

DATE: October 19, 2022

TO: Mayor Trey King, City of Dacula
ATTN TO: Brittini Nix, Director of Planning and Economic Development, City of Dacula
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: Harbin 2 DRI 3700

Submitting Local Government: City of Dacula

Date Opened: October 19, 2022 **Comments Deadline:** November 3, 2022 **Date to Close:** November 4, 2022

Description: A DRI review of a proposal to construct a mixed-use development with 137,300 SF of commercial space, 304 multi-family units, and 53 townhouses on a 54-acre site on Harbins Road south of University Parkway in the city of Dacula.

PRELIMINARY COMMENTS:

Key Comments

The Atlanta Region's Plan assigns the Developing Suburbs growth management designation to the project site. The project is partially aligned with 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 around Palm Creek and through the management of the substantial amount of proposed open wetlands/preservation area for conservation purposes.

The mixed-use aspect of the project is supportive of regional multi-modal transportation and placemaking policies.

The project is expected to generate approximately 3,913 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

No EV charging spaces appear to be included; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

The proposed walking trail adjacent to preserved natural areas is supportive of regional multi-modal transportation and environmental policies.

Incorporation of green stormwater and heat island mitigation designs for the approximately 1,056 surface car parking spaces proposed would be supportive of regional environmental policies.

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 3,516 daily new vehicular trips; several improvements to mitigate project generated vehicular traffic are identified in the TIS.

No EV charging spaces appear to be included; provision of adequate EV charging spaces would be supportive of regional EV infrastructure policies.

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

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 along Palm Creek 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.

The proposed walking trail adjacent to preserved natural areas is supportive of regional multi-modal transportation and environmental policies.

Incorporation of green stormwater and heat island mitigation designs for the approximately 1,056 surface car parking spaces proposed 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 partially aligned with 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 around Palm Creek, the provision of a management mechanism for the substantial amount of proposed open space/wetlands preservation area, and utilization of green infrastructure in surface parking areas. City of Dacula 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 LAWRENCEVILLE

GEORGIA CONSERVANCY
CITY OF AUBURN

GWINNETT COUNTY
BARROW 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 #3700

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: Dacula

Individual completing form: Brittini Nix

Telephone: 7709637451

E-mail: brittini.nix@daculaga.gov

*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: Harbin 2

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): R5278 002, R5278 002B, and R5278 006

Brief Description of Project: A Planned Mixed-Use Development comprised of five (5) office/commercial/retail out parcels (15.67 acres), 304 multi-family units and 53 townhouses (22.02 acres), and open space (13.39 acres).

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.): 357 residential units (22.02 acres); 5 out parcels (15.67 acres)

Developer: WWP Acquisition, LLC

Mailing Address: 1960 Satellite Blvd, Suite 4000

Address 2:

City:Duluth State: GA Zip:30097

Telephone: 770-339-0475

Email: mglouton@atclawfirm.com

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

If yes, property owner: David E. McMillan; Jerry C. Johnson

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?

Gwinnett County

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 Annexation

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: 2027

Overall project: 2027

[Back to Top](#)



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Thank you for submitting your application. The DRI Application Number is 3700. To view the application at any time, you can go to <http://apps.dca.ga.gov/DRI/AppSummary.aspx?driid=3700>. Please contact your RDC if you have any questions or need to change any of the information on this form.

DRI #3700

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: Dacula
Individual completing form: Brittini Nix
Telephone: 7709637451
Email: brittini.nix@daculaga.gov

Project Information

Name of Proposed Project: Harbin 2
DRI ID Number: 3700
Developer/Applicant: WWP Acquisition, LLC c/o Andersen, Tate & Carr, P.C.
Telephone: 770-822-0900
Email(s): mglouton@atclawfirm.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: \$124,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$1,000,000

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)? 157,404 GPD

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)? 136,873 GPD

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? New pump station with an estimated 4,500 LF forcemain

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.) 422

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: Pending traffic study: turn lanes into the site, removes site's new trips from through traffic

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1231 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 52%

is projected to be impervious surface once the proposed development has been constructed?

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The project will preserve a large open space area providing natural protection to the onsite streams and wetlands. Additionally, the project will construct an onsite water quality and stormwater management facility to mitigate the runoff from the project's developed areas per the guidelines of the Georgia Stormwater management Manual.

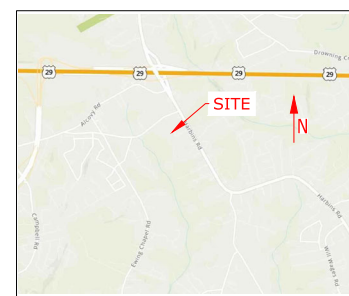
Environmental Quality

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 proposed uses are allowed with no restrictions within the Alcovy Watershed.

[Back to Top](#)



VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION	
EXISTING ZONING	RA 200 Gwinnett County
PROPOSED ZONING	PUMD City of Dacula
SITE AREA (ACRES)	53.96 AC
LAND AREA RW GCDOT DEDICATION	0.29 AC
PRIVATE ACCESS ESMT	3.58 AC
REQUIRED OPEN SPACE (25% OF 53.96)	13.49 AC
PROVIDED OPEN SPACE (25%)	13.49 AC
SITE AREA AFTER OPEN SPACE IS PROVIDED	40.47 AC
RESIDENTIAL LAND USE AREA PROPOSED	22.02 AC (54.4%)
VARIANCE TO INCREASE FROM 40% TO 54.4% OF REMAINING AREA	
PROPOSED RESIDENTIAL DENSITY	16.21 DU/AC
VARIANCE TO INCREASE FROM 11.02 AC TO 16.21 AC	
PROPOSED NUMBER OF RESIDENTIAL UNITS	357 UNITS

OUT PARCEL 1	
SITE AREA	2.23 AC
OPEN SPACE AREA ALLOTMENT	0.00 AC

OUT PARCEL 2	
SITE AREA	1.71
OPEN SPACE AREA ALLOTMENT	0.00 AC

OUT PARCEL 3	
SITE AREA	2.37 AC
OPEN SPACE AREA ALLOTMENT	0.00 AC

OUT PARCEL 4	
SITE AREA	4.27 AC
OPEN SPACE AREA ALLOTMENT	0.41 AC

OUT PARCEL 5	
SITE AREA	5.04 AC
OPEN SPACE AREA ALLOTMENT	0.62 AC

PARCEL 6 TOWNHOME TRACT	
SITE AREA	2.97 AC
NUMBER OF UNITS	53 UNITS
OPEN SPACE AREA ALLOTMENT	0 AC
PARKING PROVIDED	159 SPACES

PARCEL 7 APARTMENT TRACT	
TOTAL SITE AREA	23.98 AC
RESIDENTIAL LAND USE AREA	19.05 AC
OPEN SPACE AREA ALLOTMENT	4.93 AC
NUMBER OF UNITS	304 UNITS
PARKING PROVIDED	611 SPACES

OPEN SPACE PARCEL 'A'	
TOTAL SITE AREA	6.97 AC
OPEN SPACE AREA ALLOTMENT	6.97 AC

OPEN SPACE PARCEL 'B'	
TOTAL SITE AREA	0.54 AC
OPEN SPACE AREA ALLOTMENT	0.54 AC

PROPOSED SETBACKS	
FRONT - ARTERIAL OR COLLECTOR ST	50'
FRONT - LOCAL STREET	10'
FRONT - INTERNAL STREET	5'
SIDE	5'
REAR	25'
PROPOSED MAXIMUM HEIGHT	60'

LANDSCAPE STRIPS	
ADJACENT TO PUBLIC STREET R/W	10'

LANDSCAPE BUFFERS	
BETWEEN SINGLE FAMILY & COMMERCIAL	50'
BETWEEN SINGLE FAMILY & MULTI-FAMILY	50'

DRI #3700
 REV: 7-12-2022
 REV: 7-6-2022
 REV: 6-17-2022
 DATE: 5-12-2022

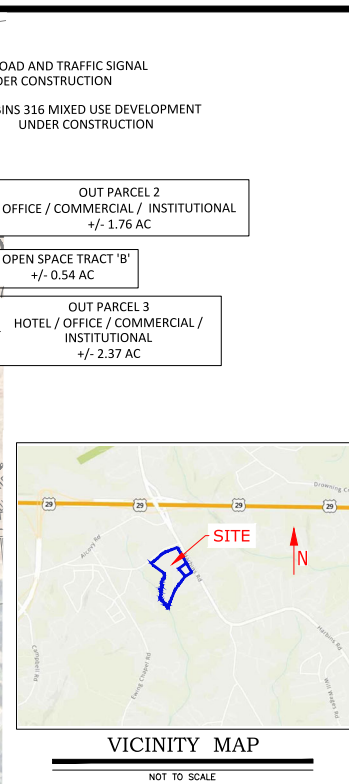
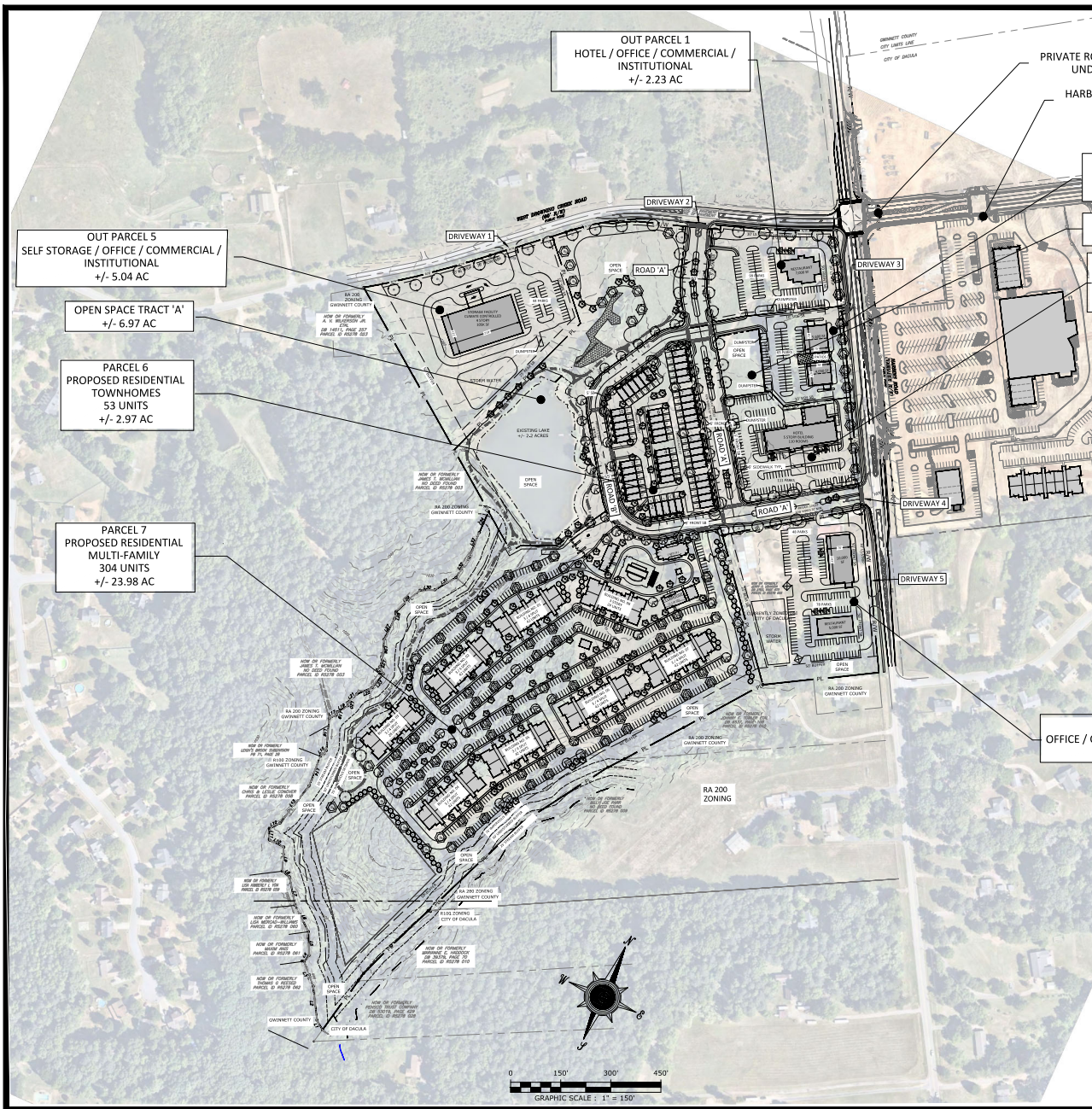
HARBIN 2 MIXED-USE DEVELOPMENT DACULA GEORGIA

LOCATED IN LAND LOTS 277 & 278, DISTRICT 5, DACULA, GWINNETT COUNTY, GA
 OWNER AND/OR DEVELOPER:

WWP ACQUISITION, LLC
 1958 MONROE DRIVE NE ATLANTA, GEORGIA 30324, PHONE: 404-872-8666
CONCEPTUAL MASTER PLAN

DOULGERAKIS CONSULTING ENGINEERS, INC.
 planning • civil engineering • sanitary engineering
 400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-763-9800

NOTES:
 1. TRAFFIC CONSULTANT SERVICES PROVIDED BY:
 CROY
 200 CROSBY PARKWAY NORTH
 BUCKLE, SUITE 113
 MARIETTA, GA 30067
 770-971-9407



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