



DEVELOPMENTS OF REGIONAL IMPACT

Regional Review Notification

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • www.negrcc.org • www.negplanning.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 has published the attached project summary for review by and comment from all potentially Affected Parties. For the purposes of this review, "Affected 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. Please review the information about the project described in the attached project summary and submit your comments at: <http://negplanning.org/dri/search>

RC Name:	Northeast Georgia		
Address:	305 Research Drive, Athens, GA 30605-2795		
RC Contract Person:	Jim Moneyhun	E-mail:	jmoneyhun@negrcc.org
Project I.D.:	DRI #2088	Date Issued:	01/25/10
Comments Due By:	02/05/10	Review Completed By:	02/12/10

Project Information

Name of Project:	Braselton 1 (SR 211at I-85)
Name of Host Government:	Town of Braselton
Name of Developer:	Halvorsen Development
Type of Development:	Mixed Use
Specific Location of Proposed Development:	The project is located in the Town of Braselton and unincorporated Barrow County along SR 211 and Interstate 85. The proposed project is adjacent to Jackson County, and located approximately 0.6 mile east of Gwinnett County and 1.25 miles south of Hall County.

Description of Proposed Development:

The proposed development project is a mixed-use development that will consist of 1,420,560 square feet of retail, office, hotels, theaters, and restaurants located on approximately 237.8 acres. The Northeast Georgia Regional Commission concurs with Braselton'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>

DRI #2088	Town of Braselton	Northeast Georgia Regional Commission Developments of Regional Impact Project Summary DRI #2088 Braselton 1 (SR 211at I-85)	Comments Due By:	02/05/10
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PROPOSED DEVELOPMENT:

The proposed project is a mixed-use development that will consist of 1,420,560 square feet of retail, office, hotels, theaters, and restaurants located on approximately 237.8 acres.

LOCATION:

The project is located in the Town of Braselton (approximately 203.1 acres) and unincorporated Barrow County (approximately 34.7 acres) along SR 211 (Old Winder Highway) and Interstate 85. The proposed project is located adjacent to Jackson County, and approximately 0.6 mile east of Gwinnett County and 1.25 miles south of Hall County.

PROJECT PHASING:

The applicant has identified that the development will be constructed in three phase as follows:

- Phase 1: Anticipated completion date of 2013
 - Retail: 483,000 square feet
- Phase 2: Anticipated completion date of 2014
 - Retail: 429,960 square feet
 - Restaurants: 17,600 square feet
 - Movie Theater: 72,000 square feet
 - Hotel: 96,000 square feet
- Phase 3: Anticipated completion date of 2014
 - Offices: 322,000 square feet

COMPATIBILITY WITH EXISTING PLANS:

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

Town of Braselton’s Future Land Use Map indicates that the portion of the project in Braselton is located within areas designated as *General Commercial/Business* and *Greenspace Conservation* (along the Mulberry River, Duncan Creek, and associated tributaries). Barrow County’s Future Development Map indicates that the portion of the project in unincorporated Barrow County is located within an area designated as *Emerging Suburban*. The initial action sought by the developer is for annexation of approximately 34.7 acres into the Town of Braselton.

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.

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 \$202,500,000. Annual estimated local tax revenues at build-out are expected to be \$4,000,000.

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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 Wetlands

The applicant has identified the following jurisdictional wetlands and waters of the U.S. currently located on the proposed project site:

- Wetlands: 4,872 square feet
- Perennial Streams: 9,109 linear feet (Including Mulberry River and Duncan Creek)
- Intermittent Streams: 2,992 linear feet
- Ephemeral Streams: 305 linear feet

The applicant has identified that jurisdictional wetlands and waters of the U.S. will be impacted by the proposed project and permitted under Section 404 of the Clean Water Act, as follows:

- Wetlands: 4,872 square feet
- Perennial Streams: 1,329 linear feet
- Intermittent Streams: 1,300 linear feet
- Ephemeral Streams: 305 linear feet

Watershed Protection

The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with The Mulberry River and the City of Winder’s water intake point.

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

The percentage of impervious surface at build-out is estimated to be 50%. The applicant has identified that the proposed project will utilize Micropool Extended Wet Detention Ponds to address water quality. All local and state requirements must be followed in the construction and maintenance of stormwater retention/detention areas.

HISTORIC RESOURCES:

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

No.

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 indicate the presence of historic resources on or adjacent to the project site.

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INFRASTRUCTURE:

Transportation

How much traffic will be generated by the proposed project?

Land Use (ITE Code)	Intensity	Daily	AM Peak Hr		PM Peak Hr	
		Total	In	Out	In	Out
PHASE 1						
Shopping Center (820)	483 ksf	18,902	246	157	850	920
Internally Captured Trips		(-6,175)	(-61)	(-92)	(-255)	(-171)
Total External		12,727	185	65	595	749
Pass-by Trips (Retail Trips Only)	25%	(-3,182)	N/A	N/A	(-149)	(-187)
Phase 1 Total New External Trips		9,545	185	65	446	562
PHASE 2						
Shopping Center (820)	429.96 ksf	17,526	229	146	787	852
Restaurant (932)	17.6 ksf	2,238	106	97	117	75
Movie Theater (445)	16 screens	4,680	0	0	230	129
Hotel (310)	152 rooms	988	42	27	48	42
Internally Captured Trips		(-6,175)	(-65)	(-84)	(-242)	(-184)
Total External		19,257	312	186	940	914
Pass-by Trips (Retail Trips Only)		(-3,800)	N/A	N/A	(-186)	(-199)
Phase 2 Total New External Trips		15,457	312	186	754	715
PHASE 3						
Business Park (750)	322 ksf	3,764	515	64	69	427
Internally Captured Trips		(-2,184)	(-84)	(-38)	(-28)	(-170)
Phase 3 Total New External Trips		1,580	431	26	41	257
TOTAL NEW EXTERNAL TRIPS (Phases 1, 2 & 3)		26,582	924	277	1,241	1,534

- Source: DRI #2088 Traffic Impact Study

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.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant, approximately 254,000 gallons per day are expected at full build-out.

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

The Town of Braselton has been identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant, approximately 254,000 gallons per day are expected at full build-out.

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

The Town of Braselton has been identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

Solid Waste

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

According to estimates provided by the applicant, approximately 12,128 tons of solid waste per year are expected to be generated at full build-out.

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

The potential solid waste service providers include Robertson Sanitation, BFI Sanitation, SP Recycling Corporation as well as additional private haulers. The anticipated receiving landfills are Republic Waste - Oak Grove MSWL (SR 324) or Hall Co - Candler Rd (SR 60). The remaining capacity as well as plans of expansion of Oak Grove is unknown at this time; the remaining capacity of Hall County is approximately 34 years.

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DRI #2088

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:	Braselton
Individual completing form:	Kevin Keller
Telephone:	706-654-3915
E-mail:	kdkeller@braselton.net

*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:	Braselton 1 (SR 211at I-85)
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	34o 06' 00" North and 83o 48' 45" West S.R. 211 @ I-85
Brief Description of Project:	The total project is 1,420,560 sq. feet including 832,960 of retail, a 16 screen movie theater, two restaurants totaling 17,600 s.f., two 76-room hotels, 322,000 of future office space and 10 outlots totaling about 80,000 square feet.

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"/> Housing <input type="radio"/> Industrial	<input type="radio"/> Post-Secondary Schools <input type="radio"/> Waste Handling Facilities <input type="radio"/> Quarries, Asphalt & Cement Plants	<input type="radio"/> Truck Stops <input type="radio"/> Any other development types
If other development type, describe: <hr/>		
Project Size (# of units, floor area, etc.):	1,420,560 sq. feet	
Developer:	Tom Vincent, Halvorsen Development	
Mailing Address:	33 S.E. 4th Street	
Address 2:	Suite 100	
	City:Boca Raton State: FL Zip:33432	
Telephone:	561-367-9200	
Email:	cburden@halvorsenholdings.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 type="radio"/> Yes <input checked="" type="radio"/> No	
If no, in what additional jurisdictions is the project located?	Barrow County	
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 type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Annexation	
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: 2014 Overall project: 2014	
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<p>DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information</p>	
<p>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.</p>	
<p style="text-align: center;">Local Government Information</p>	
Submitting Local Government:	Braselton
Individual completing form:	Kevin Keller
Telephone:	706-654-3915
Email:	kdkeller@braselton.net
<p style="text-align: center;">Project Information</p>	
Name of Proposed Project:	Braselton 1 (SR 211at I-85)
DRI ID Number:	2088
Developer/Applicant:	Tom Vincent, Halvorsen Development
Telephone:	561-367-9200
Email(s):	cburden@halvorsenholdings.com
<p style="text-align: center;">Additional Information Requested</p>	
<p>Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)</p>	<p><input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No</p>
<p>If yes, has that additional information been provided to your RDC and, if applicable, GRTA?</p>	<p><input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No</p>
<p>If no, the official review process can not start until this additional information is provided.</p>	

Economic Development

Estimated Value at Build-Out: \$202.5 million

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$4 million

Is the regional work force sufficient to fill the demand created by the proposed project?
 (not selected) Yes No

Will this development displace any existing uses?
 (not selected) Yes No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: Town of Braselton

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?
 .254 MGD

Is sufficient water supply capacity available to serve the proposed project?
 (not selected) Yes No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project?
 (not selected) Yes No

If yes, how much additional line (in miles) will be required?

Wastewater Disposal

Name of wastewater treatment provider for this site: Town of Braselton

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?
 .254 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project?
 (not selected) Yes No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project?
 (not selected) Yes No

If yes, how much additional line (in miles) will be required?

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, please provide.)	26,582 trips per day
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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
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Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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If yes, please describe below: -Reconstruct SR 211 to include two lanes in each direction with raised median from I-85 to beyond Fleurie Drive, including dedicated left and right turn lanes into the site. -Provide second left turn lanes at the I-85 northbound ramps intersection on SR 211 southbound and on the exit ramp, and a receiving lane on SR 211 northbound for free flow right turns from the i-85 southbound exit ramp. -Reconstruct the SR 211 at SR 124 intersection to provide dual eastbound left turn lanes and two through lanes in each direction on SR 211 (These are included in a project to be completed by 2011).

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?	12,128 tons per year
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Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
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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 type="radio"/> Yes <input checked="" type="radio"/> No
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If yes, please explain:

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	+/-50%
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Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Water quality will be achieved through the use of Micropool Extended Wet Detention Ponds.