

Finding

Northeast Georgia Regional Commission • 305 Research Drive, Athens, Georgia • www.negrc.org

TO: Affected Local Governments and Other Interested Parties
FROM: James R. Dove, Executive Director *JRD*
DATE: October 28, 2011

The Northeast Georgia Regional Commission (RC) has completed its review of the following Development of Regional Impact (DRI). The Northeast Georgia RC 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: 2234
Name of Proposed Project: Barrow Landing
Submitting Local Government: Barrow County

Finding: After review of information submitted by the host government and comments received from affected agencies, the Northeast Georgia RC 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 proposed project has the potential to adversely impact the capacities of the local school system.

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; special attention should be given to the capacity of the local school system to accommodate the development at full buildout.
- The developer should coordinate closely with Barrow County and the Georgia Department of Transportation to implement any and all roadway improvements needed to maintain an adequate level of service for the existing roadway network.
- Every attempt should be made to reduce the amount of impervious surface and to conserve and utilize on-site natural features to protect water quality.
- It is essential that the developer conform to any applicable regulations and permitting requirements of the Georgia Environmental Protection Division (EPD) of the Department of Natural Resources, U.S. Army Corps of Engineers, Georgia Department of Transportation, or any other state or federal agency.



**CITY OF MADISON COMMENTS FOR
DRI #2234 BARROW LANDING
Date: 10/11/2011
Mayor and Council Review: 10/10/2011**

The City of Madison offers no objection to a positive recommendation for this DRI. The City would offer the following comments for consideration.

Regional: Given the finite nature of Northeast Georgia's water supply, all reasonable and prudent steps must be taken to ensure a reliable and clean supply for the future. Considering the scale of the project, the City would encourage all further plans for this development to be vetted by the Georgia Environmental Protection Division and the Georgia Department of Natural Resources prior to final approval.

If there are any questions please contact Bryce Jaeck at 706-342-1251 ext 226 or bjaeck@madisonga.com.



HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

DR. DAVID CRASS
DIVISION DIRECTOR

MEMORANDUM

TO: Jim Moneyhun
Northeast Georgia Regional Commission
305 Research Drive
Athens, Georgia 30605

FROM: Elizabeth Shirk *ES*
Environmental Review Coordinator
Historic Preservation Division

RE: Development of Regional Impact 2234
Mixed Use Development- Residential, Commercial and Town Center-
Over 292 Acres in Unincorporated Barrow County along SR 316/US
19/University Parkway Between Carl Bethlehem Road and SR
81/Loganville Highway

DATE: October 11, 2011

The Historic Preservation Division (HPD) has reviewed the information submitted concerning the proposed project in Putnam County, Georgia. Our comments are offered to assist the Middle Georgia Regional Commission 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 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, please contact Betsy Shirk, Environmental Review Coordinator, at (404) 651-6624.

ES:mcv

Jim Moneyhun

From: Gavin.Hassemer@athensclarkecounty.com
Sent: Monday, October 24, 2011 8:27 AM
To: Jim Moneyhun
Cc: ACCPlan@co.clarke.ga.us
Subject: Re: DRI available for review and comment: 2234 Barrow Landing, Barrow County

Mr. Moneyhun,

The proposed development located in Barrow County (DRI-#2234) 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 regarding the enclosed materials, please contact Brad Griffin, Planning Director, or myself at 706-613-3515.

Gavin J. Hassemer, LEED AP
Long Range / Planner II
Athens-Clarke County Planning Dept.
120 W. Dougherty St. Athens, GA 30601
706.613.3515 706.613.3844 (fax)