



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 23, 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: 1580
Name of Proposed Project: Waterstone Landing
Submitting Local Government: Greene 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 limited number of access points coupled with the length and lack of inter-connectivity of the internal streets adversely impact emergency response times.
- On-site wells may not adequately provide for fire suppression. Additionally the local fire department may not have the ability to adequately serve this project.

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

- The developer should address the project layout to mitigate potential access management issues.
- Development 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

Northeast Georgia Regional Development Center : 305 Research Drive, Athens, Georgia 30605-2795 : 706.369.5650 :

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DRI Number:	DRI #1580 Waterstone Landing, Greene County
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:	October 03, 2007

October 3, 2007

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

Mr. Moneyhun,

In general, the proposed residential development (DRI #1580), 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, please contact Brad Griffin, Planning Director, or myself at (706) 613-3515.

Leah Graham Stewart



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DRI Number:	DRI #1580 Waterstone Landing, Greene County
Name of commenting organization:	Georgia Department of Natural Resources
Department:	Historic Preservation Division
Address:	34 Peachtree Street, NW, Ste 1600
Telephone:	404-651-6546
Email address:	Elizabeth.Shirk@dnr.state.ga.us
Date:	October 10, 2007

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the proposed project in Greene County, Georgia. Our comments are offered to assist the Northeast Georgia Regional Development Center in assessing the potential impacts of the proposed project as it pertains to the Georgia Planning Act.

Regarding historic structures that may be located in the area, we recommend a survey be conducted by a qualified historian to identify historic structures located within the project's area of potential effects.

Regarding archaeological resources, due to the size and topographic setting of the subject property, we recommend that an intensive (Phase I) archaeological survey be conducted by a qualified archaeologist.

We offer these comments now as technical assistance; however HPD looks forward to reviewing this project under Section 106 of the National Historic Preservation Act if at some stage in the development federal funding, permitting or licensing becomes required, or under the Georgia Environmental Policy Act (GEPA) if state funds are utilized.

If we may be of further assistance, or for more information on compliance requirements for Section 106 or GEPA, please contact Michelle Volkema at (404) 651-6546.