

Finding

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • www.negrc.org • www.negplanning.org

TO: Affected Local Governments and Other Interested Parties
FROM: James R. Dove, Executive Director *JRD*
DATE: February 11, 2010

The Northeast Georgia Regional Commission (RC) has completed its review of the following Development of Regional Impact (DRI). The Northeast Georgia RC 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: 2088
Name of Proposed Project: Braselton 1 (SR 211 at I-85)
Submitting Local Government: Braselton

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

Additional Comments:

The review produced the following recommendations, should the project be pursued:

- The developer should coordinate closely with the Town of Braselton, Barrow County, and the Georgia Department of Transportation to address access management and identify any needed improvements to minimize the potential impact on the adjacent road network. At minimum, all improvements recommended in the traffic impact study should be implemented.
- See attached comments received from Affected Parties.

DRI Review Committee Members: Jim Joiner, Tom Mayers

If you have any questions regarding this review, Please contact Jim Moneyhun, Project Administrator, at jmoneyhun@negrdc.org.
This finding will be published to the NEGRDC website at: <http://negplanning.org/dri/search>.



DEVELOPMENTS OF REGIONAL IMPACT

Request for Comments

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

DRI Number:	DRI #2088 Braselton 1 (SR 211at I-85), Town of
Name of commenting organization:	Braselton (Barrow County)
Department:	Athens-Clarke County Unified Government
Address:	Planning Department
Telephone:	120 W. Dougherty Street
Email address:	706-613-3515
Date:	gavinhassemer@co.clarke.ga.us
	February 02, 2010

Mr. Moneyhun,

The proposed development consisting of 1,420,560 square feet of retail, office, hotel, theater, and restaurant space located on 237.8 acres in the Town of Braselton (DRI-#2088), as proposed, would not have a measurable impact on Athens-Clarke County's transportation infrastructure, solid waste management services, natural or historic resources, or other community facilities or services. However, the project should make every effort to reduce the impact of additional stormwater runoff through the practices identified in the Georgia Stormwater Management manual.

Should you have any questions or comments regarding the enclosed materials, please contact Brad Griffin, Planning Director, or myself at 706-613-3515.

Gavin J. Hassemer, LEED AP
Long Range/Planner II



DRI COMMENTS

Prepared by Bryce Jaeck, Planner

Date: 2/4/10

**Re: DRI #2088 – Braselton 1
Braselton (Barrow County)**

Regional. A City Councilman noted that although the impact on the wetlands and streams appears to be minimal, the City of Madison nonetheless is sensitive to the loss of the wetlands and the streams especially since the Mulberry River Basin is part of the Oconee River Basin, which includes Lake Oconee, a source of water for Madison. The proposed mixed use development appears to have no apparent negative impact.

Local. According to the traffic study's executive summary, all calculations are based on the assumption that GA 211 will have been improved to allow for two lanes in each direction with dedicated turning lanes into the proposed development by Phase III's completion. Local roads will need improvements as well. The developer does not state if they will contribute to the costs of these improvements.

Madison. As the development appears to have no significant apparent impact on the City, Madison offers no objection to a positive recommendation for this DRI.

As of the date of this response, these comments have not been formally approved by the Mayor and Council but appear to represent the consensus of the Council per a February 1, 2010 work session.

If there are any questions, please contact Bryce Jaeck at the City of Madison Planning Department at 706-342-1251 ext 226 or bjaeck@madisonga.com.

Bryce Jaeck
Planner

Jim Moneyhun

From: Cook, Brent [bcook@dot.ga.gov]
Sent: Monday, February 08, 2010 3:26 PM
To: Jim Moneyhun
Subject: Braselton DRI

Hi Jim – sorry I missed the February 5 comment deadline. I hope I'm not too late. I have the following comments:

- 1) The proposed traffic signal at Tour de France Drive is problematic. It appears to be approximately 450' +/- from the I-85 Ramp. GDOT has a lot of concerns about the close spacing of this signal and the potential impacts on the safe operation of the interstate.
- 2) The study refers to LOS as justification for signalization. A Traffic Engineering report must be prepared that shows that warrants are met.
- 3) Any TE reports need to be evaluated to show the point during development warrants are met.
- 4) The trip distribution rates on page 10 add up to 89%. Does that reflect the internal capture rates or is something missing?
- 5) Multi-laning SR 211 is a must to make any of these scenarios work. This should be a requirement of the development to help mitigate for their traffic impacts.
- 6) I would like to see some roadway plans showing that the proposed access points comply with GDOT design requirements. In particular, the 4 lane section must comply with the minimum GDOT median break spacing requirements. Until that has been demonstrated, I can't agree/disagree with the proposed access points.

We look forward to working with the applicant to address these and any other access/transportation issues that may arise. Please note we have a current improvement project at the SR 211/SR 124 intersection just south of this development. We would like for them to coordinate with us as this may affect the traffic volumes we are using in project development.

Sorry for the lateness. I was thinking I had until today. Imagine my surprise when I opened the report and realized it was last Friday.

Let me know if you have any questions.

Brent E. Cook, P.E.
District Traffic Engineer
770-532-5563
770-532-5581 (fax)



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