



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: **11/06/07** Fax No.: **706.369.5792**

Comments Due By: **11/23/07** E-mail: jmoneyhun@negplanning.org

Review Completed By: **11/28/07** Project I.D.: **DRI #1611**

Project Information

Name of Project: **#1611 Highway 124 Mixed Use Project**

Name of Host Government: **Town of Braselton**

Name of Developer: **Greg Hill**

Type of Development: **Mixed Use**

Specific Location of Proposed Development: **The proposed project is located along Georgia Highway 124 in the Town of Braselton and unincorporated Barrow County.**

Description of Proposed Development:

The proposed project is a mixed-use development consisting of 206 residential units, 49,600 square feet of commercial/retail space, and 57,100 square feet of office space located on 64.76 acres. The Northeast Georgia Regional Development Center concurs with Town of Braselton'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: | November 6, 2007 | DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI # 1611 Highway 124 Mixed Use Project | Project: #1611 | Town of Braselton |
| Comments Due By: | November 23, 2007 | | Finding Completed: | November 28, 2007 |

PROPOSED DEVELOPMENT:

The proposed project is a mixed-use development consisting of 206 residential units, 49,600 square feet of commercial/retail space, and 57,100 square feet of office space. The proposed development is located on 64.76 acres.

LOCATION:

The majority of the project, 61 acres, is located within the Town of Braselton with approximately 3 acres located in unincorporated Barrow County. The project's primary access points are along Georgia Highway 124/Braselton Highway. The project is located 0.5 miles east of Gwinnett County, 1.0 mile west of Jackson County, and 2.2 miles south of Hall County.

PROJECT PHASING:

The applicant has identified that the development will be constructed in one phase with an estimated completion date of January 2012.

COMPATIBILITY WITH EXISTING PLANS:

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

The project is located within an area designated as *Light Industrial/Warehouse* on Braselton's Future Land Use Map. The portion of the project site in Barrow County is located within an area designated as *Commercial* on Barrow County's Future Land Use Map.

The initial action sought by the developer is for a rezoning of the property and annexation of 3 acres into the Town of Braselton.

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

This will be further 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 542 new residents based on an average household size for the subject property's area of 2.63.

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

There are two structures located on the project site totaling 19,300 square feet that are proposed to be removed. These units are currently being used for office/warehousing.

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

The proposed project is adjacent to DRI #1428 Jones Lang LaSalle Americas Development: 625,000 square feet of retail and a 138-room hotel.

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The proposed project is within a 2-mile radius of the following Developments of Regional Impact:

| DRI | Project Name | Development Type |
|------|--|---------------------------------|
| 0108 | Henderson Project | Housing |
| 0109 | Strickland | Mixed Use |
| 0583 | Braselton Distribution Center - Phase I | Industrial |
| 0634 | White Fox Development | Office |
| 0736 | Pristine Bluffs | Housing |
| 0738 | BTS Properties, LLC | Housing |
| 0874 | River Oaks | Housing |
| 0929 | Braselton Distribution Center- Phase 2 | Wholesale & Distribution |
| 0977 | Park 85 @ Braselton | Wholesale & Distribution |
| 1011 | Park 85 - Chronic Addition | Wholesale & Distribution |
| 1119 | Hoschton Village | Mixed Use |
| 1150 | Silver Companies Mixed Use/ Active Adult Development | Mixed Use |
| 1048 | Braselton WRF Expansion | Wastewater Treatment Facilities |
| 1438 | Stone Crossing | Mixed Use |

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 \$75 million. Annual property tax revenue at build-out is expected to be \$910,000.

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 186 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

An intermittent tributary of the Mulberry River is located on the proposed project site. The project is located in the Large Water Supply Watershed (greater than 100 square miles) associated with the Mulberry River and the City of Winder’s water intake.

The Town of Braselton 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.

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Wetlands and Recharge Areas

The National Wetlands Inventory map does not indicate the presence of wetlands within or adjacent to the proposed project site. 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.

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 40%. The applicant has identified that the proposed project will utilize two stormwater detention ponds to address water quality. All local and state requirements must be followed in the construction and maintenance of stormwater retention/detention areas.

Air Quality

Will the proposed project greatly reduce the existing tree canopy?

The applicant reports that the existing tree canopy will be reduced by 50% at build-out. Tree canopy is expected to be 25% of the project site within 5 years of build out and 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 indicate 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 three access points along Georgia Highway 124/Braselton Highway.

How much traffic will be generated by the proposed project?

Estimated New Vehicle Trips from Development

| Land Use | ITE | Units | A.M. Peak Hour | | P.M. Peak Hour | | 24-Hour |
|---------------------------------|------|----------|----------------|------------|----------------|------------|--------------|
| | Code | | Enter | Exit | Enter | Exit | 2-Way AADT |
| Residential Condo/Townhouse | 230 | 206 | 16 | 76 | 73 | 36 | 1,186 |
| Shopping Center | 820 | 33.6 KSF | 49 | 32 | 146 | 159 | 3,342 |
| Drive-In Bank | 912 | 7.5 KSF | 52 | 41 | 172 | 172 | 1,624 |
| Site Down Restaurant | 932 | 16 KSF | 96 | 88 | 107 | 68 | 2,034 |
| Office | 710 | 19.6 KSF | 94 | 13 | 23 | 111 | 777 |
| Total Trips | | | 307 | 250 | 521 | 546 | 8,963 |
| Total Internal Trips | | | 7 | 7 | 41 | 41 | 918 |
| Total External Trips | | | 300 | 243 | 480 | 505 | 8,045 |
| Total Pass-by Trips | | | | | 70 | 73 | 1,561 |
| Total New External Trips | | | 300 | 243 | 410 | 432 | 6,484 |

Source: Street Smarts Traffic Impact Study

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

The applicant has completed a traffic study for the proposed development, which is available here: <http://negplanning.org/dri/search>.

Further information regarding transportation improvements may be provided by GDOT.

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

The applicant has identified that sidewalks will be constructed throughout the development.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant approximately 150,000 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?

The Town of Braselton 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 130,000 gallons per day are expected.

Will the project affect the capacity of sewerage and wastewater treatment facilities of other local governments, or the region?

The Town of Braselton is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand but 0.6 miles of sewer lines must be extended to adequately service the project site.

Solid Waste

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

According to estimates provided by the applicant approximately 1,525 tons of solid waste per year will be generated by this development.

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

The potential solid waste service providers are Waste Management, Allied Waste, and Robertson Sanitation. The anticipated receiving MSW landfills have been identified as Oak Grove, with a remaining capacity of 3.5 years, and Pine Ridge, with a reported remaining capacity of 10 years.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Developments of Regional Impact

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DRI #1611

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: | Braselton |
| Individual completing form: | Kevin Keller |
| Telephone: | 706-654-5797 |
| E-mail: | kdkeller@alltel.net |

*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: | Highway 124 Mixed Use Project |
| Location (Street Address, GPS Coordinates, or Legal Land Lot Description): | Barrow County Tax Parcel BR025-002, 002B and XX025-003 |
| Brief Description of Project: | Mixed use development consisting of approximately 106,700 square feet of building space for office and commercial uses, and approximately 206 residential townhome units. |

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:

| | |
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| Project Size (# of units, floor area, etc.): | 106,700 s.f. of building space for office and commercial uses and approximately 206 residential unit |
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| Developer: | Greg Hill |
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| Mailing Address: | 4169 Silver Peak Parkway |
| Address 2: | |
| | City:Suwanee State: GA Zip:30024 |
| Telephone: | 770-932-1938 |
| Email: | trbreno@bellsouth.net |
| Is property owner different from developer/applicant? | <input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No |
| If yes, property owner: | Anna Properties, Inc. |
| Is the proposed project entirely located within your local government's jurisdiction? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If no, in what additional jurisdictions is the project located? | Unincorporated Barrow County - 3 acres requesting to be annexed |
| 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 type="checkbox"/> Other |
| 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: 2012 Overall project: 2012 |
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DRI #1611

| 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: | Braselton |
| Individual completing form: | Kevin Keller |
| Telephone: | 706-654-5797 |
| Email: | kdkeller@alltel.net |
| Project Information | |
| Name of Proposed Project: | Highway 124 Mixed Use Project |
| DRI ID Number: | 1611 |
| Developer/Applicant: | Greg Hill |
| Telephone: | 770-932-1938 |
| Email(s): | trbreno@bellsouth.net |
| 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 |
| If no, the official review process can not start until this additional information is provided. | |
| Economic Development | |
| Estimated Value at Build-Out: | 70-75 MILLION |
| Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: | 910,000/YEAR |
| 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): Two buildings totaling approximately 19,300 square feet currently being used by the owner for office/warehouse. | |
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| Water Supply | |
| Name of water supply provider for this site: | Town of Braselton (3 acres of this site is in the Barrow County water service area. The total project site is 64.76 acres) |
| What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | .150 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: | |
| <hr/> | |
| Is a water line extension required to serve this project? | <input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| If yes, how much additional line (in miles) will be required? | |
| <hr/> | |
| Wastewater Disposal | |
| Name of wastewater treatment provider for this site: | Town of Braselton (3 acres of this site is in the Barrow County sewer service area. The total project site is 64.76 acres) |
| What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? | .130 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: | |
| <hr/> | |
| 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?.6 miles | |
| <hr/> | |
| 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.) | 6,484 daily trips;543 AM Peak Hour Trips;842 PM Peak Hour Trips |
| 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:Due to the large number of background developments in the vicinity of the site, many improvements are needed during the future no build scenario, even before the project is built. As for additional transportation improvements that are needed due to this project, the main access point along S.R. 124 is expected to experience inadequate Levels of Service during the peak hours for future with project conditions. Two possible solutions are option 1: Install a traffic signal, add a westbound left turn lane on S.R. 124 into the site, and add an exclusive northbound left turn lane exiting the site. Option 2: Install a modern day, properly designed round about. | |
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| Solid Waste Disposal | |
| How much solid waste is the project expected to generate annually (in tons)? | 1,525 tons |
| Is sufficient landfill 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 landfill capacity: | |
| 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? | 40 percent |
| Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stream buffers and water quality measures as required by the Georgia Stormwater Management Manual. | |
| | |
| 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 type="radio"/> Yes <input checked="" 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 type="radio"/> Yes <input checked="" 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 type="radio"/> Yes <input checked="" type="radio"/> No |
| If you answered yes to any question above, describe how the identified resource(s) may be affected: Project site is located within the Mulberry River watershed and contains streams that are within 7 miles upstream of the City of Winder public water intake. | |
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