



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: February 13, 2008

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: 1681
Name of Proposed Project: Commonwealth
Submitting Local Government: Town of Braselton

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:

- As the proposed project is located within an increasingly developing corridor along Interstate-85, the Review Committee expressed concern with the cumulative effects of development and the potential adverse impacts on the capacities of local supportive infrastructure.
- The potential effect of stormwater runoff and the subsequent impact on water quality due to the amount of impervious surface.
- The potential adverse traffic impacts on the local road network resulting from the proposed project.

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

- The Review Committee recommends the project be phased concurrent with the ability of supportive infrastructure to accommodate the additional growth.
- 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.
- 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 the Town of Braselton 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.



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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 #1681 Commonwealth, Town of Braselton
Name of commenting organization:	(Barrow 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
	February 01, 2008

January 31, 2008

Mr. Moneyhun,

In general, the proposed wholesale and distribution development in the Town of Braselton (Project ID DRI-1681), 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.

Leah Graham Stewart
Long Range Planner



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DRI Number:	DRI #1681 Commonwealth, Town of Braselton
Name of commenting organization:	(Barrow County)
Department:	Georgia Dept of Transportation
Address:	District 1 Preconstruction Office
Telephone:	2505 Athens Highway SE, Gainesville, Ga. 30507
Email address:	770-532-5520
Date:	rmahoney@dot.ga.gov
	February 10, 2008

In reviewing this DRI, it appears to be very similar to other developments in the immediate vicinity. Access appears to be proposed at 1 point for service to the warehouse. A commercial driveway permit compliant with the requirements detailed in the "Regulation for Driveway and Encroachment Control" will be required for this access point. A more detailed review of the access issues will be made upon receipt of site development plans and access permit request to GDOT.



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GDOT currently has a project in the CWP to widen SR 124 from SR 211 in Barrow County to SR 11 in Jackson Co. The concept footprint for this widening project is a four lane divided roadway with a 24' raised concrete median. Provisions to set back for this future widening project should be given consideration during this proposed development's site plan review. Coordination with this office for further discussion is requested.

Georgia Department of Natural Resources
Wildlife Resources Division

Nongame Conservation Section
2065 U.S. Highway 278, S.E., Social Circle, Georgia 30025-4743
(770) 918 6411

February 11, 2008

Jim Moneyhun
Northeast Georgia Regional Development Center
305 Research Drive
Athens, GA 30605-2795

Subject: Known Occurrences of Conservation Areas and Special Concern Animals and Plants On or Near DRI # 1681 Commonwealth Commercial Properties Commercial Development, Barrow County, Georgia

Dear Mr. Moneyhun:

This is in response to your request of January 25, 2008. According to our records, within a three-mile radius of the project site there are the following Natural Heritage Database occurrences:

- US *Amphianthus pusillus* (Pool Sprite) approx. 2.5 mi. N of site
- GA *Cyprinella xaenura* (Altamaha Shiner) approx. 1.5 mi. NW of site in Tributaries to Mulberry Creek
- GA *Cyprinella xaenura* (Altamaha Shiner) approx. 2.5 mi. S of site in Tributaries to Mulberry Creek
- Hemidactylium scutatum* (Four-toed Salamander) approx. 2.0 mi. N of site
- US *Isoetes melanospora* (Black-spored Quillwort) approx. 2.5 mi. N of site
- US *Isoetes tegetiformans* (Mat-forming Quillwort) approx. 2.5 mi. N of site

* Entries above preceded by "US" indicates species with federal status (Protected, Candidate or Partial Status). Species that are federally protected in Georgia are also state protected; "GA" indicates Georgia protected species.

Recommendations:

Three federally listed species, *Amphianthus pusillus* (Pool Sprite), *Isoetes melanospora* (Black-spored Quillwort) and *Isoetes tegetiformans* (Mat-forming Quillwort) are within three miles of the proposed project. These species rely on granite rock outcrop habitats. If no outcrops are present, these species should not be impacted by this project. We recommend completing surveys for these and other species and habitats of concern before the project begins. Section 9 of the Endangered Species Act states that taking or harming of a listed species is prohibited. We recommend all requestors with projects located near federally protected species consult with Robin Goodloe of the United States Fish and Wildlife Service (706-613-9493, ext.221 or Robin_Goodloe@fws.gov).

In order to protect aquatic habitats and water quality, we recommend that all machinery be kept

out of creeks during construction. We urge you to use stringent erosion control practices during construction activities. Further, we strongly advocate leaving vegetation intact within 100 feet of creeks, which will reduce inputs of sediments, assist with maintaining riverbank integrity, and provide shade and habitat for aquatic species. We realize that some trees may have to be removed, but recommend that shrubs and ground vegetation be left in place.

New Data Available on the Nongame Conservation Section Website

We have recently updated the Nongame Conservation Section Website!!! You can view the updated rare species and natural community information by Quarter Quad, County and HUC8 Watershed. To access this information, please visit our GA Rare Species and Natural Community Information page at:

<http://georgiawildlife.dnr.state.ga.us/content/displaycontent.asp?txtDocument=89>

An updated ESRI shape file of our rare species and natural community data by quarter quad and county is also available. It can be downloaded from:

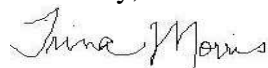
<http://georgiawildlife.dnr.state.ga.us/assets/documents/gnhp/gnhpds.zip>

Disclaimer:

Please keep in mind the limitations of our database. The data collected by the Nongame Conservation Section comes from a variety of sources, including museum and herbarium records, literature, and reports from individuals and organizations, as well as field surveys by our staff biologists. In most cases the information is not the result of a recent on-site survey by our staff. Many areas of Georgia have never been surveyed thoroughly. Therefore, the Nongame Conservation Section can only occasionally provide definitive information on the presence or absence of rare species on a given site. Our files are updated constantly as new information is received. **Thus, information provided by our program represents the existing data in our files at the time of the request and should not be considered a final statement on the species or area under consideration.**

If you know of populations of special concern species that are not in our database, please fill out the appropriate data collection form and send it to our office. Forms can be obtained through our web site (<http://www.georgiawildlife.com>) or by contacting our office. If I can be of further assistance, please let me know.

Sincerely,



Katrina Morris
Environmental Review Coordinator