



**DRI Review Findings**

**TO:** Kristie Turner, Principal Planner  
Hall County Planning and Development  
Other Interested Parties

**FROM:** Adam Hazell, AICP, Planning Director 

**DATE:** October 8, 2024

**SUBJECT:** DRI Project Review, Hall County

**PROJECT:** **DRI-4280**, Ridgeview (2<sup>nd</sup> application)

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The Georgia Mountains Regional Commission (GMRC) has completed the review of the project identified above. Based on comments received and staff analysis of this project, conducted in accordance with the Georgia Department of Community Affairs' Procedures for the Review of Developments of Regional Impact, the GMRC finds that the proposed action does not present any potential adverse inter-jurisdictional impacts. Please note that this finding is advisory only and assumes the project will proceed as presented to the GMRC and will comply with all applicable local, State and federal rules and regulations.

Copies of the staff review, any comments from interested stakeholders and any recommendations have been included with this memo. They should be considered and addressed by the local government in its final determination and review/permitting procedures for the finding to remain as stated.



**DRI # 4280, Ridgeview**  
**STATEMENT OF FINDING**

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Based on the information provided, comments received, a review of the local comprehensive plan and prevailing DRI review criteria, the GMRC staff analysis finds that this project does not present any potential adverse interjurisdictional impacts. The finding assumes the project will proceed as presented to the GMRC and only if the project complies with all applicable local, State and federal rules and regulations and if the following advisory comments and recommendations are considered and addressed.

**Summary of Staff Review**

- This is a project that was previously reviewed as a DRI (#4183) under the same name. The developer subsequently amended their project scope, sufficiently enough to warrant a re-review.
- The updated Ridgeview is a 74 acre mixed-use development in Hall County on the southeast corner of Friendship Road (SR 347) & Ridge Road. The updated breakdown of uses is as follows:

	<b>DRI report numbers June 10, 2024 DRI 4183 Ridgeview</b>	<b>New proposal</b>	<b>Difference</b>
<b>Food &amp; Bev</b>	12,000 SQFT	16,000 SQFT	+ 4,000 SQFT
<b>Single-family</b>	92 Lots	74 Lots	-18 Lots
<b>Townhome</b>	113 Units	207 Units	+ 94 Units
<b>Multi-Family</b>	236 Units	274 Units	+ 38 Units
<b>Total Residential</b>	441 Units	555 Units	+ 114 Units

- *(Same as before.)* The site is located in southern Hall County, near the City of Buford and just a mile from Exit 4 on I-985. The area is evolving from rural/suburban development to more suburban residential, commercial, and industrial uses. This part of Hall County is a rapidly suburbanizing area, which has seen multiple DRIs reviewed in the past several years. The proximity to the Mall of Georgia, Margaritaville at Lake Lanier Islands, and multiple employment centers has made it a growing destination for new residential and warehousing development. Immediately across the interchange is a large amount of commercial development catering to area residents and employees. As a result



of the area's growth, ample water and sewer is available to the property. ***No regional concerns regarding utilities.***

- The site is located at the intersection of Friendship Road, the primary east/west arterial serving south Hall County, and Ridge Road a primary north/south collector in the area. The intersection is the first with a stoplight when traveling from the I-985 interchange.

The revised site plan retains two full-access driveways to Ridge Road and one right-in/right-out driveway to Friendship Road (SR 347). The Friendship Road access and northern Ridge Road access would be connected via a small internal road. According to the updated traffic assessment provided, the development "*is expected to generate 101 new entering trips and 206 new exiting trips in the AM peak hour, and 257 new entering and 172 new exiting trips in the PM peak hour.*" Proposed improvements still include an eastbound right-turn lane on Friendship Road, southbound left-turn lanes for both Ridge Road access points plus a northbound right-turn lane for the northern Ridge Road access (where less entry traffic is anticipated).

Sidewalks are proposed for internal pedestrian circulation, and there are now public destinations immediately adjacent to the site necessitating external pedestrian connections. However, the County may consider additional pedestrian network options for possible future expansions in the event future development invites new connections. ***No regional concerns regarding transportation infrastructure.***

- *(Same as before.)* There are no critical environmental features on the site, though intermittent stream channels are present. Roughly 30% of the property is to be built out with impervious surfaces, while "*channel protection, water quality and detention ponds (will be employed) throughout the site.*" The property all drains into Mitchell Creek, a primary tributary for the upper portions of the Middle Oconee River, and is not part of a critical water supply watershed. ***Assuming compliance with State and local regulations, no regional concerns regarding environmental protection. However, best environmental practices are encouraged regarding stormwater management.***



<b>CONSISTENCY REVIEW</b>	
<b>Is the proposed DRI compliant with ...</b>	<b>Comment</b>
<i>The GMRC Regional Plan?</i>	Yes.
<i>Other State or regional plans for the area?</i>	Yes
<i>Applicable Service Delivery Agreements and/or land use management measures?</i>	Yes
<i>Projected capacity for utilities and services?</i>	Yes
<i>Are there any potential inter-jurisdictional conflicts identified by the GMRC?</i>	No significant or standing conflict was raised or identified by staff.

**Outside Comments Received**

(Copies of any comments received can be found as submitted attached to this report.)

NA