

***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: jsansing@coastalgeorgiarc.org or via mail to: J. Paul Sansing, Coastal Georgia Regional Development Center, P.O. Box 1917, Brunswick, GA 31521.

DEVELOPMENT OF REGIONAL IMPACT PRE REVIEW QUESTIONNAIRE

GENERAL

Location

1. Where is the proposed project located? Provide parcel identification number, address and/or nearest intersection(s).
2. Will the proposed project be located close to the host government's boundary with another jurisdiction?
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?
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.

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

COMMUNITY FACILITIES / INFRASTRUCTURE

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

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).
2. What are the existing traffic patterns and volumes on the local, county, state, and interstate roads that serve the site?
3. Are the existing transportation facilities adequate to meet the demands created by the proposed project? Please identify any areas of deficiency.

4. What transportation improvements are planned for the area that would affect or be affected by the proposed project (positively or negatively)?
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?
6. Will the project accommodate transportation alternatives including bike and pedestrian paths and/or access to public transportation?
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.

Wastewater Treatment

1. How much wastewater will be generated by the proposed project (in mgd)?
2. What form of wastewater treatment is proposed, e.g., septic tanks, existing municipal/county system, etc?
3. Are existing facilities adequate to meet the demands of the project? Please explain.

Water Supply and Treatment

1. How much water will the proposed project demand (in mgd)?
2. What form of water supply and treatment is proposed, e.g., individual wells, community system or existing municipal/county system?
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.

Stormwater Management

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

Solid Waste Management

1. How much solid waste will be generated by the project?
2. Are solid waste collection services provided for this type of development and what entity provided the 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?
4. Are local / regional landfill facilities adequate to meet the demands of the project? Please explain.

Government Facilities

1. Will the proposed project create an increased demand for governmental facilities or services, such as public safety or schools? Please explain.

Schools

1. How many new students will be added to the school district as a result of the proposed project?
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.
3. List the names of the schools most likely to be affected?

Libraries and Cultural Facilities

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

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.

ECONOMY OF THE REGION

1. What new taxes will be generated by the proposed project for each of the potentially affected local governments?
2. How many short-term jobs will the development generate in the region?
3. How many long-term jobs will be created in the region as a result of this development?

4. Is the regional work force sufficient to fill the demand created by the proposed project?
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.

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).

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?

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.
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.
3. Is the project site significant to the local community, region, or state? If yes, please explain.
4. Will any known historic or archaeological sites be impacted? If yes, please explain.

HOUSING

1. Is there currently a local housing shortage or surplus?
2. Will the proposed project create a demand for additional housing to be constructed in the area?
3. Will the proposed project provide housing opportunities close to existing employment centers?
4. Will potential employees of the proposed project be able to find affordable housing nearby?