



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: **07/12/07** Fax No.: **706.369.5792**

Comments Due By: **07/20/07** E-mail: jmoneyhun@negplanning.org

Review Completed By: **07/26/07** Project I.D.: **DRI #1479**

Project Information

Name of Project: **#1479 Summerour Properties**

Name of Host Government: **Athens-Clarke County**

Name of Developer: **Summerour Properties Trust**

Type of Development: **Mixed Use**

Specific Location of Proposed Development: **The proposed project is located within Athens-Clarke County along Commerce Road/US Highway 441 and Newton Bridge Road.**

Description of Proposed Development:

The proposed project is a mixed-use development consisting of 443 residential units, and 51,500 square feet of retail. The proposed development is located on 264.26 acres. The Northeast Georgia Regional Development Center concurs with 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>
If you would like a hard copy please contact Julie Ball at jball@negplanning.org or 706.369.5650

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|----------------------------|---------------|--|---------------------------|---------------|
| Preliminary Report: | July 12, 2007 | DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1479 Summerour Properties | Project: #1479 | Clarke County |
| Comments Due By: | July 20, 2007 | | Finding Completed: | July 26, 2007 |

PROPOSED DEVELOPMENT:

The proposed project is a mixed-use development consisting of 443 residential units, and 51,500 square feet of retail. The proposed development is located on 264.26 acres.

PROJECT PHASING:

The applicant has identified that the development will be constructed in four phases over the next eight years.

Phasing of residential units is as follows:

- Phase I: 110 dwelling units; Estimated completion date 12/2009
- Phase II: 110 dwelling units; Estimated completion date 07/2011
- Phase III: 110 dwelling units; Estimated completion date 07/2013
- Phase IV: 113 dwelling units; Estimated completion date 07/2015

LOCATION:

The proposed project is located within Athens-Clarke County along Commerce Road/US Highway 441 and Newton Bridge Road. The project is located approximately 0.4 miles south of Jackson County, and 2.6 miles southwest of Madison County.

COMPATIBILITY WITH EXISTING PLANS:

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

The project is located within areas designated as *Rural* on Athens-Clarke County’s Future Land Use Map. The Athens-Clarke County Comprehensive Plan defines *Rural* as:

Lands that are intended to have very low densities, averaging one unit for every 5 acres. Clustering of units would be encouraged, on lots of less than one acre, or as small as practical for septic tank installation. Common open spaces would be protected by conservation easements.

The initial action sought by the developer is for a rezoning of the property. The project may also require a Future Land Use map amendment. Athens-Clarke County is in the process of updating its Comprehensive Plan, which is scheduled to be completed by June 2008.

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

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

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

The proposed project could generate as many as 1041 new residents based on an average household size of 2.35 (based on average household size for the subject property’s area).

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

There are no known Developments of Regional Impact within a 2-mile radius of the proposed project.

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

No.

Will the proposed development preclude other, perhaps more desirable, alternatives?

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

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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 \$51,300,000. Annual property tax revenue at build-out is expected to be \$13,000,000.

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, 243.52 acres of residential translates to an estimated annual shortfall of \$97,408.
- Assuming that commercial development averages \$898 per acre surplus, approximately 19 acres of commercial/mixed-use translates to an estimated annual surplus of \$17,062.
- Therefore the estimated annual cost to provide community services is expected to be \$80,364*.

*These ratios do not consider sales tax revenues.

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 52 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

The North Oconee River forms a portion of the project site’s southern boundary. Additionally, an intermittent tributary of the North Oconee River bisects the property. The North Oconee River is classified as an impaired stream because it exceeds water quality standards for fecal coliform bacteria. The county has adopted a Total Maximum Daily Load (TMDL) implementation plan to mitigate the identified deficiencies.

The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the North Oconee River and the City of Athens water intake. The county has adopted regulations consistent with the Department of Natural Resources rules for environmental planning criteria and the proposed project will have to meet the requirements in accordance with Chapter 391-3-16-.01 Criteria for Water Supply Watersheds.

Wetlands and Recharge Areas

The National Wetlands Inventory maps indicate the presence of wetlands within the floodplain associated with the North Oconee River. Based on the site plan the proposed project has incorporated the wetlands within the design as open space.

There are no groundwater recharge areas located within or adjacent to the project site.

There are no other significant environmental features within or adjacent to the proposed project area.

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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 20%. The applicant states that stormwater will be collected in drainage structures and directed into detention basins. Detention basins will be constructed on site where necessary to prevent an increase in runoff onto adjacent properties and watercourses.

All local and state requirements should be followed in the construction and maintenance of stormwater detention areas. The applicant states that neither 25-foot State Water Buffers nor the 75-foot ACC Environmental Areas Buffer shall be disturbed except in the case of a stream crossing for roads or utilities.

Air Quality

Will the proposed project greatly reduce the existing tree canopy?

The applicant reports that the existing tree canopy will be reduced by 20% at build-out. Tree canopy is expected to be 40% within 5 years of build out, and 70% at tree maturity.

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 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 is proposed by one access point along US 441 and one access point along Newton Bridge Road.

How much traffic will be generated by the proposed project?

Estimated New Vehicle Trips from Development

| Land Use | Code | Units | A.M. Peak Hour | P.M. Peak Hour | 24-Hour 2-Way AADT |
|------------------------|------|-------|----------------|----------------|--------------------|
| Single-Family Detached | 210 | 425 | 327 | 434 | 3,254 |
| Apartments | 220 | 18 | 10 | 12 | 95 |
| Commercial | 820 | 51.5 | 53 | 193 | 1,768 |
| Day Care | 565 | 6 | 31 | 32 | 380 |
| Community Center | 495 | 9.5 | 26 | 21 | 174 |
| Total | | | 447 | 692 | 5,672 |

Source: DRI #1479 Supplemental Information

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

Existing Traffic Volumes

| Road Segment | TC # | 2004 | 2005 AADT |
|---------------------|-------------|-------------|------------------|
| Newton Bridge Road | 0183 | 7,791 | 7,880 |
| US Highway 441 | 0094 | 14,686 | 14,810 |

Source: DRI #1479 Supplemental Information

What transportation improvements are planned that would affect or be affected by the proposed project?

A traffic study has not been completed, however it will be required by Athens-Clarke County prior to any zoning action.

Further information regarding transportation improvements may be provided by GDOT.

Will the proposed project be service by public transit?

There is a public transit stop approximately one mile from the site on Newton Bridge Road.

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

Sidewalks are proposed on both sides of the street to provide for pedestrian access throughout the development.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant approximately 170,000 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.

Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant approximately 160,000 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 but 1.5 miles of sewer lines must be extended to adequately service the project site. Athens-Clarke County states that the applicant will be responsible for any costs associated with sewer line extension or wastewater treatment facility expansion.

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Solid Waste

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

According to estimates provided by the applicant approximately 1495.68 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?

Solid Waste service will be provided by individually contracted garbage collectors. The anticipated receiving landfill is Athens-Clarke County Landfill with a remaining capacity of 6 years.

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

The applicant states that recycling on the site may take place either through public curbside collection or through drop-off centers.

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 455 school-aged children can be expected (based on the previously reported average household size estimates and ratio of school enrollment to total population), in addition to the supportive personnel required to accommodate the additional students.

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

The applicant identified the following receiving schools:

- Fourth Street Elementary School: 2006 enrollment 386, capacity 501
- Fowler Drive Elementary School: 2006 enrollment 468, capacity 515
- Gaines Elementary School: 2006 enrollment 446, capacity 421
- Winterville Elementary School: 2006 enrollment 440, capacity 435
- Coile Middle School School: 2006 enrollment 651, capacity 709
- Cedar Shoals High School School: 2006 enrollment 1595, capacity 1560

Will the proposed development create increased demand for public safety services in the region that cannot be supplied with currently planned expansions?

The applicant reports that emergency service will be provided by one of the eight Athens-Clarke County Fire and Emergency Service stations. The closest station is Station #8 at 3955 Jefferson Road. Estimated first response time to the site is five minutes.

HOUSING

Will the proposed project provide a range of housing types and values?

The applicant reports the following values:

| | | | |
|--------------|-----------|------------------|-----------|
| SFD Homes | 425 units | 1,000 – 1,400 SF | \$150,000 |
| Multi-family | 18 units | 1,200 – 1,400 SF | \$120,000 |

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1479

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: Athens-Clarke County Planning Department

Individual completing form: Leah Graham Stewart

Telephone: 706.613.3515

E-mail: leahstewart@co.clarke.ga.us

*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: Proposed Residential Development with Neighborhood Commercial Center

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1360 Newton Bridge Road, located in the northern part of the county between Commerce Road (Highway 4)

Brief Description of Project: The applicant is proposing a mixed-use development on 264.26 acres that consists of 425 single family homes, 18 multi-family units and 51,500 square feet of commercial/retail space.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input 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"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 264.26 acres consisting of 443 dwelling units and 51,500 square feet of commercial space

Developer: Summerour Properties Trust

Mailing Address: 1190 Dean Hill Road

| | |
|---|--|
| Address 2: | |
| | City:Monroe State: GA Zip:30655 |
| Telephone: | 770.267.6688 |
| Email: | jsummerour@meridianpropertygroup.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 checked="" type="radio"/> Yes <input type="radio"/> No |
| If no, in what additional jurisdictions is the project located? | |
| 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 Commercial Neighborhood (C-N) and RS-8 (Single Family Residential) Planned Development |
| 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: 2015 Overall project: 2015 |
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| Back to Top | |

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #1479

| DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information | |
|--|--|
| <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> | |
| Local Government Information | |
| Submitting Local Government: | Athens-Clarke County Planning Department |
| Individual completing form: | Leah Graham Stewart |
| Telephone: | 706.613.3515 |
| Email: | leahstewart@co.clarke.ga.us |
| Project Information | |
| Name of Proposed Project: | Proposed Residential Development with Neighborhood Commercial Center |
| DRI ID Number: | 1479 |
| Developer/Applicant: | Summerour Properties Trust |
| Telephone: | 770.267.6688 |
| Email(s): | jsummerour@meridianpropertygroup.com |
| Additional Information Requested | |
| Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.) | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If yes, has that additional information been provided to your RDC and, if applicable, GRTA? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| <p>If no, the official review process can not start until this additional information is provided.</p> | |
| Economic Development | |
| Estimated Value at Build-Out: | \$51,300,000 |
| Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: | \$13,000,000 |
| Is the regional work force sufficient to fill the demand created by the proposed project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |

| | |
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| Will this development displace any existing uses? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If yes, please describe (including number of units, square feet, etc): | |
| | |
| Water Supply | |
| Name of water supply provider for this site: | Athens Clarke County |
| What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | .17 MGD |
| Is sufficient water supply capacity available to serve the proposed project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If no, describe any plans to expand the existing water supply capacity: | |
| | |
| Is a water line extension required to serve this project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If yes, how much additional line (in miles) will be required? On site extension only. | |
| | |
| Wastewater Disposal | |
| Name of wastewater treatment provider for this site: | Athens Clarke County is proposed by the applicant. There is NO sewer available. |
| What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | .17 MGD |
| Is sufficient wastewater treatment capacity available to serve this proposed project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If no, describe any plans to expand existing wastewater treatment capacity: The applicant would have to pay for expansion. | |
| | |
| Is a sewer line extension required to serve this project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If yes, how much additional line (in miles) will be required? 1.5 miles | |
| | |
| 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.) | 712 Peak Hours Vehicle Trips Per Day |
| 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 |
| Are transportation improvements needed to serve this project? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If yes, please describe below: No Traffic Study has been done, although it will be required prior to any zoning action. Therefore we can not comment on this matter, we are unsure about any improvements that will be required. | |
| | |
| Solid Waste Disposal | |

| | |
|---|--|
| How much solid waste is the project expected to generate annually (in tons)? | 1495.68 Tons |
| Is sufficient landfill capacity available to serve this proposed project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If no, describe any plans to expand existing landfill capacity: A study is currently being conducted to explore expansion. | |
| Will any hazardous waste be generated by the development? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, please explain: | |
| | |
| Stormwater Management | |
| What percentage of the site is projected to be impervious surface once the proposed development has been constructed? | 20% |
| Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The applicant states that during construction, all local and state regulations will be followed in order to protect adjacent lands and water courses from the effects of erosion and sedimentation. In order to protect downstream properties from flooding, stormwater will be collected in drainage structures and directed into detention basins. Detention basins will be constructed on site where necessary to prevent an increase in runoff onto adjacent properties and water courses. All local and state regulations shall be followed in the construction and maintenance of stormwater detention areas. The 25-foot State Waters Buffers, the 100-foot Riparian Buffer, the 75-foot A-C-C Environmental Areas Buffer, and the Wetlands and Floodplain Areas shall not be disturbed except in the case of a stream crossing for roads or utilities. | |
| | |
| Environmental Quality | |
| Is the development located within, or likely to affect any of the following: | |
| 1. Water supply watersheds? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 2. Significant groundwater recharge areas? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Wetlands? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 4. Protected mountains? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 5. Protected river corridors? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 6. Floodplains? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 7. Historic resources? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 8. Other environmentally sensitive resources? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If you answered yes to any question above, describe how the identified resource(s) may be affected: The property is in an extremely sensitive environmental area. The North Oconee River runs along one of the property and 4 creeks traverse the site. There is a significant amount of wetlands as well as floodplain in the area. | |
| | |
| Back to Top | |