



DRI #4369

Review Requested for DRI #4369

You have received this notification because you represent an organization that has the potential to be affected by the development of the proposed project submitted as a Development of Regional Impact. Please review the following information about this development and respond with any comments via e-mail to Caity McKee, Senior Planner. The comment period runs from **1/24/2025 thru 2/8/2025**.

DRI #4369 The Bluffs at Darien - Darien

DRI#4369 spans approximately 18.07 acres, with the landowner pursuing a concept plan amendment for a planned unit development (PUD). The PUD is proposed for 129 total residential units. The project has a proposed build-out of approximately 3 years from the start of the project. The parcel involved in this concept plan amendment is 0053 0023.

Economic Development

The estimated value of the project at build-out is \$40,000,000. The estimated annual local tax revenues likely to be generated by the proposed development is \$619,000. The applicant indicates that the regional work force is sufficient to fill the demand created by the proposed project and that it will not displace any existing land uses.

Water Supply

The City of Darien will supply water for this development. The estimated water supply demand to be generated by the project is +/-0.038 MGD. The applicant states that there is sufficient water supply capacity available to serve the proposed project. Additionally, a water line extension will not be required to serve the proposed project.

Wastewater Disposal

The City of Darien will be the wastewater treatment provider for this development. The estimated sewage flow to be generated by the proposed project is anticipated to be +/-0.018 MGD. The applicant states that there is currently sufficient wastewater supply capacity available to serve the proposed project. The applicant stated that a sewer line extension will not be required to serve this proposed project.

Transportation

A traffic study has been performed. The applicant indicates the expected traffic volume to be generated by the proposed development is approximately 248 total peak hour trips per day. They indicate that transportation improvements will be needed to serve the proposed project, including a 125-foot extension of 7th Street West. The property needed for the extension is already owned by the City; it will be completed at developers' expense. The proposed development will be accessed off of and served by Old River Road.

Solid Waste Disposal

An estimated 214 tons of solid waste will be generated annually. The applicant indicated that the current landfill capacity is sufficient to serve the project and that hazardous waste will not be generated.

Stormwater Management

Approximately 38% of the project site is expected to be impervious surface once the development is completed. The applicant indicated Developer will comply with Georgia Coastal Stormwater Management Regulations.

Environmental Quality

Applicant states that development is not likely to affect wetlands and floodplains. However, a portion of the site lies within zone AE.

Local Planning Considerations

The McIntosh County Future Land Use Map designates project site as One and Two Family Residential. The zoning for the project is PUD (Planned Unit Development).

Regional Planning Considerations

The regional [Future Development Map](#) designates a small portion of the project site as Rural. *Rural* areas are not expected to urbanize or require urban services in the next 20 years. These areas are characterized by sparsely developed non-urban areas where the land is primarily used for farming, forestry, very low density residential or open space uses. The maps also designates the majority of the project site as Developed. *Developed* areas currently exhibit urban type development patterns, and currently have access to urban services. These areas typically include higher density residential areas, along with industrial and commercial developments.

The [ARSA Map](#) designates portions of the project site as an *Areas of Significant Natural Resources on the project site*. *These areas are* Regionally Important Resources (green infrastructure, groundwater recharge areas, wetlands, priority forests, floodplains, and conservation areas) are likely to be threatened by development. Additionally, a portion of the project site is also designated as an *Area in Need of Redevelopment*, which is an area that requires improvement to aesthetics, where potential for infill exists, or where there is high poverty or unemployment.

The [Green Infrastructure Map](#) shows wetlands and floodplains within the development parcel. A portion of the site lies within zone AE.

For more information on this development, please see the information forms [here](#) and [here](#).

Also included for your review is the: [Existing Zoning](#), [Future Land Use Map](#), and a [Conceptual Site Plan](#) are included.

Please submit your comments to [Caity McKee](#) by 2/8/2025.

Sincerely,

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