



# DEVELOPMENTS OF REGIONAL IMPACT

## *Finding*

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

**TO:** Affected Local Governments and Other Interested Parties  
**FROM:** James R. Dove, Executive Director *JRD*  
**DATE:** September 24, 2008

The Northeast Georgia Regional Development Center (RDC) has completed its review of the following Development of Regional Impact (DRI). The Northeast Georgia RDC reviewed the proposed project with regard to conflicts with regional plans, goals, and policies and the impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies. The finding does not address whether the DRI is or is not in the best interest of the local government.

DRI ID Number: 1896  
Name of Proposed Project: Summerville  
Submitting Local Government: Athens-Clarke County

**Finding:** After review of information submitted by the host government and comments received from affected agencies, the Northeast Georgia RDC finds that the development is in the best interest of the Region and therefore the State.

### Additional Comments:

#### **The review produced the following concerns:**

- Currently the proposed development has direct access only to Jennings Mill Road, which may create increased congestion along the Jennings Mill Road corridor and additionally at the intersection of Jennings Mill Road and Atlanta Highway.
- The potential effect of stormwater runoff and the subsequent impact on water quality specifically due to the proposed development's proximity to the Kingswood Branch of McNutt Creek which is listed on the State's 305(b)/303(d) list as a segment not supporting its designated use for fishing, based on pH (acidity) and fecal coliform violations.
- The cumulative effects of development and the potential adverse impacts on the capacities of local supportive infrastructure particularly the local school system.

#### **Should the project be pursued, the following recommendations are made:**

- Development should be phased in conjunction with the implementation of the Jennings Mill Parkway extension to ensure increased access to the project site, minimizing traffic impacts on Jennings Mill Road and Atlanta Highway.
- The developer should coordinate closely with Athens-Clarke County and the Georgia Department of Transportation to implement all access management and road improvements to address potential traffic impacts.
- It is essential that the developer conform to regulations outlined in local ordinances, the Georgia Erosion and Sedimentation Act, and NPDES Permit for Construction Activities throughout the development phases to ensure minimal impact on the surrounding areas. Conservation practices should be utilized to minimize soil erosion during all phases of land-disturbing activity.
- The project should implement Best Management Practices for stormwater management controls as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) to minimize the potential adverse impacts on local and regional water quality.



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## Request for Comments

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Northeast Georgia Regional Development Center : 305 Research Drive, Athens, Georgia 30605-2795 : 706.369.5650 :  
Fax 706.369.5792 : [www.negplanning.org](http://www.negplanning.org)

DRI Number:	DRI #1896 Summerville, Athens-Clarke County
Name of commenting organization:	Department of Natural Resources
Department:	Historic Preservation Division
Address:	34 Peachtree St NW, Suite 1600
Telephone:	404-651-6452
Email address:	<a href="mailto:Melina.Vasquez@dnr.state.ga.us">Melina.Vasquez@dnr.state.ga.us</a>
Date:	September 12, 2008

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Re: DRI 1896, Proposed Mixed Use Development over 63.05 Acres, Jennings Mill Road, Athens-Clarke County

Date: September 12, 2008

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the proposed project in Clarke County, Georgia. Our comments are offered to assist the Northeast Georgia Regional Development Center in assessing the potential impacts of the proposed project as it pertains to the Georgia Planning Act.

Regarding historic structures that may be located in the area, we recommend a survey be conducted by a qualified historian to identify historic structures located within the project's area of potential effects.

Regarding archaeological resources, due to the size and topographic setting of the subject property, we recommend that an intensive (Phase I) archaeological survey be conducted by a qualified archaeologist.

We offer these comments now as technical assistance; however HPD looks forward to reviewing this project under Section 106 of the National Historic Preservation Act if at some stage in the development federal funding, permitting or licensing becomes required, or under the Georgia Environmental Policy Act (GEPA) if state funds are utilized.



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DRI Number:	DRI #1896 Summerville, Athens-Clarke County
Name of commenting organization:	Office of Planning
Department:	Department of Transportation
Address:	600 West Peachtree St., Atlanta, GA, 30308
Telephone:	(404) 631-1795
Email address:	<a href="mailto:anietiebassey@dot.ga.gov">anietiebassey@dot.ga.gov</a>
Date:	September 19, 2008

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Contact Person: Anietie Bassey (404) 631-1795

Do you believe your jurisdiction will be affected by the proposed development?

Yes, please see comments below.

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

### Comments:

The development of DRI # 1896 will consist of a mixed use development ( 267 residential units; 120-bed nursing home; 100-bed assisted living facility; community recreational buildings; general commercial space) located on Jennings Mill Road south of Atlanta Highway in Athens- Clarke County. Jennings Mill road (CR 17) is a two-lane undivided roadway with posted speed limits of 45 MPH in the vicinity of the development site. DRI # 1896 is scheduled to be completed and occupied in 2012. Currently (2007), there are 5,270 vpd on Jennings Mill Road operating at a level of service "B". For the purpose of this analysis, the no-build and build scenario represents when DRI # 1896 is not built and when it is completed and opened.

The proposed development of DRI # 1896 would have a negative impact on this existing state roadway when these developments are built due to additional 2,641 vpd. However, the impact would not be that significant because of slight changes in the level of service. The LOS for 2012 decreases from "B" (no-build) to "C" (build) and applicably from "C" (no-build) to "D" (build) in the year 2030.

Assuming a 3 per -cent growth rate, traffic has been projected for the proposed development with a build and no-build scenario, as shown in the table below.

Jennings Mill Road

No Build Build

Year VPD LOS VPD LOS

2012 6,110 B 8,751 C

2030 10,099 C 14,464 D

Currently, the Department has no programmed project(s) in close proximity to this proposed development. Crashes, congestion and delay are often associated with un-planned driveway access. The project will necessitate the need for consideration of access management strategies along all of the proposed access points to the development. Further, Athens-Clarke County officials and the developer should work with the GDOT District 1 office to develop access management plans for ingress and egress along Jennings Mill Road.