

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.

Project I.D.:	DRI #4793
Name of Project:	Manor Lake
Name of Host Jurisdiction:	Greensboro

Background

DRI review was initiated following the developer's request for a rezone from General Commercial Highway-Oriented District (B-2) to Commercial Planned Unit Development (CPUD). Potentially affected parties were asked to submit comments on the proposal during the 15-day period of 7/21/2026 to 8/5/2026.

Proposed Development

Manor Lake Development is proposing the construction of a senior living community with 10 Independent Living Cottages, an 83,167 square-foot Assisted Living and Memory Care facility, and a 3,310 square-foot club house on a 35-acre site in Greensboro. The Assisted Living and Memory Care facility would feature recreation amenities including a fitness and therapy center, spa, theater, arts and crafts room, salon, multisensory room, and courtyard. The development would have one entrance off Towne Center Parkway and would include a total of 143 residential units. The breakdown of unit types and sizes is below:

- 25 Assisted Living studio units approximately 431 square feet each
- 42 Assisted Living one-bedroom units approximately 600 square feet each
- 36 Memory Care units approximately 431 square feet each
- 40 Independent Living cottage units (4 units per cottage building) approximately 1,680 square feet each

Currently, the site is undeveloped and wooded. The proposed development would occupy property off Towne Center Parkway, east of the Lake Oconee Parkway intersection in Greensboro. The parcel number is 0710000310. The project would be completed in one phase with an estimated completion date in July 2027.

Compatibility with Existing Plans

Compatibility with Regional Plan

The site is identified as “Developed” 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	According to the applicant, the project would generate 100 full-time employees at project buildout, which would benefit the surrounding area by providing employment opportunities.
Elevates public health and equity	The proposed development includes community gathering and recreational amenities that would contribute to the health of residents. The proposed development does not appear to positively or negatively contribute to equity or the health of the area’s existing residents.
Supports and adds value to existing communities	The project would add 143 senior living units to the community.
Creates housing that is diverse, adequate, equitable, and affordable	The project features three types of housing, including assisted living, memory care, and independent living units. No information was available to determine if any of the new units would have varying affordability.
Includes transportation choices and is well- connected with existing and planned transportation options	The development has one connection to the existing road network and includes sidewalks throughout the development to support pedestrian accessibility and safety. The proposed site design does not feature connections to adjacent parcels to support future road connectivity. GDOT recommends the developer complete a traffic study for the proposed project, to determine how the development would impact the Meadow Crest, Meadow Crest Spur and SR 44 intersections (See comments from affected parties).
Protects natural and historic resources	Centerline Creek flows across the eastern portion of the site. There is no development proposed within the creek area. The developer should consider maintaining as much of the existing tree canopy as possible and maintaining the natural topography of the site, especially near the creek. 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.

Wetland, Conservation, and Regionally Important Resources

	AREA TYPE	AREA (ACRES)	PERCENT OF AREA
SITE AREA (36 Acres)	Wetland Acres ¹	0.9	2.4%
	“Conservation Land” ²	2.1	5.7%
	Regionally Important Resource Land ³	1.5	4.1%
	Threatened Regionally Important Resource Land ⁴	2.1	5.7%
1 MILE BUFFER AROUND SITE (2,952 Acres)	Wetland Acres	103.4	3.5%
	“Conservation Land”	1,337.8	45.3%
	Regionally Important Resource Land	929.3	31.5%
	Threatened Regionally Important Resource Land	1,337.8	45.3%

No specific Regionally Important Resource sites are identified within one mile of the proposed site.

There are 1,338 acres of Threatened RIR Land within one mile of the site. The Threatened RIR 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 developer should consider incorporating design elements that would support this intention.

Potential Interjurisdictional Impacts

Natural Resources and Stormwater Management

Centerline Creek flows along the site’s eastern border. The site plan includes a 25-foot state undisturbed stream buffer, a 50-foot county undisturbed stream buffer, and a 75-foot county impervious stream buffer around the creek. The applicant states that an estimated 24.1% of the site would be covered in impervious surfaces. The site plan includes one detention pond and maintains a grass and sod area surrounding the development to help mitigate stormwater runoff. 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

No traffic study was submitted for the proposed development. The applicant estimates that the project would produce 350 trips per day.

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 0.03 MGD for each system. The applicant states that these demands can be covered by existing capacity. No water or sewer line extensions are anticipated.

Energy Supply

The applicant states that the proposed project's estimated peak connected electrical load would be 2.5 Megawatts. Rayle EMC would be the project's energy supply provider.

Solid Waste

The applicant estimates the project would generate 185 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 applicant states that no hazardous waste would be generated.

Lifecycle Costs and Revenues

The applicant estimates that the project would be worth \$24,000,000 at build-out in 2027 and generate \$181,315 in annual local taxes. On a per-acre basis, the project would be worth approximately \$685,714 and generate approximately \$5,180 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

Corbett S. Reynolds, Director of Field Services, Georgia Department of Transportation

The proposed development is not located on the state route system. However, a traffic impact study is recommended to determine the impacts to Meadow Crest, Meadow Crest Spur and SR 44 intersections.

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

MGRC would expect to see some increase in traffic on State Route 44 between Greensboro and Eatonton as a result of this development. This mirrors what has been seen in other recent DRIs in this area, like 4543 and 4497. With this facility being an assisted living facility, that should help to offset potential concerns of increased traffic. Of course, there is a continued need for transportation improvements in this corridor that has been referenced in other DRI reviews, and which is reflected in statewide transportation plans.