



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: 1662
Name of Proposed Project: Stagecoach Park
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 potential effect of stormwater runoff and the subsequent impact on water quality specifically due to the project location adjacent to Richland Creek and Town Creek, both of which are listed on the state's 305(b)/303(d) list for Fecal Coliform violations.
- 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:

- Greene County must amend their Future Land Use map to reflect the proposed project if approved.
- It is essential that the developer conform to regulations outlined in local ordinances, the Georgia Erosion and Sedimentation Act, and NPDES Permit for Construction Activities throughout the development phases to ensure minimal impact on the surrounding areas. Conservation practices should be utilized to minimize soil erosion during all phases of land-disturbing activity.
- 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.
- The developer should coordinate closely with Greene County and the Georgia Department of Transportation to address the direct impacts on the adjacent road network and identify any needed improvements.



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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 #1662 Stagecoach Park, 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:	January 31, 2008

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Mr. Moneyhun,

In general, the proposed residential development in Greene County (Project ID DRI-1662), 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