



REGIONAL REVIEW NOTICE

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DATE: April 25, 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

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Original on file

The Atlanta Regional Commission (ARC) has completed a preliminary regional review of the following Development of Regional Impact (DRI). 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. This preliminary report does not address whether the DRI is or is not in the best interest of the local government.

Name of Proposal: Horizon Pointe

Review Type: DRI

Submitting Local Government: Gwinnett County

Date Opened: April 25, 2016

Deadline for Comments: May 10, 2016

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

PRELIMINARY 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 suburbs 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
- Identify other opportunities to foster a sense of community by developing town centers, village centers or other places of centralized location

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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 preliminary comments are included in this report.

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>.



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DEVELOPMENT OF REGIONAL IMPACT REQUEST FOR COMMENTS

Instructions: The project described below has been submitted to this Regional Commission for review as a Development of Regional Impact (DRI). A DRI is a development of sufficient scale or importance that it is likely to generate impacts beyond the jurisdiction in which the project is located, for example in 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 in this packet and offer your comments in the space provided. The completed form should be returned to ARC on or before the specified return deadline.

Preliminary Findings of the RDC: Horizon Pointe See the *Preliminary Report*.

Comments from affected party (attach additional sheets as needed):

Individual Completing Form:

Local Government:

Department:

Telephone: ()

Signature:

Date:

Please return this form to:

Andrew Smith, Atlanta Regional Commission
40 Courtland Street NE
Atlanta, GA 30303
Ph. (404) 463-5581 Fax (404) 463-3254
asmith@atlantaregional.com

Return Date: *May 10, 2016*

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: April 25, 2016

ARC REVIEW CODE: R1604251

TO: ARC Division Managers

FROM: Andrew Smith, Ext. 3-5581

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Transportation Access and Mobility: Hall, Patrick

Natural Resources: Santo, Jim

Research and Analytics: Skinner, Jim

Aging and Health Resources: Ray, Renee

Name of Proposal: Horizon Pointe

Review Type: Development of Regional Impact

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.

Submitting Local Government: Gwinnett County

Date Opened: April 25, 2016

Deadline for Comments: May 10, 2016

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

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

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.



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.

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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.

Developments of Regional Impact

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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@gwinnettcountry.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

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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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