



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: May 11, 2016

ARC REVIEW CODE: R1604251

TO: Chairman Charlotte Nash, Gwinnett County Board of Commissioners
ATTN TO: Jeffrey West, Planning Division Director
FROM: Douglas R. Hooker, Executive Director, ARC
RE: Development of Regional Impact Review

Digital signature
Original on file

The Atlanta Regional Commission (ARC) has completed regional review of the following Development of Regional Impact (DRI). Below is the ARC finding. ARC reviewed the DRI with regard to its 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. The finding does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Horizon Pointe

Submitting Local Government: Gwinnett County

Review Type: Development of Regional Impact **Date Opened:** April 25, 2016 **Date Closed:** May 11, 2016

Description:

This DRI is located in unincorporated Gwinnett County at the northern terminus of Horizon Drive, approximately 1/2-mile north of its intersection with Old Peachtree Road. The project consists of 702,084 sq. ft. of warehouse/distribution space in two buildings on 67 acres. The property represents a portion of two sites previously reviewed as DRIs: Peachtree Technology Center in 2000 and New Trend Developments, LLC in 2006 (DRI #1010). The trigger for this DRI is a rezoning.

Comments:

According to the ARC Unified Growth Policy Map (UGPM), a component of the Atlanta Region's Plan, the proposed development is located within the Developed/Established Suburbs area of the region. Developed/Established Suburbs are areas of development that occurred roughly from 1970 to 1995. These areas are projected to remain suburban in character through 2040.

The ARC Regional Development Guide (RDG), a related Atlanta Region's Plan component, details recommended policies for areas and places on the UGPM. Recommended policies for Developed/Established Suburbs include:

- New development should connect to the existing road network and adjacent developments and use of cul-de-sacs or other means resulting in disconnected subdivisions should be discouraged;
- Maximize the usefulness of existing recreational facilities in addition to providing new recreational opportunities;
- Eliminate vacant or under-utilized parking areas through mechanisms such as out-parceling or conversion to community open space;
- Use rain gardens, vegetated swales or other enhanced water filtration design to enhance the quality of stormwater run-off; and
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location.

The intensity of this proposed project generally aligns with the RDG's recommended range of densities and building heights in the Developed/Established Suburbs area.

Additional ARC staff comments and comments from other affected parties are included in this report.

–CONTINUED ON NEXT PAGE–

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT DIVISION
ARC RESEARCH & ANALYTICS DIVISION
GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF BUFORD
GEORGIA MOUNTAINS REGIONAL COMMISSION

ARC TRANSPORTATION ACCESS & MOBILITY DIVISION
ARC AGING & HEALTH RESOURCES DIVISION
GEORGIA DEPARTMENT OF TRANSPORTATION
CITY OF SUGAR HILL
NORTHEAST GEORGIA REGIONAL COMMISSION

ARC NATURAL RESOURCES DIVISION
GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF SUWANEE

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website located at <http://www.atlantaregional.com/land-use/planreviews>.

Andrew Smith

From: Billings, Julia <jbillings@dot.ga.gov>
Sent: Thursday, May 05, 2016 4:46 PM
To: Andrew Smith
Cc: Mertz, Kaycee; Fowler, Matthew
Subject: RE: ARC DRI Review Notification - Horizon Pointe (DRI #2563)

Andrew,

GDOT Planning has reviewed the Horizon Pointe DRI Preliminary Report. The following projects are located near the proposed DRI site:

PI 110600-: I-85 from N of Old Peachtree to Hamilton Mill Rd - Managed Lanes.

PI 0010814: I-85 NB @ I-985 - Flyover Ramp.

Andrew Hoenig is the GDOT Project Manager for both projects and can be reached at 404-631-1757 or ahoenig@dot.ga.gov for further coordination if needed.

Thanks,

Julia Billings, AICP

Transportation Planner
Georgia Department of Transportation, Office of Planning
600 West Peachtree Street NW, 5th floor
Atlanta, GA 30308
(404) 631-1774
jbillings@dot.ga.gov

From: Andrew Smith [<mailto:ASmith@atlantaregional.com>]
Sent: Monday, April 25, 2016 5:24 PM
To: 'jud.turner@gaepd.org'; VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; Allen, Patrick; Woods, Dan; Olson, David W; 'alware@dot.ga.gov'; Crowe, Richard; Giles, Shane; 'lbeall@grta.org'; 'BDennard@grta.org'; 'DRI@grta.org'; 'Jon West'; kwolfe@cityofbuford.com; bkerlin@cityofbuford.com; kawana@cityofsugarhill.com; tschick@cityofsugarhill.com; jcampbell@suwanee.com; Daniel Robinson (DRobinson@suwanee.com); ahazell@gmrc.ga.gov; Jim Moneyhun (JMoneyhun@negrc.org); Theresa Owen; Kathy.Holland@gwinnettcounty.com; Jeffrey.West@gwinnettcounty.com; james.pugsley@gwinnettcounty.com; Gerald.Oberholtzer@gwinnettcounty.com; 'Lewis.Cooksey@gwinnettcounty.com'; SLanham@mptlawfirm.com; jmahaffey@mptlawfirm.com; mirby@taylormathis.com; hreynolds@taylormathis.com; John.Walker@kimley-horn.com; greg.maxey@kimley-horn.com; jinwoo.seo@kimley-horn.com; elizabeth.johnson@kimley-horn.com; michael.wanko@kimley-horn.com
Cc: Community Development; Jonathan Tuley; David Haynes; Hall, Patrick; Jim Skinner; Jim Santo; Renee Ray
Subject: ARC DRI Review Notification - Horizon Pointe (DRI #2563)

Development of Regional Impact (DRI) – Request for Comments

This e-mail serves as notice that the Atlanta Regional Commission (ARC) staff has begun a Development of Regional Impact (DRI) review for Horizon Pointe (DRI #2563).

This DRI is located in unincorporated Gwinnett County at the northern terminus of Horizon Drive, approximately 1/2-mile north of its intersection with Old Peachtree Road. The project consists of 702,084 sq. ft. of warehouse/distribution space in two buildings on 67 acres. The property represents a portion of two sites previously reviewed as DRIs: Peachtree Technology Center in 2000 and New Trend Developments, LLC in 2006 (DRI #1010). The trigger for this DRI is a rezoning.

As a representative of an adjacent community and/or potentially affected entity, we request that you or a member of your staff review the attached Preliminary Report and provide comments to ARC on or before **May 10, 2016**. You may also view the preliminary report and other project information by visiting the [ARC Plan Reviews webpage](#) and searching for "Horizon Pointe" in the field at the bottom of the page. The report and other information will be available online as of tomorrow, April 26.

Date opened: April 25, 2016

Deadline for comments: May 10, 2016

Close by: May 16, 2016* (If no significant issues are identified during the comment period, the review will close on May 10, 2016)

For more information regarding the DRI process or other DRIs reviewed by ARC, please see the [ARC DRI webpage](#).

Please let me know if you have any questions.

Regards,

Andrew Smith

Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

40 Courtland Street, NE
Atlanta, Georgia 30303-2538

P | 404.463.5581

F | 404.463.3254

asmith@atlantaregional.com

atlantaregional.com

100 years ago – on August 16, 1916 – the seeds were planted for what would grow into the Georgia Department of Transportation. With the official launch of the Centennial celebration, please join us as we explore GDOT's role in getting Georgia out of the mud - from humble beginnings to today's modern transportation system. *Celebrating a century of simply the best in safety, service and innovation.* Visit <http://www.dot.ga.gov/AboutGDOT/gdotcentennial> #GDOT100

Andrew Smith

From: Hood, Alan C. <achood@dot.ga.gov>
Sent: Tuesday, April 26, 2016 1:58 PM
To: Andrew Smith
Cc: Brian, Steve; Comer, Carol; Robinson, Joseph; Matthew.Smith@gwinnettcountry.com
Subject: RE: ARC DRI Review Notification - Horizon Pointe (DRI #2563)
Attachments: Preliminary Report - Horizon Pointe .pdf

Andrew,

The proposed development, of two buildings of warehouse / distribution space, is located approximately 5.7 miles north of the Gwinnett County Airport – Briscoe Field (LZU), and is located outside of any of their FAA surfaces, and compatible land use areas, and does not appear to impact the airport.

However, if the proposed project's vertical construction, or equipment exceeds 200ft above ground level, an FAA Form 7460-1 must be submitted to the Federal Aviation Administration. That may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notification, no later than 90 days prior to construction. The FAA will evaluate the potential impact of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

I have copied Mr. Matt Smith with Gwinnett County Airport – Briscoe Field on this email.

Thank you for the opportunity to comment on the proposed development.

Alan Hood | Airport Safety Data Program Manager
Georgia Department of Transportation - Aviation Programs
600 West Peachtree Street, N.W. | 2nd Floor | Atlanta, Georgia 30308
T: 404-631-1343 | F: 404-631-1935 | M: 404-660-3394 | E: achood@dot.ga.gov

View our website at <http://www.dot.ga.gov/IS/Aviation>

From: Andrew Smith [mailto:ASmith@atlantaregional.com]
Sent: Monday, April 25, 2016 5:24 PM
To: 'jud.turner@gaepd.org'; VanDyke, Cindy; Fowler, Matthew; Comer, Carol; Hood, Alan C.; Allen, Patrick; Woods, Dan; Olson, David W; 'alware@dot.ga.gov'; Crowe, Richard; Giles, Shane; 'lbeall@grta.org'; 'BDennard@grta.org'; 'DRI@grta.org'; 'Jon West'; kwolfe@cityofbuford.com; bkerlin@cityofbuford.com; kawana@cityofsugarhill.com; tschick@cityofsugarhill.com; jcampbell@suwanee.com; Daniel Robinson (DRobinson@suwanee.com); ahazell@gmrc.ga.gov; Jim Moneyhun (JMoneyhun@negrc.org); Theresa Owen; Kathy.Holland@gwinnettcountry.com; Jeffrey.West@gwinnettcountry.com; james.pugsley@gwinnettcountry.com; Gerald.Oberholtzer@gwinnettcountry.com; 'Lewis.Cooksey@gwinnettcountry.com'; SLanham@mptlawfirm.com; jmahaffey@mptlawfirm.com; mirby@taylormathis.com; hreynolds@taylormathis.com; John.Walker@kimley-horn.com; greg.maxey@kimley-horn.com; jinwoo.seo@kimley-horn.com; elizabeth.johnson@kimley-horn.com; michael.wanko@kimley-horn.com
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Please let me know if you have any questions.

Regards,

Andrew Smith

Senior Planner, Community Development Division

Atlanta Regional Commission
regional impact + local relevance

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MEMORANDUM

TO: Andrew Smith, Community Development Division

FROM: Patrick Hall, Transportation Access and Mobility Division

DATE: April 22, 2016

SUBJECT: Transportation Division Review of DRI # 2563

Project: Horizon Pointe

County: Gwinnett County

Location: 57.5 acres of vacant land at the end of Horizon Drive, a dead-end roadway that connects to Old Peachtree Road.

Analysis:

Expedited

☒

Non-Expedited

☐

The Transportation Access & Mobility Division has reviewed the DRI submittal package for the Horizon Pointe project. The review includes assessing regional plan consistency, impacts on other transportation projects that are planned or underway, and recommendations to mitigate impacts to the transportation network and improve local and regional plan and policy consistency.

Active TIP Projects potentially affected by the proposed project:

None.

Regional Plan Consistency:

The Atlanta Region's Plan was adopted in 2016. The Plan's goals and objectives fall under the three tenets of the Plan's Vision: Competitive Economy, World-Class Infrastructure and Healthy, Livable Communities (<http://documents.atlantaregional.com/The-Atlanta-Region-s-Plan/policy-framework.pdf>). Specific goals include: building the Region as a globally recognized hub of innovation and prosperity, by fully leveraging economic generators, supporting communities to achieve higher levels of investment and development, and maintaining and improving the economic viability and accessibility of key intermodal freight facilities.

The Atlanta Region's Plan Unified Growth Policy Map (UGPM): The project is located adjacent to the Suwanee Gateway Community Activity Center, and is currently defined as an Established Suburb.

Gwinnett County Future Development Map: This parcel is currently identified as a Preferred Office Mixed-Use Area.

-CONTINUED NEXT PAGE-

TAMD Comments & Recommendations:

1. Trip generation for current and future construction is estimated at 2,000 trips per day. The proposed development will add 1,490 of those trips, with 374 of them as heavy vehicle (truck) trips. This will not push the level of service of surrounding roads below the accepted level of D.

HORIZON POINTE DRI
Gwinnett County
Natural Resources Division Review Comments
April 19, 2016

Stream Buffers and Watershed Protection

The proposed project property is in the Chattahoochee Corridor watershed, but it is not within the Chattahoochee River Corridor and is not subject to Corridor Plan requirements. The Chattahoochee River watershed upstream of Peachtree Creek is also a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake.

The USGS coverage for the project area shows a blue line stream in the vicinity of the eastern and northeastern boundary of the project. The submitted site plan shows this stream as well as a tributary crossing the southern portion of the project site. These streams are tributaries to Ivy Creek, a tributary of Brushy Creek, which flows into the Chattahoochee River. Stream buffers are shown, but the widths vary and they are not consistently identified. The 25-foot state Sediment and Erosion Control buffer as well as the County's 50-foot stream buffer and additional 25-foot impervious setback should be clearly labelled and consistently shown on all streams shown on the plans. Any unmapped streams on the property may also be subject to the requirements of the County stream buffer ordinance. Any unmapped state waters on the property will be subject to the State 25-foot Erosion and Sedimentation buffer requirement. Any intrusions into County buffer or setback may require a variance, as will intrusions into the state 25-foot Erosion and Sedimentation buffer.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality. During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements. After construction, water quality will be impacted due to polluted stormwater runoff. The amount of pollutants that will be produced after construction of the proposed development are dependent on the type and intensity of the use and the impervious coverage, which will affect the design of stormwater controls for the project.

In order to address post-construction stormwater runoff quality, the project should implement stormwater management controls (structural and/or nonstructural) as found in the Georgia Stormwater Management Manual (www.georgiastormwater.com) and meet the stormwater management quantity and quality criteria outlined in the Manual. Where possible, the project should utilize the stormwater better site design concepts included in the Manual.

We also suggest the following additional measures to help reduce stormwater reduction and provide for its reuse:

- Use green spaces and tree planting beds as stormwater controls. These can be designed to provide maximum aesthetic value while also providing for water quality treatment and run-off reduction, potentially reducing the need for larger stormwater facilities and helping to minimize the negative effects of stormwater runoff on streams and water quality.
- Use pervious concrete or other pervious materials in the parking/storage areas. With the proper substrate, such materials can provide a large storage capacity, which will further help to reduce stormwater runoff and can help filter pollutants before reaching streams.
- Include rainwater capture in the project design to provide for landscape irrigation during dry periods.

Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #2563

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:

Gwinnett County

Individual completing form:

Jerry T. Oberholtzer

Telephone:

678-518-6215

E-mail:

gerald.oberholtzer@gwinnettcounty.com

*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:

Horizon Pointe

Location (Street Address,
GPS Coordinates, or Legal
Land Lot Description):

Northern terminus of Horizon Drive, Suwanee area, Gwinnett County (District 7, Land Lot 172)

Brief Description of Project:

698,000 sq. ft. of light industrial space on 67 acres.

Development Type:

☐ (not selected)

☐ Hotels

☐ Wastewater Treatment Facilities

☐ Office

☐ Mixed Use

☐ Petroleum Storage Facilities

☐ Commercial

☐ Airports

☐ Water Supply
Intakes/Reservoirs

☐ Wholesale & Distribution

☐ Attractions & Recreational
Facilities

☐ Intermodal Terminals

☐ Hospitals and Health Care
Facilities

☐ Post-Secondary Schools

☐ Truck Stops

<input type="radio"/> Housing <input type="radio"/> Waste Handling Facilities <input type="radio"/> Any other development types	
<input checked="" type="radio"/> Industrial <input type="radio"/> Quarries, Asphalt & Cement Plants	
If other development type, describe:	
Project Size (# of units, floor area, etc.):	698,000 sq. ft.
Developer:	T&M Properties V, LLC
Mailing Address:	1550 North Brown Road
Address 2:	Suite 125
	City:Lawrenceville State: GA Zip:30043
Telephone:	770-232-0000
Email:	slanham@mptlawfirm.com
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:	Pinebloom Gwinnett I, LLC, Pointebrand II, LLC, & Pointebrand III, 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 checked="" type="radio"/> Yes <input type="radio"/> No
If yes, provide the following information:	Project Name: New Trend Developments
	Project ID: 1010
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 checked="" type="checkbox"/> Other Special Use Permit
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	35%
Estimated Project Completion Dates:	This project/phase: Unknown Overall project: Unknown
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Developments of Regional Impact

[DRI Home](#) [DRI Rules](#) [Thresholds](#) [Tier Map](#) [FAQ](#) [Apply](#) [View Submissions](#) [Login](#)

DRI #2563

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: Gwinnett County
Individual completing form: Jerry T. Oberholtzer
Telephone: 678-518-6215
Email: gerald.oberholtzer@gwinnettcounty.com

Project Information

Name of Proposed Project: Horizon Pointe
DRI ID Number: 2563
Developer/Applicant: T&M Properties V, LLC
Telephone: 770-232-0000
Email(s): slanham@mptlawfirm.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: \$31,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$400,000

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: Gwinnett County

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.048 MGD

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?

Wastewater Disposal

Name of wastewater treatment provider for this site: Gwinnett County

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.040 MGD

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?

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.) 1,500 trips per day, 133 trips AM peak, 120 trips PM peak

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:

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 700 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? 52%

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 systems which maintain current drainage patterns will be designed in accordance with Georgia Stormwater Management manual. The developer will retain undisturbed and non-impervious stream buffers as required by State and County ordinances.

Environmental Quality

Is the development located within, or likely to affect any of the following:

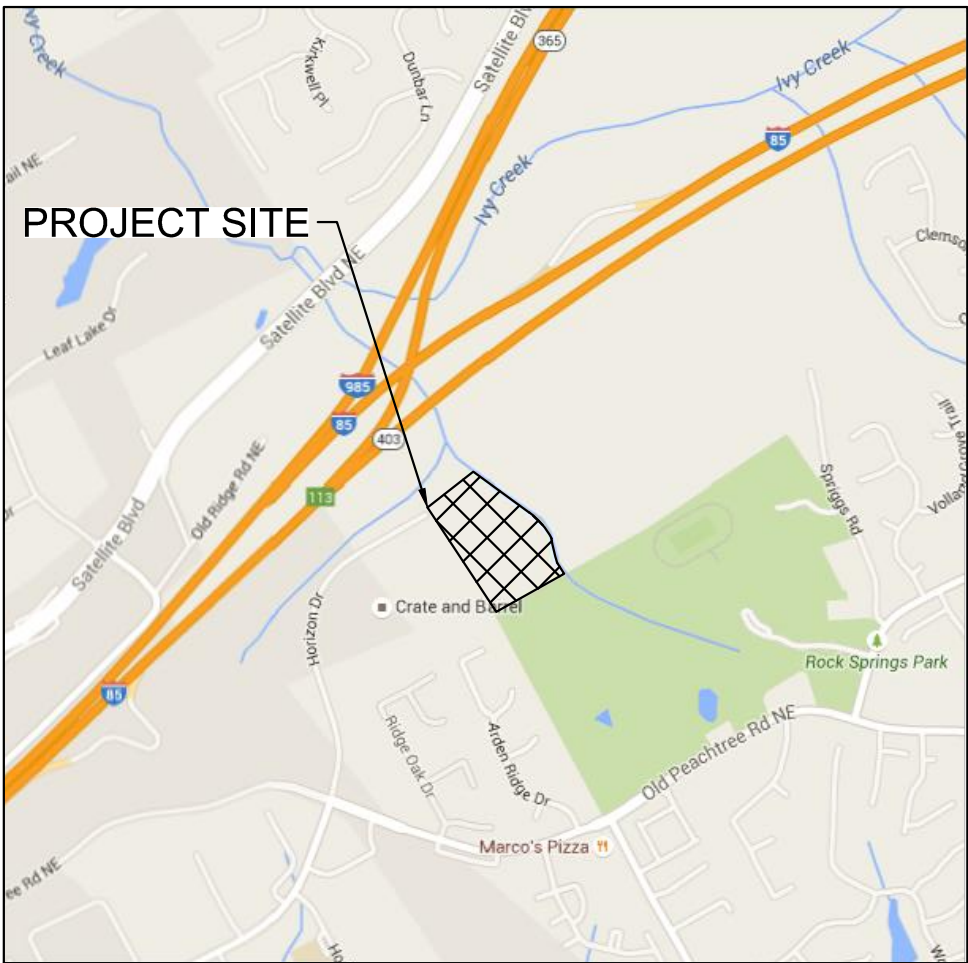
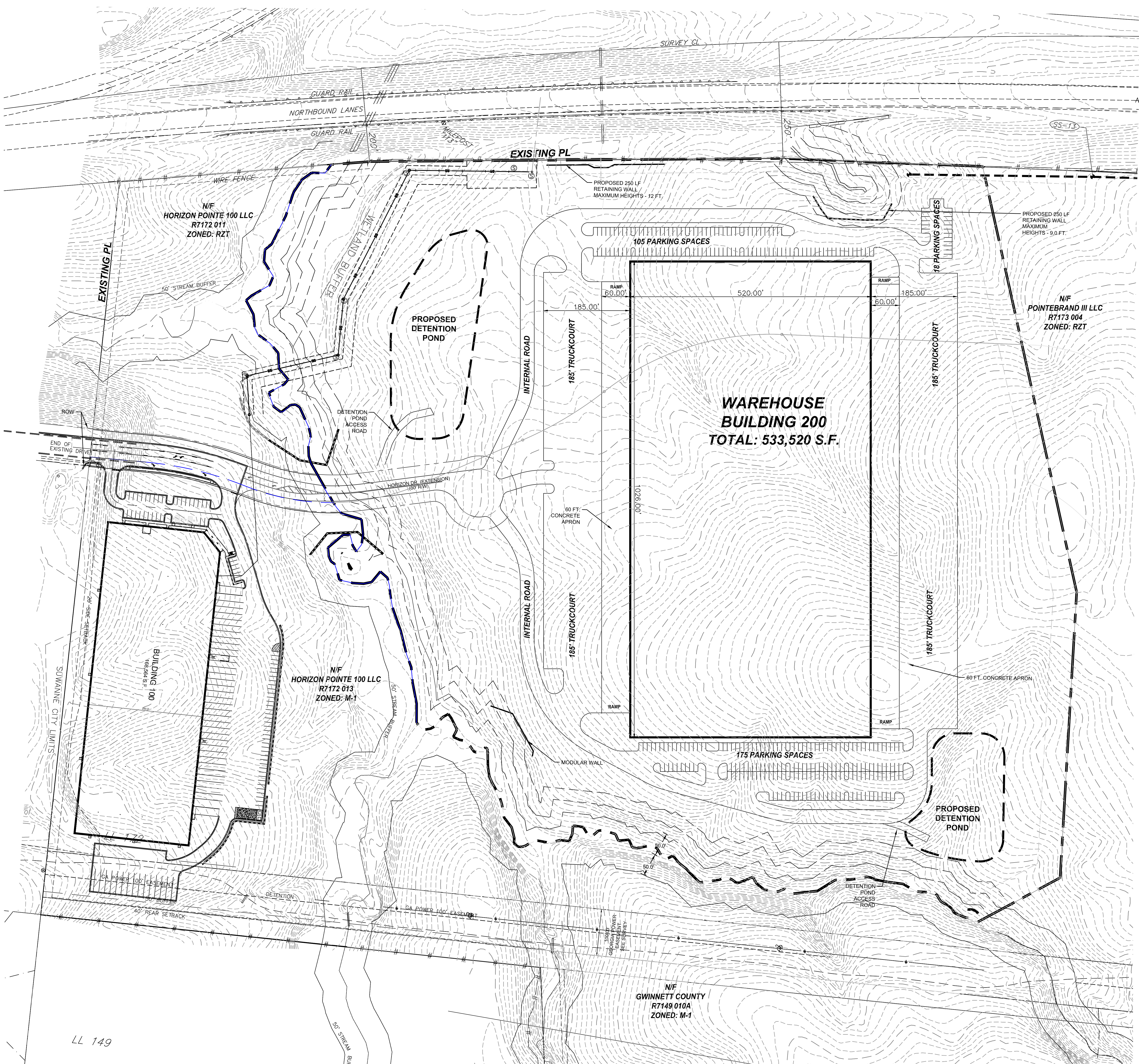
1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☒ Yes ☐ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not 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:

3. Not affected 5. Intermittent stream that will have 75' impervious buffers

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[GRTA DRI Page](#) | [ARC DRI Page](#) | [RC Links](#) | [DCA DRI Page](#) | [Site Map](#) | [Statements](#) | [Contact](#)



VICINITY MAP
N.T.S.

DRI 2563

SITE DATA:

SITE ADDRESS:
HORIZON DR., UNINCORPORATED GWINNETT COUNTY,
GA 30024
(BUILDING ADDRESS TO BE DETERMINED)
ZONING:
CURRENT ZONING: RZT (SINGLE FAMILY ZERO LOT
LINE/TOWNHOME DISTRICT)
PROPOSED ZONING: M-1 (LIGHT INDUSTRIAL DISTRICT)
LAND AREA:
57.50 AC.

DEVELOPMENT STATISTICS
SUMMARY:

TOTAL AREA OF SITE: 57.50 AC
BUILDING FOOTPRINTS: 533,520 SF
PARKING SPACES PROVIDED: 298 SPACES

PROPOSED DENSITY SUMMARY:

WAREHOUSE: 533,520 SF

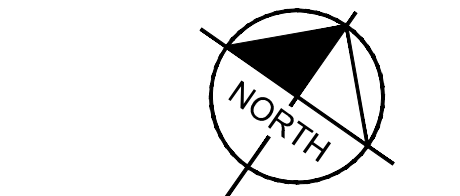
PROPOSED PARKING SUMMARY:

REQUIRED PARKING: 214 SPACES TOTAL
PARKING PROPOSED: 298 SPACES

APPLICANT NAME:

OWNER/
DEVELOPER: TAYLOR & MATHIS PROPERTIES V, LLC
245 TOWNPARK DRIVE, SUITE 575
KENNESAW, GA 30144
CONTACT: MIKE IRBY
PHONE: (770) 795-1330
TRAFFIC ENGINEER: KIMLEY-HORN
CONTACT: JOHN WALKER
PHONE: 404-201-6157
CIVIL ENGINEER: KIMLEY-HORN
CONTACT: GREG MAXEY
PHONE: 470-299-7045

GEORGIA811.
Call before you dig.



GRAPHIC SCALE IN FEET
0 40 80 160

PROJECT: HORIZON POINTE HORIZON DRIVE		CLIENT: TAYLOR & MATHIS PROPERTIES V, LLC	
7th DISTRICT: LAND LOT 172, PARCEL NO. 7172 009		245 TownPark Drive, Suite 575 Kennesaw, GA 30144	
TITLE: DRI SITE PLAN		DATE: 04/15/16	
PROJECT NO. 0199000000		SHEET NUMBER	
DRI-1		BY: DATE:	
REVISIONS		No.	
Kimley»Horn		© 2016 KIMLEY-HORN AND ASSOCIATES, INC. 2 SUN COURT, SUITE 450 PEACHTREE CORNERS, GEORGIA 30092 PHONE (678) 533-3803 WWW.KIMLEY-HORN.COM	
GSWCC LEVEL # 0000000130		SCALE: AS NOTED DRAWN BY: JDT DESIGNED BY: JDT CHECKED BY: GMM	