



DEVELOPMENTS OF REGIONAL IMPACT

Regional Review Notification

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • 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:	Northeast Georgia		
Address:	305 Research Drive, Athens, GA 30605-2795		
RC Contract Person:	Jim Moneyhun	E-mail:	jmoneyhun@negrc.org
Project I.D.:	DRI #2234	Comments Due By:	10/24/11
Date Issued:	10/03/11	Review Completed By:	10/28/11

Project Information

Name of Project:	Barrow Landing
Name of Host Government:	Barrow County
Name of Developer:	Walton Development and Management, Inc.
Type of Development:	Mixed Use
Specific Location of Proposed Development:	The proposed development is located along State Route 316/US 29 in unincorporated Barrow County.

Description of Proposed Development:

The proposed development is a mixed-use development that consists of residential, commercial, and town center uses. The NEGRC concurs with the Barrow 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

DRI #2234	Barrow County	Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2234 Barrow Landing	Comments Due By:	10/24/11
Date Issued:	10/03/11		Review Completed:	10/28/11

PROPOSED DEVELOPMENT:

The proposed development is classified as a mixed-use development for the purposes of this review and consists of residential, commercial, and town center uses. The following table shows the various proposed uses and acreage of each type use.

Land Use	Total Land Area	
	Acres	Percentage
Right-of-way	15.8	5%
25 ft. State Stream Buffer	13.3	5%
Passive Open Space	58.5	20%
Commercial	74.1	25%
Residential	55.9	19%
Town Center	74.8	26%
Total	292.4	100%

Based on information provided by the applicant, the number of residential units is estimated to be between 1,320 to 1,900 units. Commercial square footage (including the Town Center use) is estimated to be between 1,045,000 and 3,500,000 square feet (sf) with the following anticipated range of uses:

- Office: 125,000 sf to 1,800,000 sf
- General Commercial: 175,000 sf to 3,500,000 sf
- Flex Industrial (Wholesale & Distribution): 175,000 sf to 1,280,000 sf
- Hotel: 180 to 600 rooms, phased as demand warrants

The applicant has stated that the areas designated as commercial or town center may include any uses allowed under C-3 in the Barrow County UDC. Examples of allowable uses include office, commercial, wholesale & distribution, health care facilities, housing, and hotels.

LOCATION:

The proposed development is located on approximately 292 acres in unincorporated Barrow County along State Route 316/US 29/University Parkway between Carl Bethlehem Road and State Route 81/Loganville Highway.

PROJECT PHASING:

The development is proposed to be constructed in multiple phases with an anticipated buildout of 10 – 15 years. The applicant states that phases will be dictated by the market and current demand.

INITIAL ACTION REQUESTED OF THE LOCAL GOVERNMENT:

The initial action triggering this review is rezoning and variance request.

COMPATIBILITY WITH EXISTING PLANS:

The proposed development is located within the *Gateway Mixed Use Regional Node* and *Employment & Industrial* classifications on Barrow County’s Future Development Map.

POPULATION:

According to information provided by the applicant, based on a buildout of 1,900 residential units the total population generated by the development would be approximately 5,472 people. The applicant estimates the following number of school-aged children generated by the development:

- Elementary: 251
- Middle School: 135
- High School: 141

DRI #2234	Barrow County	Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2234 Barrow Landing	Comments Due By:	10/24/11
Date Issued:	10/03/11		Review Completed:	10/28/11

NATURAL RESOURCES:

Multiple minor unnamed intermittent tributaries of Marbury Creek exist on the property. The applicant has stated that undisturbed vegetative stream buffers will be maintained for 100 feet on both sides of the stream. Additionally, all streams will have a 50-foot setback from the stream buffer where no impervious surfaces can occur.

Portions of the project site are located within Flood Zone A (100-year floodplain) as identified on the Federal Emergency Management Agency's Flood Insurance Rate Maps (Map # 13013C0110C) dated December 18, 2009. The areas that have been identified as Zone A are primarily made up of streams and currently there is no development proposed in those locations. The applicant identifies that these locations will remain as natural areas and will become a part of the greenways and linear parks throughout the development.

The proposed site is located within the Water Quality Critical Area of the Fort Yargo Lake Small Water Supply Watershed. The water quality critical area contains all lands within seven miles from a public water supply reservoir boundary or lands within a seven-mile radius of a public water supply intake. The amount of impervious surface must be reduced for any development within this area as well as increased stream buffers and corridor setbacks.

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 applicant has completed a traffic impact analysis for the proposed development, which can be accessed here: http://www.negrc.org/resource-1.php?page_ID=1292597438. The following table shows new trips generated by the development.

ITE Land Use Category	ITE Code	Unit of Measure	# of Units	AM Peak			PM Peak		
				Enter	Exit	Total	Enter	Exit	Total
Apts	220	Units	1,036	82	327	409	306	164	470
Townhomes	230	Units	56	5	24	29	23	11	33
Senior Adult	252	Units	328	15	19	34	23	16	42
Hotel/Conf Cntr	310	Rooms	180	47	30	77	50	45	95
Office/Ind. Flex	110/710	GFA (sf)	558,000	498	68	566	80	453	533
Office	710	GFA (sf)	279,000	300	41	341	53	260	313
Shopping Center	820	GFA (sf)	505,000	244	156	400	600	624	1,224
Total Trips				1190	665	1855	1137	1573	2710

Source: Barrow Landing Traffic Impact Analysis

Water Supply and Treatment

The average daily demand for the project at buildout is estimated to be 729,560 gallons per day. The City of Winder has been identified as the potable water service provider and reports adequate capacity to accommodate the proposed development.

Wastewater and Sewerage

At full buildout, the project is anticipated to generate 260,000 of wastewater. Barrow County has been identified as the wastewater service provider and reports adequate capacity to accommodate the proposed development.

DRI #2234	Barrow County	Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2234 Barrow Landing	Comments Due By:	10/24/11
Date Issued:	10/03/11		Review Completed:	10/28/11

Stormwater Management

Impervious surface at buildout is expected to be approximately 50%. The applicant has stated that stormwater management will meet the standards of Section 89-1190 of the Barrow County Unified Development Code. The standards include provisions for water quality treatment, and reference the practices defined in the Georgia Stormwater Management Manual. According to the applicant, a variety of water quality and quantity controls such as stormwater detention ponds, un-concentrated overland flow, grass swales, level spreaders, pervious pavement for overflow parking, and rain gardens may be implemented. The design guidelines developed for Barrow Landing and the Barrow County regulations encourage better site design practices and low impact development techniques that help to reduce stormwater run-off and maintain the integrity of the streams on-site and ultimately the entire watershed.

Best management practices for soil erosion and sediment control as provided in the Barrow County Unified Development code, and the Manual for Erosion and Sediment Control in Georgia will also be implemented.

Solid Waste

Based on the buildout of 1,900 units, using the generation rate provided by the Barrow County Solid Waste Management Plan, the development would produce 25,117 pounds per day of solid waste or 12.56 tons per year. The applicant identified the anticipated receiving landfill as Oak Grove landfill with a remaining capacity of 9,082,457 cubic yards, approximately 20 years (as of January 1, 2011).

Schools

The proposed site is located within the Kennedy Elementary School, Westside Middle School, and Apalachee High School Attendance Zones.

Public Safety

Barrow County Emergency Services will provide Fire and Emergency Services to the site. The proposed development would be served by Fire Station 7 and Fire Station 3.

Fire Station 7, located at 1036 Carl Bethlehem Road, Winder, Georgia, is a little over one mile away from the proposed Barrow Landing site. It was built in 2002 and houses Engine 7, Truck 7, and Med 7. Engine 7 is a 1989 Sutphen with licensed advanced life support. Med 7 is a 2006 Ford F-450 with a 75' aerial. Truck 7 is a 2008 HME ladder. The station is staffed by four personnel twenty-four hours a day.

Fire Station 3 is located at 774 Christmas Ave, Bethlehem, Georgia, approximately three miles from the proposed Barrow Landing site. Built in 1983, the station houses Engine 3, a 2007 HME Silverfox, and Med 3, a 2009 Dodge Sprinter. Engine 3 is a licensed basic life support engine and Med 3 is a licensed advanced life support ambulance. There are four personnel on staff twenty-four hours a day. A reserve engine and ambulance are also housed there.

Barrow County Sheriff's office will provide police services to the site.

Developments of Regional Impact

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

DRI #2234

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:	Barrow
Individual completing form:	Daunte Gibbs
Telephone:	770-307-3034
E-mail:	dgibbs@barrowga.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:	Barrow Landing
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	292 acres located at the corner of Hwy 316 and Hwy 81 in Barrow County, GA. Addresses corresponding
Brief Description of Project:	A master planned development with a mix of uses including residential, commercial, light industrial, retail, and office.

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:	
<hr/>	
Project Size (# of units, floor area, etc.):	Residential units between 1,320 and 1,900; Non-residential uses between 1,045,000 and 3,500,000 sq.
Developer:	Walton Development and Management, Inc.
Mailing Address:	295 West Crossville Road
Address 2:	Building 700, Suite 710
	City: Roswell State: GA Zip: 30075
Telephone:	770-642-7750
Email:	pbeidel@waltondm.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 checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
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:
	Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Special Use
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: 10-15 years Overall project: 10-15 years
<hr/>	
Back to Top	

Developments of Regional Impact

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

DRI #2234

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.	
<hr/>	
Local Government Information	
Submitting Local Government:	Barrow
Individual completing form:	Daunte Gibbs
Telephone:	770-307-3034
Email:	dgibbs@barrowga.org
<hr/>	
Project Information	
Name of Proposed Project:	Barrow Landing
DRI ID Number:	2234
Developer/Applicant:	Walton Development and Management, Inc.
Telephone:	770-642-7750
Email(s):	pbeidel@waltondm.com
<hr/>	
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 type="radio"/> Yes <input checked="" type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
<hr/>	
Economic Development	
Estimated Value at Build-Out:	unknown

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	The current millae rate for residents within Unincorporated Barrow County is 28.088
---	---

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:	City of Winder
--	----------------

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	729,560 gallons per day (average daily); 2,188,860 gallons per day (peak daily)
--	---

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?
 Approximately 0.11 miles (600 feet)

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)?	0.26 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:

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 0.28 miles (1,500 feet)

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,	2,079 vehicle trips/hour in PM Peak Hour; 1,859 vehicle trips/hour in AM Peak Hour
--	--

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: Refer to Traffic Analysis Report

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	12.56 tons per year
--	---------------------

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:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	Approximately 50% is estimated to be impervious once the proposed development is constructed.
---	---

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater management will meet the standards of Section 89-1190 of the Barrow County Unified Development Code. The standards include provisions for water quality treatment, and reference the practices defined in the Georgia Stormwater Management Manual. A variety of water quality and quantity controls such as stormwater detention ponds, un-concentrated overland flow, grass swales, level spreaders, pervious pavement for overflow parking, and rain gardens may be implemented. In addition, an undisturbed stream buffer of 100' is provided on each side of the stream banks, with an additional 50' impervious setback from the edge of the stream buffer. The design guidelines developed for Barrow Landing and the Barrow County regulations encourage better site design practices and low impact development techniques that help to reduce stormwater run-off and maintain the integrity of the streams on-site and ultimately the entire watershed.

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 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 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
<p>If you answered yes to any question above, describe how the identified resource(s) may be affected: The proposed site is within Water Quality Critical Area of the Fort Yargo Lake Small Water Supply Watershed. The water quality critical area contains all lands within seven miles from a public water supply reservoir boundary or lands within a seven-mile radius of a public water supply intake. The amount of impervious surface must be reduced for any development within this area as well as increased stream buffers and corridor setbacks. Undisturbed vegetative stream buffers will be maintained for 100 feet on both sides of the stream. Additionally, all streams will have a 50-foot setback from the stream buffer where no impervious surfaces can occur. The Barrow Landings site is located within Flood Zone A as identified on the Federal Emergency Management Agency's Flood Insurance Rate Maps (Map # 13013C0110C) dated December 18, 2009. Zone A is defined as "Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage." The areas that have been identified as Zone A are primarily made up of streams and currently there is no development proposed in those locations. The locations will remain as natural areas and will become a part of the greenways and linear parks throughout the development.</p>	
<hr/> <hr/>	
Back to Top	