

DATE: March 29, 2023

TO: Mayor Tom Reed, City of Chattahoochee Hills
ATTN TO: Mike Morton, Community Development Director, City of Chattahoochee Hills
RE: Development of Regional Impact Review
FROM: Mike Alexander, Director, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following DRI. 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. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: 2023 Project Rosebud DRI 3929

Submitting Local Government: City of Chattahoochee Hills

Date Opened: March 29, 2023 **Comments Deadline:** April 13, 2023 **Date to Close:** April 14, 2023

Description: A DRI Review of a proposal to construct a mixed-use project with 2,795,300 SF of film studio space, 290,000 SF of warehouse space, 32 single-family units, 32 attached single-family units, 215,000 SF of retail space, and a 200 room hotel on a 1,668-acre site in the City of Chattahoochee Hills roughly bounded by the Chattahoochee River, Jones Ferry Road, and Campbellton Redwine Road.

PRELIMINARY COMMENTS:

Key Comments

The project demonstrates an exemplary approach to following applicable Rural Areas policy recommendations set forth in the Atlanta Region's Plan which stress the need to protect rural areas and their character and note: "There is a strong desire from residents and elected officials in these areas to keep them rural...The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development."

The project proposes to retain 65% of the 1,668-acre site – including much of the currently wooded area traversed by multiple streams and bordering the Chattahoochee River – as open space which is highly supportive of regional land use and environmental policies.

The project will retain a significant area as working agricultural farm and pasture component which is highly aligned with Rural Areas development recommendations.

The concentration of development in previously cleared areas and utilization of winding narrow access roads respects the existing topography and tree canopy and creates appealing view corridors all of which are highly supportive of Rural Areas development recommendations.

The project will provide space for multi-use trails along the Chattahoochee River project frontage as well as the Campbellton Redwine Road frontage which is strongly aligned with regional recreational and multi-modal transportation policies.

The project will generate a total of 4,622 new vehicular trips; a range of modifications of nearby roadways are proposed to help mitigate the traffic impact.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation to all areas in the region- Rural Areas for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

Transportation and Mobility Comments

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

The project will provide space for multi-use trails along the Chattahoochee River project frontage as well as the Campbellton Redwine Road frontage which is highly supportive of regional recreational and multi-modal transportation policies.

The project will generate a total of 4,622 new vehicular trips; a range of roadway modifications are proposed to mitigate the traffic impact.

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 Resource Group Comments

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

Environmental Comments

The project proposes to retain 65% of the 1,668-acre site – including much of the currently wooded area traversed by multiple streams and bordering the Chattahoochee River – as open space which is highly supportive of regional land use and environmental policies.

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, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Atlanta Region's Plan Growth Policy Considerations: Rural Areas

This DRI site falls under the UGPM Rural Areas category which are areas in the region where limited development has taken place or and where development pressure is low. These areas are characterized by sporadic, large single-family lots, agricultural uses, protected lands, and forests. These areas border more central developed and developing areas and represent the limits of the urban service area in the region. There is a strong desire from residents and elected officials in these areas to keep them rural. Increased development threatens existing rural economic uses, such as forestry, agriculture, and tourism.

To maintain economic viability without undesirable development, these areas may be appropriate as “sending” areas in potential Transfer of Development Rights (TDR) programs. The region is striving to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low impact development. There will be a continued need to maintain existing transportation infrastructure, but care should be taken not to spur unwanted growth by inappropriate expansion of infrastructure capacity.

The project demonstrates an exemplary approach to meeting Rural Areas policy recommendations as presented in the Atlanta Region's Plan. It accommodates significant development while preserving most of the site's significant environmental assets as well as its rural agricultural character. The final design of the project could further the intent of the Rural Areas recommendations by utilizing rural character elements in the design of project roads, bridges, fences, and related components.

City of Chattahoochee Hills leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

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 COMMISSION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY	GEORGIA CONSERVANCY	DOUGLAS COUNTY
COWETA COUNTY	CARROLL COUNTY	CITY OF SOUTH FULTON
CITY OF PALMETTO	TOWN OF WHITESBURG	FULTON COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org. This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #3929

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: Chattahoochee Hills

Individual completing form: Mike Morton

Telephone: 770-463-6578

E-mail: mike.morton@chatthillsga.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: Project Rosebud

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 7965 Campbellton Redwine Rd. Chattahoochee Hills, GA 30268

Brief Description of Project: Mixed use development with motion picture recording studios, office, onsite food service and retail. The project will have a private road system and private utilities on-site.

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.): 3,200,000 square feet of mixed use space

Developer: Kane Studio, LLC

Mailing Address: 2800 Old Dawson Rd.

Address 2: Suite 2-207

City: Albany State: GA Zip: 31709

Telephone: 310-499-3341

Email: patrick@kanestudio.com

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

If yes, property owner: Painted Rock Farm, LLC

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

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

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 Dates:

This project/phase: 10/2029

Overall project: 10/2029

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Developments of Regional Impact

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DRI #3929

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: Chattahoochee Hills
Individual completing form: Mike Morton
Telephone: 770-463-6578
Email: mike.morton@chatthillsga.us

Project Information

Name of Proposed Project: Project Rosebud
DRI ID Number: 3929
Developer/Applicant: Kane Studio, LLC
Telephone: 310-499-3341
Email(s): patrick@kanestudio.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: \$700,000,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$9,886,800.00

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: City Of Atlanta & Private Well

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.1 MGD ~ 26 MGY

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? 4.75

Wastewater Disposal

Name of wastewater treatment provider for this site: Douglas County or Fulton County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.1 MGD ~ 26 MGY

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? 2.5 (Douglas Co)

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.) 2250 (596 enter, 1660 exit)

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: TBD in Traffic Study

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1000 - 3000 tons

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?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:Conservation of natural areas and stream buffers, providing stormwater BMPs and LID practices to mitigate stormwater impacts to the watershed.

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:
The project falls within the Chattahoochee River Corridor. There are also several streams on the site that may require crossings. While features like floodplains, wetlands, and historic resources can be found on the site, the limited development footprint should reduce or eliminate the project's impact on them. The project will comply with all regulations and variances related to these resources including stream buffer variances as necessary and the MRPA review process.

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BUILDINGS BY PHASE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	ALL PHASES
Sound Stage	220,000 SF	80,000 SF	330,000 SF	260,000 SF	180,000 SF	0,000 SF	0,000 SF	1,070,000 SF
Stage Support	144,000 SF	48,000 SF	216,000 SF	168,000 SF	120,000 SF	0,000 SF	0,000 SF	696,000 SF
Mill	150,000 SF	50,000 SF	200,000 SF	160,000 SF	100,000 SF	0,000 SF	0,000 SF	660,000 SF
Storeroom	30,000 SF	260,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	290,000 SF
Post Production & Office	0,000 SF	0,000 SF	0,000 SF	350,000 SF	0,000 SF	0,000 SF	0,000 SF	350,000 SF
Buildings- [Other]	3,400 SF	0,500 SF	1,000 SF	3,900 SF	0,500 SF	0,000 SF	0,000 SF	9,300 SF
Cottage	0,000 SF	0,000 SF	54,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	54,000 SF
Residential: Single Family	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF
Residential: Townhome	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF
Residential: Multifamily- Stick Frame	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF
Retail	15,000 SF	0,000 SF	0,000 SF	200,000 SF	0,000 SF	0,000 SF	0,000 SF	215,000 SF
Theater	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF
Hospitality	0,000 SF	0,000 SF	0,000 SF	100,000 SF	0,000 SF	0,000 SF	0,000 SF	100,000 SF
Structured Parking	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF
Backlot Structures	10,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	10,000 SF
Buildings- [Other 2]	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF
Buildings- [Other 3]	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF	0,000 SF
	572,400 SF	438,500 SF	801,000 SF	1,241,900 SF	400,500 SF	0,000 SF	0,000 SF	3,454,300 SF
	16.6%	12.7%	23.2%	36.0%	11.6%	0.0%	0.0%	100.0%

CHATTAHOOCHEE HILLS CITY REQUIREMENTS:

ZONING:

CURRENT ZONING:

PROPOSED ZONING:

RURAL DISTRICT (RL)

HAMLET-MIXED USE (HM-MU)

ZONING REQUIREMENTS:

MINIMUM SITE ACREAGE:

PROPOSED SITE ACREAGE:

200 AC.

± 1,668.62 AC.

1668.62 ACRES PROVIDED > 200 SITE ACREAGE REQUIRED

OPEN SPACE REQUIREMENTS:

MINIMUM OPEN SPACE:

PROPOSED OPEN SPACE:

65% OF GROSS SITE AREA

1,084.60 ACRES REQUIRED

1,084.70 AC PROVIDED > 1,084.60 AC REQUIRED

CIVIC SPACE REQUIREMENTS:

MINIMUM REQUIRED CIVIC SPACE: 5% GROSS SITE AREA

PROPOSED CIVIC SPACE:

1668.62 X 5% AC. =

83.43 AC. REQUIRED

84 AC. PROVIDED

84 AC. CIVIC SPACE PROPOSED > 83.43 AC. CIVIC SPACE REQUIRED

