



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: July 25, 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: 1464
Name of Proposed Project: Park 85 Site A
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 cumulative effects of development and the potential adverse impacts on the capacities of local supportive infrastructure particularly water and wastewater service within the increasingly developing corridor along Interstate-85.
- The potential traffic impacts greatly exceed the road network's ability to accommodate the anticipated additional traffic volumes and will decrease the Level of Service of State Route 53.
- The amount of impervious surface as well as the potential effect of stormwater runoff and the subsequent impact on water quality.

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

- The project should be phased concurrent with the ability of supportive infrastructure to accommodate the additional growth.
- The developer should coordinate closely with Braselton, Jackson County, and the Georgia Department of Transportation to implement all improvements discussed in the traffic study to address the potential traffic impacts.
- 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.



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Request for Comments

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| DRI Number: | DRI #1464 Braselton Park 85 Site A |
| Name of commenting organization: | Athens-Clarke County Unified Government |
| Department: | Planning Department |
| Address: | 120 W. Dougherty Street |
| Telephone: | 706-613-3515 |
| Email address: | leahstewart@co.clarke.ga.us |
| Date: | July 19, 2007 |

July 11, 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: Comments from Affected Parties" Form prepared by the Athens-Clarke County Planning Department. Comments included on the form were made regarding the proposed commercial development in the Braselton County (Project ID DRI-1464).

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.



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| DRI Number: | DRI #1464 |
| Name of commenting organization: | Ga Department of Transportation |
| Department: | Office of Planning |
| Address: | 2 Capitol Square, Atlanta, Ga, 30334 |
| Telephone: | 404-656-5560 |
| Email address: | anietie.bassey@dot.state.ga.us |
| Date: | July 23, 2007 |

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

Yes, please see comments below as requested by Northeast Georgia RDC. Please forward to the appropriate local, state and regional officials.

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

Comments:

With the proposed development of DRI # 1464, traffic is likely to flow to SR 53 as one of its main access point. Using the traffic count information at station 0262 along SR 53, SR 53 is currently operating at a level of service "C". With the new vehicles trip of 3,640 AADT expected to be generated, the LOS will decrease to "D" and coupled with other DRI™s within 2- miles radius, the level of service will continue to decrease. Currently, the Department has a project close to this development. This project (PI 132860) involves the widening of SR-53 to four lanes north of the interstate.

Accidents, congestion and delay are often associated with un-planned driveway access. The project will necessitate the need for consideration of access management strategies along SR -53 at project cost, especially as this route continues to attract development. Further, Jackson County officials and the developer should work with GDOT District 1 office to develop access management plans ingress and egress along SR-53 and Braselton Parkway at the project entry.

Bike/Ped facilities should be encouraged and provided along SR 53. The Developer is encouraged to consult the Bicycle and pedestrian Guide on the GDOT Web site at <http://www.dot.state.ga.us/planprog/planning/projects/bicycle/pedstreetscapeguide/index.shtml>. Where possible, the Developer should adhere to the Guidelines when developing the project.