



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: October 12, 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: 1553
Name of Proposed Project: McClure Industrial Park Addition
Submitting Local Government: City of Jefferson

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 future availability of water due to the ongoing drought, and predictions of continued diminished water resources considering that the City of Jefferson is presently purchasing water from Jackson County. Although build-out for this project is several years out, future availability of water resources could make it difficult to serve this project.
- The amount of impervious surface as well as the general steep topography of the project site and the subsequent impacts on water quality considering the project is located within the Curry Creek Small Water Supply Watershed.
- The potential traffic impacts on the local road network resulting from the proposed project.

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

- Development should be phased concurrent with the ability of supportive infrastructure to accommodate the additional growth.
- 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 Jefferson, Jackson County, and the Georgia Department of Transportation.
- At minimum, the Department of Natural Resources Environmental Planning Criteria for small water supply watershed protection must be adhered to addressing the impacts of the increase in impervious surface within the watershed resulting from the proposed project.
- The project should implement Best Management Practices for stormwater management controls as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) to minimize the potential adverse impacts on local and regional water quality.
- Prior to project approval the City of Jefferson must finalize service delivery of water and wastewater treatment and submit a revised Service Delivery Strategy to the NEGRDC for review.
- The City Jefferson and Jackson County must amend their Future Land Use map to reflect the proposed project if approved.



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Request for Comments

Northeast Georgia Regional Development Center : 305 Research Drive, Athens, Georgia 30605-2795 : 706.369.5650 :
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DRI Number:	DRI #1553 McClure Industrial Park Addition, City of
Name of commenting organization:	Jefferson
Department:	Athens-Clarke County Unified Government
Address:	Planning Department
Telephone:	120 W. Dougherty Street
Email address:	706.613.3515
Date:	leahstewart@co.clarke.ga.us
	October 05, 2007

In general, the aforementioned project, 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 aforementioned project, as proposed, could have a measurable impact on Athens-Clarke County's water quality. Although the City of Jefferson and Jackson County are not regulated under the state's NPDES Stormwater Phase II rules which require jurisdictions to minimize pollutants in stormwater runoff from development. Given that this site is will contribute runoff to our watershed, we suggest that the development be required to comply with all the recommendation specified 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.