

The Northeast Georgia Regional Commission (NEGRC) has completed its review of the following Development of Regional Impact (DRI). This report contains the NEGRC's assessment of how the proposed project relates to the policies, programs, and projects articulated in the Regional Plan and Regional Resource Plan. Also included is an assessment of likely interjurisdictional impacts resulting from the proposed development, as well as all comments received from identified affected parties and others during the fifteen-day comment period.

The materials presented in this report are purely advisory and under no circumstances should be considered as binding or infringing upon the host jurisdiction's right to determine for itself the appropriateness of development within its boundaries.

Transmittal of this DRI report officially completes the DRI process. The submitting local government may proceed with whatever final official actions it deems appropriate regarding the proposed project, but it is encouraged to take the materials presented in the DRI report into consideration when rendering its decision.

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|-----------------------------------|--------------------|
| Project I.D.: | DRI #4497 |
| Name of Project: | South Greensboro |
| Name of Host Jurisdiction: | City of Greensboro |

Background

DRI review was initiated following the developer's request for annexing the proposed site into the City of Greensboro. Potentially affected parties were asked to submit comments on the proposal during the 15-day period of 6/20/2025 to 7/5/2025.

Proposed Development

Weyerhaeuser NR Company is proposing the construction of 256 single-family detached units, 22 townhome units, and 28 duplex units (306 units in total) on a 116-acre site currently in unincorporated Greene County. The proposed development is divided into two sections. Pod A is on the eastern portion of the site and features a mixture of lower-density single-family detached homes and duplex lots. Pod B is on the western portion of the site and contains a mixture of townhomes and higher-density single-family detached homes. Two entrances connect the site to Meadow Crest Road. A proposed 100-foot right-of-way divides the site in half, and a 10-foot-wide multipurpose path follows this right-of-way. The site plan includes an amenity area in the center of the site and multiple green spaces scattered throughout the site. Currently, the site is primarily wooded and is adjacent to the new Greene County Elementary School building. The parcel number is 071000036C. The project would be completed in one phase with an estimated completion date in Fall 2031.

Compatibility with Existing Plans

Compatibility with Regional Plan

The site is identified as “Developing” on the Northeast Georgia Regional Plan’s Regional Land Use Map (dated 6/15/2023). The Regional Plan recommends development that

- Enhances economic mobility and competitiveness
- Elevates public health and equity
- Supports and adds value to existing communities
- Creates housing that is diverse, adequate, equitable, and affordable
- Includes transportation choices and is well-connected with existing and planned transportation options, and
- Protects natural and historic resources.

The following table outlines the proposal’s alignment with these recommendations:

| REGIONAL PLAN RECOMMENDATIONS | PROPOSED PROJECT’S COMPATIBILITY WITH RECOMMENDATION |
|---|--|
| Enhances economic mobility and competitiveness | The applicant states that the regional workforce is sufficient to fill the demand created by the proposed project. The proposal could increase the economic competitiveness of the area by adding additional housing units, thereby increasing the available workforce. There are no indications that the project would contribute to the economic mobility of existing residents because the development is purely residential in nature. |
| Elevates public health and equity | The proposed development includes an amenity area, which would contribute to the health of residents. Additionally, the proposed development is adjacent to the new Greene County Elementary School building. This location would elevate public health by allowing more students and parents the opportunity to safely walk or bicycle to school. |
| Supports and adds value to existing communities | The proposed development adds value to the existing community by creating residential options that are within proximity to the new Greene County Elementary School building. |
| Creates housing that is diverse, adequate, equitable, and affordable | The proposed development includes single-family detached homes, duplexes, and townhomes, which would provide housing at a variety of price points. To help create a mixed-income and mixed-age community, the developer should provide units of differing sizes and ownership types. The developer should also keep accessibility in mind by providing some units that meet universal design principles. |
| Includes transportation choices and is well-connected with existing and planned transportation options | The proposed development includes two entrances along Meadow Crest Road and is split by a 100-foot right-of-way. Both pods appear to include road stubs to connect to future developments to the east and west of the development. It is recommended that the four cul-de-sacs along the southern boundaries of Pod A and Pod B be used as street stubs to connect to future potential development, if that is not already their intention. The developer should include these in the final design to improve traffic circulation with future developments. The proposed plan also includes a multi-use path along the 100-foot right-of-way. This will help pedestrians and bicyclists transverse the site more safely and comfortably. The developer should also consider adding additional safety and traffic-calming infrastructure such as crosswalks, speed humps, or traffic chicanes to improve pedestrian and bicyclist safety. |
| Protects natural and historic resources | The proposed development is near a several creeks and wetlands that ultimately flow into Lake Oconee, which is approximately four miles away from the proposed site. While the proposed site plan includes a greenspace buffer and several greenspace areas, clearing a large portion of the existing tree canopy and disturbing the site could negatively impact nearby streams, wetlands, and Lake Oconee by increasing stormwater runoff and erosion. The developer should consider maintaining as much of the existing tree canopy as possible and maintain the natural topography of the site. This would help reduce erosion, filter stormwater runoff, and minimize disruptions to the site’s drainage patterns. |

Compatibility with Regional Resource Management Plan

The chart below summarizes the number of acres within the site area as well as within a one-mile buffer around the site that contains 1) wetlands, 2) conservation land, 3) regionally important resources, and 4) threatened regionally important resources. Please refer to the footnotes for definitions for each of these terms.

| | AREA TYPE | AREA (ACRES) | PERCENT OF AREA |
|--|--|--------------|-----------------|
| SITE AREA (116 Acres) | Wetland Acres ¹ | 0.4 | 0.3% |
| | "Conservation Land" ² | 116 | 100% |
| | Regionally Important Resource Land ³ | 115 | 99% |
| | Threatened Regionally Important Resource Land ⁴ | 116 | 100% |
| 1 MILE BUFFER AROUND SITE (3,393 Acres) | Wetland Acres | 58 | 2% |
| | "Conservation Land" | 2,135 | 63% |
| | Regionally Important Resource Land | 1,864 | 55% |
| | Threatened Regionally Important Resource Land | 2,135 | 63% |

This acreage is part of the Northeast Georgia Green Infrastructure Network as identified in the Northeast Georgia Resource Management Plan for Regionally Important Resources (dated 8/7/2018). The Northeast Georgia Green Infrastructure Network is intended to serve as a strategically planned and managed network of wilderness, parks, greenways, conservation easements, and working lands with conservation value that benefits wildlife and people, supports native species, maintains natural ecological processes, sustains air and water resources, links urban settings to rural ones, and contributes to the health and quality of life for the communities and citizens sharing this network. The proposed multi-use path and vegetative buffers shown in the site plan contribute to this intention. No specific Regionally Important Resource sites are identified within one mile of the proposed site.

Potential Interjurisdictional Impacts

Natural Resources and Stormwater Management

The site plan shows two existing streams and associated wetlands on site. The applicant states that an estimated 34% of the site would be covered in impervious surfaces. The site plan includes three stormwater areas to handle the site's stormwater. The proposal should be designed to minimize disruption to the existing streams, associated wetlands, and floodplains to avoid future erosion, flooding, and degraded water quality onsite and downstream from the site. Low-impact design measures, like bioswales, rain gardens, and other green infrastructure should be incorporated into the project design. At minimum, the project should be in accordance with the latest edition of the Georgia Stormwater Management Manual (Blue Book) and meet all relevant EPD requirements.

The applicant states that the project is unlikely to affect any of the environmental quality factors identified on the DRI Additional Form, including water supply watersheds, groundwater recharge areas, wetlands, protected mountain and river corridors, floodplains, historic resources, and other environmentally sensitive resources.

Transportation

Acampora Traffic, LLC completed a traffic impact study that projects 2,728 new daily trips, including 195 AM peak hour trips and 266 PM peak hour trips from the proposed development.

¹ Wetland acres are derived from the National Wetland Inventory (NWI)

² "Conservation" land is derived from the Northeast Georgia Regional Plan's Conservation and Development Map (6/15/2023).

³ Regionally Important Resources were identified as a part of the Northeast Georgia Resource Management Plan for Regionally Important Resources (2/15/2018).

⁴ This area represents the intersection between Conservation areas (identified on the Conservation and Development Map, 6/15/2023), adopted Regionally Important Resources (RIR), and "Developed" and "Developing" Regional Land Use areas (identified on the Regional Land Use Map, 6/15/2023).

Water Supply and Wastewater

The project would be served by the City of Greensboro water and sewer systems with an estimated daily demand of 0.9792 MGD for each system. The applicant states that these demands can be covered by existing capacity. No water or sewer line extensions are anticipated.

Solid Waste

The applicant estimates the project would generate 540 tons of solid waste annually and that sufficient landfill capacity exists to handle this waste. According to annual tonnage reports from the Georgia Environmental Protection Division, almost all municipal solid waste (MSW) generated in Greene County is disposed of in a landfill in Twiggs County. The site would be served through a county-wide waste collection service administered by Greene County per the local Service Delivery Strategy. The applicant states that no hazardous waste would be generated.

Lifecycle Costs and Revenues

The applicant estimates that the project would be worth \$89,000,000 at build-out in 2031 and generate \$868,000 in annual local taxes. On a per-acre basis, the project would be worth approximately \$7,672,413 and generate approximately \$7,483 in tax revenue. Prior to approval, the City should measure the life cycle costs of the infrastructure needed to serve this project to ensure that they would not be committing to more maintenance expenses than the new tax revenue can cover.

Comments from Affected Parties

Greg Boike, Director of Planning & Public Administration, Middle Georgia Regional Commission

Impacts to Middle Georgia should be relatively limited beyond the ongoing concern regarding the capacity of the State Route 44 corridor between Eatonton and Greensboro.

Alan Hood, Airport Safety Data Program Manager, Aviation Programs, Georgia Department of Transportation

This proposed construction of 256 single family detached units, 22 townhome units, and 28 duplex units on a 116-acre tract in the City of Greensboro is approximately 4.5 miles from Greene County Regional Airport (CPP). It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport.

If any construction equipment or construction exceeds 200' AGL, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>). Those submissions for any associated cranes may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.