



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: December 20, 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: 1376
Name of Proposed Project: Bedford Falls/Monticello Farms
Submitting Local Government: Jasper 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 number of onsite septic systems and the potential impacts on water quality considering the project is located within the Lowry Branch 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:

- The project 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. The developer(s) should work closely with Jasper County and GDOT to minimize the adverse impacts on the road network's level of service.
- 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.

Georgia Department of Natural Resources


Noel Holcomb, Commissioner

Historic Preservation Division

W. Ray Luce, Division Director and Deputy State Historic Preservation Officer
34 Peachtree Street, Suite 1600, Atlanta, Georgia, 30303
Telephone (404) 656-2840 Fax (404) 657-1040 <http://www.gashpo.org>

MEMORANDUM

TO: Jim Moneyhun
Northeast Georgia Regional Development Center
305 Research Drive
Athens, GA 30605-2495

FROM: Elizabeth Shirk 
Environmental Review Coordinator
Historic Preservation Division

RE: Development of Regional Impact 1376
Bedford Falls Development/Monticello Farms, Construct Residential
Development on 896 Acres, along Calvin Road and Palalto/Thomaston Road,
Jasper County

Date: November 29, 2007

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the proposed project in Jasper 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.

ES:mcv



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Request for Comments

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

Fax 706.369.5792 : www.negplanning.org

DRI Number:	DRI #1376 Bedford Falls Development/Monticello
Name of commenting organization:	Farms, Jasper County
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
	November 27, 2007

November 27, 2007

Mr. Moneyhun,

In general, the proposed residential development in Jasper County (Project ID DRI-1376), 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.

Should you have any questions or comments, please contact Brad Griffin, Planning Director, or myself at (706) 613-3515.