



# 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: 1479  
Name of Proposed Project: Summerour Properties  
Submitting Local Government: Athens-Clarke County

**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 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 US Highway 441.
- The adverse impact on air quality due to the significant reduction of tree canopy.
- The cumulative impacts of solid waste generation on the available capacity of regional landfills, specifically addressing the diminishing capacity of the receiving landfill.
- The adverse impacts on the capacities of the local school system resulting from the proposed project independent of additional growth throughout the county.
- The potential effect of stormwater runoff and the subsequent impact on water quality.

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

- A detailed traffic impact analysis should be conducted to address the direct impacts on the adjacent road network and identify the needed improvements. All access management and road improvements should be coordinated with the County and the Georgia Department of Transportation. Development should be phased in conjunction with the implementation of road improvement projects.
- The project should be phased concurrent with the ability of supportive infrastructure to accommodate the additional growth.
- 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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Northeast Georgia Regional Development Center : 305 Research Drive, Athens, Georgia 30605-2795 : 706.369.5650 :  
Fax 706.369.5792 : [www.negplanning.org](http://www.negplanning.org)

DRI Number:	DRI #1479 Summerour Properties, Athens-Clarke
Name of commenting organization:	County
Department:	Ga Dept. of Transportation
Address:	Office of Planning
Telephone:	2 Capitol Square, Atlanta, Ga, 30334
Email address:	404-656-5560
Date:	<a href="mailto:anietie.bassey@dot.state.ga.us">anietie.bassey@dot.state.ga.us</a>
	July 23, 2007

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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:

The proposed development of DRI # 1479 would have a negative impact on one of the access points to the site-SR-15(US 441). SR-15 is currently operating at a LOS "D". Without improvements, this facility will operate at a LOS "E" with a new vehicle trips of 2836 AADT from this development. Currently, the Department has no project close to this development.

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 -15 at project cost, especially as this route continues to attract development. Further, Athens-Clarke County officials and the developer should work with GDOT District 1 office to develop access management plans ingress and egress along SR- 15 at the project entry.

Bike/Ped facilities should be encouraged and provided along SR 15. 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.