



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: Sep 3 2010

ARC REVIEW CODE: V1009031

TO: Chairman Tom Worthan
ATTN TO: Clyde Welch, Douglas County
FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

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.

Name of Proposal: RC-10-01DC Foxhall Resort and Sporting Club

Review Type: Metro River

MRPA Code: RC-10-01DC

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a resort community including cottages, condos, hotels, and a golf course.

Preliminary Finding: The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Douglas County

Land Lot: 29, 30, 31, 33, 34, 35, 36, 47, 48, 49, 50 **District:** 3 **Section:** 5

Date Opened: Sep 3 2010

Deadline for Comments: Sep 13 2010

Earliest the Regional Review can be Completed: Sep 13 2010

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
COWETA COUNTY

ARC ENVIRONMENTAL PLANNING
CITY OF DOUGLASVILLE
UPPER CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF CHATTAHOOCHEE HILLS
GEORGIA CONSERVANCY

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2010-09-13 00:00:00, 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>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Sep 3 2010

ARC REVIEW CODE: V1009031

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

FROM: Jon Tuley, Extension: 3-3309

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

Name of Proposal: RC-10-01DC Foxhall Resort and Sporting Club

Review Type: Metro River

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Submitting Local Government: Douglas County

Date Opened: Sep 3 2010

Deadline for Comments: Sep 13 2010

Earliest the Regional Review can be Completed: Sep 13 2010

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:

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: DOUGLAS COUNTY, GEORGIA
2. Owner(s) of Record of Property to be Reviewed:
Name(s): FOXHALL INVESTORS, LLC
Mailing Address: 3575 PIEDMONT ROAD, NE SUITE L120
City: ATLANTA State: GEORGIA Zip: 30305
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-495-9577 Fax: 404-495-9578
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): BROOK COLE, ASSET MANAGER
Mailing Address: 3575 PEIDMONT ROAD, NE SUITE L120
City: ATLANTA State: GEORGIA Zip: 30305
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-495-9577 Fax: 404-495-9578
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: FOXHALL RESORT & SPORTING CLUB
Description of Proposed Use: MIXED-USE MASTER PLANNED DEVELOPMENT
(RESORT HOTELS, RECREATIONAL ACTIVITIES, RESIDENTIAL)
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lots 29, 30, 31, 33, 34, 35
36, 47, 48, 49, 50, District 3, Section 5, Douglas County, GA
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
8000 CAPPS FERRY ROAD, DOUGLASVILLE, GEORGIA 30135
Size of Development (Use as Applicable):
Acres: Inside Corridor: 496.69 ACRES
Outside Corridor: 595.56 ACRES
Total: 1092.25 ACRES
Lots: Inside Corridor: 196 RESIDENTIAL LOTS
Outside Corridor: 637 RESIDENTIAL LOTS
Total: 833 RESIDENTIAL LOTS
Units: Inside Corridor: 67 Resort Bldgs & Cottages
Outside Corridor: 300 Resort Bldgs & Cottages
Total: 367 Resort Bldgs & Cottages
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: 88.57 ACRES OF GOLF COURSE & EVENT LAWNS
Outside Corridor: 105.00 ACRES OF GOLF COURSES & EVENT LAWNS
Total: 193.57 ACRES OF GOLF COURSE & EVENT LAWNS

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? YES

If "yes", describe the additional land and any development plans: See site plan for location and type of Development

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? NO

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. How Will Sewage from this Development be Treated?

A. Septic tank YES

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system YES

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf.
A	0.000 Ac.			(90) (75)	
B	1.460 Ac.	1.168 Ac.	0.087 Ac.	(80) 80.0%	(60) 60.0%
C	7.850 Ac.	5.495 Ac.	3.533 Ac.	(70) 70.0%	(45) 45.0%
D	108.210 Ac.	56.600 Ac.* **	43.901 Ac.* **	(50) 52.3%	(30) 40.6%
E	337.160 Ac.	100.088 Ac.*	43.069 Ac.*	(30) 29.7%	(15) 12.8%
F	6.030 Ac.	0.000 Ac.*	0.000 Ac.**	(10) 0.0%	(2) 0.0%
Water	35.980 Ac.				
Total:	496.690 Ac.	163.351 Ac.	90.590 Ac.	N/A	N/A

*Transferring (1.060 acres of land disturbance at x 1.5 = 1.590 acres) and (7.505 acres of impervious surface at 1.5 = 11.257 acres) from Category E to D as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

**Transferring (0.603 acres of land disturbance at 1.5 = 0.950 acres) and (0.121 acres of impervious surface at 1.5 = 0.181 acres) from Category F to D as Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? YES

If "yes", indicate the 100-year floodplain elevation: ELEVATIONS ARE NOTED ON MAP

NOTE: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? YES

If "yes", indicate the 500-year flood plain elevation: ELEVATIONS NOTED ON MAP

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

____ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

____ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

____ Written consent of all owners to this application. (Space provided on this form)

____ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

____ Description of proposed use(s). (Space provided on this form)

____ Existing vegetation plan.

____ Proposed grading plan.

____ Certified as-builts of all existing land disturbance and impervious surfaces.

____ Approved erosion control plan.

____ Detailed table of land-disturbing activities. (Both on this form and on the plans)

____ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

____ Documentation on adjustments, if any.

____ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

____ Site plan.

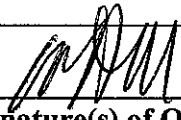
____ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

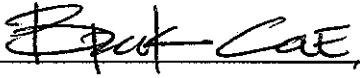
____ Concept plan.

____ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)


 President of Navigator
Signature(s) of Owner(s) of Record
8/3/10
Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

 Rick Coe, ASSET MANAGER.

Signature(s) of Applicant(s) or Agent(s)
8/3/10
Date

14. The governing authority of Douglas County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.


Signature of Chief Elected Official or Official's Designee
8-6-10
Date