



DRI Review Findings

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

FROM: Adam Hazell, AICP, Planning Director



DATE: September 16, 2024

SUBJECT: DRI Project Review, Hall County

PROJECT: **DRI-4249**, Herbert Automotive

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 # 4249, Herbert Automotive

STATEMENT OF FINDING

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

- Proposal is for 53 tractor trailer parking spaces, with no other amenities. There is acreage in the rear of the property with potential for future development.
- The site is located in central Hall County, amidst the mixed-use corridor of Athens Highway near I-985. This is an arterial highway serving a high volume of freight traffic, with varieties of industrial uses within a two-mile radius of the project site. There are residential developments adjacent to the property, as well as a utility trailer operation, various commercial properties and an automotive salvage yard. The area is served by full utilities, but the proposed project does not require water or sewer connections. *No regional concerns regarding utilities.*
- The site is located off Athens Highway, approximately one mile east of I-985's Exit 22 interchange. Athens Highway was recently completed as a four-lane (divided) arterial corridor linking Gainesville with I-85 and Athens, Ga. Traffic loads are low-to-moderate for portions in Hall County, with a high degree of commercial vehicles relying on the roadway to access key destinations and shipping routes.

The proposed project is not expected to generate much traffic (~ 200 trips per day) as it will serve largely as a parking and rest area for vehicles on down time. There is only one access point, but this utilizes an existing curb cut on Athens Highway currently serving a small commercial building. The entry point is a right-in/ right-out curb cut, so vehicles existing the property will have to turn right (west) when entering Athens Highway. *No regional concerns regarding transportation infrastructure.*

- There are no critical environmental features on the site, which is part of a small set of hills and bluffs dividing local creek basins. There are two sets of drainage channels on site, which merge and empty out toward the northeast of the property. A detention pond is proposed as part of the design for the property, as well as a variety of buffers & setbacks to minimize expansive paving on the steepest slopes.



Assuming compliance with State and local regulations, no regional concerns regarding environmental protection. However, best environmental practices are encouraged regarding stormwater management.

CONSISTENCY REVIEW	
Is the proposed DRI compliant with ...	Comment
<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 full comments can be found as submitted attached to this report.)