a per-acre basis, the project would be worth approximately \$550,000. The project is a government facility and would not generate any local tax revenue. Prior to approval, the city should measure the life cycle costs of the infrastructure needed to serve this project to ensure that they would not be committing to more maintenance expenses than city tax revenue can cover.

### Comments from Affected Parties

*Alan Hood, Airport Safety Data Program Manager, Georgia Department of Transportation*

This proposed waste water treatment plant in the City of Arcade, is more than 8 miles from any civil airport. It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact any airport.

If any construction equipment or construction exceeds 200' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

*Jonathan Peevy, District Traffic Engineer, Georgia Department of Transportation*

I do not have any concerns with traffic impacts on this project.