

DATE: September 12, 2022

TO: Chairwoman Nicole Love Hendrickson, Gwinnett County
ATTN TO: Catherine Long, Planning Manager, Gwinnett County
RE: Development of Regional Impact Review
FROM: Mike Alexander, Director, 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: Aventon Park DRI 3734

Submitting Local Government: Gwinnett County

Date Opened: September 12, 2022 **Deadline for Comments:** September 27, 2022

Date to Close: September 29, 2022

Description: A DRI review of a proposal to construct a mixed-use development consisting of 662 multifamily units with a clubhouse and amenities, 5,400 square feet of restaurant space, and 16,700 square feet of office/retail space on an approximately 58 acre site on US Highway 78 east of Rosebud Road in Gwinnett County. The currently mostly wooded site includes several wetland areas and a segment of Brushy Fork Creek.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is not well aligned with the portion of the Developing Suburbs 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 undisturbed areas and through the management of the substantial amount of proposed open wetlands/preservation area around Brushy Fork Creek for conservation purposes.

The mixed use aspect of the project is supportive of regional multi-modal transportation and placemaking policies. However, the residential elements of the project could be better integrated with the retail, office,

and restaurant uses though closer placement and the possible provision of a multi-use trail or other enhanced pedestrian connection linking the residential and other uses.

The site plan does not appear to show a sidewalk along the US Highway 78 frontage or a crosswalk connection across the highway to provide pedestrian access to the grocery store on the south side of the street. Provision of these basic pedestrian accommodations would be at least minimally supportive of regional walkability and multi-modal transportation requirements and policies.

Incorporation of green stormwater and heat island mitigation designs for the roughly 1,229 surface car parking spaces proposed would be supportive of regional environmental policies.

The project is expected to generate approximately 3,732 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

General Comments

The Atlanta Region's Plan, developed by ARC in close coordination with partner local governments, is intended to broadly guide regional development in the 12-county metro region to ensure that required infrastructure and resources are in place to support continued economic development and prosperity. The Plan assigns a relevant growth management category designation with accompanying policy recommendations to all areas in the region. This DRI site is designated Developing Suburbs; associated policy recommendations 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 approximately 3,732 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

EV charging spaces will be provided in accordance with Gwinnett County standards.

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.

Other Environmental Comments

Much of the existing site is 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. A substantial portion of the site is shown as open space and water quality protection buffer areas. Designation of this area as managed open/conservation space could meaningfully reduce the overall impact of the project. There may be potential opportunities for linking these fragmented undeveloped areas with adjacent undeveloped or protected areas to ensure their maintenance and potential use for recreation or habitat preservation.

The project can 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.

Incorporation of green stormwater and heat island mitigation designs for the approximately 1,229 car and truck surface parking spaces would be supportive of regional environmental policies.

Atlanta Region's Plan Growth Policy Considerations: Developing Suburbs

The Atlanta Region's Plan identifies Developing Suburbs as 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 project is not well aligned with The Atlanta Region's Plan recommendations for Developing Suburbs which generally call for preserving environmentally sensitive, agricultural, and forested land. The project could be made more responsive to these goals and policies by retaining additional natural wooded area, dedicating undisturbed areas for conservation uses, and employing green infrastructure in the surface parking areas. Gwinnett County leadership and staff, along with the applicant team, should collaborate closely to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

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
CITY OF LOGANVILLE

GEORGIA CONSERVANCY
CITY OF GRAYSON

CITY OF SNELLVILLE
WALTON COUNTY

For questions, please contact Donald Shockey at (470) 378-1531 or 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 #3734

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

Individual completing form: Catherine Long

Telephone: 678.518.6106

E-mail: catherine.long@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: Aventon Park

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): US Highway 78 (Parcel ID R5125 005)

Brief Description of Project: A mixed-use development on approximately 57.75 acres, consisting of 662 multifamily units with a clubhouse and amenities, plus approximately 5,400 square feet of restaurant space and 16,700 square feet of office/retail space

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" 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 type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 662 multifamily units

Developer: Aventon Companies

Mailing Address: 1201 Edwards Mill Road, Suite 120

Address 2:

City: Raleigh State: NC Zip: 27607

Telephone: 919.451.2093

Email: rperera@aventoncompanies.com

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

If yes, property owner: Abe Podber, et al.

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

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



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DRI #3734

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
Individual completing form: Catherine Long
Telephone: 678.518.6106
Email: catherine.long@gwinnettcountry.com

Project Information

Name of Proposed Project: Aventon Park
DRI ID Number: 3734
Developer/Applicant: Aventon Companies
Telephone: 919.451.2093
Email(s): rperera@aventoncompanies.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: \$250,332,431

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,549,077

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 DWR

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

0.20 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 DWR

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

0.17 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.)

Daily: 3,732 trips; AM: 342 trips, PM: 285 trips

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: See traffic impact study

Solid Waste Disposal

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

Approx. 540 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?

+/-38%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: Stormwater ponds will be implemented to provide attenuation of the post-developed runoff from the site, and will include provisions for providing water quality treatment and runoff reduction. Natural site features will be preserved, including wetlands, stream buffers and floodplain.

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

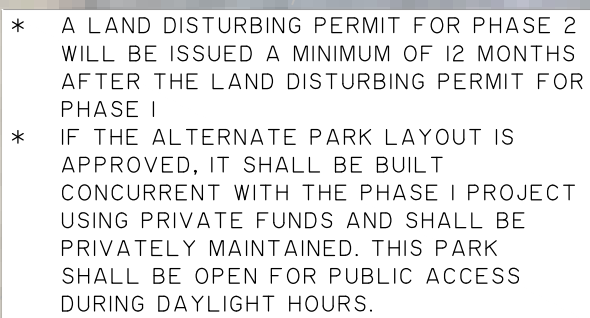
If you answered yes to any question above, describe how the identified resource(s) may be affected:

The site contains 3.71 acres of wetlands along with a 1.11 acre existing pond. The majority of the wetland area is being preserved with open space left in its natural condition, with limited wetland impacts of approximately 1/4 acre and removal of the existing 1.11 acre pond.

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NOW OR FORMERLY
SAFEWAY PLAZA, INC.
D.B. 38579, PG. 174
PARCEL ID: R5101 179

SAID TRACT OF LAND CONTAINING 57.7557 ACRES
OR 2,515,839.02 SQUARE FEET.

PROHIBITED USES:

No portion of the C-2 zoned land shall be utilized for a dry cleaning plant, coin laundry, billboards, drug-related paraphernalia shop, pool room, adult entertainment facility, massage parlor (except to the extent included as part of a day spa), adult book or video store, funeral parlor, flea market, bingo parlor; gaming, arcade, gambling, betting or game of chance business (exclusive of the sale of lottery tickets); sale, rental or lease of automobiles, trucks, other motorized vehicles or trailers; auto retail or repair business, gun or weapon shop, pawn shop, medical and/or recreational marijuana dispensing facility, plant nursery (but a florist or other establishment selling cut flowers or potted plants shall be allowed), or a tattoo parlor.

COMMERCIAL AREA: 3.34 AC
PROPOSED ZONING: C-2
FAR: 0.15
NOTE: COMMERCIAL LAYOUT
IS CONCEPTUAL. FINAL
PROGRAMMING SUBJECT TO
CHANGE

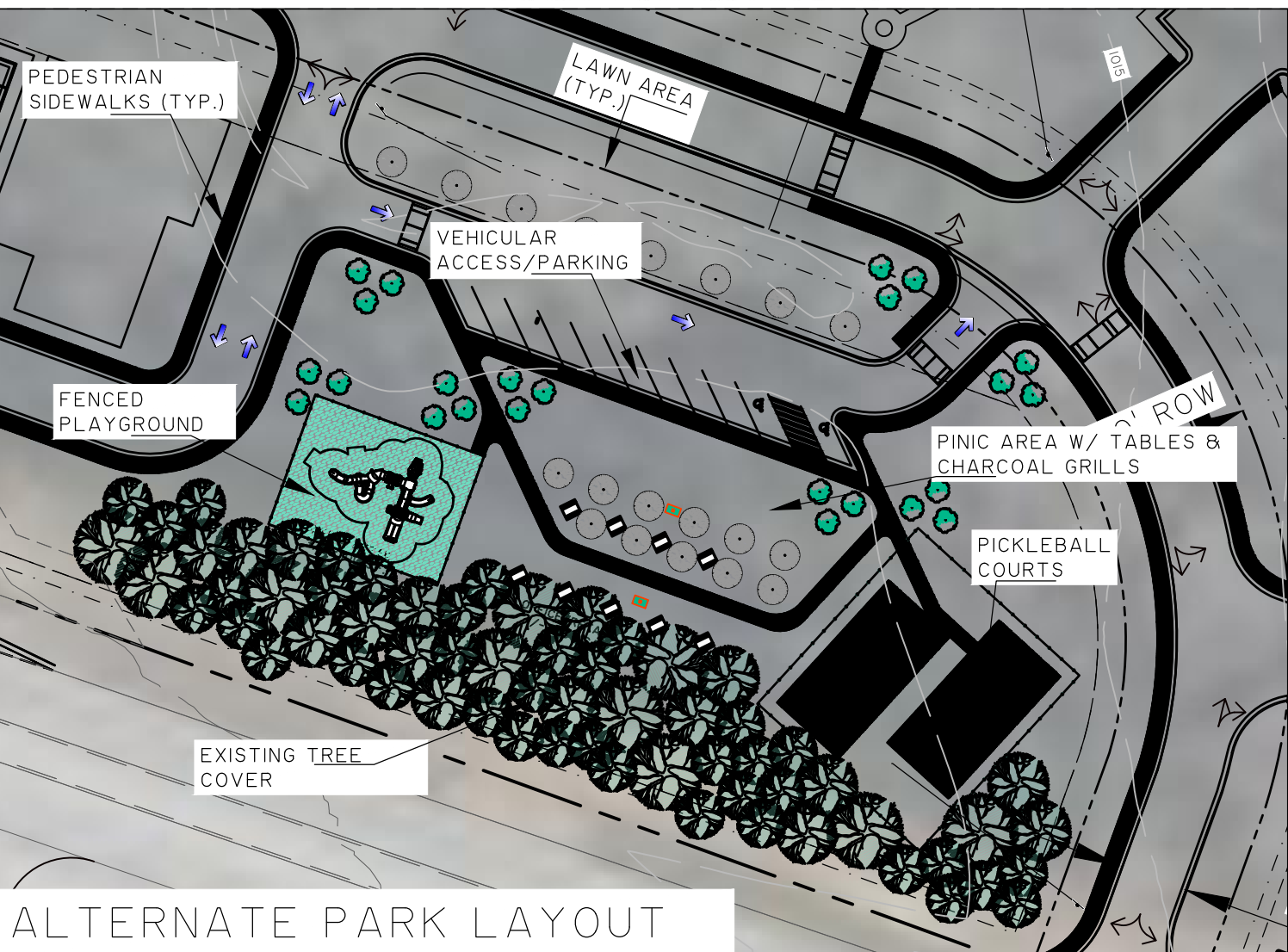
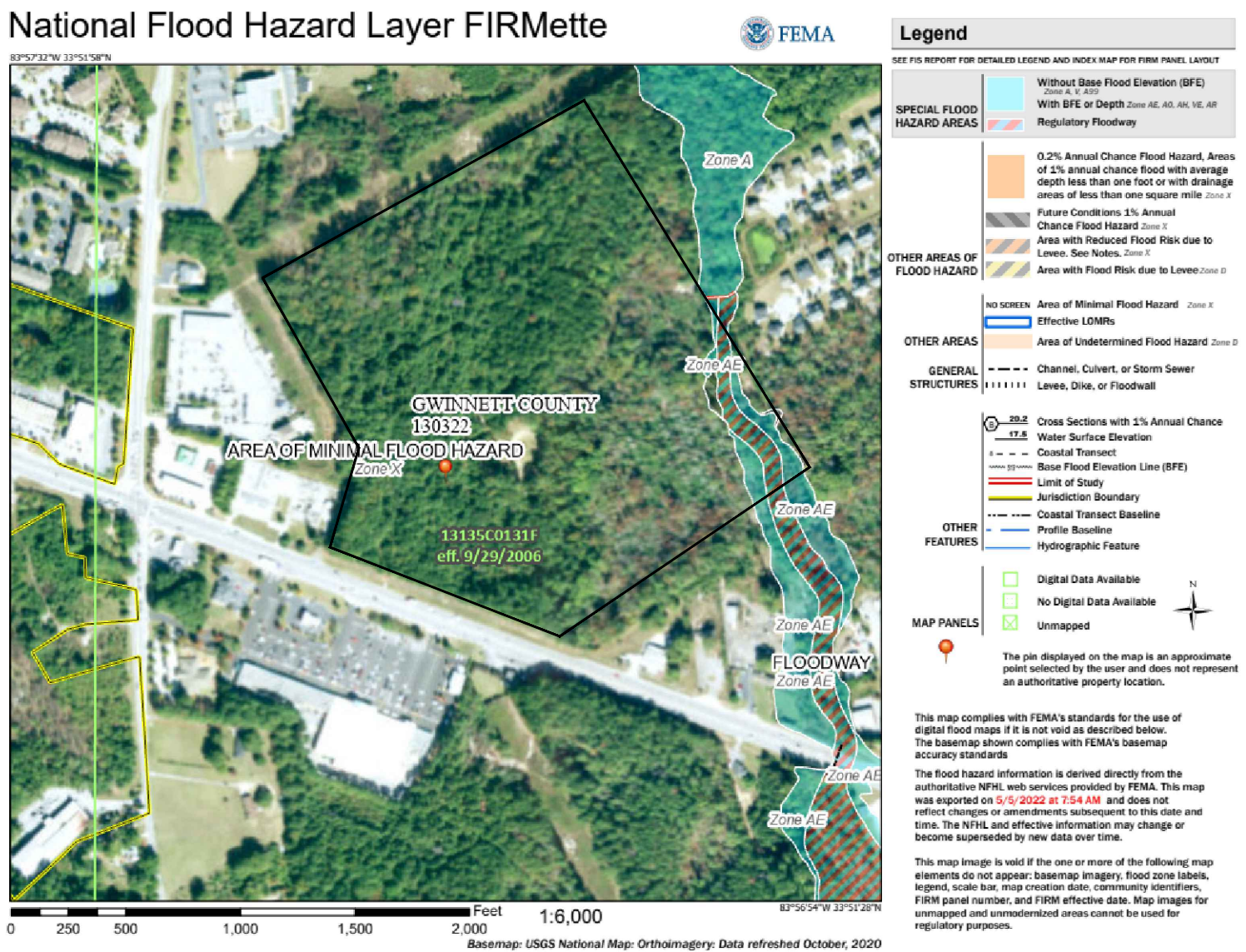
NOW OR FORMERLY
ROSEBUD 78 LAND, LLC.
D.B. 59236, PG. 448
PARCEL ID: R5124 366
ZONED: RTH

REAR SETBACK


NOW OR FORMERLY
CLOWER J. & MARGARET JEFFREY
D.B. 20796, PG. 242
PARCEL ID: R5124 034
ZONED: R100

PHASE 2:
GROSS AREA: 23.12 AC
NET AREA: 22.63 AC
13 UNITS/AC: 294 UNITS
PROPOSED ZONING: RM-13

OPEN SPACE SUMMARY:
TOTAL PROJECT AREA: 57.76 AC
IMPERVIOUS COVERAGE: ±38%
PROPOSED OPEN SPACE/RESERVED AREA: ±26.97 AC



TRAFFIC ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
817 WEST PEACHTREE STREET
THE BILMORE, SUITE 601 ATLANTA, GA 30308
PHONE: (404) 419-8700
CONTACT: MATT FLYNN, P.E.

Zoning Dimensional Standards		
ZONING DISTRICT	RM-13	C-2
MIN. LOT SIZE	18,000 SF	NONE
MIN. LOT WIDTH	100 FT	NONE
MIN. FRONT SETBACK	15 FT	15 FT
MIN. SIDE SETBACK	10 FT	10 FT
MIN. REAR SETBACK	30 FT	30 FT
MIN. HEATED FLOOR AREA	750 SF	--
MAXIMUM 3 BEDROOMS OR LARGER	PHASE 1: 36 UNITS PHASE 2: 29 UNITS	--
MIN. % COM. AREA	15%	N/A
MAX. NET DENSITY	13 UNITS PER ACRE	NONE
MAX. BLDG. HEIGHT	50 FT	45 FT
PROPOSED BLDG. HEIGHT	49'-6" 	--

RM-13 PARKING REQUIREMENTS/PROPOSAL				
PHASE	PROPOSED UNITS	MIN. (1.5 X UNITS)	MAX. (3 X UNITS)	PROPOSED PARKING
1	368	552	1,104	623
2	294	441	882	492

C-2 PARKING REQUIREMENTS/PROPOSAL				
USE/DEVELOPMENT	AREA	MIN.	MAX.	PROPOSED
RESTAURANT	5,400 SF	1 PER 150 SF= 36 PL	1 PER 75 SF= 72 PL	36
OFFICE/RETAIL	16,700 SF	1 PER 500 SF= 33 PL	1 PER 200 SF =84 PL	78
TOTAL PARKING		69 PL	156 PL	114 PL

NOW OR FORMERLY
FELTON PROPERTIES, LLC.
D.B. 59518, PG. 503
PARCEL ID: R5124 007
ZONED: M1

SITE DATA	
SITE	Athens Highway SW
PARCEL NUMBERS.....	R5125-005
TOTAL SITE AREA.....	57.7557 ACRES
ZONING:	
CURRENT ZONING.....	R-100
PROPOSED ZONING.....	RM-13, C-2
ZONING JURISDICTION.....	WINNETT COUNTY, GA



REZONING SITE PLAN

DRI #3437

WINNETT COUNTY, GEORGIA

PREPARED FOR:

AVENTON COMPANIES

PREPARED BY:



5553 Peachtree Road • Suite 175
 Chamblee, GA 30341 • 470.893.1700

www.thomasandhutton.com

JOB NO: J-29887	DATE: 08/18/22
DRAWN: NWP	SCALE: 1" = 100'
REVIEWED: GP	SHEET: RZ-1