

DATE: MAY 9, 2022

TO: Chairman Dr. Romona Jackson Jones, Douglas County Commission
ATTN TO: Phil Shafer, Zoning Administrator, Douglas County
FROM: Mike Alexander, Director, ARC Center for Livable Communities
RE: The Trails DRI 3544 Preliminary Report/Comments Request

ARC has begun a preliminary regional review of The Trails DRI 3544 as documented in this Preliminary Report. ARC reviewed the DRI's 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. The Report does not address whether the DRI is or is not in the best interest of the local government. ARC now requests review by and comments from stakeholders in the area of the project.

Submitting Local Government: Douglas County

Date Opened: May 9, 2022

Comments Due: May 24, 2022

Date to Close: May 27, 2022

Description: A DRI review of a proposal to construct a mixed-use development with commercial, restaurant, office, residential, and open-space elements on a 59-acre site generally located south of Highway 92 in Douglas County. Currently the site is mostly undeveloped with natural forest and several streams including Crooked Creek. Components include a 112-room hotel, 43,500 SF of commercial/restaurant space, 160,000 SF of office space, 365 multi-family units, and 98 townhomes.

Key Comments

The project is partially aligned with the applicable Developing Suburbs growth policy recommendations which state: "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through the retention of additional undisturbed area.

The proposed mixed-use aspect of the project is supportive of regional policies emphasizing compact and walkable development.

The proposed multi-use trail is consistent with regional policies promoting safe dedicated routes for recreational and functional pedestrian and bicycle trips.

The project is expected to generate approximately 12,200 daily new vehicular trips; a number of improvements to mitigate project generated vehicular traffic are identified in the TIS.

Incorporation of green stormwater and heat island mitigation approaches for the approximately 1,967 car parking spaces proposed would be supportive of regional environmental policies.

Additional of EV charging stations would advance regional policies regarding the creation of adequate EV infrastructure.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the site is designated as Developing Suburbs. The Plan's Regional Development Guide (RDG) provides general information and policy recommendations for Developing Suburbs which are discussed at the end of these comments.

The site of this report was included in the 2008 Highway 92 LCI Study. While conditions have changed since then many of the Study's findings remain valid. Some of the project elements including the mixed-use approach and multi-use trail along Crooked Creek are consistent with the LCI Study recommendations. Ideally the final plans can incorporate any other relevant Study recommendations.

Transportation and Mobility Comments

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project is expected to generate a total of 12,200 daily new car trips. Opportunities to utilize multi-modal strategies are limited by the site's location away from transit systems. A range of roadway improvements are identified in the Transportation Impact Study to mitigate the traffic generated by the project.

The proposed multi-use trail is consistent with regional policies promoting safe dedicated routes for recreational and transportation related pedestrian and bicycle trips. Ideally the trail will be aligned with any external trail connections. A potential alternate route for the western part of the trail away from Road A through a more central area of the project could provide a more inviting user experience as well as activation of the ground floor commercial uses.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

ARC Natural Resources Comments

ARC's Natural Resources Group comments will be provided in the Final Report.

Environmental Comments

The current site is mostly wooded natural area. The project proposes nearly 7 acres of conservation area which is supportive of Developing Suburbs recommendations that call for "additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." Designation of any additional conservation area would further support this policy goal.

The project can further support The Atlanta Region's Plan by incorporating other aspects of regional environmental policy including green infrastructure and/or low-impact design - such as pervious pavers, rain gardens, and vegetated swales - in the large proposed surface parking areas and site driveways.

No EV charging stations are proposed; inclusion of some EV charging stations would be supportive of regional EV infrastructure development plans.

Unified Growth Policy: Developing Suburbs

“Developing Suburbs are areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.”

The intensity and land use of this proposed project is partially aligned with Developing Suburbs recommendations and could be made more so by retaining additional natural areas and employing green infrastructure in the large surface parking areas. Douglas County leadership and staff, along with the applicant team, should collaborate closely to ensure maximum sensitivity to the needs of nearby local governments, neighborhoods, land uses and natural resources.

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

ATLANTA REGIONAL COMMISSION	GEORGIA DEPARTMENT OF NATURAL RESOURCE	GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA DEPARTMENT OF TRANSPORTATION	GEORGIA REGIONAL TRANSPORTATION AUTHORITY	GEORGIA SOIL AND WATER CONSERVATION
COMMISSIONGEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	CITY OF DOUGLASVILLE
DOUGLAS COUNTY	CITY OF SOUTH FULTON	FULTON COUNTY
CITY OF CHATTAHOOCHEE HILLS		

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This Preliminary Report will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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Thank you for submitting your application. The DRI Application Number is 3544. To view the application at any time, you can go to <http://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=3544>. Please contact your RDC if you have any questions or need to change any of the information on this form.

DRI #3544

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: Philip Shafer

Telephone: 770-920-7313

E-mail: pshafer@douglascountyga.gov

*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 Trails

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 2553 Hwy 92 (Fairburn Road) Located in Land Lots 108, 109, 129 and 130, 1st District, 5th Section, D

Brief Description of Project: A Planned Development seeking approval under the County Planned Unit Development (PUD) regulations and totaling approximately 59.27 acres. Initial Concept includes commercial, restaurant, hotel, office, multi-family residential, townhome/condominium residential and open space/park areas.

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.): Com/rest 43,500 SF; office 160,000 SF; Multi-family 365 units, 98 townhome units, 112 hotel rooms

Developer: The Foxfield Company

Mailing Address: 1000 William Hilton Parkway

Address 2: Suite C-6

City: Hilton Head Island State: SC Zip: 29928

Telephone: 912-313-5017

Email: harry@foxfieldcompany.com

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

If yes, property owner: Richardson Family Trust, et al

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 information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

☐ Rezoning

☐ Variance

☐ Sewer

☐ Water

☐ Permit

☒ Other Development Review Committee (DRC) review request

Is this project a phase or part of a larger overall project?

☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion

This project/phase: 60 months

Dates: Overall project: 60 months

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Thank you for submitting your application. The DRI Application Number is 3544. To view the application at any time, you can go to <http://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=3544>. Please contact your RDC if you have any questions or need to change any of the information on this form.

DRI #3544

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: Phillip Shafer
Telephone: 770-920-7313
Email: pshafer@douglascountygga.gov

Project Information

Name of Proposed Project: The Trails
DRI ID Number: 3544
Developer/Applicant: The Foxfield Company
Telephone: 912-313-5017
Email(s): harry@foxfieldcompany.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: \$175,000,000.00 at the 5-year build-out

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

Estimated Property tax at 5-year build-out \$6.2 M + annually + annual sales tax est. \$200k/yr

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 Sewer Authority

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? .10 MGD at 5-year build-out

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?

Wastewater Disposal

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)? .05 MGD at 5-year build-out

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:

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? .25 mile

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.) 1,200 ADT

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: Arterial and collector roads with intersections onto State Rte. 92 and the yet-to-be-built Lee Road extension from Hwy 92 to Bomar Road.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 700

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? 35%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The development will meet all local, state and federal regulations and standards that pertain to buffers and stormwater quality and quantity management. Buffers will be shown for applicable jurisdictional waters per current EPD/ACOE regulations. Detention facilities will be constructed to provide stormwater quality treatment and peak flow attenuation. Site improvements will not impact existing floodplain limits on site.

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: There is no intent to disturb any wetlands or encroach upon any floodplain limits on site. If any disturbance or encroachment is required, the appropriate jurisdictional permits will be acquired by the developer.

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APPLICANT:

DRI PROJECT MANAGER:
JERRY SILVIO
SILVIO DEVELOPMENT COMPANY
1990 LAKESIDE PARKWAY, SUITE 200
TUCKER, GA 30084
(404) 372-2040
JSILVIO@SILVIODEVELOPMENTS.COM

CIVIL ENGINEER:
ANDY WHITE
THOMAS & HUTTON
5553 PEACHTREE ROAD, SUITE 175
ATLANTA, GA 30341
470-893-1696
WHITE.A@TANDH.COM

TRAFFIC STUDY CONSULTANT:

ABE ABOUHAMDAN
ABE CONSULTING, INC
2410 HOG MOUNTAIN ROAD, SUITE 103
WATKINSVILLE, GA 30677
(706) 613-8900
ABE@ABECONSULTINGINC.COM

SITE PLANNER:

MATT MITCHELL
THOMAS & HUTTON
5553 PEACHTREE ROAD, SUITE 175
ATLANTA, GA 30341
(859) 948-4609
MITCHELL.M@TANDH.COM

DRI NUMBER: #3544

TOTAL ACREAGE: **59.27 AC**
 15.48 AC OFFICE
 8.90 AC COMMERCIAL
 21.42 AC RESIDENTIAL
 6.65 AC PROPOSED ROW
 6.81 AC CONSERVATION AREA

PROPOSED ZONING: PUD

OPEN SPACE: 10.6 AC

CURRENT ADDRESS: 2553 HWY 92 - FAIRBURN RD
2629 JAMES RD
31 PRITCHARDS RIDGE DR
DOUGLASVILLE, GA 30135

COMMERCIAL/RESTAURANT:

HOTEL:	68,000 SF
OFFICE:	160,000 SF
	271,500 SF

PARKING: 1,074 SPACES

RESIDENTIAL:	
MULTI-FAMILY RESIDENTIAL:	365 UNITS
TOWNHOMES:	98 UNITS
	463 UNITS

PARKING: 893 SPACES

TOTAL PARKING:

PARKING REQ'D: REFER TO MMP FOR
BASE ZONING REQ'S

SITE DENSITY:

NON-RESIDENTIAL: .26 FAR

RESIDENTIAL : 21.6 UNITS PER AC

MAX FAR ALLOWED:
RESIDENTIAL: N/A (PUD)
NON-RESIDENTIAL: N/A (PUD)





THE TRAILS - DOUGLAS COUNTY, GA
ILLUSTRATIVE MASTER PLAN

APRIL 5, 2022



THE TRAILS - DOUGLAS COUNTY, GA

SUB-AREA LAND USE PLAN

APRIL 5, 2022