

DATE: April 15, 2022

TO: Chairman Phillip Beard, City of Buford  
ATTN TO: Kim Wolfe, City Clerk/Planning Director, City of Buford  
RE: Development of Regional Impact (DRI) Review  
FROM: Mike Alexander, ARC Center for Livable Communities

ARC has completed a preliminary regional review of the following DRI. ARC reviewed the DRI's 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:** IDI/Gravel Springs Road DRI 3558

**Submitting Local Government:** City of Buford

**Date Opened:** April 15, 2022    **Deadline for Comments:** April 29, 2022    **Date to Close:** May 4, 2022

**Description:** A DRI review of a proposal to build a one-story building with 1,026,813 SF of industrial space on a 58.2 acre site south/southwest of the SR324/Gravel Springs Road and north of I-85 in the City of Buford in Gwinnett County. Currently roughly half of the site is forested and the other half used for agricultural purposes and several single-family homes. Three driveways are proposed on SR324/Gravel Springs Road. A total of 337 car parking spaces and 197 truck/trailer drops are included.

## **PRELIMINARY COMMENTS:**

### ***Key Comments***

*The project is partially aligned with applicable Developing Suburbs growth policy recommendations which state: "There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses." It could be better aligned through retention of additional wooded green space.*

*City of Buford land use designation is split between Commercial adjacent to I-85 and Industrial for the remainder of the site. A rezoning from RA-200 - Agriculture/Residence to M-1 Light Industrial is being requested.*

*The project is expected to generate approximately 1,098 daily new car trips and 562 new truck trips; a number of traffic mitigation improvements are identified in the TIS. Opportunities to utilize multi-modal*

*strategies are limited by the site's warehouse use and location; an internal sidewalk network will connect to the existing sidewalk on Gravel Springs Road.*

*The parking area on the south side of building intrudes into stream buffers and may require City variances.*

*Incorporation of green stormwater and heat island mitigation approaches for the 337 car parking spaces and 197 truck loading/trailer drop spaces proposed would be supportive of regional environmental policies.*

## **General Comments**

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the site of this DRI is designated as Developing Suburbs. The Plan's Regional Development Guide (RDG) details general information and policy recommendations for Developing Suburbs which are provided at the end of these comments.

## **Transportation and Mobility Comments**

ARC's Transportation Access and Mobility Group comments will be provided in the Final Report.

The project is expected to generate a total of 1,098 daily new car trips and 562 daily new truck trips. Opportunities to utilize multi-modal strategies are limited by the site's warehouse use and location. A range of roadway improvements are identified in the TIS to mitigate the traffic generated by the project.

An internal sidewalk network will connect to the existing sidewalk on Gravel Springs Road.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

## **ARC Natural Resources Comments**

ARC's Natural Resources Group comments will be provided in the Final Report.

The site plan shows a small lake and stream mostly located within the adjacent properties to the south. Regulated stream buffers from these offsite water elements extend into the site. The parking area on the south side of the building intrudes into the stream buffer. A state and/or city variance may be needed to allow this intrusion.

## **Other Environment Comments**

The southern half of the site is mostly wooded; additional retention of existing trees on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation.

The project can further support The Atlanta Region's Plan in general by incorporating other aspects of regional policy, including green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

No EV charging stations are proposed; inclusion of some EV charging stations would be supportive of regional EV infrastructure development plans.

### **Unified Growth Policy: Developing Suburbs**

Developing Suburbs are areas in the region where suburban development has occurred, and the conventional development pattern is present but not set. These areas are characterized by residential development with pockets of commercial and industrial development. These areas represent the extent of the urban service area. There is a need in these areas for additional preservation of critical environmental locations and resources, as well as agricultural and forest uses. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Transportation improvements are needed within these Developing Suburbs, but care should be taken not to spur unwanted growth.

The intensity and land use of this proposed project is partially aligned with The Atlanta Region's Plan's recommendations for Developing Suburbs. The project could be made more responsive to these goals and policies by retaining as much existing wooded area as possible and employing green infrastructure in the large surface parking areas. City of Buford leadership and staff, along with the applicant team, should collaborate closely to ensure absolute maximum sensitivity to nearby local governments, neighborhoods, land uses and natural resources.

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

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION

GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
GWINNETT COUNTY

GEORGIA CONSERVANCY

CITY OF BUFORD

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



## Developments of Regional Impact

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### DRI #3558

#### 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: Buford  
 Individual completing form: Kim Wolfe  
 Telephone: 770-945-6761  
 E-mail: [kwolfe@cityofbuford.com](mailto:kwolfe@cityofbuford.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: IDI/Gravel Springs Road  
 Location (Street Address, GPS Coordinates, or Legal Land Lot Description): Gravel Springs Road, Buford, Georgia 34 04' 03" N, 83 57' 10"W  
 Brief Description of Project: Proposed multi-building industrial development with a total of 848,738 sf of buildings.

#### Development Type:

- |  |   |   |
|--|---|---|
| <input type="radio"/> (not selected)                       | <input type="radio"/> Hotels                                | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office                               | <input type="radio"/> Mixed Use                             | <input type="radio"/> Petroleum Storage Facilities    |
| <input type="radio"/> Commercial                           | <input type="radio"/> Airports                              | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution             | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals            |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools                | <input type="radio"/> 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.): 848,738 sf industrial buildings

Developer: IDI

Mailing Address: 1197 Peachtree Street, NE

Address 2: Bldg. 300, Suite 600

City: Atlanta State: GA Zip: 30361

Telephone: 770-866-1117

Email: [gary.minor@idilogistics.com](mailto:gary.minor@idilogistics.com)

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: Varies (Multiple tracts of land under contract with IDI)

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI?

(not selected)Yes

No

If yes, provide the following information:

Project Name:

Project ID:

The initial action being requested of the local government for this project:

Rezoning

Variance

Sewer

Water

Permit

Other

Is this project a phase or part of a larger overall project?

(not selected)Yes

No

If yes, what percent of the overall project does this project/phase represent?

Estimated Project Completion Dates:

This project/phase: July 2023

Overall project: July 2023

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## Developments of Regional Impact

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**DRI #3558**

### 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: Buford  
Individual completing form: Kim Wolfe  
Telephone: 770-945-6761  
Email: kwolfe@cityofbuford.com

#### Project Information

Name of Proposed Project: IDI/Gravel Springs Road  
DRI ID Number: 3558  
Developer/Applicant: IDI  
Telephone: 770-866-1117  
Email(s): gary.minor@idilogistics.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: \$65,000,000.00

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$910,000.00

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)?

0.025 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)?

0.021 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.)

Peak hour trips are 153 (in PM) Daily trips are 1,384

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)?

550 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: The site will utilize a stormwater facility with water quality, channel protection and detention to treat the water.

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:  
An Army Corp NWP 39 will be obtained for the site and mitigation bank credit will be purchased to offset the impacts.

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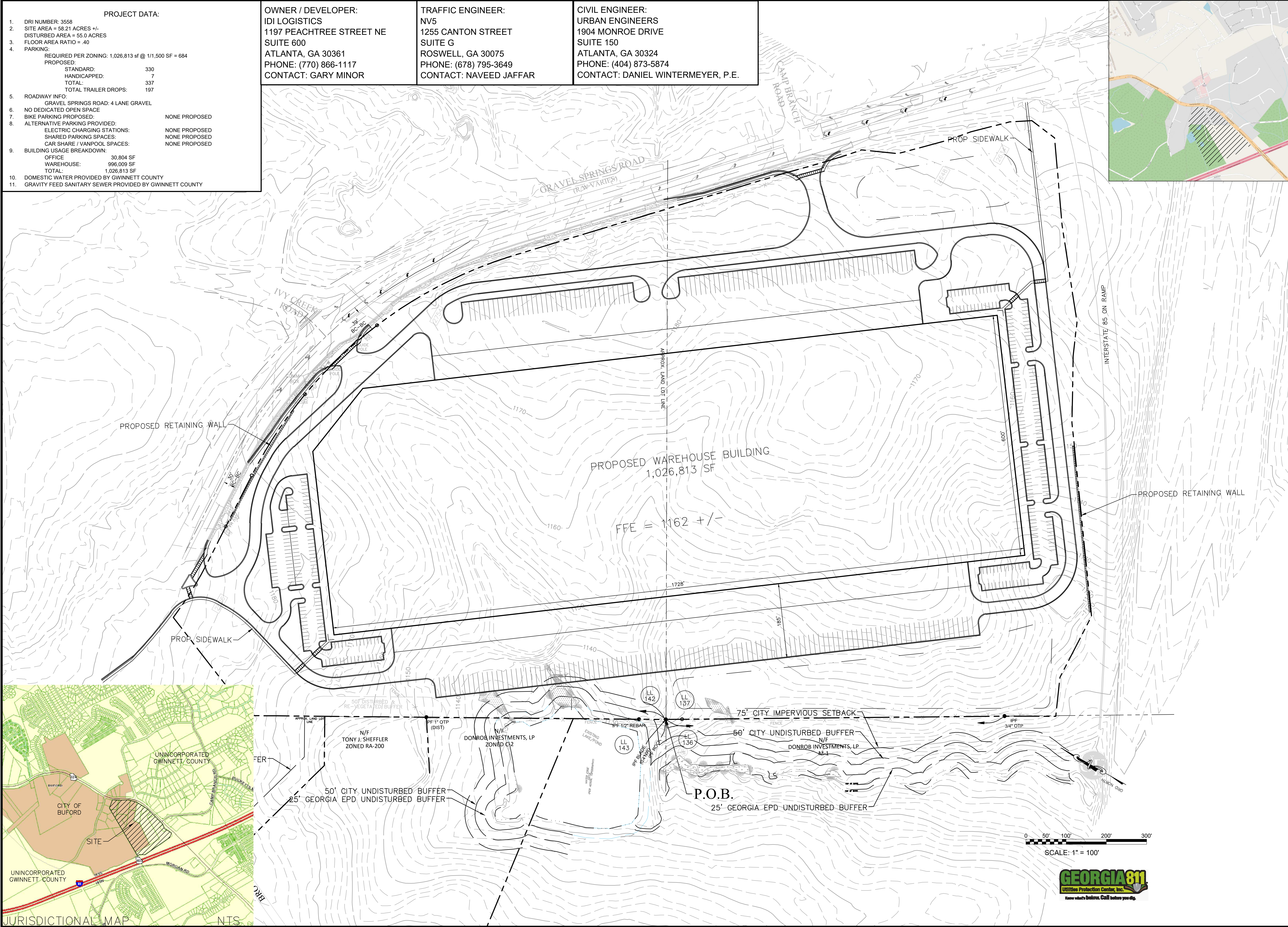


PROJECT DATA:		
1.	DRI NUMBER: 3558	
2.	SITE AREA = 58.21 ACRES +/-	
3.	DISTURBED AREA = 55.0 ACRES	
4.	FLOOR AREA RATIO = .40	
5.	PARKING:	
	REQUIRED PER ZONING: 1,026,813 sf @ 1/1,500 SF = 684	
	PROPOSED:	
	STANDARD:	330
	HANDICAPPED:	7
	TOTAL:	337
	TOTAL TRAILER DROPS:	197
6.	ROADWAY INFO:	
	GRAVEL SPRINGS ROAD: 4 LANE GRAVEL	
7.	NO DEDICATED OPEN SPACE	
8.	BIKE PARKING PROPOSED:	NONE PROPOSED
9.	ALTERNATIVE PARKING PROVIDED:	NONE PROPOSED
	ELECTRIC CHARGING STATIONS:	NONE PROPOSED
	SHARED PARKING SPACES:	NONE PROPOSED
	CAR SHARE / VANPOOL SPACES:	NONE PROPOSED
10.	BUILDING USAGE BREAKDOWN:	
	OFFICE:	30,804 SF
	WAREHOUSE:	996,009 SF
	TOTAL:	1,026,813 SF
11.	DOMESTIC WATER PROVIDED BY GWINNETT COUNTY	
	GRAVITY FEED SANITARY SEWER PROVIDED BY GWINNETT COUNTY	

OWNER / DEVELOPER:  
IDI LOGISTICS  
1197 PEACHTREE STREET NE  
SUITE 600  
ATLANTA, GA 30361  
PHONE: (770) 866-1117  
CONTACT: GARY MINOR

TRAFFIC ENGINEER:  
NV5  
1255 CANTON STREET  
SUITE G  
ROSWELL, GA 30075  
PHONE: (678) 795-3649  
CONTACT: NAVEED JAFFAR

CIVIL ENGINEER:  
URBAN ENGINEERS  
1904 MONROE DRIVE  
SUITE 150  
ATLANTA, GA 30324  
PHONE: (404) 873-5874  
CONTACT: DANIEL WINTERMEYER, P.E.





PROJECT DATA:

1. DRI NUMBER: 3558

2. SITE AREA = 58.21 ACRES +/-

3. DISTURBED AREA = 55.0 ACRES

4. FLOOR AREA RATIO = 40

5. PARKING:

REQUIRED PER ZONING: 1,026,813 sf @ 1/1,500 SF = 684

PROPOSED:

STANDARD: 330

HANDICAPPED: 7

TOTAL: 337

TOTAL TRAILER DROPS: 197

6. ROADWAY INFO:

GRAVEL SPRINGS ROAD: 4 LANE GRAVEL

NO DEDICATED OPEN SPACE

BIKE PARKING PROPOSED:

ALTERNATIVE PARKING PROVIDED: NONE PROPOSED

ELECTRIC CHARGING STATIONS: NONE PROPOSED

SHARED PARKING SPACES: NONE PROPOSED

CAR SHARE / VANPOOL SPACES: NONE PROPOSED

9. BUILDING USAGE BREAKDOWN:

OFFICE: 30,804 SF

WAREHOUSE: 996,009 SF

TOTAL: 1,026,813 SF

10. DOMESTIC WATER PROVIDED BY GWINNETT COUNTY

11. GRAVITY FEED SANITARY SEWER PROVIDED BY GWINNETT COUNTY

OWNER / DEVELOPER:

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1197 PEACHTREE STREET NE

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CONTACT: GARY MINOR

TRAFFIC ENGINEER:

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1255 CANTON STREET

SUITE G

ROSWELL, GA 30075

PHONE: (678) 795-3649

CONTACT: NAVEED JAFFAR

CIVIL ENGINEER:

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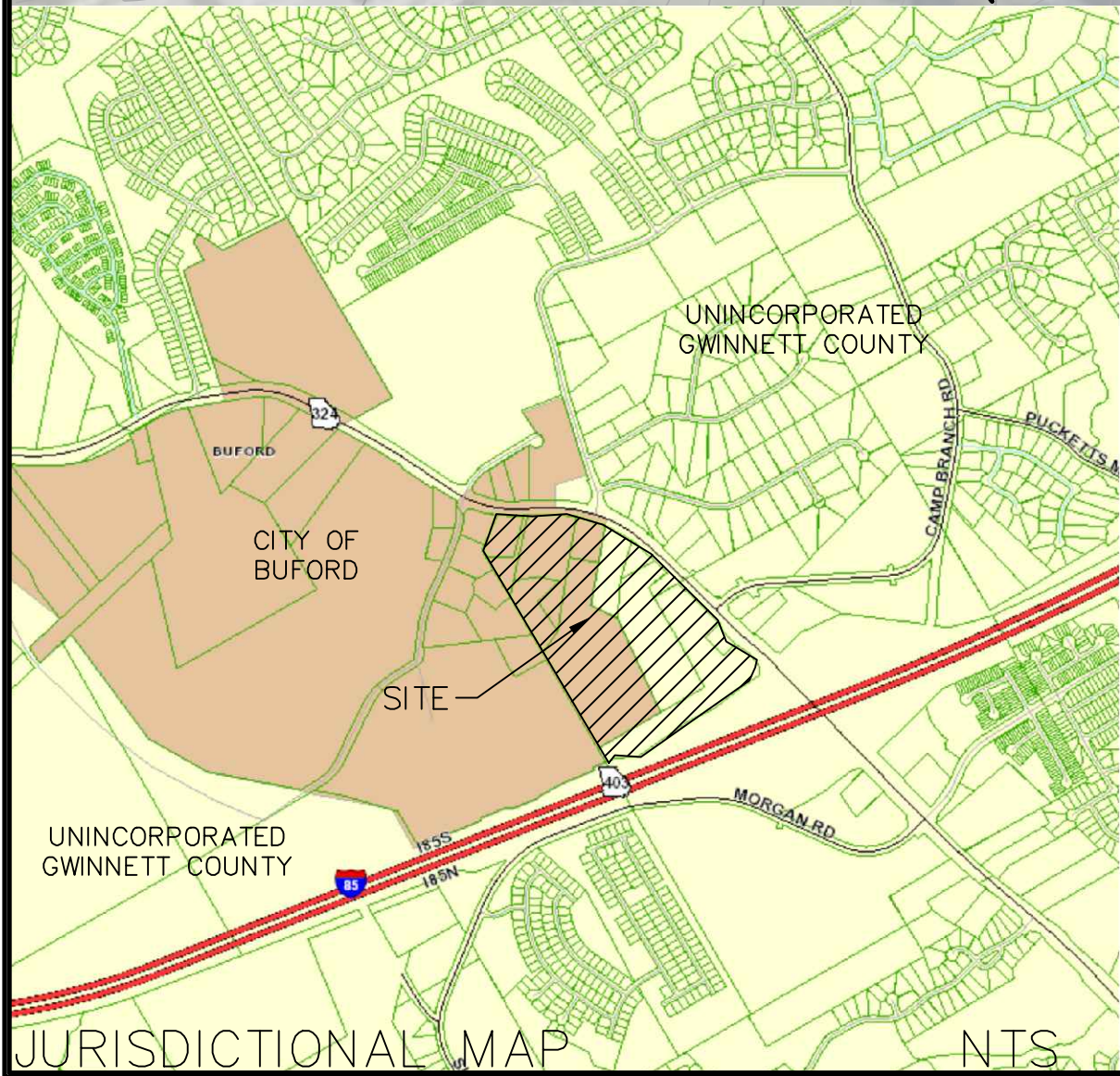
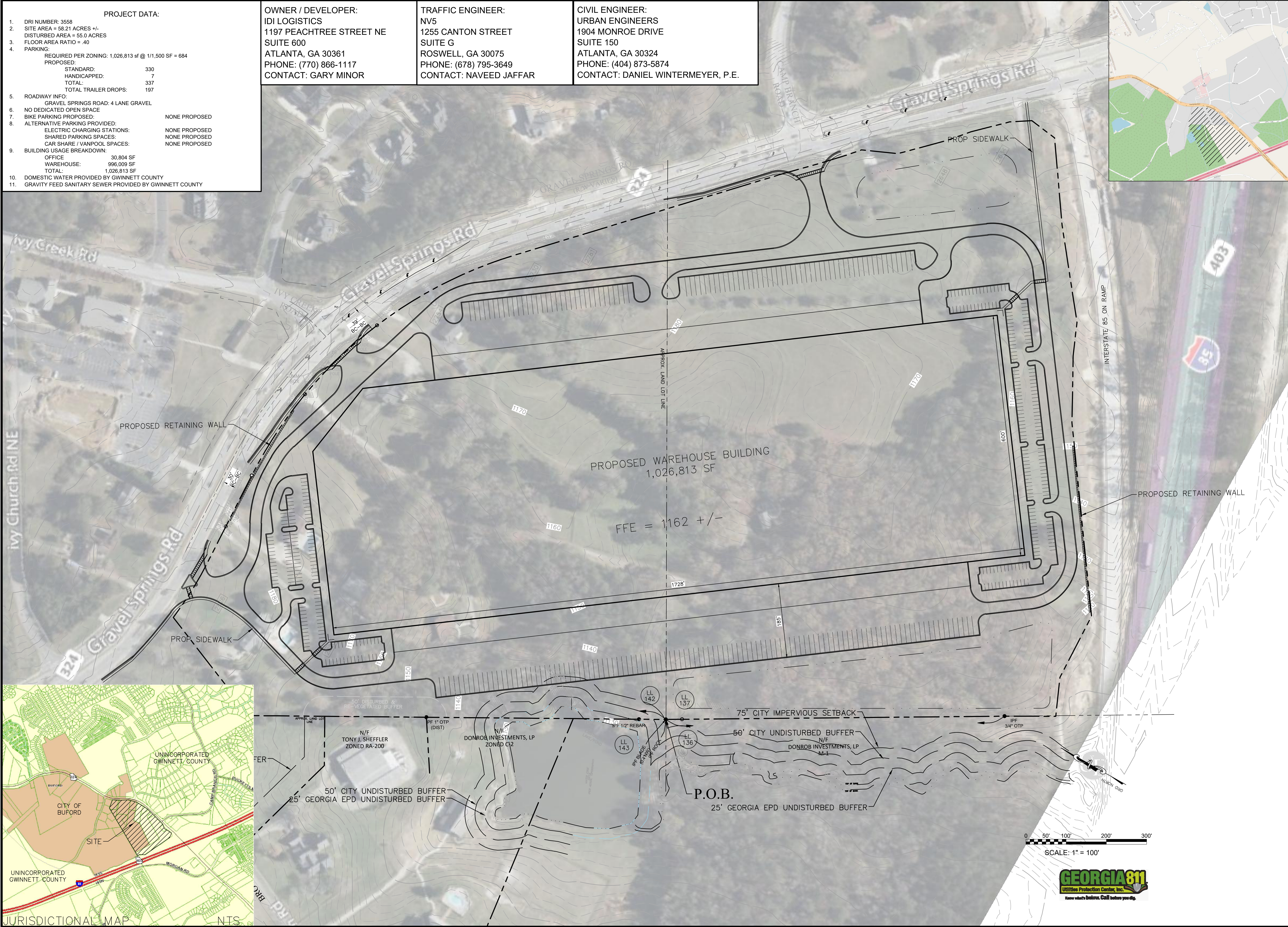
1904 MONROE DRIVE

SUITE 150

ATLANTA, GA 30324

PHONE: (404) 873-5874

CONTACT: DANIEL WINTERMEYER, P.E.



GEORGIA REGISTERED PROFESSIONAL ENGINEER DANIEL WINTERMEYER, P.E. 4/11/2022

Urban Engineers, Inc. 1904 MONROE DRIVE, N.E., SUITE 150 ATLANTA, GEORGIA 30324 PHONE: (404) 873-5874 www.urbanengineers.net

REVISIONS	
DATE	DESCRIPTION
02/10/2022	1. REVISED LAYOUT AFTER DRI MEETING REVIEW
02/21/2022	2. ADDED SIDEWALKS
03/15/2022	3. ADDED LEFT TURN STORAGE LANES
03/25/2022	4. FIXED MISSING SIDEWALK
04/11/2022	5. ADDED CROSSWALKS ON GRAVEL SPRINGS ROAD

DRI SITE PLAN

IDI

GRAVEL SPRINGS ROAD

BUFORD, GA

PROJECT No. 22105-6

LAND LOT(S): 137 & 142

DISTRICT: 5TH

COUNTY: GWINNETT

SCALE: 1"=100'

DATE: 01/27/2022

DRAWING No.:

C-3.0