

DATE: March 12, 2024

TO: Chairwoman Nicole Hendrickson, Gwinnett County Commission
ATTN TO: Daniel Robinson, Deputy Director Planning, Gwinnett County
RE: Development of Regional Impact Review
FROM: Mike Alexander, COO, Atlanta Regional Commission

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: Thompson Mill Village DRI 4098

Submitting Local Government: Gwinnett County

Date Opened: March 12, 2024 **Deadline for Comments:** March 27, 2024 **Date to Close:** March 28, 2024

Description: A DRI review of a proposal to construct a mixed-use development with 141 townhomes, 460 multi-family units, 939 senior residential units, 200 hotel rooms, 105,049 SF of general office space, 254,200 SF of medical office space, 364,218 SF of retail space, a 10,000 SF bank with drive-through, and 50,000 SF of restaurant space on a 110-acre site between Thompson Mill Road and Friendship Road in Hall and Gwinnett Counties.

PRELIMINARY COMMENTS:

Key Comments

The project is not aligned with applicable 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 use of green infrastructure and low impact design in the final project design.

The project's robust mix of a range of residential units, hotel rooms, office space, retail space, and restaurant space is strongly supportive of regional placemaking and multi-modal transportation policies.

The project will generate a total of 23,415 daily new vehicular trips. A range of roadway modifications are proposed to address this impact.

The project's walkability and bikability could be enhanced with strategic extensions of the adjacent multi-use path into the interior of the site.

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.

The project's robust mix of a range of residential units, hotel rooms, office space, retail space, and restaurant space is strongly supportive of regional placemaking and multi-modal transportation policies.

Transportation and Mobility Comments

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

The project will generate a total of 23,415 daily new vehicular trips. A range of roadway modifications are proposed to address this impact.

The site plan includes a network of sidewalks connecting most buildings. A 10-ft multi-use path is already in place on the northern edge of the project along Friendship Road. Additional consideration should be given to extending the multi-use path into the interior of the project to provide further accommodation to pedestrians and bicyclists.

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 wooded natural areas on the site would be desirable and in keeping with regional goals regarding carbon sequestration and climate change/heat island effect mitigation.

A large number of surface parking spaces are proposed. Utilization of green infrastructure techniques for these areas, including additional trees and the use of flush rather than raised curb planting islands, would be supportive of regional stormwater and environmental policies.

The project can support The Atlanta Region's Plan in general by incorporating key aspects of regional environmental 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.

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 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 and utilization of green infrastructure and low-impact development approaches in the project design. 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

GEORGIA CONSERVANCY

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 #4098

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: Daniel Robinson

Telephone: 6785186082

E-mail: daniel.robinson@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: Thompson Mill Village

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 6150 Thompson Mill Road

Brief Description of Project: Mixed Use project containing commercial space, residential, and a hotel. Commercial space totaling 783,467 square feet. 1,540 residential units, and a 200 room hotel.

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.): 783,467 square feet of commercial. 1,540 residential units. 200 room apartment

Developer: VDC

Mailing Address: 1500 Hwy 124

Address 2:

City: Auburn State: Ge Zip: 30011

Telephone: 678.353.4417

Email: aframpton@gpsent.com

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

If yes, property owner:

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?	
If no, in what additional jurisdictions is the project located?	Hall County
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: Thompson Mill Village of Village at Deaton Creek Project ID: 1693
The initial action being requested of the local government for this project:	<input type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Sewer <input type="checkbox"/> Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other Concept Plan Submittal
Is this project a phase or part of a larger overall project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, what percent of the overall project does this project/phase represent?	
Estimated Project Completion Dates:	This project/phase: 2028 Overall project: 2028

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DRI #4098

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: Daniel Robinson
 Telephone: 6785186082
 Email: daniel.robinson@gwinnettcountry.com

Project Information

Name of Proposed Project: Thompson Mill Village
 DRI ID Number: 4098
 Developer/Applicant: VDC
 Telephone: 678.353.4417
 Email(s): aframpton@gpsent.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: \$650,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$4,600,000

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: Gainesville Water, Gwinnett Water

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

0.042 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:

Town of Braselton

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

0.042 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.)

2-way Net Trips:1,486 am peak,2,018 pm peak & 23,415 24-hour

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:Please refer to the DRI study submitted to ARC/GRTA.

Solid Waste Disposal

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

3,000 TPY

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?

65%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: A master detention pond is proposed to handle stormwater management and water quality for the entire project.

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:

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Zoning Summary										
DATE	JCD	Tax Parcel	CASE	DRI	Area (ac.)	Action	Comm (sf)	Res. (Units)	Hotel (Rms)	Note
2005	Hall	15039-000002		#714 (GMRDC)			143,000	1,300		Built-Out, not part of this DRI
3/27/2008	Hall	15039-000640 15039-000641 15039-000642 15039-000643	15039 000002 and 0120, 6052 Deaton Creek Pkwy, 5800 Thompson Mill Road	#1693 (GMRDC)	28.79 ac	Rezone AR-IV/PRD to PCD	529,212	168	200	
5/20/2008	Gwinnett	3006 009A	MUO-08-001	#1693 (GMRDC)	43.61	RA-200 to MUO	254,255	549		
2/25/2020	Gwinnett	3006 009A	RZC2020-00001, SUP2020-00006, SUP2020-00007		11.52 (part of prior 43.61)	MUO to O&I w/SUP		192		308 Ind Liv units replaced 116 TH, net = +152 units
1/26/2021	Gwinnett	3006 009A	RZC2020-00008, SUP2020-00070, SUP2020-00069		6.6	RA-200 to O&I w/SUP		132		
1/26/2021	Gwinnett	3006 005 3006 050	RZC2020-00027, SUP2020-00067, SUP2020-00068		24.348	RA-200 to O&I w/SUP		499		
10/12/2023	Hall	15039-000002 15039-000640 15039-000641 15039-000642 15039-000643	5800 Thompsons Mill Rd & O Friendship Rd		26.685	Change in Conditions				
10/12/2023	Hall	15039-000656 15039 000004	O Friendship Rd		11.462	Rezone AR-IV to PCD				No additional density
TOTAL THIS DRI APP							783,467	1,540	200	

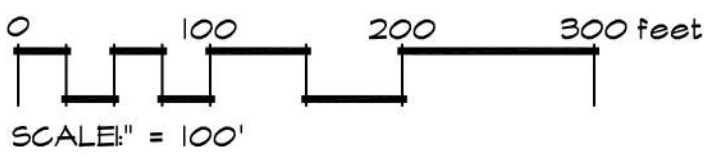
For the purposes of updating the 2008 DRI #1693 to reflect all zoning actions to date, this comprehensive, conceptual Master Plan represent the owner's current intent and is representative of one way the site could be developed consistent with the uses, design guidelines, and densities thus far approved.

The depicted access points to Friendship Road, Thomson Mill Road, and internal circulation are known to the Georgia Department of Transportation, and have been discussed with both Hall and Gwinnett counties, but have not gone through design review and permitting. Final subdivision, site/road geometry, building heights, locations of uses, phasing and sequencing of development are not parcel-specific, and may vary as the market demands. All such variations shall be limited by the approved uses, densities, design guidelines, and zoning conditions as interpreted by county staffs.

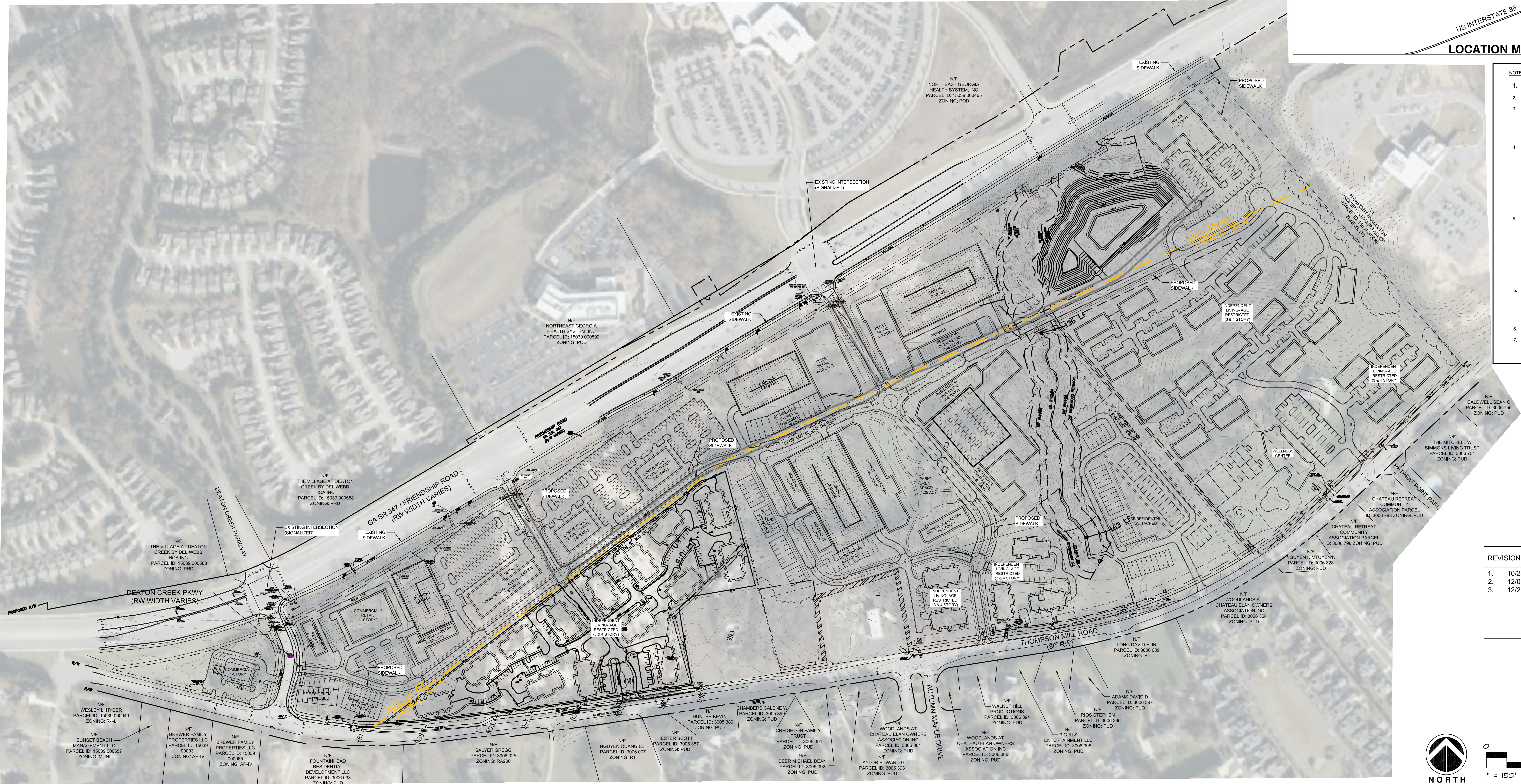
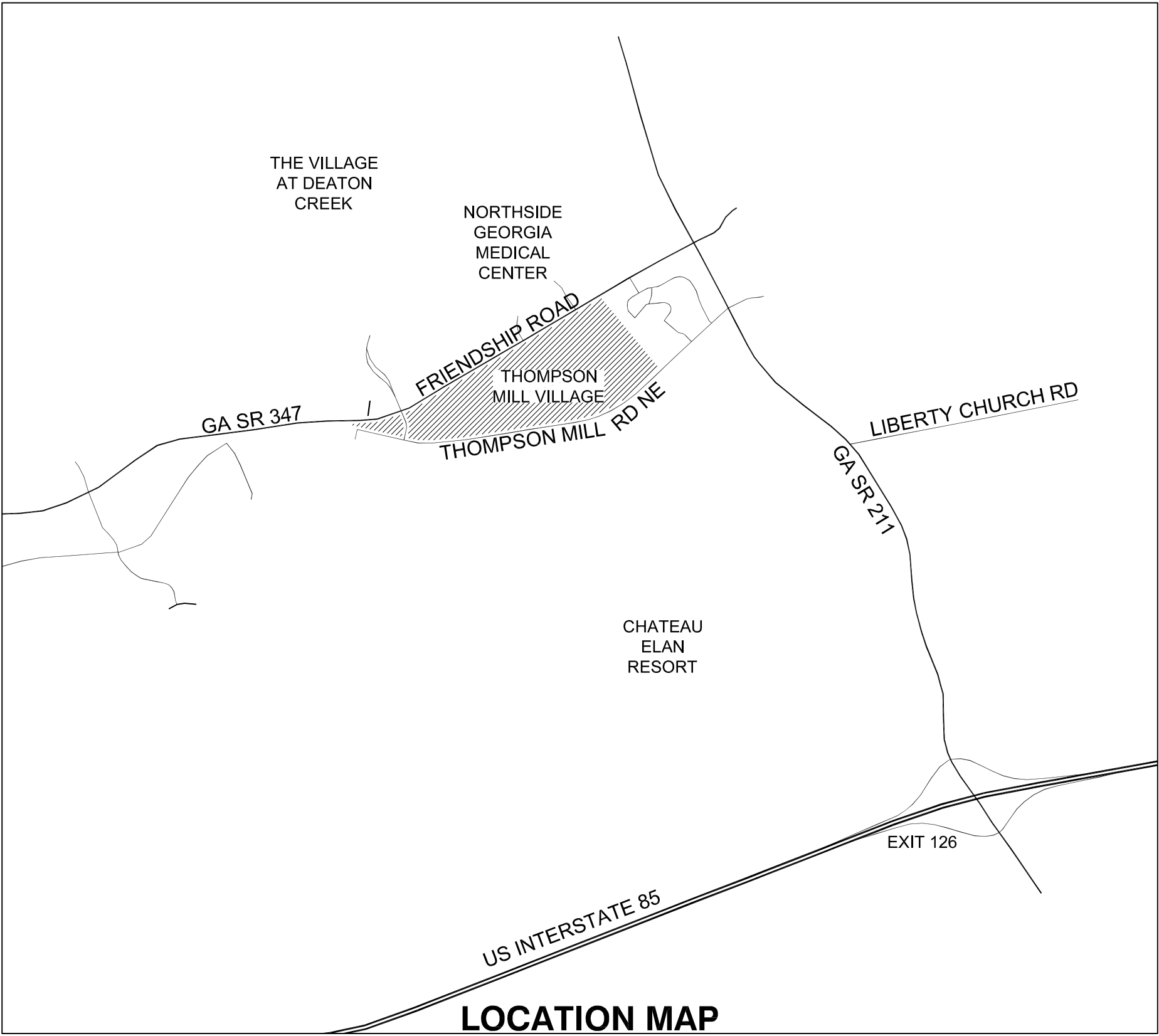


VDC MASTER PLAN

HALL & GWINNETT COUNTY, GA
10.24.2023



Zoning Summary									
DATE	JXD	Tax Parcel	CASE	DRI	Area (ac.)	Action	Comm (sf)	Res. (Units)	Hotel (Rms)
2005	Hall	15039-000002 15039-000640 15039-000641 15039-000642 15039-000643	15039 000002 and 012D, 6052 Deaton Creek Pkwy, 5800 Thompson Mill Road	#714 (GMRDC)	28.79 ac	Rezoned AR-IV/PRD to PCD	143,000	1,300	
3/27/2008	Hall	15039-000002 15039-000641 15039-000642 15039-000643	15039 000002 and 012D, 6052 Deaton Creek Pkwy, 5800 Thompson Mill Road	#1693 (GMRDC)	28.79 ac	Rezoned AR-IV/PRD to PCD	529,212	168	200
5/20/2008	Gwinnett	3006 009A	MUO-08-001	#1693 (GMRDC)	43.61	RA-200 to MUO	254,255	549	
2/25/2020	Gwinnett	3006 009A	RZC2020-00001, SUP2020-00006, SUP2020-00007 RZC2020-00008, SUP2020-00070, SUP2020-00069		11.52 (part of prior 43.61)	MUO to O&I w/SUP		192	
1/26/2021	Gwinnett	3006 009A	RZC2020-00001, SUP2020-00006, SUP2020-00007 RZC2020-00008, SUP2020-00070, SUP2020-00069		6.6	RA-200 to O&I w/SUP		132	
1/26/2021	Gwinnett	3006 005 3006 050	RZC2020-00027, SUP2020-00067, SUP2020-00068		24.348	RA-200 to O&I w/SUP		499	
10/12/2023	Hall	15039-000002 15039-000640 15039-000641 15039-000642 15039-000643 15039-000656	5800 Thompsons Mill Rd & O Friendship Rd		26.685	Change in Conditions			
10/12/2023	Hall	15039 000004	O Friendship Rd		11.462	Rezoned AR-IV to PCD			
							TOTAL THIS DRI APP	783,467	1,540
							FLOOR AREA RATIO	0.16 FAR	
							GROSS RES. UNITS/AC	14.02	UNITS/AC



- NOTES:
1. DRI NUMBER: 4098
 2. PROJECT NAME: THOMPSON MILL VILLAGE
 3. PORTIONS OF THESE PROPERTIES ARE NOT LOCATED IN A FLOOD HAZARD ZONE "AE" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP OF GWINNETT COMMUNITY PANEL NO. 13135C00055 EFFECTIVE MARCH 4, 2015 AND HALL COUNTY, GEORGIA COMMUNITY PANEL NO. 13139C03710 EFFECTIVE DECEMBER 1, 2022
 4. TOTAL SITE AREA: 109.838 ACRES
TRACT A: 2.102 ACRES (0.171 FAR)
TRACT B: 4.970 ACRES (0.194 FAR)
TRACT C: 0.534 ACRES (0.226 FAR)
TRACT D: 11.176 ACRES (0.089 FAR)
TRACT E: 45.240 ACRES
TRACT F: 5.002 ACRES (0.247 FAR)
TRACT G: 5.001 ACRES (0.172 FAR)
TRACT H: 19.353 ACRES
TRACT I: 4.996 ACRES
TRACT J: 11.371 ACRES
TRACT K: 0.091 ACRES
 5. ZONING:
TRACT A: PCD (HALL COUNTY)
TRACT B: PCD (HALL COUNTY)
TRACT C: PCD (HALL COUNTY)
TRACT D: PCD (HALL COUNTY)
TRACT E: O&I (GWINNETT COUNTY)
TRACT F: PCD (HALL COUNTY)
TRACT G: PCD (HALL COUNTY)
TRACT H: O4 (GWINNETT COUNTY)
TRACT I: O4 (GWINNETT COUNTY)
TRACT J: PCD (HALL COUNTY)
TRACT K: PCD (HALL COUNTY)
 5. UTILITY PROVIDERS:
A. WATER - TOWN OF BRASELTON
B. SANITARY SEWER - TOWN OF BRASELTON
C. GAS - N/A
D. TELEPHONE - N/A
E. POWER - N/A
 6. ALL ROADWAY AND PARKING TO HAVE CURB AND GUTTER
 7. TOTAL PARKING COUNT: 4,765 MIN.-5,725 MAX SPACES

APPLICANT AND CONSULTANT INFORMATION:

APPLICANT: VDC DEVELOPMENT GROUP LLC
CONTACT: AARON FRAMPTON
PH: 678-353-4417

PLANNING CONSULTANT: FOLEY DESIGN
21 PURITAN MILL
990 JOSEPH E. LOWERY BLVD NW
ATLANTA, GA 30318
CONTACT: TAYLOR POUNDS, PLA
PH: 404-400-2909

ENGINEER: DAY DESIGN GROUP, INC.
PO BOX 648
BURLINGTON, GA 30615
CONTACT: BRYAN H. DAY
PH: 770-271-4676

TRAFFIC ENGINEER: A&R ENGINEERING, INC.
2180 KINGSTON COURT, SUITE D
MARIETTA, GA 30067
CONTACT: NASER OMAR
PH: 770-690-9255

- REVISIONS:
1. 10/24/23 INITIAL SUBMITTAL
 2. 12/08/23 DRI SITE PLAN UPDATE
 3. 12/21/23 DRI SITE PLAN UPDATE

