



DEVELOPMENTS OF REGIONAL IMPACT

Regional Review Notification

Northeast Georgia Regional Development Center • 305 Research Drive, Athens, Georgia 30605-2795 • 706.369.5650 • Fax 706.369.5792 • www.negrdc.org

The Project described below has been submitted to this Regional Development Center for review as a Development of Regional Impact (DRI). A DRI is a development project of sufficient scale or importance that it is likely to have impacts beyond the jurisdiction in which the project is actually located, such as adjoining cities or neighboring counties. We would like to consider your comments on this proposed development in our DRI review process. Therefore, please review the information about the project included on this form and submit your comments at: <http://negplanning.org/dri/search>

RDC Name:	Northeast Georgia		
Address:	305 Research Drive, Athens, GA 30605-2795		
RDC Contract Person:	Jim Moneyhun	Telephone No.:	706.369.5650
Date Issued:	03/10/08	Fax No.:	706.369.5792
Comments Due By:	03/21/08	E-mail:	jmoneyhun@negplanning.org
Review Completed By:	03/28/08	Project I.D.:	DRI #1730

Project Information

Name of Project:	#1730 Presbyterian Village
Name of Host Government:	Oconee County
Name of Developer:	Presbyterian Homes of Georgia
Type of Development:	Continuing Care Retirement Community
Specific Location of Proposed Development:	The proposed project is located in Oconee County approximately 0.25 miles west of Bishop Farms Parkway and approximately 0.3 miles west of the City of Watkinsville.

Description of Proposed Development:

The proposed project is a continuing care retirement community consisting of 305 dwelling units and 100,000 square feet of administrative and institutional space located on 55 acres. The Northeast Georgia Regional Development Center concurs with Oconee County's assertion that the project is a Development of Regional Impact and finds that the project requires a regional review.

This DRI is available for review at: <http://negplanning.org/dri/search>
If you would like a hard copy please contact Julie Ball at [**jball@negplanning.org**](mailto:jball@negplanning.org) or 706.369.5650

Preliminary Report:	March 10, 2008	DEVELOPMENT OF REGIONAL IMPACT EVALUATION OF POTENTIAL IMPACTS PRELIMINARY SUMMARY DRI #1730 Presbyterian Village	Project: #1730	Oconee County
Comments Due By:	March 21, 2008		Finding Completed:	March 28, 2008

PROPOSED DEVELOPMENT:

The proposed project is a continuing care retirement community consisting of 305 dwelling units and 100,000 square feet of administrative and institutional space located on 55 acres.

LOCATION:

The proposed project is located in Oconee County approximately 0.25 miles west of Bishop Farms Parkway and 0.3 miles west of US Highway 441. The project is located approximately 0.3 miles west of the City of Watkinsonville.

PROJECT PHASING:

The applicant has identified that the development will be constructed in one phase with an estimated completion date of October 2010.

COMPATIBILITY WITH EXISTING PLANS:

Is the proposed project consistent with the host local government’s comprehensive plan?

The project is located within an area designated as *Suburban Living* on Oconee County’s Future Development Map.

Is the proposed project inconsistent with any potentially affected local government’s comprehensive plan or short-term work program?

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

Will the proposed project provide a range of housing types and values?

The applicant reports the following housing types and values:

Dwelling Type	Number of Units	Number of Bedrooms	Square Footage	Estimated Value
Cottages	41	3	2,436	220,000
Attached Cottages	20	3	1,438	175,000
Independent Living Apartments	150	1 - 3	Varies	N/A
Assisted Living	94	1	Varies	N/A

Will the proposed project likely generate population increases beyond those forecast in the region?

The proposed project is designated as a continuing care retirement community and is expected to attract an older population without children. The proposed project could generate as many as 440 new residents.

What other Developments of Regional Impact are planned that may affect the proposed development?

The proposed project is within a 2-mile radius of the following Developments of Regional Impact:

- DRI #0636 Parkside Mixed Use: 810 residential units, 550,000 square feet commercial
- DRI #0876 Promenade at Parkside Commercial: 1,147,400 square feet commercial

Will the proposed project displace any existing housing units or community facilities?

None stated.

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ECONOMY OF THE REGION:

Will the proposed project significantly affect the tax base of the region? If so, how?

The proposed project's value at build-out is expected to be \$ \$115,000,000. The applicant states that tax revenue will be minimal as the project is considered tax exempt.

NATURAL RESOURCES:

Will the proposed project be located within or near environmentally sensitive areas of the region, such as wetlands, groundwater recharge areas, water supply watersheds, protected river corridors, or protected mountains?

Stream Corridor and Watershed Protection

An intermittent tributary of Calls Creek traverses the project site. The project is located in the Large Water Supply Watersheds (greater than 100 square miles) with Lake Oconee and the City of Greensboro's water intake point.

Wetlands and Recharge Areas

The National Wetlands Inventory maps indicate the presence of wetlands associated with the Calls Creek tributary. There are no other significant environmental features within or adjacent to the proposed project area.

Will the proposed project undertake initiatives to mitigate the impacts on stormwater management?

The percentage of impervious surface at build-out is expected to be 37%. Water quality will be addressed by stormwater detention facilities as identified on the site plan. All local and state requirements must be followed in the construction and maintenance of stormwater detention areas.

Air Quality

Will the proposed project greatly reduce the existing tree canopy?

The applicant reports that the existing tree canopy will be reduced by approximately 70% at build-out. Tree canopy is expected to be 30% of the project site at within 5 years of build out.

HISTORIC RESOURCES:

Will the proposed project be located near a National Register site?

No.

Will the proposed project be located within or near an historic resource with local or regional importance?

Georgia's NAHGIS (Natural, Archaeological, and Historic Resources GIS) does not identify the presence of historic resources on or adjacent to the project site.

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INFRASTRUCTURE:

Transportation

How many site access points are associated with the proposed project? Where are they located?

Access to the project is proposed by extension of Bishop Farms Parkway as identified on the site plan.

How much traffic will be generated by the proposed project?

Estimated New Vehicle Trips from Development

Land Use	ITE Code	Units	A.M. Peak	P.M. Peak	24-Hour AADT
Retirement Community	250	211	61	78	582
Congregate Care Community	252	94	14	20	202
Total			75	98	785

Source: DRI #1730 Supplemental Information

What are the existing traffic patterns and volumes on the local, state, and interstate roads that serve the site?

Existing Traffic Volumes

Road Segment	TC Number	Location	2002 AADT	2006 AADT
US HWY 441	266	0.3 miles west of project site	11253	12320

Source: GDOT

Further information regarding transportation improvements may be provided by GDOT.

Are there any provisions for on-site bicycle or pedestrian facilities?

The applicant has stated that sidewalks and trails will be constructed throughout the development.

Water Supply and Treatment

How much water will the proposed project demand?

According to estimates provided by the applicant approximately 87,000 gallons per day are expected.

How will the proposed project's demand for water affect the water supply or treatment facilities of other local governments, or the region?

Oconee County Utility Department is identified as the water service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

Wastewater and Sewerage

How much wastewater will be generated by the proposed project?

According to estimates provided by the applicant approximately 60,000 gallons per day are expected.

Will the project affect the capacity of sewerage and wastewater treatment facilities of other local governments, or the region?

Oconee County Utility Department is identified as the wastewater service provider. Currently the applicant reports that adequate capacity exists to accommodate the projected demand.

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Solid Waste

How much solid waste will be generated by the proposed project?

According to estimates provided by the applicant approximately 245 tons of solid waste per year will be generate by this development.

Will the proposed project adversely impact the existing or planned capacity of landfills in the region?

The anticipated receiving MSW landfill has been identified as Richland Creek Road Landfill, with a remaining capacity of 13 years.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

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

The applicant reports that curbside recycling collection will be provided by the solid waste service provider.

Other Community Facilities and Services

Will the proposed development create increased demand for public safety services in the region that cannot be supplied with currently planned expansions?

The applicant reports that fire and emergency service will be provided by Oconee County. There are two fire stations within a five mile radius of the project site.

This will be further determined based on comments from affected local governments.

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DRI #1730

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:	Oconee County
Individual completing form:	Brad S. Callender
Telephone:	706-769-3910
E-mail:	bcallender@oconee.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:	Presbyterian Village
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	1771 Experiment Station Road
Brief Description of Project:	Continuing Care Retirement Community; independent and assisted living retirement community

Development Type:

- | | | |
|--|---|--|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input 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 checked="" 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.):	Total Dwelling Units: 211 - 41 Single-Family Dwelling Units, 20 Two-Family Dwelling Units, 150 Multi
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Developer:	Presbyterian Homes of Georgia
Mailing Address:	301 E. Screven St.
Address 2:	
	City:Quitman State: GA Zip:31643
Telephone:	229-263-6191
Email:	newccrc@phginc.org
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, property owner:	KBB, LLC
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, in what additional jurisdictions is the project located?	
Is the current proposal a continuation or expansion of a previous DRI?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, provide the following information:	Project Name:
	Project ID:
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input 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 checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: October 2010 Overall project:
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DRI #1730

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:	Oconee County
Individual completing form:	Brad S. Callender
Telephone:	706-769-3910
Email:	bcallender@oconee.ga.us
Project Information	
Name of Proposed Project:	Presbyterian Village
DRI ID Number:	1730
Developer/Applicant:	Presbyterian Homes of Georgia
Telephone:	229-263-6191
Email(s):	newccrc@phgainc.org
Additional Information Requested	
Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, has that additional information been provided to your RDC and, if applicable, GRTA?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, the official review process can not start until this additional information is provided.	
Economic Development	
Estimated Value at Build-Out:	\$115,000,000
Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:	Tax Exempt

Is the regional work force sufficient to fill the demand created by the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
Will this development displace any existing uses?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe (including number of units, square feet, etc):	
Water Supply	
Name of water supply provider for this site:	Oconee County Utility Department
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.087
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	Oconee County Utility Department
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	0.06
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
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.)	785 ADT; 76 AM & 98 PM Peak Hour Trips
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No

If yes, please describe below: No access improvements are required under the current county regulations; however, the developer proposes to construct a signalized interchange on the US Hwy 441 Bypass which will connect to the entrance to the development and Gainesville College located on an adjoining property.

Solid Waste Disposal

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

245 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: Limited medical waste from the extended care facilities

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

37%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater management will be required to be installed on the site and meet the requirements of the NPDES-Phase II regulations

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:

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