

# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

**DATE:** May 4, 2020

**ARC REVIEW CODE:** R2005041

**TO:** Chairman Romona Jackson Jones  
**ATTN TO:** Phil Shafer, Zoning Administrator  
**FROM:** Douglas R. Hooker, Executive Director  
**RE:** Development of Regional Impact Review



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Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). ARC reviewed the DRI with regard to its relationship to regional plans, goals and policies – and impacts it may have on the activities, plans, goals and policies of other local jurisdictions as well as state, federal and other agencies. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

**Name of Proposal:** Preserve (DRI #3090)

**Review Type:** DRI

**Submitting Local Government:** Douglas County

**Date Opened:** May 4, 2020

**Deadline for Comments:** May 19, 2020

**Date to Close:** May 19, 2020\*

\*If no significant issues are identified during the 15-day comment period, the review will close on May 19, per the Limited Trip Generation Expedited Review process outlined in ARC's DRI Rules.

**Description:** A Development of Regional Impact (DRI) review of a proposed health-oriented retreat center with mixed uses, including lodging, staff housing, agricultural production, offices, retail, golf and other uses. The 1,136-acre site is located in unincorporated Douglas County south of Duncan Memorial Highway (SR 166) with additional access points off 5 Notch Road and Cantrell Road. The site sits on the western shore of Dog River Reservoir and surrounds Basket Creek and Basket Creek Lake. The local trigger is a rezoning.

**PRELIMINARY COMMENTS:** According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, this DRI is in a Rural Area of the region. ARC's Regional Development Guide (RDG) details recommended policies for areas and places on the UGPM. General RDG information and recommendations for Rural Areas are listed at the bottom of these comments.

This DRI appears to manifest some aspects of regional policy. It proposes a master-planned health and wellness community designed for multi-day stays for guests to participate in a variety of therapies and activities in a natural setting. About 350 cottages and larger homes will be scattered around the site, surrounding Basket Creek and the western shore of Dog River Reservoir. Agricultural products grown and produced on site will be available for consuming. It proposes a reduced footprint for internal transportation

by requiring the use of electric vehicles on the site, after guests arrive at the main entrance. It proposes seeking certification for sustainable construction and operations.

The project as proposed supports The Atlanta Region's Plans stated goals of protecting public water supplies and water quality; promoting health, arts and other aspects of a high-quality life (including bicycle and pedestrian options); and integrating sound environmental principles. For more details on the newly adopted portions of The Atlanta Region's Plan, visit <https://www.atlantaregionsplan.org>.

To capitalize on this potential, care should be taken to ensure that the development, as constructed, promotes an interconnected, functional, clearly marked and comfortable bike/pedestrian experience on all streets, paths, entrances, and parking areas. The project proposes reduced driving as a central concept and intends to use traffic calming, "shared space" street design, and a network of trails to promote walkability across the site. When considering external vehicular access for guests, staff, and deliveries, primary access is proposed with a driveway accessing Duncan Memorial Highway (SR 166). Surrounding residents have raised concerns about the impact of deliveries to and from the smaller local rural roads (Cantrell Road and Five Notch Road). While the expected volumes are low, the local governments and development team should take care to consider existing roadway conditions, sight distances, signage, and other improvements that may be necessary to accommodate new trips on these formerly dead-end rural roads. Additional comments from ARC's Transportation Access & Mobility Group are attached.

The project is located in an environmentally significant location, based on its bordering of the Dog Creek Reservoir, which is the primary water supply for Douglas County. The site plan depicts a 200-foot buffer from the elevation of 795 feet, which would allow for rise in the reservoir. An agreement has been reached with the Douglasville-Douglas County Water and Sewer Authority on mitigating potential impacts. The southeastern portion of the site falls within the 2,000-foot buffer for the Chattahoochee River Corridor, meaning any proposed land disturbances in this buffer will require a review under the Metropolitan River Protection Act (MRPA).

The project can further support The Atlanta Region's Plan by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design (e.g., rain gardens, vegetated swales, etc.) in park/green spaces, parking areas and along internal roadways, and as part of any improvements to site frontages. Additional comments from ARC's Natural Resources Group are attached.

This project as proposed appears to be compatible with the goals and standards defined in the 2018 update of the Douglas County Comprehensive Plan. This location falls within the "Rural Places" character area, which is described as "outlying rural areas with active farming and scattered single-family housing on large lots." It specifies that commercial development should only take place at locations designated on the Future Land Use Map and within Master Planned Developments such as this one. The Comprehensive Plan allows these Master Planned Developments to integrate small commercial uses.

Further to the above, developing Rural and Rural Areas of the 20-county region are mostly undeveloped land within the region. Developing Rural areas are areas that are being planned for new development, and

Rural Areas are areas that are planned to see limited or no growth. Both of these areas may have limited infrastructure and services. General policy recommendations for

Developing Rural and Rural Areas include:

- Maintain rural road characteristics and protect scenic corridors
- Implement conservation design and development as appropriate in new residential neighborhoods
- Develop opportunities for heritage, recreation, and agriculturally-based tourism initiatives
- Identify areas to preserve as future large parks or conservation areas and create partnerships and dedicated funding sources for land conservation activities
- Identify opportunities for the development of rural broadband technology

**THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:**

ARC COMMUNITY DEVELOPMENT

ARC RESEARCH & ANALYTICS

GEORGIA DEPARTMENT OF NATURAL RESOURCES

CITY OF DOUGLASVILLE

ARC TRANSPORTATION ACCESS & MOBILITY

ARC AGING & HEALTH RESOURCES

GEORGIA DEPARTMENT OF TRANSPORTATION

FULTON COUNTY

ARC NATURAL RESOURCES

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS

GRTA/SRTA

CITY OF CHATTAHOOCHEE HILLS

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378-1531 or [ggiuffrida@atlantaregional.org](mailto:ggiuffrida@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in 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 in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: **Preserve (DRI #3090)** *See the Preliminary Report.*

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

Individual Completing Form:

Local Government:

Department:

Telephone: (     )

Signature:

Date:

***All comments must be emailed to:***

Greg Giuffrida  
Atlanta Regional Commission  
[ggiuffrida@atlantaregional.org](mailto:ggiuffrida@atlantaregional.org)  
Ph. (470) 378-1531

**Return Date: May 19, 2020**

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

**DATE:** May 4, 2020

ARC REVIEW CODE: R2005041

**TO:** ARC Group Managers

**FROM:** Greg Giuffrida, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Giuffrida, Greg

**Natural Resources:** Santo, Jim

**Aging and Health Resources:** Perumbeti, Katie

**Transportation Access and Mobility:** Mangham, Marquitrice

**Research and Analytics:** Skinner, Jim

**Name of Proposal:** Preserve (DRI #3090)

**Review Type:** Development of Regional Impact

**Description:** A Development of Regional Impact (DRI) review of a proposed health-oriented retreat center with mixed uses, including lodging, staff housing, agricultural production, offices, retail, golf and other uses. The 1,136-acre site is located in unincorporated Douglas County south of Duncan Memorial Highway (SR 166) with additional access points off 5 Notch Road and Cantrell Road. The site sits on the western shore of Dog River Reservoir and surrounds Basket Creek and Basket Creek Lake. The local trigger is a rezoning.

### Submitting Local Government: Douglas County

**Date Opened:** May 4, 2020

**Deadline for Comments:** May 19, 2020

**Date to Close:** May 19, 2020\*

\*If no significant issues are identified during the 15-day comment period, the review will close on November 25, per the Limited Trip Generation Expedited Review process outlined in ARC's DRI Rules.

**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:**

[illegible]



## Developments of Regional Impact

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### DRI #3090

#### 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

Individual completing form: Phil Shafer

Telephone: 770-920-7313

E-mail: [pshafer@co.douglas.ga.us](mailto:pshafer@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: The Preserve

Location (Street Address, Highway 166; Cantrell Rd; 6748, 6764, and 6834 Five Notch Rd, described as Parcel 3 in GPS Coordinates, or Legal Land Lots 15,  
Land Lot Description):

Brief Description of Project: A mixed use project with residential, civic, recreational, hospitality, commercial, and agricultural components in a rural, low-density campus-like LEED Platinum built environment.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input checked="" type="radio"/> Mixed Use                  | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> Truck Stops                     |
| <input type="radio"/> Housing                              | <input type="radio"/> Waste Handling Facilities             | <input type="radio"/> Any other development types     |
| <input type="radio"/> Industrial                           | <input type="radio"/> Quarries, Asphalt & Cement Plants     |   |

If other development type, describe:

Project Size (# of units, floor  
area, etc.): 1100 acres

Developer: Preserve Life Corp.

Mailing Address: 3751 Highway 166

Address 2:

City: Douglasville State: GA Zip: 30135

Telephone: 516-567-6699

Email: [jfowler@hrflegal.com](mailto:jfowler@hrflegal.com)

Is property owner different  
from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: Mr. Lee W. Richards

Is the proposed project  
entirely located within your  
local government's  
jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional  
jurisdictions is the project  
located?

Is the current proposal a  
continuation or expansion of  
a previous DRI? ☐ (not selected) ☐ Yes ☐ No

If yes, provide the following Project Name:

Information: 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 type="checkbox"/> Other	
Is this project a phase or part of a larger overall project?	
<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No	
If yes, what percent of the overall project does this project/phase represent?	
60%	
Estimated Project Completion Dates: This project/phase: 1-3 years (2021-24) Overall project: 4-7 years (2025-2028)	

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## Developments of Regional Impact

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### DRI #3090

#### 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 [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

#### Local Government Information

Submitting Local Government: Douglas  
Individual completing form: Phil Shafer  
Telephone: 770-920-7313  
Email: pshafer@co.douglas.ga.us

#### Project Information

Name of Proposed Project: The Preserve  
DRI ID Number: 3090  
Developer/Applicant: Preserve Life Corp.  
Telephone: 516-567-6699  
Email(s): jfowler@hrflegal.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.)  
☐ (not selected) ☒ Yes ☐ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?  
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

#### Economic Development

Estimated Value at Build-Out: 200,000,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$2.477M

Is the regional work force sufficient to fill the demand created by the proposed project?  
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?  
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

#### Water Supply

Name of water supply provider for this site: Douglasville Douglas County Water and Sewer Authority (WSA)

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .214 MGD

Is sufficient water supply capacity available to serve the proposed project?  
☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?  
Water mains within Cantrell Road and GA Hwy 166 fronting and adjoining the property will need to be expanded and extended into the project site to serve the development.

### Wastewater Disposal

Name of wastewater treatment provider for this site: Douglasville Douglas County Water and Sewer Authority (WSA)

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .209 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☐ Yes ☒ No

If no, describe any plans to expand existing wastewater treatment capacity: The development will require construction of a new gravity fed lift station down-dip of the development for processing the full development flows. The project will rely upon onsite treatment (septic systems) until the anticipated lift station project is completed.

Is a sewer line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required? Approximately 1.75 miles to extend from project site to proposed lift station.

### Land Transportation

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.) 850 daily trip ends

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: Access to GA Hwy 166 shall require GDOT review and authorization for design and installation of entry to the site including anticipated deceleration lane, turn lanes, striping, widening curbing, gutter, etc. Access to the development from Cantrell Road and Five Notch Road shall require coordination and review by Douglas County DOT to make access management modifications to the property frontages to include, but not limited to deceleration lanes, curb, gutter, associated drainage structures, queuing length for entries with gates and possible sidewalk extensions.

### Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 576 TPY

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain:

### Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 14.6% (165.4 acres out of the 1136.1 acre development site)

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The Dog River Basin portion of the development has a limitation of 40 acres total maximum impervious surface out of the 500+ acres within the basin. The non-Dog River Basin portion of the development is limited to 20% maximum impervious surface (125.4 acres out of the 600+ acres). The development will implement low-impact development strategies where/when applicable including pervious parking, trails, roads, bio-filtration, rain gardens, etc. Stormwater to be managed/retained via existing natural topography and on-site lakes.

### Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☒ Yes ☐ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:  
Project boundary is within the Dog River Basin Reservoir that supplies potable water to the County. Development within that basin is restricted in acreage to minimize impacts. Site is also within the boundary of the Chattahoochie River Metropolitan River Protection Act area and development within that zone will be subject to MRPA review and authorization prior to any development taking place.

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**PRESERVE LIFE DRI**  
**Douglas County**  
**Natural Resources Group Review Comments**  
**April 28, 2020**

**Chattahoochee River Corridor**

The project property is located in the Chattahoochee River watershed and is downstream of the portion of the Chattahoochee that serves as a water supply source in the Atlanta Region. A portion of the project property is also within the 2000-foot Chattahoochee River Corridor. While the 2000-foot Corridor is not shown on the overall site plan, it is shown on several maps in the Map Index of the Methodology for Expedited Review and Preserve life Report. Figure 2.3.1 on Page 20 of the Preserve Life Report shows the Corridor and shadings reflect the mapped categories on the property. The accompanying caption references the Corridor and its enabling legislation, the Metropolitan River Protection Act (MRPA). Two corrections need to be made to that caption. First, the River Corridor does not end at Peachtree Creek. Since the Act was amended in 1998, the Corridor extends from Buford Dam to the downstream limits of Douglas and Fulton Counties. Also, development is not prohibited in the Corridor, but it is subject to review for consistency with the standards of the Chattahoochee Corridor Plan.

The proposed project site plan shows a small amphitheater and an access road in the Corridor, which will require a review for consistency with applicable Corridor Plan standards. The design of the Corridor portion of the project should provide for the consistent development of the future Foxhall Lift station and sewer line referenced on Page 38 of the Preserve Life Report, though the plant does not need to be included in the review for this project.

The Natural Resources Group has identified County and State regulations that could apply to this property. ARC and the Metropolitan North Georgia Water Planning District do not have regulatory or review authority under these regulations. Other regulations may also apply that we have not identified.

**Dog River Watershed**

A portion of the project property is within the Dog River Reservoir Watershed and abuts a portion of the reservoir. While the Dog River Reservoir is a public water supply source and is therefore covered by the State Part 5 Environmental Planning Criteria, Douglas County has requirements in this watershed that exceed the Part 5 Criteria minimums, including 200-foot buffers along the reservoir and on regulated streams, as defined by Douglas County. The Preserve Life Report addresses these requirements for the Dog River Watershed portion of the project. The required buffers and other requirements will need to be shown in detail on project site plans as the project is developed. Intrusions into these buffers may require variances from Douglas County.

**Stream Buffers**

The USGS coverage for the project area shows one unnamed blue-line stream running into the Dog River Reservoir as well as Basket Creek and one unnamed tributary outside the Dog River watershed. All of these streams are subject to the 50-foot stream buffer and additional 25-foot impervious setback required under Douglas County's stream buffer ordinance as well as the State 25-foot State Erosion and Sedimentation Act buffer. Again, these buffers will need to be shown on the project site plans as the project is developed. Any intrusions into these buffers or setbacks may require variances. Any other streams identified on the property may be subject to the City buffer ordinance and any waters of the state may be subject to the State erosion and sedimentation buffer.

**Stormwater/Water Quality**

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

## **Preserve Life DRI Natural Resources Group Comments**

### **Page Two**

**April 28, 2020.**

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction (or post-development) stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual ([www.georgiastormwater.com](http://www.georgiastormwater.com)) such as design standards, calculations, formulas, and methods. Where possible, the project should use stormwater better site design practices included in the Georgia Stormwater Management Manual, Volume 2, Section 2.3.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

## Development of Regional Impact Assessment of Consistency with the Regional Transportation Plan

### DRI INFORMATION

**DRI Number** #3090  
**DRI Title** Preserve World Center for Holistic Wellness  
**County** Douglas County  
**City (if applicable)**  
**Address / Location** Off Highway 166 East of Capps Ferry Road  
**Proposed Development Type:** Approximately 1,136-acre site with residences, treatment facilities, recreation on other uses for a Therapeutic living facility

**Review Process** ☒ EXPEDITED  
☐ NON-EXPEDITED

### REVIEW INFORMATION

**Prepared by** ARC Transportation Access and Mobility Division  
**Staff Lead** Marquitrice Mangham  
**Copied** Greg Giuffrida, ARC Community Development  
**Date** April 27, 2020

### TRAFFIC STUDY

**Prepared By:** AECOM  
**Date** April 1, 2020

## **REGIONAL TRANSPORTATION PLAN PROJECTS**

**01. Did the traffic analysis incorporate all projects contained in the current version of the fiscally constrained RTP which are within the study area or along major transportation corridors connecting the study area with adjacent jurisdictions?**

☐ YES (*provide the regional plan referenced and the page number of the traffic study where relevant projects are identified*)

☒ NO (*provide comments below*)

**The proposed development estimates 900 vehicle trips per day, prompting expedited review and a traffic memo. No projects are proposed adjacent to the project.**

## **REGIONAL NETWORKS**

**02. Will the development site be directly served by any roadways identified as Regional Thoroughfares?**

A Regional Thoroughfare is a major transportation corridor that serves multiple ways of traveling, including walking, bicycling, driving, and riding transit. It connects people and goods to important places in metropolitan Atlanta. A Regional Thoroughfare's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Thoroughfares serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☐ NO

☒ YES (*identify the roadways and existing/proposed access points*)

Access to the site is proposed from Highway 166, a State Route.

**03. Will the development site be directly served by any roadways identified as Regional Truck Routes?**

A Regional Truck Route is a freeway, state route or other roadway which serves as a critical link for the movement of goods to, from and within the Region by connecting airports, intermodal/multimodal facilities, distribution and warehousing centers and manufacturing clusters with the rest of the state and nation. These facilities often serve a key mobility and access function for other users as well, including drivers, bicyclists, pedestrians and transit users. A Regional Truck Route's operations should be managed through application of special traffic control strategies and suitable land development guidelines in order to maintain travel efficiency, reliability, and safety for all users. In light of the special function that Regional Truck Routes serve in supporting cross-regional and interjurisdictional mobility and access, the network receives priority consideration for infrastructure investment in the Metro Atlanta region. Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.

☐ NO

☒ YES (*identify the roadways and existing/proposed access points*)

Highway 166 will provide access to the proposed site.

**04. If the development site is within one mile of an existing rail service, provide information on accessibility conditions.**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.*

☒ NOT APPLICABLE (*nearest station more than one mile away*)

☐ RAIL SERVICE WITHIN ONE MILE (*provide additional information below*)

Operator / Rail Line

Nearest Station

[Click here to enter name of operator and rail line](#)

Distance\*

☐ Within or adjacent to the development site (0.10 mile or less)

☐ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access\*

☐ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable (*accessing the site by walking is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

**Bicycling Access\***

- ☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity
- ☐ Low volume and/or low speed streets provide connectivity
- ☐ Route follows high volume and/or high speed streets
- ☐ Not applicable (*accessing the site by bicycling is not consistent with the type of development proposed*)

**Transit Connectivity**

- ☐ Fixed route transit agency bus service available to rail station
- ☐ Private shuttle or circulator available to rail station
- ☐ No services available to rail station
- ☐ Not applicable (*accessing the site by transit is not consistent with the type of development proposed*)

[Click here to provide comments.](#)

*\* Following the most direct feasible walking or bicycling route to the nearest point on the development site*

**05. If there is currently no rail transit service within one mile of the development site, is nearby rail service planned in the fiscally constrained RTP?**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and expansion plans are being considered in the general vicinity of the development site, the agency should give consideration to how the site can be best served during the evaluation of alignments and station locations. Proactive negotiations with the development team and local government(s) are encouraged to determine whether right-of-way within the site should be identified and protected for potential future service. If direct service to the site is not feasible or cost effective, the transit agency and local government(s) are encouraged to ensure good walking and bicycling access accessibility is provided between the development and the future rail line. These improvements should be considered fundamental components of the overall transit expansion project, with improvements completed concurrent with or prior to the transit service being brought online.*

- ☐ NOT APPLICABLE (*rail service already exists*)
- ☐ NOT APPLICABLE (*accessing the site by transit is not consistent with the type of development proposed*)
- ☒ NO (*no plans exist to provide rail service in the general vicinity*)
- ☐ YES (*provide additional information on the timeframe of the expansion project below*)
  - ☐ CST planned within TIP period
  - ☐ CST planned within first portion of long range period
  - ☐ CST planned near end of plan horizon

Click here to provide comments.

**06. If the development site is within one mile of fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce congestion. If a transit service is available nearby, but walking or bicycling between the development site and the nearest station is a challenge, the applicable local government(s) is encouraged to make the connection a funding priority for future walking and bicycling infrastructure improvements.*

☒ NOT APPLICABLE (nearest bus, shuttle or circulator stop more than one mile away)

☐ SERVICE WITHIN ONE MILE (provide additional information below)

Operator(s) Douglas Connect

Bus Route(s) [Click here to enter bus route number\(s\).](#)

Distance\* ☐ Within or adjacent to the development site (0.10 mile or less)

☐ 0.10 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access\* ☐ Sidewalks and crosswalks provide sufficient connectivity

☐ Sidewalk and crosswalk network is incomplete

☐ Not applicable ( No Sidewalks or accessing the site by walking is not consistent with the type of development proposed)

[Click here to provide comments.](#)

Bicycling Access\* ☐ Dedicated paths, lanes or cycle tracks provide sufficient connectivity

☐ Low volume and/or low speed streets provide sufficient connectivity

☐ Route uses high volume and/or high speed streets

☐ Not applicable (accessing the site by bicycling is not consistent with the type of development proposed)

\* Following the most direct feasible walking or bicycling route to the nearest point on the development site

**07. Does a transit agency which provides rail and/or fixed route bus service operate anywhere within the jurisdiction in which the development site is located?**

*Access between major developments and transit services provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If a transit agency operates within the jurisdiction and a comprehensive operations plan update is undertaken, the agency should give consideration to serving the site during the evaluation of future routes, bus stops and transfer facilities. If the nature of the development is amenable to access by transit, walking or bicycling, but direct service to the site is not feasible or cost effective, the transit agency and local government(s) should ensure good walking and bicycling access accessibility is provided between the development and any routes within a one mile radius. The applicable local government(s) is encouraged to make these connections a funding priority for future walking and bicycling infrastructure improvements.*

☐ NO

☒ YES

**Douglas Connect, GRTA Express**

**08. If the development site is within one mile of an existing multi-use path or trail, provide information on accessibility conditions.**

*Access between major developments and walking/bicycling facilities provide options for people who cannot or prefer not to drive, expand economic opportunities by better connecting people and jobs, and can help reduce traffic congestion. If connectivity with a regionally significant path or trail is available nearby, but walking or bicycling between the development site and those facilities is a challenge, the applicable local government(s) is encouraged to make the route a funding priority for future walking and bicycling infrastructure improvements.*

☐ NOT APPLICABLE (nearest path or trail more than one mile away)

☒ YES (provide additional information below)

Name of facility      Chattahoochee Greenway Trail is proposed in the area

Distance      ☐ Within or adjacent to development site (0.10 mile or less)

☐ 0.15 to 0.50 mile

☐ 0.50 to 1.00 mile

Walking Access\*      ☐ Sidewalks and crosswalks provide connectivity

☒ Sidewalk and crosswalk network is incomplete

☐ Not applicable (accessing the site by walking is not consistent with the type of development proposed)

Bicycling Access\*      ☐ Dedicated lanes or cycle tracks provide connectivity

☐ Low volume and/or low speed streets provide connectivity

☐ Route uses high volume and/or high speed streets

☐ Not applicable (accessing the site by bicycling is not consistent with the type of development proposed)

\* Following the most direct feasible walking or bicycling route to the nearest point on the development site

## **OTHER TRANSPORTATION DESIGN CONSIDERATIONS**

### **09. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections with adjacent parcels?**

*The ability for drivers and bus routes to move between developments without using the adjacent arterial or collector roadway networks can save time and reduce congestion. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.*

- ☐ YES (connections to adjacent parcels are planned as part of the development)
- ☐ YES (stub outs will make future connections possible when adjacent parcels redevelop)
- ☒ NO (the site plan precludes future connections with adjacent parcels when they redevelop)
- ☐ OTHER ( Please explain)

The develop proposes limited vehicular use onsite. Access to future development would occur by Hwy 166.

### **10. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?**

*The ability for walkers and bicyclists to move within the site safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Development site plans should incorporate well designed and direct sidewalk connections between all key destinations. To the extent practical, bicycle lanes or multiuse paths are encouraged for large acreage sites and where high volumes of bicyclists and pedestrians are possible.*

- ☒ YES (sidewalks provided on all key walking routes and both sides of roads whenever practical and bicyclists should have no major issues navigating the street network)
- ☐ PARTIAL (some walking and bicycling facilities are provided, but connections are not comprehensive and/or direct)
- ☐ NO (walking and bicycling facilities within the site are limited or nonexistent)
- ☐ NOT APPLICABLE (the nature of the development does not lend itself to internal walking and bicycling trips)
- ☐ OTHER ( Please explain)

Pedestrian and bicycle facilities are proposed throughout the development and may allow for future connections to adjacent development in the future.

**11. Does the site plan provide the ability to construct publicly accessible bicycling and walking connections with adjacent parcels which may be redeveloped in the future?**

*The ability for walkers and bicyclists to move between developments safely and conveniently reduces reliance on vehicular trips, which has congestion reduction and health benefits. Such opportunities should be considered and proactively incorporated into development site plans whenever possible.*

- ☐ YES (connections to adjacent parcels are planned as part of the development)
- ☐ YES (stub outs will make future connections possible when adjacent parcels redevelop)
- ☐ NO (the development site plan does not enable walking or bicycling to/from adjacent parcels)
- ☐ NO (the site plan precludes future connections with adjacent parcels when they redevelop)
- ☒ NOT APPLICABLE (adjacent parcels are not likely to develop or redevelop in the near future)
- ☐ NOT APPLICABLE (the nature of the development or adjacent parcels does not lend itself to interparcel walking and bicycling trips)

Bicycle and pedestrian facilities do not exist along SR 166. Internal connections to adjacent parcels may be developed once improved.

**12. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?**

*The ability for delivery and service vehicles to efficiently enter and exit major developments is often key to their economic success. So is the ability of visitors and customers being able to move around safely and pleasantly within the site. To the extent practical, truck movements should be segregated by minimizing the number of conflict points with publicly accessible internal roadways, sidewalks, paths and other facilities.*

- ☐ YES (truck routes to serve destinations within the site are clearly delineated, provide ample space for queuing and turning around, and are separated from other users to the extent practical)
- ☐ PARTIAL (while one or more truck routes are also used by motorists and/or interface with primary walking and bicycling routes, the site plan mitigates the potential for conflict adequately)
- ☐ NO (one or more truck routes serving the site conflict directly with routes likely to be used heavily by pedestrians, bicyclists and/or motorists)
- ☒ NOT APPLICABLE (the nature of the development will not generate a wide variety of users and/or very low truck volumes, so the potential for conflict is negligible)

## **RECOMMENDATIONS**

**13. Do the transportation network recommendations outlined in the traffic study appear to be feasible from a constructability standpoint?**

- ☐ UNKNOWN *(additional study is necessary)*
- ☒ YES *(based on information made available through the review process; does not represent a thorough engineering / financial analysis)*
- ☐ NO *(see comments below)*

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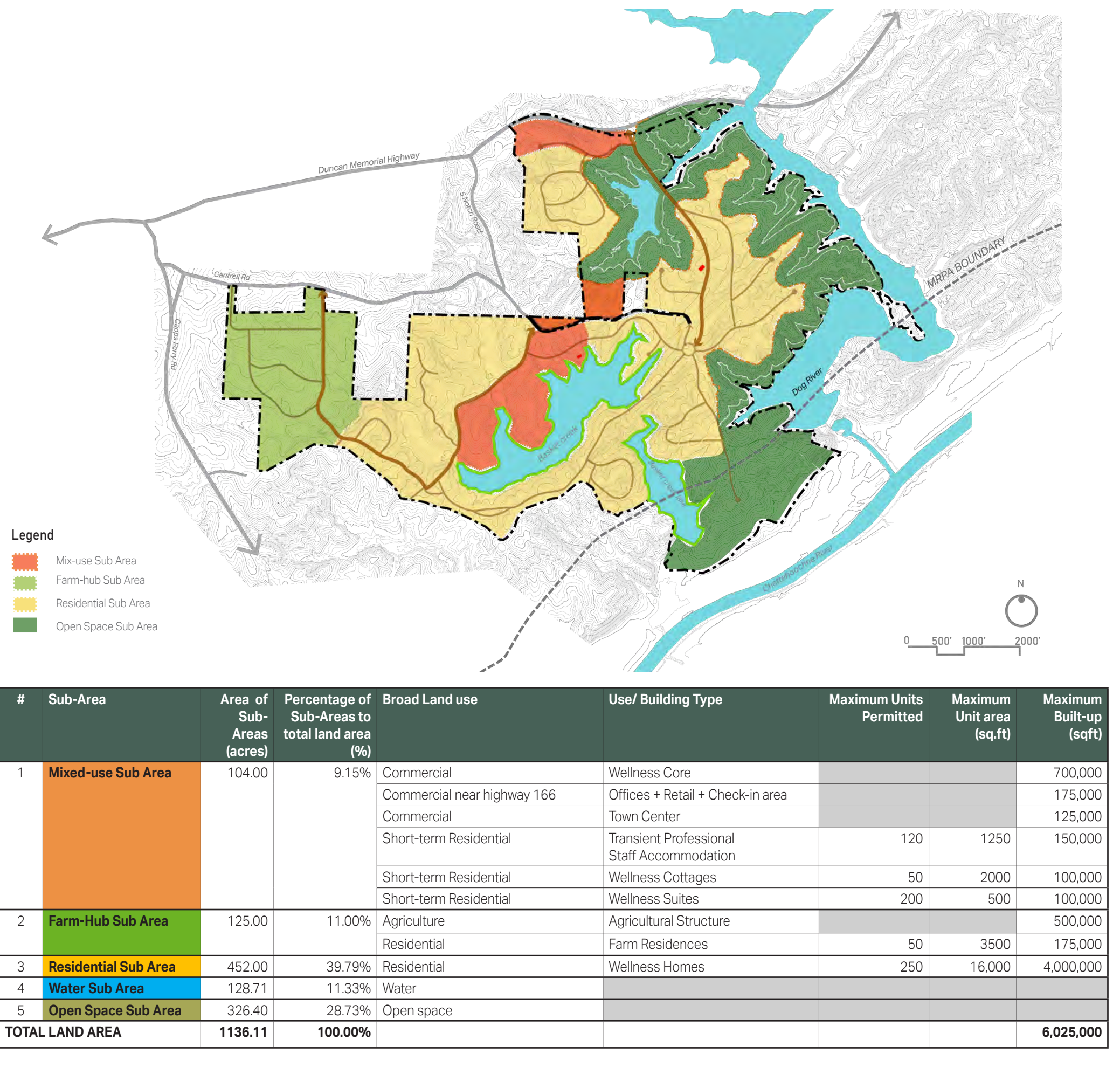
**14. Is ARC aware of any issues with the development proposal which may result in it being opposed by one or more local governments, agencies or stakeholder groups?**

- ☒ NO *(based on information shared with ARC staff prior to or during the review process; does not reflect the outcome of an extensive stakeholder engagement process)*
- ☐ YES *(see comments below)*

**15. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):**

None.

Proposed Sub-Area Plan and Maximum Development Limits



Development Standards by building use/ type

#	Parameter	Wellness Core	Office & Retail	Standard Town Center
1	Building use			
2	Maximum building coverage under roof (sq.ft.)	350,000	100,000	80,000
3	Maximum building coverage under roof (sq.ft.)			1200
3	Maximum Built-up Area (sq.ft.)	700,000	175,000	125,000
4	Maximum Heights from average finished grade across building sides facing streets (in feet)			2
5	Maximum Built-up Area (sq.ft.)			2000
6	Maximum Heights from average finished grade across building sides facing streets (in feet)			2
6	Maximum Built-up Area (sq.ft.)			100,000
6	Maximum Heights from average finished grade across building sides facing streets (in feet)			150,000
7	Principal building*			50
7	Minimum Setbacks from Roadways (in feet)			50
7	50 feet Private Collector Road			30
7	Principal building*			30
7	Front			20
7	24 feet Private Local Road			20
7	Principal building*			20
7	Front			20
7	Minimum Building Separation (in feet)			50
6	Between two principal buildings			30
6	Between principal building and adjacent accessory building			30

#	Parameter	Wellness Cottages
1	Building use	
2	Total Number of Units	80
3	Maximum building coverage under roof (sq.ft.)	1200
4	Maximum number of bedrooms per unit	2
5	Maximum Built-up Area (sq.ft.)	2000
6	Maximum Heights from average finished grade across building sides facing streets (in feet)	40
7	Principal building*	40
7	Minimum Setbacks from Roadways (in feet)	40
7	50 feet Private Collector Road	30
7	Principal building*	30
7	Front	30
7	24 feet Private Local Road	30
7	Principal building*	20
7	Front	20
7	Minimum Building Separation (in feet)	30
8	Between two principal buildings	20
8	Between principal building and adjacent accessory building	20

#	Parameter	Transient Professional Staff Accommodation
1	Building use	
2	Total Number of Units	200
3	Maximum building coverage under roof (sq.ft.)	50,000
4	Maximum unit area (sq.ft.)	500
5	Maximum number of bedrooms per unit	1
6	Maximum Built-up Area (sq.ft.)	100,000
6	Maximum Heights from average finished grade across building sides facing streets (in feet)	150,000
7	Principal building*	50
7	Minimum Setbacks from Roadways	50
7	50 feet Private Collector Road	30
7	Principal building*	30
7	Front	30
7	24 feet Private Local Road	30
7	Principal building*	20
7	Front	20
7	Minimum Building Separation	50
9	Between two principal buildings	40
9	Between principal building and adjacent accessory building	20

#	Parameter	Agriculture Structures
1	Building use	
2	Maximum building coverage under roof (sq.ft.)	400,000
3	Maximum Built-up Area (sq.ft.)	500,000
4	Maximum Heights from ground level (in feet)	50
5	Principal building*	30
5	Minimum Setbacks from Roadways (in feet)	30
5	50 feet Private Collector Road	20
5	Principal building*	20
5	Front	20
5	24 feet Private Local Road	20
5	Principal building*	20
5	Front	20
5	Minimum Building Separation (in feet)	30
6	Between two principal buildings	30
6	Between principal building and adjacent accessory building	20

#	Parameter	Farm Residences	Standard Wellness Homes
1	Building use		
2	Total Number of Units	50	250
3	Maximum building coverage under roof (sq.ft.)	2500	10,000
4	Maximum number of bedrooms per unit	4	8
5	Maximum Built-up Area (sq.ft.)	3500	16,000
6	Maximum Heights from average finished grade across building sides facing streets (in feet)	30	40
6	Principal building*	30	40
6	Minimum Setbacks from Roadways (in feet)	30	40
6	50 feet Private Collector Road	30	40
6	Principal building*	30	40
6	Front	30	40
6	24 feet Private Local Road	30	40
6	Principal building*	30	40
6	Front	30	40
6	Minimum Building Separation (in feet)	30	40
8	Between two principal buildings	30	20
8	Between principal building and adjacent accessory building	30	20

Legend

- 01 Entrance + Parking + Retail
- 02 Commercial Office Space
- 03 Wellness Core
- 04 Wellness Homes
- 05 Green House+ Koi farm + Dairy +Poultry
- 06 Farming + Wellness Homes
- 07 Golf Course Wellness Homes
- 08 Town Centre
- 09 Transient Staff Residences
- 10 Amphitheatre + Natural Trails

PREPARED BY

AECOM  
1360 Peachtree Street,  
Suite 500, Atlanta,  
Georgia 30309

SUBMITTED BY

PRESERVE LIFE  
CORPORATION

LEGEND

- 795 CONTOUR LINE
- COUNTY BOUNDARY

- NOTE
- CONTOURS AND PARCEL LINES ARE APPROXIMATE.
  - ALL AREAS SHOWN TAKEN FROM DOUGLAS COUNTY TAX PARCEL MAP AND ARE APPROXIMATE.
  - NO FIELD WORK PERFORMED BY GEORGIA AND WEST AT THIS TIME.
  - CONTOURS ARE AT 5' INTERVALS
  - 100 YEAR FLOODPLAIN LINES ARE APPROXIMATE.

SITE AREA: 1136.11 ACRES

DRI APPLICATION NO : 3090

OVERALL DEVELOPMENT PLAN,  
PRESERVE WORLD CENTER FOR  
HOLISTIC WELLNESS AND  
APPLIED HEALTH  
DOUGLAS COUNTY, GA, USA

TITLE

SHEET NUMBER

01/05

DATE:

15 APR 2020

SCALE:

1"=350'

NO. DATE  
15 APR 2020  
FIRST SUBMISSION

DESCRIPTION