



2. Description of Site

Data Required:

- *A clear graphic outline of the boundaries of the site at sufficient scale and detail to define the area of the site to the nearest acre.*

Park 53 Industrial / Technology Complex is a planned 288-acre commercial and industrial / technology complex, consisting of two tracts. The northern tract is approximately 90 acres located on the north side of Georgia Highway 316 (U.S. Highway 29). The southern tract is approximately 198 acres located on the south side of Highway 316. The attached Aerial Exhibits found in Tab 2 identify the limits of the entire complex.

- *A map (USGS 7.5-minute “quad sheet” topographic map or equivalent) showing the site boundaries and setting of the site relative to local roads, railroads, and other physical features. This map should extend at least one mile beyond the boundaries of the site in all directions.*

The Park 53 Industrial / Technology Complex Quad location map found in Tab 2 show the location of the park relative to Highway 316 (U.S. Highway 29), Georgia Highway 53, and other transportation routes.

- *A detailed written description of the site including key landmarks (to assist reviewers and visitors to identify the site and its boundaries. For example, “Southeast border of site begins on west side of US Highway 5, 2.3 miles north of its intersection with Smith Road, where a culvert passes under Highway 5, and extends. . . .)*

Park 53 Industrial / Technology Complex is located in Barrow County, Georgia. The park straddles Georgia Highway 316 (U.S. Highway 29), also known as University Parkway. Access to both the northern and southern tracts of the park is from Georgia Highway 53, also known as Hog Mountain Road. The northwestern park boundary is approximately 400 feet south of the intersection of Highway 53 and Jackson Trail Road. The southern boundary of the site is approximately 1,000 feet north of the intersection of Highway 53 and Austin Road. The western boundary of the park is approximately 1,000 feet east of the intersection of Highway 316 and Jackson trail road. The eastern boundary of the park is Highway 53.





- ***A description of key characteristics and existing uses of the site and its surroundings including both natural features (bodies of water) and constructed or developed facilities (buildings, roads, existing industries). This process relies on honest and diligent action by the applicant in reporting all aspects that may be problematic or unfavorable such as cemeteries on the site or incompatible uses adjacent to the site (blasting and dust from quarries may make a site unsuitable for some industrial uses; the presence of residences, schools, hospitals, etc., may lead to public opposition).***

Park 53 Industrial / Technology Complex is a planned commercial and industrial facility that will focus on attracting technology-based companies as well as industrial, manufacturing, and distribution tenants to serve the surrounding areas. The site is located along State Route 316, also known as “Georgia’s Innovation Corridor”, and Barrow County is part of an economic development group known as the Georgia’s Innovation Corridor Joint Development Authority serving four counties: Athens-Clark, Barrow, Gwinnett, and Oconee. The “Innovation Corridor,” connecting Athens to Atlanta, offers a high quality of living, a talent pool of graduating students from area universities, and proven successes of existing key players such as Cisco, Lanier Technical College, the Sims Academy of Science and Technology, Chico’s and NCR. In addition to the Innovation Corridor label, the community is part of the Innovation Crescent Research Partnership, which was created in 2007 by Governor Sonny Perdue to take advantage of connectivity between the Georgia’s Innovation Corridor Joint Development Authority Partners and Hartsfield-Jackson International Airport.

The campuses of Lanier Tech and the Georgia Career Academy are being constructed adjacent to the park. The location of these facilities on the property adjacent to the Park 53 Industrial / Technology Complex will provide an additional incentive for industry to locate in the park. Companies will have educational and training resources in very close proximity to their facilities. The attached Conceptual Layout Exhibit for Park 53 and Google Earth Exhibit identify the locations of the two campuses in relationship to the park.

At this time, the site is being served by all major utility services. Water and sewer infrastructure is available inside the confines of the site and, the utilities will be extended to serve any of the proposed building facilities. Primary access to the complex is provided off Highway 53 (Hog Mountain Road). See Section 7 for additional utility information.

The site is bounded to north by undeveloped property; to the south by undeveloped property and the Lanier Tech / Georgia Career Academy campuses; and to east by Highway 53 and two existing industrial buildings. The construction of Lanier Tech and Georgia Career Academy adjacent to the Park 53 Industrial / Technology Complex will provide an additional incentive for industry to locate in the park. Companies will have educational and training resources in





very close proximity to their facilities. The park is located within the M-1 (Light Industrial) zoning district and has been planned for industrial uses.

It is our opinion that the park is suitable for industrial use and that adjacent properties should not present a barrier for industrial development in the park.

- *All promotional and economic development data available about the site and the community. If this information is available on the Internet, it is acceptable simply to identify the website.*

For additional information, please see the websites at the links below:

Barrow Economic Development
<http://www.choosebarrow.com/>

Barrow County, Georgia
www.barrowga.org

City of Winder, Georgia
www.cityofwinder.com

