



DEVELOPMENTS OF REGIONAL IMPACT

Regional Review Notification

Northeast Georgia Regional Development Center • 305 Research Drive, Athens, Georgia 30605-2795 • 706.369.5650 • Fax 706.369.5792 • www.negrdc.org

The Project described below has been submitted to this Regional Development Center 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. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and submit your comments at: <http://negplanning.org/dri/search>

RDC Name:	Northeast Georgia		
Address:	305 Research Drive, Athens, GA 30605-2795		
RDC Contract Person:	Jim Moneyhun	Telephone No.:	706.369.5650
Date Issued:	09/09/08	Fax No.:	706.369.5792
Comments Due By:	09/22/08	E-mail:	jmoneyhun@negrdc.org
Review Completed By:	09/26/08	Project I.D.:	DRI #1896

Project Information

Name of Project:	#1896 Summerville
Name of Host Government:	Athens-Clarke County
Name of Developer:	Westpark Holdings, LLC
Type of Development:	Mixed Use
Specific Location of Proposed Development:	The proposed project is located in Athens-Clarke County along Jennings Mill Road approximately 0.25 mile from Oconee County.

Description of Proposed Development:

The proposed project is a mixed-use development consisting of: 267 residential units; 120-bed nursing home (70,000 SF); 100-bed assisted living facility (110,000 SF); general commercial space (10,000 SF); and community recreational buildings (40,000 SF) located on 63.05 acres. The Northeast Georgia Regional Development Center concurs with the Athens-Clarke County's assertion that the project is a Development of Regional Impact and finds that the project requires a regional review.

This DRI is available for review at: <http://negplanning.org/dri/search>

Preliminary Report:	September 9, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1896 Summerville	Project: #1896	Athens-Clarke County
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PROPOSED DEVELOPMENT:

The proposed project is a mixed-use development consisting of: 267 residential units; 120-bed nursing home (70,000 SF); 100-bed assisted living facility (110,000 SF); general commercial space (10,000 SF); and community recreational buildings (40,000 SF) located on 63.05 acres. The proposed project was previous review as DRI #0925.

LOCATION:

The proposed project is located in Athens-Clarke County along Jennings Mill Road approximately 0.25 mile from Oconee County.

PROJECT PHASING:

The applicant has identified that the development will be constructed in four phases with a final build-out date of 2012.

COMPATIBILITY WITH EXISTING PLANS:

Is the proposed project consistent with the host local government’s comprehensive plan?

The project is located within an area designated as *Neighborhood Mixed Use* on Athens-Clarke County’s Future Development Map. The initial action sought by the developer is a request for a rezoning of the property.

Is the proposed project inconsistent with any potentially affected local government’s comprehensive plan or short-term work program?

This will be further determined based upon comments received from potentially impacted local governments.

What other Developments of Regional Impact are planned that may affect the proposed development?

The proposed project is within a 2-mile radius of the following Developments of Regional Impact:

- DRI #1323 Exchange Towers Office Development: 292,908 SF office
- DRI #1332 Winslow Park Mixed Use Development: 731 residential units, 129,200 SF retail, 21,600 SF office, 100,000 SF hotel, and 52,000 SF grocery store
- DRI #1861 Epps Bridge Centre Commercial Development: 445,056 SF commercial

Will the proposed project likely generate population increases beyond those forecast in the region?

The proposed project could generate as many as 627 new residents based on an average household size for the subject property’s area of 2.35.

Will the proposed project displace any existing housing units or community facilities?

No.

ECONOMY OF THE REGION:

Will the proposed project significantly affect the tax base of the region? If so, how?

The proposed project’s value at build-out is expected to be \$76,710,000. Annual tax revenue at build-out is expected to be \$1,018,709 (State \$7,671; ACC \$397,358; School \$613,680)

According to estimates provided by the applicant and based on ratios in the Athens-Clarke County Comprehensive Plan, the estimated annual cost to provide community services is as follows:

- Assuming that residential development averages \$400 per acre shortfall; 40.50 acres of residential translates to an estimated annual shortfall of \$16,200.

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- Assuming that commercial development averages \$898 per acre surplus; 22.55 acres of commercial/mixed-use translates to an estimated annual surplus of \$20,250.
- Therefore it is estimated that the proposed development will result in a net surplus of 4,050 per annum at build out.

How many short and long-term jobs will the proposed development generate in the region?

The amount of short-term jobs will be dependent on the phasing of uses within the development. Total long-term employment will vary depending on the specific types of firms that locate within the proposed development. Based on an assumption of employees per 1,000 square feet (adapted from the U.S. Department of Energy) an estimate of 161 employees can be expected at build-out.

NATURAL RESOURCES:

Will the proposed project be located within or near environmentally sensitive areas of the region, such as wetlands, groundwater recharge areas, water supply watersheds, protected river corridors, or protected mountains?

Stream Corridor and Watershed Protection

A tributary of McNutt Creek traverses the project site. McNutt Creek flows into the Middle Oconee River. According to the 2008 approved 305(b) and 303(d) list, McNutt Creek and the Middle Oconee River are both classified as impaired streams because they exceeds water quality standards for fecal coliform bacteria. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with Lake Oconee and the City of Greensboro’s water intake.

Wetlands and Recharge Areas

The National Wetlands Inventory map does not indicate the presence of wetlands within or adjacent to the proposed project site. The applicant has identified several wetlands on the site plan. There are no other significant environmental features on or adjacent to the proposed project area.

Will the proposed project undertake initiatives to mitigate the impacts on stormwater management?

The percentage of impervious surface at build-out is expected to be 29.04%. Water quality will be addressed by stormwater facilities as identified on the site plan. All local and state requirements must be followed in the construction and maintenance of stormwater retention/detention areas.

Air Quality

Will the proposed project greatly reduce the existing tree canopy?

The applicant reports that the existing tree canopy for the site is 61.69 acres (97.84% of the total site area). It is estimated that the existing canopy will be reduced by approximately 42.38 acres (68.70% of the existing canopy) at build-out. Tree canopy is expected to be approximately 28.94 acres (45.90% of the total site area) of the project site within 5 years of build out and 38.52 acres (61.09% of the total site area) at maturity.

HISTORIC RESOURCES:

Will the proposed project be located near a National Register site?

No.

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Will the proposed project be located within or near an historic resource with local or regional importance?

Georgia's NAHGIS (Natural, Archaeological, and Historic Resources GIS) does not identify the presence of historic resources on or adjacent to the project site.

INFRASTRUCTURE:

Transportation

How many site access points are associated with the proposed project? Where are they located?

Access to the project will be provided by proposed public streets to be constructed throughout the development that will connect to West Park Drive and Jennings Mill Parkway. West Park Drive has two access points along Jennings Mill Road.

How much traffic will be generated by the proposed project?

Estimated New Vehicle Trips from Development

Land Use	ITE Code	Units	AM Peak	PM Peak	AADT
Assisted Living Facility	254	100	14	22	266
Nursing Home	620	100	17	22	237
Senior Adult Housing-Detached	251	40	13	25	148
Senior Adult Housing-Attached	252	100	9	12	376
Specialty Retail Center	814	10	68	27	443
Condominium/Townhouse	230	72	43	50	531
Single-Family Detached	210	55	51	67	640
Total			164	158	2,641

Source: ITE Trip Generation 7th edition

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

The applicant has completed a traffic study for the proposed development, which can be found here: <http://negplanning.org/dri/search>. Further information regarding transportation improvements may be provided by GDOT.

Are there any provisions for on-site bicycle or pedestrian facilities?

The applicant has stated that sidewalks will be constructed on both sides of the internal roads throughout the development.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant approximately 105,220 gallons per day are expected.

How will the proposed project's demand for water affect the water supply or treatment facilities of other local governments, or the region?

Athens-Clarke County is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand, however approximately 1.51 miles of water line must be extended to adequately service the project site.

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Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant approximately 91,400 gallons per day are expected.

Will the project affect the capacity of sewerage and wastewater treatment facilities of other local governments, or the region?

Athens-Clarke County is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand, however approximately 1.22 miles of sewer line must be extended to adequately service the project site.

Solid Waste

How much solid waste will be generated by the proposed project?

According to estimates provided by the applicant approximately 1,035 tons of solid waste per year will be generate by this development.

Will the proposed project adversely impact the existing or planned capacity of landfills in the region?

The anticipated receiving MSW landfill has been identified as Athens-Clarke County Landfill, which has a reported remaining capacity of six years. The applicant reports that plans for expansion of the Athens-Clarke County Landfill will provide an additional 24 years capacity. The expansion plans are currently in the process of going before the Athens-Clarke County Board of Commissioners for approval.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

Other Community Facilities and Services

How many new students will be added to the region as a result of the proposed project?

According to estimates based on the type of development, approximately 130 school-aged children can be expected (based on the previously reported average household size estimates and ratio of school enrollment to total population). As a portion of Summerville development will be age-restricted, only single family detached units and condominium/townhouse units were used to provide this estimate.

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Will the proposed project adversely impact the existing or planned capacity of schools in the region?

The applicant identified the following receiving schools:

- Timothy Elementary School: current enrollment 536; capacity 400; students in trailers 220
- Cleveland Road Elementary School: current enrollment 366; capacity 450; students in trailers 20
- Clarke Middle School: current enrollment 618; capacity 800; students in trailers 0
- Clarke Central High School: current enrollment 1516; capacity 1800; students in trailers 0

This will be further determined based on comments from receiving schools and school districts.

What infrastructure is available to provide public safety services to this project?

The applicant reports that fire and emergency service will be provided by Athens-Clarke County. The proposed project will be serviced by Fire Station #2, located at 3500 Atlanta Highway. Fire response time to the project is estimated to be four minutes.

This will be further determined based on comments from affected local governments.