



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Oct 9 2008

ARC REVIEW CODE: R810091

TO: Chairman Tom Worthan  
ATTN TO: Amy Brumelow, Planning and Zoning Director  
FROM: Charles Krautler, Director

NOTE: This is digital signature.  
Original on file.

## **SUPPLEMENTAL MEETING SCHEDULED**

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review. During the initial preliminary review, several issues related to this development were found. In order to complete this review, a supplemental meeting has been scheduled.

**Name of Proposal:** Foxhall Resort and Sporting Club

**Review Type:** Development of Regional Impact

**Meeting Date:** Thursday, October 16, 2008

**Time:** 1:00pm

**Location:** Etowah Room at ARC

**Description:** The proposed Foxhall Resort and Sporting Club is a mixed use development located on 1,092.15 acres in Douglas County. The proposed development includes 910 single family homes, 900 resort units, 600 hotel rooms, 140,000 square feet of retail, a worship center and a public safety site. The proposed development is located on Capps Ferry Road west of the Chattahoochee River.

**Submitting Local Government:** Douglas County

**Date Opened:** Oct 9 2008

**Deadline for Comments:** Oct 23 2008

**Earliest the Regional Review can be Completed:** Nov 8 2008

### **THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:**

ARC LAND USE PLANNING  
ARC DATA RESEARCH  
GEORGIA DEPARTMENT OF NATURAL RESOURCES  
CITY OF CHATTAHOOCHEE HILL COUNTRY  
UPPER CHATTAHOOCHEE RIVERKEEPER

ARC TRANSPORTATION PLANNING  
ARC AGING DIVISION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
FULTON COUNTY  
TRUST FOR PUBLIC LAND

ARC ENVIRONMENTAL PLANNING  
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
CITY OF DOUGLASVILLE  
COWETA COUNTY  
PATH FOUNDATION

If you have any questions regarding this review, Please call Jon Tuley, Review Coordinator, at (404) 463-3309.



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The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

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**Review Type:** Development of Regional Impact

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GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
CITY OF DOUGLASVILLE  
COWETA COUNTY  
PATH FOUNDATION

**Attached is information concerning this review.**

If you have any questions regarding this review, Please call Jon Tuley, Review Coordinator, at (404) 463-3309. If the ARC staff does not receive comments from you by Oct 23 2008, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .



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## DEVELOPMENT OF REGIONAL IMPACT

### DRI- REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient 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. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and give us your comments in the space provided. The completed form should be returned to the RDC on or before the specified return deadline.

Preliminary Findings of the RDC: **Foxhall Resort and Sporting Club** *See the Preliminary Report .*

Comments from affected party (attach additional sheets as needed):

Individual Completing form:

Local Government:

Department:

Telephone: (     )

Signature:

Date:

***Please Return this form to:***

Jon Tuley, Atlanta Regional Commission  
40 Courtland Street NE  
Atlanta, GA 30303  
Ph. (404) 463-3309 Fax (404) 463-3254  
[jtuley@atlantaregional.com](mailto:jtuley@atlantaregional.com)

**Return Date: Oct 23 2008**

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Oct 9 2008

ARC REVIEW CODE: R810091

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Review Coordinator, Extension: 3-3309

### Reviewing staff by Jurisdiction:

Land Use: Lombard, Jared

Transportation: Kray, Michael

Environmental: Santo, Jim

Research: Skinner, Jim

Aging: Rader, Carolyn

Name of Proposal: Foxhall Resort and Sporting Club

Review Type: Development of Regional Impact

Description: The proposed Foxhall Resort and Sporting Club is a mixed use development located on 1,092.15 acres in Douglas County. The proposed development includes 910 single family homes, 900 resort units, 600 hotel rooms, 140,000 square feet of retail, a worship center and a public safety site. The proposed development is located on Capps Ferry Road west of the Chattahoochee River.

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Earliest the Regional Review can be Completed: Nov 8 2008

### **Response:**

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

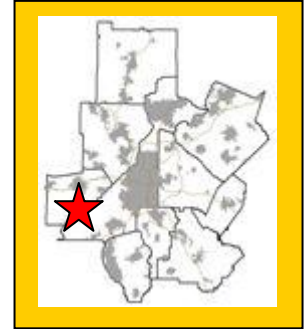
### **COMMENTS:**


Preliminary Report:	October 9, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u></b>	Project:	Foxhall Resort and Sporting Club #1839
Final Report Due:	November 8, 2008		Comments Due By:	October 23, 2008

## **PRELIMINARY REPORT SUMMARY**

### **PROPOSED DEVELOPMENT:**

The proposed Foxhall Resort and Sporting Club is a mixed use development located on 1,092.15 acres in Douglas County. The proposed development includes 910 single family homes, 900 resort units, 600 hotel rooms, 140,000 square feet of retail, a worship center and a public safety site. The proposed development is located on Capps Ferry Road west of the Chattahoochee River.



### **PROJECT PHASING:**

The project is being proposed in one phase with a project build out date 2020.

### **GENERAL**

According to information on the review form or comments received from potentially affected governments:

**Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.**

The project site is currently zoned Planned Unit Development (PUD) and Residential Agriculture (R-A). The applicant is seeking a special use approval for master planned development. The Douglas County Future Land Use Map identifies the site as Agricultural and Rural Places.

**Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.**

This will be determined based on comments received from potentially impacted local governments.

**Will the proposed project impact the implementation of any local government's short-term work program? If so, how?**

This will be determined based on comments received from potentially impacted local governments.

**Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

Yes, the proposed development would increase the need for services in the area for existing and future residents.

<b>Preliminary Report:</b>	October 9, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u></b>	<b>Project:</b>	Foxhall Resort and Sporting Club #1839
<b>Final Report Due:</b>	November 8, 2008		<b>Comments Due By:</b>	October 23, 2008

**What other major development projects are planned near the proposed project?**

The ARC has reviewed other major development projects, known as Area Plan (1984 to 1991) or as a DRI (1991 to present), within a 2 mile radius of the proposed project.

**YEAR NAME**

1998 Riverwalk PUD

**Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.**

Based on information submitted for the review, there are several single family homes and horse barns on the site that will be demolished.

**Will the development cause a loss in jobs? If yes, how many?**

No.

**Is the proposed development consistent with regional plans and policies?**

Based on preliminary staff review and pending comments from affected parties, the staff preliminary recommendation is Not in the Best Interest of the Region; and therefore, of the State. ARC staff would like to discuss further the concerns and issues identified below with the applicant and Douglas County.

According to the ARC Unified Growth Policy Map (UGPM), the proposed development is located within the Rural Areas designation. Rural areas are areas that have limited or no development and consist of, and are planned to contain, agricultural uses. Development is recommended to be large lots or conservation subdivisions. The plan for the proposed development indicates intensities that are not consistent with the UGPM.

ARC staff has concerns that the proposed development is inconsistent with locally adopted plans and policies. The proposed development is a mixed use development located in Douglas County. The existing area contains very low density residential and agricultural uses. The proposed development will substantially change the character and development patterns in the area.

Douglas County's FLUM designates this area as Agricultural and Rural Places. The Agricultural designation identifies two major farms in the County, the proposed development being one of the two. The Rural Places designation is described in the current Douglas County Comprehensive plan as "Outlying rural areas with active farming and scattered single-family housing on large lots. Preservation of sensitive natural resources. Commercial Activity Centers within this area will be designated as Crossroads Village Centers. Commercial development should only be developed as designated on the FLUM and within master planned developments." It is unclear to ARC staff as to whether the FLUM will have to be amended to reflect the development should it receive needed approvals. An amendment to the FLUM and /or comprehensive plan would require a regional review under the major amendment provisions for DCA comprehensive planning due to the proposed developments proximity to a neighboring jurisdiction.

<b>Preliminary Report:</b>	October 9, 2008	<b>DEVELOPMENT OF REGIONAL IMPACT <u>REVIEW REPORT</u></b>	<b>Project:</b>	Foxhall Resort and Sporting Club #1839
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The scale of the development will have a major impact on the local transportation system which is currently designed to handle the existing low density land uses. No transportation projects are currently funded to improve the area roads. Potential additional development, which will be encouraged by the proposed project, will likely result in overburdening the local road network.

ARC staff is concerned with the effect the proposed development will have on neighboring jurisdictions. The proposed development is adjacent to the City of Chattahoochee Hill Country and Carroll County. The current FLUM for Chattahoochee Hill Country designates the adjacent land as Agricultural. The Carroll County FLUM designates the adjacent land as s2 Residential.

The proposed development site does not currently have sewer service. Information submitted for the review indicated that the developer plans to sewer the development. ARC staff needs clarification and confirmation of sewer availability and capacity.

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## **PRELIMINARY REPORT**

### **Regional Development Plan Policies**

1. Provide sustainable economic growth in all areas of the region.
2. Encourage new homes and jobs within existing developed areas of the region, focusing on principal transportation corridors, the Central Business District, activity centers, and town centers.
3. Increase opportunities for mixed use development, transit-oriented development, infill, and redevelopment.
4. At strategic regional locations, plan and retail industrial and freight land uses.
5. Design transportation infrastructure to protect the context of adjoining development and provide a sense of place appropriate for our communities.
6. Promote the reclamation of Brownfield development sites.
7. Protect the character and integrity of existing neighborhoods, while also meeting the needs of communities to grow.
8. Encourage a variety of homes styles, densities, and price ranges in locations that are accessible to jobs and services to ensure housing for individuals and families of all incomes and age groups.
9. Promote new communities that feature greenspace and neighborhood parks, pedestrian scale, support transportation options, and provide an appropriate mix of uses and housing types.
10. Promote sustainable and energy efficient development.
11. Protect environmentally-sensitive areas including wetlands, floodplains, small water supply watersheds, rivers and stream corridors.
12. Increase the amount, quality, and connectivity, and accessibility of greenspace.
13. Provide strategies to preserve and enhance historic resources
14. Through regional infrastructure planning, limit growth in undeveloped areas of the region
15. Assist local governments to adopt growth management strategies that make more efficient use of existing infrastructure.
16. Inform and involve the public in planning at regional, local, and neighborhood levels.
17. Coordinate local policies and regulations to support Regional Policies
18. Encourage the development of state and regional growth management policy.

### **BEST LAND USE PRACTICES**

Practice 1: Keep vehicle miles of travel (VMT) below the area average. Infill developments are the best at accomplishing this. The more remote a development the more self contained it must be to stay below the area average VMT.



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Practice 2: Contribute to the area's jobs-housing balance. Strive for a job-housing balance with a three to five mile area around a development site.

Practice 3: Mix land uses at the finest grain the market will bear and include civic uses in the mix.

Practice 4: Develop in clusters and keep the clusters small. This will result in more open space preservation.

Practice 5: Place higher-density housing near commercial centers, transit lines and parks. This will enable more walking, biking and transit use.

Practice 6: Phase convenience shopping and recreational opportunities to keep pace with housing. These are valued amenities and translate into less external travel by residents if located conveniently to housing.

Practice 7: Make subdivisions into neighborhoods with well-defined centers and edges. This is traditional development.

Practice 8: Reserve school sites and donate them if necessary to attract new schools. This will result in neighborhood schools which provide a more supportive learning environment than larger ones.

Practice 9: Concentrate commercial development in compact centers or districts, rather than letting it spread out in strips.

Practice 10: Make shopping centers and business parks into all-purpose activity centers. Suburban shopping centers and their environs could be improved by mixing uses and designing them with the pedestrian amenities of downtowns.

Practice 11: Tame auto-oriented land uses, or at least separate them from pedestrian-oriented uses. Relegate "big box" stores to areas where they will do the least harm to the community fabric.

## BEST TRANSPORTATION PRACTICES

Practice 1: Design the street network with multiple connections and relatively direct routes.

Practice 2: Space through-streets no more than a half-mile apart or the equivalent route density in a curvilinear network.

Practice 3: Use traffic-calming measures liberally. Use short streets, sharp curves, center islands, traffic circles, textured pavements, speed bumps and raised crosswalks.

Practice 4: Keep speeds on local streets down to 20 mph.

Practice 5: Keep speeds on arterials and collectors down to 35 mph (at least inside communities).

Practice 6: Keep all streets as narrow as possible and never more than four traffic lanes wide. Florida suggests access streets 18 feet, subcollectors 26 feet, and collectors from 28 feet to 36 feet depending on lanes and parking.

Practice 7: Align streets to give buildings energy-efficient orientations. Allow building sites to benefit from sun angles, natural shading and prevailing breezes.

Practice 8: Avoid using traffic signals wherever possible and always space them for good traffic progression.

Practice 9: Provide networks for pedestrians and bicyclists as good as the network for motorists.

Practice 10: Provide pedestrians and bicyclists with shortcuts and alternatives to travel along high-volume streets.

Practice 11: Incorporate transit-oriented design features.

Practice 12: Establish TDM programs for local employees. Ridesharing, modified work hours, telecommuting and others.

## BEST ENVIRONMENTAL PRACTICES

Practice 1: Use a systems approach to environmental planning. Shift from development orientation to basins or ecosystems planning.

Practice 2: Channel development into areas that are already disturbed.

Practice 3: Preserve patches of high-quality habitat, as large and circular as possible, feathered at the edges and connected by wildlife corridors. Stream corridors offer great potential.

Practice 4: Design around significant wetlands.

Practice 5: Establish upland buffers around all retained wetlands and natural water bodies.

Practice 6: Preserve significant uplands, too.

Practice 7: Restore and enhance ecological functions damaged by prior site activities.

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Practice 8: Detain runoff with open, natural drainage systems. The more natural the system the more valuable it will be for wildlife and water quality.

Practice 9: Design man-made lakes and stormwater ponds for maximum environmental value. Recreation, stormwater management, wildlife habitat and others.

Practice 10: Use reclaimed water and integrated pest management on large landscaped areas. Integrated pest management involves controlling pests by introducing their natural enemies and cultivating disease and insect resistant grasses.

Practice 11: Use and require the use of Xeriscape™ landscaping. Xeriscaping™ is water conserving landscape methods and materials.

## BEST HOUSING PRACTICES

Practice 1: Offer “life cycle” housing. Providing integrated housing for every part of the “life cycle.”

Practice 2: Achieve an average net residential density of six to seven units per acre without the appearance of crowding. Cluster housing to achieve open space.

Practice 3: Use cost-effective site development and construction practices. Small frontages and setbacks; rolled curbs or no curbs; shared driveways.

Practice 4: Design of energy-saving features. Natural shading and solar access.

Practice 5: Supply affordable single-family homes for moderate-income households.

Practice 6: Supply affordable multi-family and accessory housing for low-income households.

Practice 7: Tap government housing programs to broaden and deepen the housing/income mix.

Practice 8: Mix housing to the extent the market will bear.

## LOCATION

### **Where is the proposed project located within the host-local government's boundaries?**

The proposed development is located in Douglas County, between Capps Ferry Road and the Chattahoochee River.

### **Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.**

The proposed development is entirely within Douglas County. The proposed development is located on the Douglas County line adjacent to the City of Chattahoochee Hill County and Carroll County.

### **Will the proposed project be located close to land uses in other jurisdictions that would benefit, or be negatively impacted, by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.**

This will be determined based on comments received from potentially impacted local governments.

## ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

### **What new taxes will be generated by the proposed project?**



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Estimated value of the development is \$921,633,037 with an expected \$12,243,711 in annual local tax revenues.

**How many short-term jobs will the development generate in the Region?**

Short-term jobs will depend upon construction schedule.

**Is the regional work force sufficient to fill the demand created by the proposed project?**

Yes.

**In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?**

To be determined during the review.

**NATURAL RESOURCES**

**Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor, or other environmentally sensitive area of the Region? If yes, identify those areas.**

**Watershed Protection and Stream Buffers**

Portions of the project are within 2000 feet of the Chattahoochee River and are subject to the requirements of the Metropolitan River Protection Act (Georgia Code 12-5-400 et seq.) and the standards of the Chattahoochee Corridor Plan. Under the Act, any increase in land disturbance or impervious surface is subject to review for consistency with the standards of the Corridor Plan, which include: vulnerability standards that limit the amount of land disturbance and impervious surface based on natural factors on the land; flood plain standards; and buffer zone standards requiring a 50-foot undisturbed natural vegetative buffer and a 150-foot impervious surface setback along the River and a 35-foot undisturbed natural buffer along designated tributary streams.

We recommend that the project designers contact Douglas County and ARC staff at the beginning of the design process to insure that the Corridor portions of the Project meet all Corridor Plan standards.

Based on the submitted site plan, the project is not within any water supply watershed in the Atlanta Region.

Streams meeting County criteria throughout the property will be subject to Douglas County stream buffer regulations.

In addition, all state waters on the property are subject to the requirements of the State Erosion and Sedimentation Act, including the State 25-foot erosion and sedimentation buffer.

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### Water Supply and Wastewater

What are the proposed water supply demands for this project?

What is the proposed water supply source or sources?

Does Douglas County have sufficient water supply capacity to serve this project?

What are the proposed wastewater requirements?

How will wastewater be treated?

Is there sufficient capacity in the receiving streams to accept the projected loads?

### Stormwater / Water Quality

No information on the density of the proposed single-family residential areas or on the acreages of other proposed land uses was provided. Stormwater loading estimates cannot be developed without this information.

Given the size and extent of the proposed project, more specific information needs to be provided on how stormwater impacts will be controlled. In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) and meet the stormwater management quantity and quality criteria outlined in the Manual. The project should also use the stormwater better site design concepts included in the Manual to the fullest extent possible, particularly in steep slope areas. These site design concepts should include:

- Fitting roadway layouts, and building and home site footprints, to the terrain
- Avoiding steep slopes (>20%) for any construction activity and leaving undisturbed vegetation on slopes.
- Reducing limits of clearing and grading as much as possible and avoiding mass grading
- Considering use of nonstructural and site design approaches to manage stormwater runoff quantity and quality
- Considering conservation subdivision site designs

### HISTORIC RESOURCES

**Will the proposed project be located near a national register site? If yes, identify site.**

None have been identified at this time.

**In what ways could the proposed project create impacts that would damage the resource?**

Not applicable.

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**In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?**

Not applicable.

## **INFRASTRUCTURE**

### **Transportation**

To be determined during the review.

The development **DOES NOT PASS** the ARC's Air Quality Benchmark test.

<b>Air Quality Impacts/Mitigation (based on ARC strategies)</b>	<b>Credits</b>	<b>Total</b>
Where Retail is dominant, 10% Residential or 10% Office	4%	4%
Shuttle service to employment ctr/transit facility	3%	3%
Bike/ped networks that meet Mixed Use or Density target	4%	4%
<b>Total</b>		<b>11%</b>

**What are the conclusions of this review? Is the transportation system (existing and planned) capable of accommodating these trips?**

To be determined during the review.

## **INFRASTRUCTURE**

### **Wastewater and Sewage**

Based on regional averages, wastewater is estimated at 0.94 MGD.

**Which facility will treat wastewater from the project?**

Information submitted for the review did not indicate which facility will treat water from this project.

**What is the current permitted capacity and average annual flow to this facility?**

N/A

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<b>PERMITTED CAPACITY MMF, MGD <sub>1</sub></b>	<b>DESIGN CAPACITY MMF, MGD</b>	<b>2001 MMF, MGD</b>	<b>2008 MMF, MGD</b>	<b>2008 CAPACITY AVAILABLE +/-, MGD</b>	<b>PLANNED EXPANSION</b>	<b>REMARKS</b>

*MMF: Maximum Monthly Flow. Mgd: million of gallons per day.*

*<sub>1</sub> Source: Metropolitan North Georgia Water Planning District **SHORT-TERM WASTEWATER CAPACITY PLAN**, August 2002.*

### **What other major developments will be served by the plant serving this project?**

ARC has reviewed a number of major developments that will be served by this plant.

## **INFRASTRUCTURE**

### **Water Supply and Treatment**

#### **How much water will the proposed project demand?**

Water demand is estimated at 1.08 MGD based on regional averages.

#### **How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?**

Information submitted with the review suggests that there is sufficient water supply capacity available for the proposed project.

## **INFRASTRUCTURE**

### **Solid Waste**

#### **How much solid waste will be generated by the project? Where will this waste be disposed?**

Information submitted with the review 4,481 tons of solid waste per year and the waste will be disposed of in Douglas County.

#### **Will the project create any unusual waste handling or disposal problems?**

No.

#### **Are there any provisions for recycling this project's solid waste?**

None stated.

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<b>Final Report Due:</b>	November 8, 2008		<b>Comments Due By:</b>	October 23, 2008

## **INFRASTRUCTURE**

### **Other facilities**

**According to information gained in the review process, will there be any unusual intergovernmental impacts on:**

- **Levels of governmental services?**
- **Administrative facilities?**
- **Schools?**
- **Libraries or cultural facilities?**
- **Fire, police, or EMS?**
- **Other government facilities?**
- **Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

To be determined during the review.

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

No, the development is proposing 921 residential units.

**Will the proposed project provide housing opportunities close to existing employment centers?**

No.

**Is there housing accessible to the project in all price ranges demanded?**

The site proposed for the development is located in Census Tract 804.02. This tract had a 60.7 percent increase in number of housing units from 2000 to 2007 according to ARC's Population and Housing Report. The report shows that 95 percent of the housing units are single-family, compared to 69 percent for the region; thus indicating a lack of housing options around the development area.

**Is it likely or unlikely that potential employees of the proposed project will be able to find affordable\* housing?**

Likely, assuming the development is approved with multiple price ranges of housing.

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region – FY 2000 median income of \$51,649 for family of 4 in Georgia.

# Developments of Regional Impact

[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1839**

## DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

### Local Government Information

Submitting Local Government:

Douglas County

Individual completing form:

Amy Brumelow

Telephone:

678-715-5370

E-mail:

abrumelow@co.douglas.ga.us

\*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

### Proposed Project Information

Name of Proposed Project:

Foxhall Resort &amp; Sporting Club

Location (Street Address, GPS Coordinates, or Legal Land Lot Description):

Intersection of Capps Ferry Road and Florence Road in South Douglas County.

Brief Description of Project:

Mixed-Use Recreational Resort Club Community

**Development Type:**☐ (not selected)☐ Hotels☐ Wastewater Treatment Facilities☐ Office☒ Mixed Use☐ Petroleum Storage Facilities☐ Commercial☐ Airports☐ Water Supply Intakes/Reservoirs☐ Wholesale & Distribution☐ Attractions & Recreational Facilities☐ Intermodal Terminals☐ Hospitals and Health Care Facilities☐ Post-Secondary Schools☐ Truck Stops☐ Housing☐ Waste Handling Facilities☐ Any other development types☐ Industrial☐ Quarries, Asphalt & Cement Plants

If other development type, describe:



Project Size (# of units, floor area, etc.):	Up to 910 resort residential units & up to 2.3 million SF of mixed-use resort commercial
Developer:	Merrill Trust Communities & Resorts
Mailing Address:	3340 Peachtree Road, NE Suite 2200
Address 2:	
	City:Atlanta State: GA Zip:30326
Telephone:	404-495-9577
Email:	bcole@gmail.com
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	WHM Foxhall Investments, LLC
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Special Use Approval for a Master Planned Development
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2020 Overall project: 2008-2020
<hr/>	
<a href="#">Back to Top</a>	

# Developments of Regional Impact

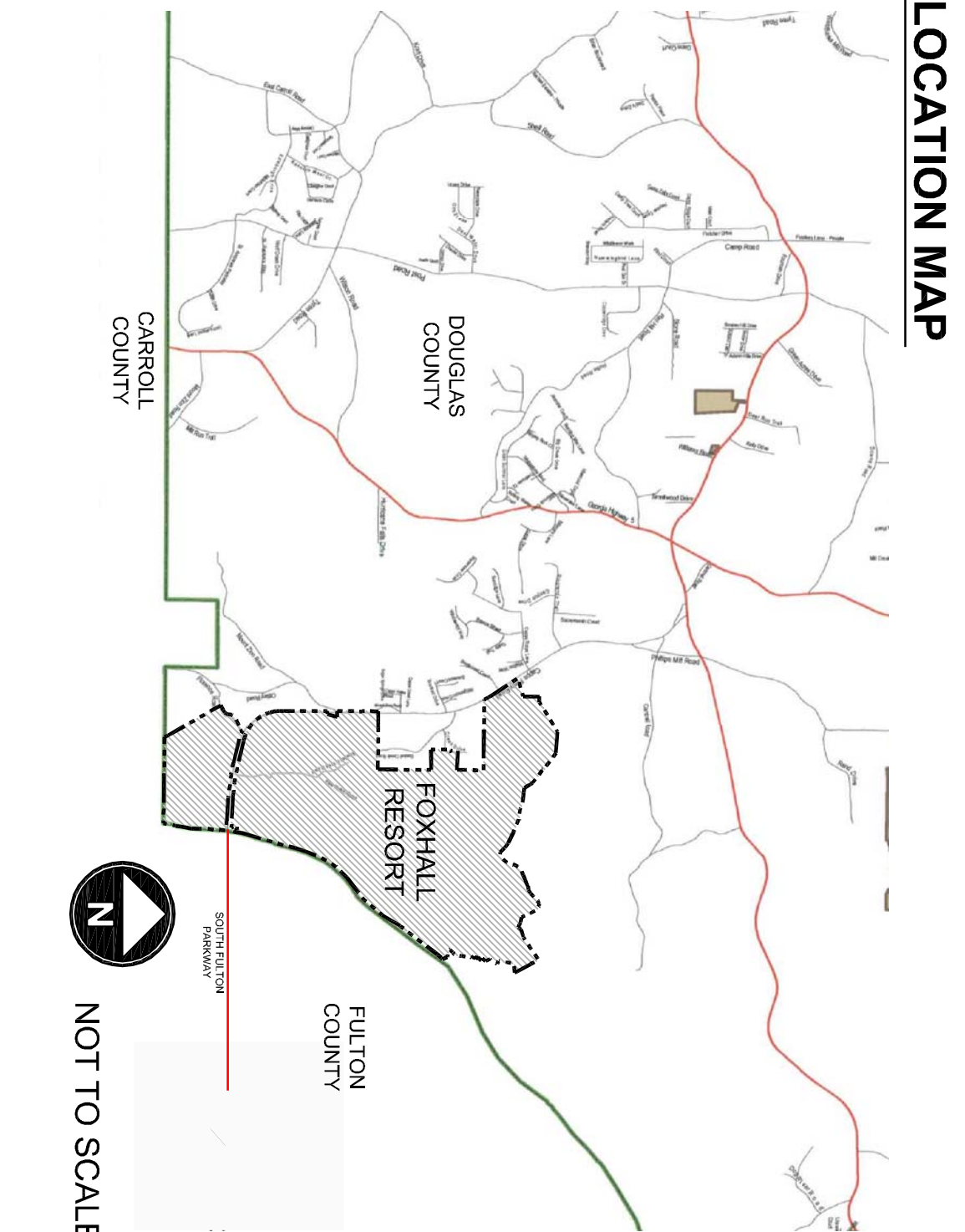
[DRI Home](#)[DRI Rules](#)[Thresholds](#)[Tier Map](#)[FAQ](#)[Apply](#)[View Submissions](#)[Login](#)**DRI #1839**

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information	
This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the <a href="#">Rules for the DRI Process</a> and the <a href="#">DRI Tiers and Thresholds</a> for more information.	
Local Government Information	
Submitting Local Government:	Douglas County
Individual completing form:	Amy Brumelow
Telephone:	678-715-5370
Email:	abrumelow@co.douglas.ga.us
Project Information	
Name of Proposed Project:	Foxhall Resort & Sporting Club
DRI ID Number:	1839
Developer/Applicant:	Merrill Trust Communities & Resorts
Telephone:	404-495-9577
Email(s):	bcole@gmail.com
Additional Information Requested	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
Economic Development	
Estimated Value at Build-Out:	921,633,037
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	12,243,711 (property tax)
Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace	

any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
<b>Water Supply</b>	
Name of water supply provider for this site:	Douglasville Douglas County Water & Sewer Authority
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	1.08 MGD
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
<b>Wastewater Disposal</b>	
Name of wastewater treatment provider for this site:	Douglasville Douglas County Water & Sewer Authority
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	.94 MGD
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, how much additional line (in miles) will be required? 3 miles	
<b>Land Transportation</b>	
How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.)	1,010 entering and 904 exiting trips during PM peak hour
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, please describe below: See Traffic Analysis submitted by Kimley-Horn.	
<b>Solid Waste Disposal</b>	

How much solid waste is the project expected to generate annually (in tons)?	4,481 tons/year
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please explain:	
<b>Stormwater Management</b>	
What percentage of the site is projected to be impervious surface once the proposed development has been constructed?	14%
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: See additional information submitted.	
<b>Environmental Quality</b>	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected: See additional information submitted.	
<a href="#">Back to Top</a>	





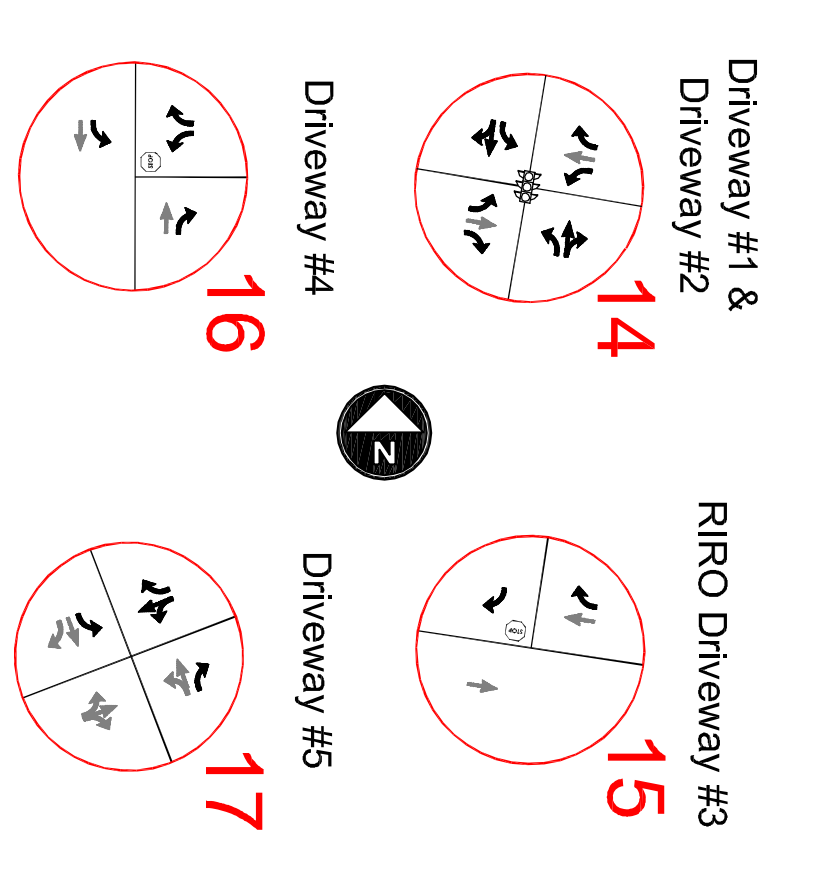
LAND USE SUMMARY	
GROSS TRACT AREA	1092.15 Acres
COMMUNITY GREEN SPACE	
Community & Neighborhood Parks	693.83 Acres / 64%
Watershed Protection (Streams, Wetlands, Floodplain)	19.03 Acres
Passive Recreation & Dedicated Open Space (Outside Watershed Protection)	402.80 Acres
RESIDENTIAL DATA	
Resort Residential	921 Units
Total Square Footage of Residential Units	1,657,800 SF
• (Average Square Footage Per Residential Unit = 1,800 SF)	
Gross Residential Units Per Acre	0.84 Units/Acre
Required Parking (2 Per Dwelling Unit)	1,842 Spaces
Proposed Parking	1,842 Spaces
MIXED-USE COMMERCIAL DATA	
Mixed-Use Retail (Ground Floor)	140,000 Square Feet
Hotel Rooms (Avg. 900 SF)	540,000 Square Feet
Conference Center (Avg. 1,800 SF)	1,000,000 Square Feet
Clubhouses, Recreational Buildings, Spas	100,000 Square Feet
Maintenance Buildings	60,000 Square Feet
Gross Floor Area Ratio (Avg. 2.5 Story)	20,000 Square Feet
Required Parking Spaces	7,512 SF/Acre
• Mixed-Use Retail	3,408 Spaces
• Hotel & Conference Center	560 Spaces
• Recreational Facilities	600 Spaces
• Maintenance	1,270 Spaces
Proposed Parking Spaces (Parking Lot & On-Street)	3,408 Spaces
COMMUNITY USES	
Worship Center	15,000 Square Feet
Public Safety (Fire & Police)	30,000 Square Feet

NOTES

1. All adjacent properties zoned AG-1 (City of Chattahoochee Hill Country), Agriculture (Carroll County), or RA & PUD (Douglas County).
2. Streams, wetlands, and lakes are GPS located by CCR Environmental Incorporated.
3. Topographic survey information provided by Jarvis survey Spatial Data Consultants.
4. All proposed streets and right-of-way within shall conform to approved roadway standards as established by Douglas County. All streets are to be private.
5. Blue lines are not proposed in the development.
6. Multi-purpose trails are provided throughout the site as shown.
7. All proposed streets and right-of-way within shall conform to approved roadway standards as established by Douglas County. All streets are to be private.
8. Water and sanitary sewer services shall be provided by Douglas County.

LAND USE LEGEND	
Mixed-Use Resort	
Resort Residential	
Community Use	
Open Space	
Trails	
Regional Trail	
County Boundary Line	
100 Year Floodplain	
Stream Buffer	
Stream Impervious Zone	
Wetlands	
Parcel Number	
54	Number of Units
Units	Land Use Zone (Color)

INTERSECTION IMPROVEMENTS



LEGEND

- Existing Lane Geometry
- Proposed Lane Geometry
- Proposed Traffic Signal
- Proposed Stop Sign



**Submitted By:**  
Merrill Trust Communities & Resorts, LLC  
3340 Peachtree Road, Suite 2200  
Atlanta, GA 30326  
404-498-9877  
Contact: Rox Green

**Traffic Engineer:**  
Kimley-Horn & Associates, Inc.  
3169 Holcomb Bridge Road, Suite 600  
Norcross, GA 30071  
770-925-0714  
Contact: Andrew Amweiler

**DATE:** September 24, 2018  
**DESIGNED BY:** GSWG  
**DRAWN BY:** GSWG  
**ENGINEERED BY:** GSWG  
**PROJECT:** CDR #1830

**REVISIONS**

1	Initial Design
2	Final Design
3	Final Design
4	Final Design
5	Final Design
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75	Final Design

**SCALE:** 1"=300'

**SITE PLAN**

**1**

**Merrill Trust**  
**FOXHALL RESORT**  
**DOUGLAS CO., GA**  
**A Planned Unit Development**