



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: June 27, 2007

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: 1428
Name of Proposed Project: Jones Lang LaSalle Americas, Inc.
Submitting Local Government: Town of Braselton

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:

- The Review Committee expressed concern with inconsistencies pertaining to Service Delivery Strategy for Barrow County and the Town of Braselton. Additionally, the applicant stated that sufficient water capacity exists to service the proposed project. However, Barrow County indicated that the Town of Braselton is currently withdrawing the maximum amount of water agreed upon from the Barrow County system.
- As the proposed project is located within an increasingly developing corridor along Interstate-85, the Review Committee expressed concern with the cumulative effects of development and the potential adverse impacts on the capacities of local supportive infrastructure.
- The Review Committee expressed concern with the lack of pedestrian or bicycle facilities.

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

- Prior to project approval the Town of Braselton must finalize service delivery of water and wastewater treatment.
- The Review Committee recommends the project be phased concurrent with the ability of supportive infrastructure to accommodate the additional growth.
- At minimum, all improvements discussed in the traffic study should be implemented to address the potential traffic impacts. The Review Committee recommends that the developer coordinate closely with Braselton, Barrow County and the Georgia Department of Transportation to address the needed improvements.
- Every effort must be made to comply with all local, state, and federal environmental regulations throughout the development phase to ensure minimal impact on the surrounding areas.

Jim Moneyhun

From: James Abraham [cityplanner@cityofauburn-ga.org]
Sent: Monday, June 18, 2007 8:10 AM
To: Jim Moneyhun
Cc: Julie Ball
Subject: Re: DRI #: 1428 Jones Lang LaSalle Americas, Inc., Barrow County, Georgia



June 18, 2007

Mr. Jim Moneyhun
Planner
Northeast Georgia Regional Development Center
305 Research Drive
Athens, Georgia 30605

Dear Mr. Moneyhun:

Please refer to the above captioned. Upon reviewing the following: Development of Regional Impact documents, concept plan and the letter of intent, staff has determined that the City of Auburn, Georgia will be amongst the local governments that are likely to be affected by the proposed development as outlined in the documents particularly in the area of traffic volumes.

The proposed project is a commercial development consisting of $\pm 625,000$ square feet of retail space and a 138-room hotel located on ± 75 acres. The proposed development will be in the municipal boundaries of the Town of Braselton and located along GA. Hwy 124 and 211. According to the applicant, the development will be constructed in two phases:

- (a) Phase one (Parcel "A") as identified in the concept plan will be 257,000 square feet and a 138-room hotel to be completed in the fall of 2008.
- (b) Phase two (Parcel "B") will be 368,000 square feet to be completed in spring 2009.

Given the overall proposal staff does not wish to register any "objections" to the applicant's request for rezoning to accommodate their plans. However, staff does have some concerns with regards to current traffic congestion on SR 124 and the intersection of Mount Moriah Road which is already over congested with traffic coming to and from the Hamilton Mill, Barrow, Gwinnett and the City of Auburn area. Staff is equally concerned with particularly DRI#: 0634 a 1.5 million square foot office and warehousing adjacent to the proposed project. Additionally, it should be noted that the proposed project will be located within a ± 2 -mile radius of ± 13 other DRI's in the general area ranging from Housing, Mixed Use, Industrial, Wholesale & Distribution, and a Wastewater Treatment Facilities.

Although growth cannot be stopped, it is staff position that it can be controlled and managed with the following regional planning principles and concepts:

1. Best land use practices
2. Best transportation practices
3. Best environmental practices
4. Best housing practices
5. Quality growth management
6. Protection of greenspace and best management practices
7. Conformity to Future Land Use Maps and Transportation improvements.

Sincerely,

James A. Abraham, Sr.
Planning Director

6/26/2007



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:	#1428 Jones Lang LaSalle Americas, Inc.
Name of commenting organization:	GRTA
Department:	DRI
Address:	245 Peachtree Center Avenue
Telephone:	404-463-3052
Email address:	rcailloux@grta.org
Date:	June 12, 2007

A project of this size will have a significant regional draw. It's proximity to I-85 and 2 state routes will provide excellent access. However, strict access management practices should be applied to both state routes. It is recommended that none of the outparcels along SR 211 have direct access. Instead, an internal drive should connect all outparcels to the drive shown on the site plan serving Parcel B. Interparcel access should also be provided between Parcel A and the Existing outparcel.

A single-use project such as this is not the most effective method to reduce trip lengths and the associated negative traffic and air quality impacts. The introduction of higher density residential uses could reduce the vehicular impact of this project. The traffic study provided lists the vehicle trips that will be generated by this project but does not indicate if the surrounding road network can support these impacts. It is recommended that the applicant submit an analysis of the project's impacts on the major intersections in the vicinity as well as their site driveways.



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DRI Number:	#1428 Jones Lang LaSalle Americas, Inc.
Name of commenting organization:	Athens-Clarke County Unified Government
Department:	Planning Department
Address:	120 W. Dougherty Street, Athens GA 30601
Telephone:	706.613.3515
Email address:	leahstewart@co.clarke.ga.us
Date:	June 19, 2007

June 19, 2007

Jim Moneyhun
Northeast Georgia RDC
305 Research Drive
Athens, GA
30605-2795

Mr. Moneyhun,

Per your request, please find enclosed a completed "Developments of Regional Impact: Request for Comments" Form prepared by the Athens-Clarke County Planning Department. Comments included on the form were made regarding the proposed Commercial development in the City of Braselton in Jackson County (Project ID DRI-1428).

In general, the aforementioned project, as proposed, would not have a measurable impact on Athens-Clarke County's water quality, transportation infrastructure, solid waste management services, natural or historic resources, or other community facilities or services.

Should you have any questions or comments regarding the enclosed materials, please contact Brad Griffin,

Planning Director, or myself at (706) 613-3515.

Leah Graham Stewart

Long Range Planner



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DRI Number:	#1428 Jones Lang LaSalle Americas, Inc.
Name of commenting organization:	Barrow County
Department:	Planning and Development
Address:	233 East Broad Street, Winder, GA 30680
Telephone:	7703073034
Email address:	gherring@barrowga.org
Date:	June 21, 2007

As this is a great opportunity for economic development for both Braselton and Barrow County(County of jurisdiction), we look forward to working with Braselton to ensure adequate water pressure and fire protection for the project. Braselton is currently withdrawing from the Barrow County water system at the agreed upon maximum. We would be glad to discuss water demand should Braselton need additional volume to support the project. Currently Fire Station #5 does not have a ladder truck. Barrow County support in the form of a ladder truck would be dispatched from Winder. We look forward to working with Braselton to provide quality developments along Highway 124 and Highway 211.