



DEVELOPMENTS OF REGIONAL IMPACT

Finding

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TO: Affected Local Governments and Other Interested Parties
FROM: James R. Dove, Executive Director *JRD*
DATE: September 11, 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: 1912
Name of Proposed Project: Jefferson Commerce Center
Submitting Local Government: City of Jefferson

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 amount of impervious surface as well as the potential effects of stormwater runoff and the subsequent impacts on water quality
- 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:

- It is essential that the developer conform to regulations outlined in local ordinances and the Georgia Erosion and Sedimentation Act 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 the City of Jefferson, Jackson County, and the Georgia Department of Transportation to develop access management plans for ingress and egress along Hog Mountain Road and Possum Creek Road and to address the direct impacts on the adjacent road network and identify any needed improvements.
- The project should be phased concurrent with the ability of supportive infrastructure to accommodate the additional growth.