



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: **11/08/07** Fax No.: **706.369.5792**

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

Review Completed By: **11/30/07** Project I.D.: **DRI #1633**

Project Information

Name of Project: **#1633 Sunrise Golf Village**

Name of Host Government: **Madison County**

Name of Developer: **John Byram**

Type of Development: **Residential**

Specific Location of Proposed Development: **The proposed project is located within unincorporated Madison County along Colbert-Danielsville Road approximately 0.2 miles north of the City of Colbert.**

Description of Proposed Development:

The proposed project is an age-restricted residential development consisting of 218 single-family units and an 18-hole golf course located on 134.02 acres. The Northeast Georgia Regional Development Center concurs with Madison County'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

Preliminary Report:	November 8, 2007	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1633 Sunrise Golf Village	Project: #1633	Madison County
Comments Due By:	November 23, 2007		Finding Completed:	November 30, 2007

PROPOSED DEVELOPMENT:

The proposed project is an age-restricted residential development consisting of 218 single-family units and an 18-hole golf course located on 134.02 acres.

LOCATION:

The proposed project is located within unincorporated Madison County along Colbert-Danielsville Road. The project is located approximately 0.2 miles north of the City of Colbert, 2.5 miles north of Oglethorpe County, 3.5 miles west of the City of Comer, and 4 miles northeast of Athens-Clarke County.

PROJECT PHASING:

There is an existing golf course on the project site that will be remodeled and is scheduled to be completed by February 2009. The applicant has indicated that residential units will be constructed in one phase with an estimated completion date of between January 2014 and January 2016.

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 *Commercial* on Madison County’s Future Land Use Map. The initial action sought by the developer is for a rezoning of the property.

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 569 new residents based on an average household size for the subject property’s area of 2.61.

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

There are no known Developments of Regional Impact within a 2-mile radius of the proposed project.

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

No.

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 \$45 million. Annual property tax revenue at build-out is expected to be \$1,226,423.87. According to estimates provided by the applicant, the estimated annual cost to provide community services is expected to be \$108,841.38.

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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

Two intermittent tributaries of Brush Creek are located on the proposed project site. The project is located in the Large Water Supply Watersheds (greater than 100 square miles) associated with Augusta Canal and the City of Augusta's water intake point.

Wetlands and Recharge Areas

The National Wetlands Inventory maps indicate the presence of wetlands associated with the tributaries of Brush Creek and two existing ponds located on the proposed project site. Based on the site plan the proposed project has incorporated the wetlands within the design as open space.

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 18.4%. Water quality will be addressed by multiple detention facilities, which have been identified on the site plan. All local and state requirements must be followed in the construction and maintenance of stormwater 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 16.65 acres or 45% at build-out. Tree canopy is expected to be 23 acres within 5 years of build-out and 34 acres 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 identify 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 one access point along Colbert-Danielsville Road and one access point along Charles Hart Road/Hart Hill Road.

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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
Senior Adult Housing - Detached	251	158	12	20	25	16	586
Senior Adult Housing - Attached	252	60	2	3	4	3	209
Total Trips			14	23	29	19	795

Source: Sunrise Golf Village Traffic Impact Analysis

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>.

As part of the Traffic Impact Analysis for This development, twenty-four hour counts were made on Colbert-Danielsville Road and the results are as follows:

North of project entrance – 5,471 vehicles per day

South of project entrance – 5,498 vehicles per day

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 54,500 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?

Madison County Public Utilities is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand but 0.56 miles of water main must be extended at the developer's expense to adequately service the project site. A number of existing wells are located on-site which will be used for golf course and landscape irrigation only.

Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant approximately 46,300 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 applicant reports that wastewater service will be provided by an onsite private stepped land application system.

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Solid Waste

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

According to estimates provided by the applicant approximately 303 tons of solid waste per year will be generate by this development.

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

The anticipated receiving MSW landfill has been identified as R&B Landfill in Homer, Georgia with a reported remaining capacity of 15 years.

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

No.

Are there any provisions for recycling this project's solid waste?

No.

Other Community Facilities and Services

How many new students will be added to the region as a result of the proposed project?

Due to the age-restricted nature of the propose project, it should have no direct impact on the local school system.

Will the proposed development create increased demand for public safety services in the region that cannot be supplied with currently planned expansions?

The applicant reports that the Madison County will provide emergency service and the Colbert Fire Department will provide fire service.

This will be further determined based on comments from affected local governments.

HOUSING

Will the proposed project provide a range of housing types and values?

The applicant reports the following values:

Townhouses	60 units	1,600 – 1,800 SF	\$175,000
SFD Units	158 units	1,800 – 2,200 SF	value unknown

Developments of Regional Impact

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DRI #1633

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:	Madison																					
Individual completing form:	Alec Young																					
Telephone:	(706) 795-6343																					
E-mail:	ayoung@madisonco.us																					
*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:	Sunrise Golf Village																					
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	5225 Colbert Danielsville Colbert, GA. 30628																					
Brief Description of Project:	Sunrise Golf Village is a proposed active adult community development. This will be an age-restricted community. The site is an existing golf course on Colbert Danielsville Rd. The development will include 158 single family detached units and 60 town homes at 1.6 units per acre and include an 18-hole executive Par 3 golf course. They are asking for a rezone of 135 acres from an A2 (general agriculture) to an R3 (multi-family with PUD overlay). The Future Land Use Map allows for the site to be zoned commercial.																					
Development Type: <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="radio"/> (not selected)</td> <td style="width: 33%;"><input type="radio"/> Hotels</td> <td style="width: 33%;"><input type="radio"/> Wastewater Treatment Facilities</td> </tr> <tr> <td><input type="radio"/> Office</td> <td><input type="radio"/> Mixed Use</td> <td><input type="radio"/> Petroleum Storage Facilities</td> </tr> <tr> <td><input type="radio"/> Commercial</td> <td><input type="radio"/> Airports</td> <td><input type="radio"/> Water Supply Intakes/Reservoirs</td> </tr> <tr> <td><input type="radio"/> Wholesale & Distribution</td> <td><input type="radio"/> Attractions & Recreational Facilities</td> <td><input type="radio"/> Intermodal Terminals</td> </tr> <tr> <td><input type="radio"/> Hospitals and Health Care Facilities</td> <td><input type="radio"/> Post-Secondary Schools</td> <td><input type="radio"/> Truck Stops</td> </tr> <tr> <td><input type="radio"/> Housing</td> <td><input type="radio"/> Waste Handling Facilities</td> <td><input type="radio"/> Any other development types</td> </tr> <tr> <td><input type="radio"/> Industrial</td> <td><input type="radio"/> Quarries, Asphalt & Cement Plants</td> <td></td> </tr> </table>		<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	
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If other development type, describe:																						
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Project Size (# of units, floor area, etc.):	218 units																					
Developer:	John Byram																					

Mailing Address:	5225 Colbert Danielsville
Address 2:	
	City:Colbert State: GA Zip:30628
Telephone:	(706) 296-5111
Email:	thiggins@gaplanning.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, property owner:	
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
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: NA Overall project: NA
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DRI #1633

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

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.

Local Government Information

Submitting Local Government:	Madison
Individual completing form:	Alec Young
Telephone:	(706) 795-6343
Email:	ayoung@madisonco.us

Project Information

Name of Proposed Project:	Sunrise Golf Village
DRI ID Number:	1633
Developer/Applicant:	John Byram
Telephone:	(706) 296-5111
Email(s):	thiggins@gaplanning.com

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 checked="" type="radio"/> (not selected) <input 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:	45,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	400,000-500,000
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

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):	
<hr/>	
Water Supply	
Name of water supply provider for this site:	Madison County Public Utilities
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0545
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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? Approximately 0.56 miles of watermain will be extended to the site at the developer's expense.	
<hr/>	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Private Land Distribution System - Permitted through Georgia EPD
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.0463
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?	
<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.)	795
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:	
<hr/>	
Solid Waste Disposal	

How much solid waste is the project expected to generate annually (in tons)?	303
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
<p>If no, describe any plans to expand existing landfill capacity:Based on the November 2004 Northeast Georgia Solid Waste Management Plan, an estimated maximum occupancy increase of 436 residents will annually produce an additional 303 tons of solid waste, and Madison County's current disposal practices seem adequate to meet disposal needs even with projected waste disposal rates expected to increase by about 18 percent. The County's letter of capacity assurance from Republic Waste should ensure continued waste transport and disposal until 2013.</p>	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
<p>If yes, please explain:</p> <hr/>	
Stormwater Management	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	18-20%
<p>Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:50' open water buffers, detention basins, preserved vegetation and over 60% of the site as open space are all factors to the overall stormwater quality and management system.</p> <hr/>	
Environmental Quality	
<p>Is the development located within, or likely to affect any of the following:</p>	
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 checked="" type="radio"/> Yes <input type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
<p>If you answered yes to any question above, describe how the identified resource(s) may be affected: Minimal wetland impact is expected for the development. The site has been designed to avoid and preserve the majority of wetlands on site.</p> <hr/>	
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