

DEVELOPMENT OF REGIONAL IMPACT PRE REVIEW QUESTIONNAIRE

The Coastal Georgia Regional Development Center (CGRDC) has identified a variety of information as being necessary to the successful review of DRIs. Collection of this information will be the responsibility of the developer. Host government staff may assist in collecting/compiling the data for submission to CGRDC.

Following submission by host government of Forms 1 and 2 at

<http://www.georgiaplanning.com/planners/dri/>, the following supplemental information must be submitted to CGRDC before a review can begin:

1. Completed DRI Pre Review Questionnaire
2. Project Summary – amenities, types of uses, acreage, etc.
3. A digital map showing location of the DRI in a County.
4. Map size should be 11”x17” showing title, legend, north arrow, scale, date, borderline, and location of the DRI in a polygon format.
5. DRI boundary should be marked on the Geographic Information System (GIS) parcel base map.
6. The map should show roads, wetlands, rivers and land uses adjacent to development site.
7. Submit a digital GIS file in a shapefile (polygon) format on a CD ROM showing boundary of DRI. The local government’s GIS Department can provide assistance in creating this file.
8. The boundary shapefile shall be produced at a Digital Ortho Quarter Quads (DOQQs) scale of 1:12000. The data projection shall be in Universal Transverse Mercator (UTM) NAD 1983 zone 17.
9. Any relevant documents such as: Environmental Assessment/Wetlands Delineation Report (as required for § 404 Permit application), Traffic Impact Study, Fiscal Impact Study, Market or Housing study, etc.

Please submit maps and text on CD or via email to: tconcannon@coastalgeorgiardc.org

DEVELOPMENT OF REGIONAL IMPACT

PRE REVIEW QUESTIONNAIRE

DRI # XXXX - Port of St. Marys Industrial & Logistics Center

GENERAL

Location

1. Where is the proposed project located? Provide parcel identification number, address and/or nearest intersection(s).

Response: The Port of St. Marys Industrial and Logistics Center (formerly Durango Paper Mill Planned Development DRI#1160) is located adjacent to State Route 40 (Osborne Road) and north of the SR 40 right of way. The project area is bounded by the North River, Meeting Street, SR 40, and Point Peter Road all within the City of St. Marys. The project's parcel identification numbers are: 149 004, & S34 01 05. The latitude/longitude coordinates of the geographic center of the project are 30°44'72" N / 81°32'38"W.

2. Will the proposed project be located close to the host government's boundary with another jurisdiction?

Response: Port of St. Marys Industrial and Logistics Center lies entirely within the jurisdictional boundary of City of St. Marys and is located approximately 1 mile south of the jurisdictional boundary of unincorporated Camden County.

3. What is the land use in adjacent parcels? If project is near a jurisdictional boundary, what is the land use at the boundary? How would project affect them?

Response: Land use in adjacent parcels consists of single family residential, commercial, timberland, and salt marsh.

4. Is the project consistent with other affected organizations' plans (development authorities, school systems, etc)? Please explain how and if applicable provide recommendations for mitigating any inconsistencies.

Response: The project is consistent with the former industrial land use (Paper Mill) prior to the site being rezoned to Planned Development mixed use residential in 2006. The proposed mixed use project was never developed and the property has remained vacant since development plans were abandoned in 2008.

The intent is to return the site to an industrial land use classification through a zoning amendment of the PD text. The Camden County Joint Development Authority and City of St Marys have been included in the initial planning for the proposed industrial park development.

LAND USE/COMPREHENSIVE PLANNING

1. Is the proposed project consistent with the host government's future development map or future land use plan and maps? Please explain how it is/is not consistent.

Response: The developer has submitted a petition to the City of St. Marys to rezone approximately 722 acres from its current classification of PD (Planned Development Mixed Use) to a PD (Planned Development Industrial) district under Section 110-68 of the City of St. Marys Zoning Ordinance.

2. What other major development projects are planned in the immediate area that might impact these same public facilities?

Response: As of October 2015, no other DRI projects within St. Marys have been filed since 2008, or listed on the DCA website. The last four projects listed on the DCA website were:

- *Housing projects: DRI 1795 Brant Creek and DRI 1794 Haven Park, both filed in March 2008.*
- *Commercial Project: DRI 1351 Sail Cove - March 2007*
- *Mixed Use: Durango Paper Mill Project DRI 1160 (same property as current DRI request for review) The project was abandoned and the property was never developed.*

COMMUNITY FACILITIES / INFRASTRUCTURE

1. In general, will the project impact public facilities (roads, water/sewer, schools, etc.) in the host community?

Response: Public Facilities will be impacted by this development. Master Planning and phased construction should spread the impact over an estimated fifteen year period and allow infrastructure improvements to be coordinated with the City of St. Marys.

Transportation and Traffic Impacts

1. How much traffic will be generated by the proposed project? Please provide weekday estimates for 24-hr, AM, PM (and if retail/tourism related Saturday counts).

The estimated ADT (average daily trips) 24 hr count: 24,998 ADT.

Peak Hour PM: 3,481 trips

Peak Hour AM: 3,348 trips

2. What are the existing traffic patterns and volumes on the local, county, state, and interstate roads that serve the site?

Traffic patterns along SR 40 follow typical residential and commercial patterns, with the majority of traffic headed east and west toward I-95 and Historic Downtown St. Marys commercial district and St. Marys Elementary School.

3. Are the existing transportation facilities adequate to meet the demands created by the proposed project? Please identify any areas of deficiency.

Yes.

4. What transportation improvements are planned for the area that would affect or be affected by the proposed project (positively or negatively)?

The developer and City of St. Marys will coordinate the future plans for SR 40 (Osborne Road) The improvements may include a divided median, and breaks at the project entrances with deceleration and turn lanes.

5. What transportation improvements will be necessary to maintain an acceptable Level of Service (LOS "D" or better) for transportation infrastructure impacted by the proposed project?

A detailed traffic study will be required for GDOT permitting along SR 40. The traffic study will be initiated following the PD amendment.

6. Will the project accommodate transportation alternatives including bike and pedestrian paths and/or access to public transportation?

The project master plan will include routes dedicated to pedestrian and bicycle traffic. Public Transportation will be considered during the planning phase.

7. What measures for pedestrian safety are included? For example, sidewalks more than 3 – 4 feet wide, with a planting strip separating the sidewalk and roadway or other traffic calming measures. Please explain.

At this time pedestrian access to the industrial park is not planned due to safety and security reasons. Internal industrial project design will incorporate measures to insure employee pedestrian safety.

Wastewater Treatment

1. How much wastewater will be generated by the proposed project (in mgd)?

0.284 MGD

2. What form of wastewater treatment is proposed, e.g., septic tanks, existing municipal/county system, etc.?

Response: The wastewater collection system for the Port of St. Marys will consist of gravity sewer, pump stations and force mains. The developer agrees to coordinate with City of St. Marys for the location of an onsite regional pump station that will serve Port of St. Marys and transfer the wastewater via forcemain to the Point Peter WWTF.

3. Are existing facilities adequate to meet the demands of the project? Please explain.

Response: Yes, Point Peter WTTF Average Daily Flow is currently 1.950 MGD, and the permitted capacity is 6.0 MGD.

Water Supply and Treatment

1. How much water will the proposed project demand (in mgd)?

0.334 MGD (Domestic Flow).

2. What form of water supply and treatment is proposed, e.g., individual wells, community system or existing municipal/county system?

Response:

Water Supply for the Port of St. Marys Industrial & Logistics Center will be provided by the City of St. Marys.

The Port of St. Marys water system will consist of water lines looped within the site and connected to the City water system at multiple points. The former mill site contains several large diameter industrial wells, of which one or more wells may be utilized by the Owner/Developer for industrial process water and/or domestic water supply.

3. How will the project's demand for water impact the water supply facilities / capacity of the host government or adjacent governments? Are the facilities adequate to meet the demands of the project? Please explain.

Response: Adequacy of the City of St. Marys existing water system and facilities to meet the project demands, shall be analyzed upon specific individual industrial project requirements.

Stormwater Management

1. What are the plans to mitigate stormwater run-off created by the proposed project?

The proposed Port of St. Marys Industrial & Logistics Center drainage system will utilize inlets, concrete pipe, detention lagoons, and additional BMP's to mitigate the stormwater run-off created by the project and comply with City of St. Marys Stormwater Management and NPDES Requirements.

Solid Waste Management

1. How much solid waste will be generated by the project?

19,208 tons/year

2. Are solid waste collection services provided for this type of development and what entity provided the service?

City of St. Marys will provide solid waste collection service.

3. Has the solid waste coordinator/public works staff been consulted for input on solid waste collection and disposal capacity? How will this development affect local capacity?

Director of Public Works has been consulted. City will provide collection and disposal services. Camden County Landfill operator has been contacted and verified capacity is available to accept the projected solid waste generated by the project.

4. Are local / regional landfill facilities adequate to meet the demands of the project? Please explain.
Yes – Camden County Landfill has capacity.

Government Facilities

1. Will the proposed project create an increased demand for governmental facilities or services, such as public safety or schools? Please explain.
Yes – increased in residents will increase the need for public safety officers.

Schools

1. How many new students will be added to the school district as a result of the proposed project?
Initially the number will be the lower range as jobs created by the project are anticipated to be filled by current residents of Camden County and employees commuting from outside the school district.
2. Are existing and/or proposed schools adequate to meet the demands of the proposed project? Will new facilities be required to meet the new demand? Please explain.
Yes, the school system has plans to accommodate future increases in number of students.
3. List the names of the schools most likely to be affected?

*St. Marys Elementary School
Mary Lee Clark Elementary School
St. Marys Middle School
Camden County High School*

Libraries and Cultural Facilities

1. Are libraries and other cultural facilities in the region currently meeting the demand for services? Please explain. *Yes*
2. How much increased demand would the proposed project create for such facilities? Please explain.

Assume student population increase will mirror increased usage and current percentage of students who go to the library.

Public Safety

1. Detail the increased demand for public safety services that the project will create in the host jurisdiction and surrounding area. Are services adequate to meet the demands of the proposed project? Please explain. *Current services are adequate.
Increased demands will be on: EMS, Camden Medical Center, Public Safety Force, and Fire Dept.*

ECONOMY OF THE REGION

1. What new taxes will be generated by the proposed project for each of the potentially affected local governments? *+/- \$2,460,000 (40% of estimated build-out value @ 34.161 mils) yearly to City of St. Marys.*
2. How many short-term jobs will the development generate in the region?
Required number to support proposed construction and related activities to first 15 years of the project.
3. How many long-term jobs will be created in the region as a result of this development?
It is anticipated approximately 5,300 jobs to support the proposed industrial facilities.
4. Is the regional work force sufficient to fill the demand created by the proposed project?
Yes
5. Will the proposed development have a positive or negative impact on existing industry or business in the region? Please explain any potential impacts, positive or negative.
Positive Impact, job growth and economic development, reuse of abandoned industrial facility.

NATURAL AND CULTURAL RESOURCES

1. Describe the environmental protection measures to be used on this project (e.g., setting aside greenspace; steps taken to protect trees and preserve water quality).
The project will utilize BMPs and erosion control measures during and after construction as specified in the "Manual for Erosion and Sediment Control in Georgia, 5th Edition" Greenspace will be an integral part of the Master Plan.

Natural Resources

1. Will the proposed project be located in or near wetlands, groundwater recharge areas, water supply watersheds or protected river corridors? What impact may occur? What mitigation measures will be used?
Yes. Project design will be coordinated with the US Army Corps of Engineers (USACE) to mitigate any wetland impacts that may occur. All marine facilities will be permitted through GA DNR and USACE.

Historic Resources

1. Will the proposed project be located near a historic resource that is listed on the National or State Registers of Historic Places or is eligible for listing? If yes, please explain.
Response: Yes, the following are within 0.5 miles:
 1. *City of St. Marys National Historic District*
 2. *Orange Hall National Historic Site.*
2. Is the proposed project located in or near a Historic District (national, state or local designation) or is eligible for listing? If yes, please explain.
The project is approximately 0.5 miles from the City of St. Marys Historic District.
3. Is the project site significant to the local community, region, or state? If yes, please explain.
Response: Yes, the site was home to Gilman/Durango Paper Mill and Company. The Gilman Mill employed many residents of St. Marys for over 60 years.
4. Will any known historic or archaeological sites be impacted? If yes, please explain.
No.

HOUSING

1. Is there currently a local housing shortage or surplus?
Response: No, affordable (work force) housing is available.
2. Will the proposed project create a demand for additional housing to be constructed in the area?
Response: The project is industrial and will generate jobs, which in turn will create demand for additional housing in the future.
3. Will the proposed project provide housing opportunities close to existing employment centers?
No.
4. Will potential employees of the proposed project be able to find affordable housing nearby? *Existing affordable housing is available for employees nearby.*