

Finding

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

TO: Affected Local Governments and Other Interested Parties
FROM: James R. Dove, Executive Director *JRD*
DATE: August 12, 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: 2213
Name of Proposed Project: Arcade Meadows
Submitting Local Government: City of Arcade

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 wetlands and surface waters.

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

- The developer should coordinate closely with the City of Arcade, Jackson 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. Special attention should be given to Holiday Cemetery Road and B. Whitfield Road.
- The developer should incorporate, at a minimum, any buffers required by Jackson County and/or the City of Arcade between agriculture and non-agriculture (e.g. residential, commercial, etc.) land uses.
- 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.

DRI Review Committee Members: Jim Joiner, Tom Mayers

If you have any questions regarding this review, Please contact Jim Moneyhun, Project Administrator, at jmoneyhun@negrc.org.
This finding will be published to the NEGRC website at: http://www.negrc.org/resource-1.php?page_ID=1292597438.



DEPARTMENT OF PUBLIC DEVELOPMENT

*Planning Division • Engineering Division • Code Enforcement
Division*

Date: August 2, 2011
To: Mr. Jim Moneyhun, Project Administer
From: Toni L. Smith, Sr. Planner
Subject: DRI #2213 Arcade Meadows

Jackson County staff has reviewed the information submitted concerning the proposed mixed use development located in the City of Arcade. We have also met with the applicants to discuss major details of the project to gain a better understanding.

Currently two of the parcels included in this large development are located within unincorporated Jackson County and are going through the annexation process. The parcels were rezoned for two residential developments at a much lower level of density than what is being proposed. Not only is the density much greater but the new development allows for smaller buffers along neighboring agricultural operations, smaller buffers for state waters and less open space area to be conserved. The properties were rezoned to allow a maximum of 0.667 dwelling units per acre. Jackson County requires that all buffers around state waters be the state required 25 feet with an additional county requirement of 50 feet for a total of a 75 foot buffer. When abutting a non-residential development or a residential development against an agricultural operation, Jackson County takes great care in requiring buffer areas around agricultural property so that the agricultural property is less effected by the development and the new property owners are less effected by the agricultural operation. From review of the application the buffers for agricultural properties have not been addressed. During the past rezoning of the properties, Jackson County required that a minimum of 26% of the property be conserved through open space. This has not been accomplished per the regulations of the County. All state waters and buffers are required to be removed when figuring the calculation on open space unless the water is being used for active recreation. It appears within the proposal that when all unusable land is removed there is approximately 15% open space.

Another large concern for Jackson County is the transportation effects on minor road segments in this area of the county. The zoning requirements for the two parcels that are currently located within Jackson County required that an agreement be reached between Jackson County and the developer to participate in the upgrading of the infrastructure. We have not seen any kind of improvements proposed for these intersections. Additional care needs to be taken on all minor road segments due to the two schools sites located within the development. The intersections within unincorporated Jackson County are not being proposed to be upgraded.

If you have any questions please give me a call at 706-367-5908

Sincerely,

Toni L. Smith

Cc: Hunter Bicknell, Board of Commissioners Chairman
Gina Mitsdarffer, Public Development Director



DRI COMMENTS for DRI #2213

Submitted by Bryce Jaeck, Planner

Date: 8/5/2011

**Re: DRI #2213 Arcade Meadows – Arcade
(Jackson County)**

The City of Madison offers no objection to a positive recommendation for this DRI but would like to make a general comment regarding the proposed development.

Due to our statewide water concerns, all land use decisions must take into consideration the effect of such decisions must take into consideration the effect of such decisions on our limited water resources.

Thus, the Arcade Meadow proposal (DRI #2213) which, at build out, could reach a maximum of 4800 residential units and which, when considered with other developments of varying size in the intervening years, represent a serious draw on the water in the region's basin.

Also, despite the fact that Arcade requires 50 foot buffers around all streams, we have serious concerns about the number of streams that run through the property and all the number that are going to have to be crossed, streams which flow into the Redstone Creek and eventually into the Middle Oconee River.

In addition, the proposal anticipates "moderate" impact on several of the 39 wetlands areas, our most environmentally sensitive areas, areas which in the Arcade Meadows proposal total 25 acres.

Thus we recommend that all plans for Arcade Meadows be assiduously vetted by the Upper Oconee Regional Water Planning Council, the Georgia Environmental Protection Division, and by the Georgia Department of Natural Resources prior to approval by the City of Arcade.

Our finite water supply and its cleanliness must be carefully monitored since all in our region, not just those upstream, have a responsibility to be good stewards of this resource.

Jim Moneyhun

From: Richard.Cowick@athensclarkecounty.com
Sent: Monday, August 08, 2011 11:29 AM
To: Jim Moneyhun
Cc: ACCPlan@co.clarke.ga.us; GavinHassemer@co.clarke.ga.us
Subject: Re: DRI available for review and comment: 2213 Arcade Meadows, City of Arcade
Attachments: DRI 2213 Report.pdf

Jim,

The proposed development located in Jackson County (DRI #2213) would not have a measurable impact on Athens-Clarke County's transportation infrastructure, solid waste management services, natural or historic resources. However, please note the following concern and comment.

Gary Duck, Director, Department of Public Utilities - The project has a proposed waste water treatment facility that will discharge into a creek that is approximately 2.5 miles north of the Bear Creek Reservoir. Bear Creek Reservoir provides drinking water to Clarke, Oconee, and Jackson Counties. High quality effluent should be a must to minimize the potential impact on the Bear Creek Reservoir.

Jim Corley, Director, Department of Solid Waste - Pages F2 and F3 of the supplemental report refer to the Clarke County landfill as a possible option for receiving solid waste from the Jefferson transfer station. However, the Athens-Clarke County landfill is not allowed to accept any waste from outside ACC or Oglethorpe County. It is our understanding that the waste from the Jefferson transfer station is sent to the Banks County R&B landfill, which has plenty of capacity.

Richard G. Cowick, AICP
Senior Planner
Athens-Clarke County Planning Dept.
120 W. Dougherty St. Athens GA 30601
706-613-3515 706-613-3844(fax)

----- Forwarded by Richard Cowick/PLA/ACC on 08/08/2011 11:14 AM -----

From: Gavin Hassemer/PLA/ACC
To: Richard Cowick/PLA/ACC@ACC
Date: 08/08/2011 10:09 AM
Subject: Fw: DRI available for review and comment: 2213 Arcade Meadows, City of Arcade

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)

----- Forwarded by Gavin Hassemer/PLA/ACC on 08/08/2011 10:04 AM -----

Gavin Hassemer/PLA/ACC

07/27/2011 04:31 PM

To Jim Corley/SOW/ACC, Robert Faucett/PUW/ACC, Steve Decker/PUW/ACC, Ronald Price/PUU/ACC, Edward Focht/PUU/ACC
cc Richard Cowick/PLA/ACC@ACC, Brad Griffin/PLA/ACC@ACC
Subject Fw: DRI available for review and comment: 2213 Arcade Meadows, City of Arcade

8/8/2011

To All,

Athens-Clarke County has received notice of a Development of Regional Impact (DRI) from the Northeast Georgia Regional Commission. A formal response has been requested pertaining to any comments or concerns regarding the proposed project. Please forward any of those comments or concerns you may have to me by noon next Friday, August 5, 2011. I will incorporate your responses into the formal response sent on behalf of Athens-Clarke County.

Please let me know if you have any questions.

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)

----- Forwarded by Gavin Hassemer/PLA/ACC on 07/27/2011 04:26 PM -----

Jim Moneyhun <JMoneyhun@negrc.org>

To Jim Moneyhun <JMoneyhun@negrc.org>

cc

07/27/2011 03:48 PM

Subject DRI available for review and comment: 2213 Arcade Meadows, City of Arcade

The project described in the attached information has been submitted to the Northeast Georgia Regional Commission (NEGRC) for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties.

The NEGRC has published the attached project summary for review by and comment from potentially Affected Governmental Parties. Please review the attached information concerning this project and submit your comments to: jmoneyhun@negrc.org. Maps and additional information related to this project is also available for review at: http://www.negrc.org/resource-1.php?page_ID=1292597438.

Jim Moneyhun
Project Administrator
Northeast Georgia Regional Commission
305 Research Drive
Athens, Georgia 30605-2795
(706) 369-5650
FAX (706) 369-5792
www.negrc.org

If you are not the intended recipient or the person responsible for delivering this email to the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. Please contact the sender if you receive this email in error. Please consider the environment before printing this e-mail.

PLEASE NOTE: MY EMAIL ADDRESS HAS NOW CHANGED TO: jmoneyhun@negrc.org

8/8/2011