

**DATE:** October 10, 2024

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**TO:** Chairwoman Nicole Love Hendrickson, Gwinnett County Commission  
**ATTN TO:** Daniel Robinson, Planning Division Deputy Director, 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:** Poole Mountain DRI 4173

**Submitting Local Government:** Gwinnett County

**Date Opened:** October 10, 2024 **Comments Due:** October 25, 2024 **Date to Close:** October 25, 2024

**Description:** A DRI review of a proposal to construct a detached single-family development with 1,066 units on a 520-acre mostly wooded site traversed by several stream in between Mineral Springs Road and Mt. Moriah Road in Gwinnett County.

**PRELIMINARY COMMENTS:**

**Key Comments**

*The project is partially aligned with applicable Developing Rural Areas policy recommendations which note: "These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. "*

*The project's retention of 192 acres of the total 519 acres as natural and open space is supportive of regional environmental policies.*

*The project's creation of 1,066 single-family homes without any neighborhood accessory commercial space will require driving trips to meet any household need which is not in keeping with minimal mixed-use and walkability policies.*



*The project is expected to generate 8,902 new daily vehicular trips; associated roadway improvements to accommodate these are proposed.*

### **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 11-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 to all areas in the region- Developing Rural Areas for this project - and provides accompanying growth policy recommendations which are detailed at the end of these comments.

### **Transportation and Mobility Comments**

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

The project's creation of 1,066 single-family homes without any neighborhood accessory commercial space will require driving trips to meet any household need which is not in keeping with minimal mixed-use and walkability policies.

The project is expected to generate 8,902 new daily vehicular trips and numerous associated roadway improvements are proposed.

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 Resource Comments**

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

### **Environmental Comments**

The project's retention of 192 acres of the total 519 acres as natural and open space is supportive of regional environmental policies.

The project can support The Atlanta Region's Plan by incorporating other 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 site improvements.

Unified Growth Policy Considerations: Developing Rural Areas



Developing Rural Areas designation which denotes areas in the region where little to no development has taken place, but where there is development pressure. These areas are characterized by limited single-family subdivisions, large single-family lots, agricultural uses, protected lands, and forests. The region should strive to protect these areas by limiting infrastructure investments to targeted areas and allowing no development or only low- intensity development. Limited existing infrastructure in these areas will constrain the amount of additional growth that is possible. Some transportation improvements may be needed in developing rural areas.

The project is partially aligned with Developing Rural Areas recommendations in it's provision of 130 acres and natural and open space. It could be better aligned with these policies by incorporating low-impact design approaches in constructed areas and preserving additonal natural area. Gwinnett County 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 systems.

The project is partially aligned with Developing Rural Areas recommendations in it's provision of 130 acres and natural and open space. It could be better aligned with these policies by incorporating low-impact design approaches in constructed areas. Gwinnett County 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 systems.

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

ATLANTA REGIONAL COMMISSION  
GEORGIA DEPARTMENT OF TRANSPORTATION  
  
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY  
CITY OF BRASELTON

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA REGIONAL TRANSPORTATION AUTHORITY  
  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS  
GEORGIA SOIL AND WATER CONSERVATION COMMISSION  
  
GWINNETT COUNTY

For questions, 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 #4173

#### 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: Poole Mountain

Location (Street Address, 34.051847, -83.868688  
GPS Coordinates, or Legal  
Land Lot Description):

Brief Description of Project: Single-family detached development with 1,066 total units.

#### 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 checked="" 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.): 1,066

Developer: Drapac Group 4 LLC

Mailing Address: 1031 Marietta Street NW

Address 2:

City: Atlanta State: GA Zip: 30318

Telephone: 4044097957

Email: dan@stbourne.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?	
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: Poole Mountain Project ID: 838
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 checked="" type="checkbox"/> Permit <input type="checkbox"/> Other
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: 2034 Overall project: 2034

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**DRI #4173**

### 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@gwinnettcounty.com

#### Project Information

Name of Proposed Project: Poole Mountain

DRI ID Number: 4173

Developer/Applicant: Drapac Group 4 LLC

Telephone: 4044097957

Email(s): dan@stbourne.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: 533,330,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: 14,826,574

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, 0.31



measured in Millions of Gallons Per Day (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:

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

Treatment capacity is available; however, expansion of conveyance system is required to support beyond units requested for East, West and Phase 1 of Central.

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?

Miles of sewer main, pump station and force main vary based on the location of the sites.

### 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.)

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:

Traffic study is underway

### Solid Waste Disposal

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



Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:

Multiple stormwater detention pods located throughout the site.

### 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:

There is an ongoing study of potential native american structures. An outside firm was hired to survey the site and the report is being reviewed.

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CENTRAL TRACT SUMMARY

Total Area:	365.9 Acres
Existing Zoning:	100 - CSO
Proposed Total Lots:	768 Total Lots
Gross Density:	2.1 Lots Per Acre
<b>Minimum Home Size:</b>	
Homes shall be 2,400 SF.	
At least 200 homes shall be 2,600 SF minimum for one-story and 2,800 SF minimum for two-story.	
<b>Minimum Lot Size:</b>	
Minimum Lot Size: None	
<b>Lot Width:</b>	
Average Lot Width: 64 Feet	
<b>Setbacks:</b>	
Front Yard = 20'	
Side Yard = 5'	
Side Corner = 20'	
Rear Corner = 20'	
<b>Open Space:</b>	
Minimum Required 40% or 146.3 Acres.	
Open Space Proposed: 40% or 146.3 Acres	

LOT SIZE LEGEND

Overall Total Lots	1,066 Lots
<b>Central Tract Lots</b>	
45's	
52's	
60's	
70's	
80's	
<b>Western Tract</b>	
65's	
73's	
80's	
85's	
90's	
<b>Southern Tract Units</b>	
80's	

WEST TRACT SUMMARY

Total Area:	96.5 Acres
Existing Zoning:	100 - CSO
Proposed Total Lots:	193 Total Lots
Gross Density:	2.0 Lots Per Acre
<b>Minimum Home Size:</b>	
50% of homes shall be 3,000 SF.	
The remaining homes shall be 2,600 SF.	
<b>Minimum Lot Size:</b>	
Minimum Lot Size: None	
<b>Lot Width:</b>	
Average Lot Width: 73 Feet	
<b>Setbacks:</b>	
Front Yard = 20'	
Side Yard = 5'	
Side Corner = 20'	
Rear Corner = 20'	
<b>Open Space:</b>	
Minimum Required 40% or 38.6 Acres.	
Open Space Proposed: 40% or 38.6 Acres	

SOUTH TRACT SUMMARY

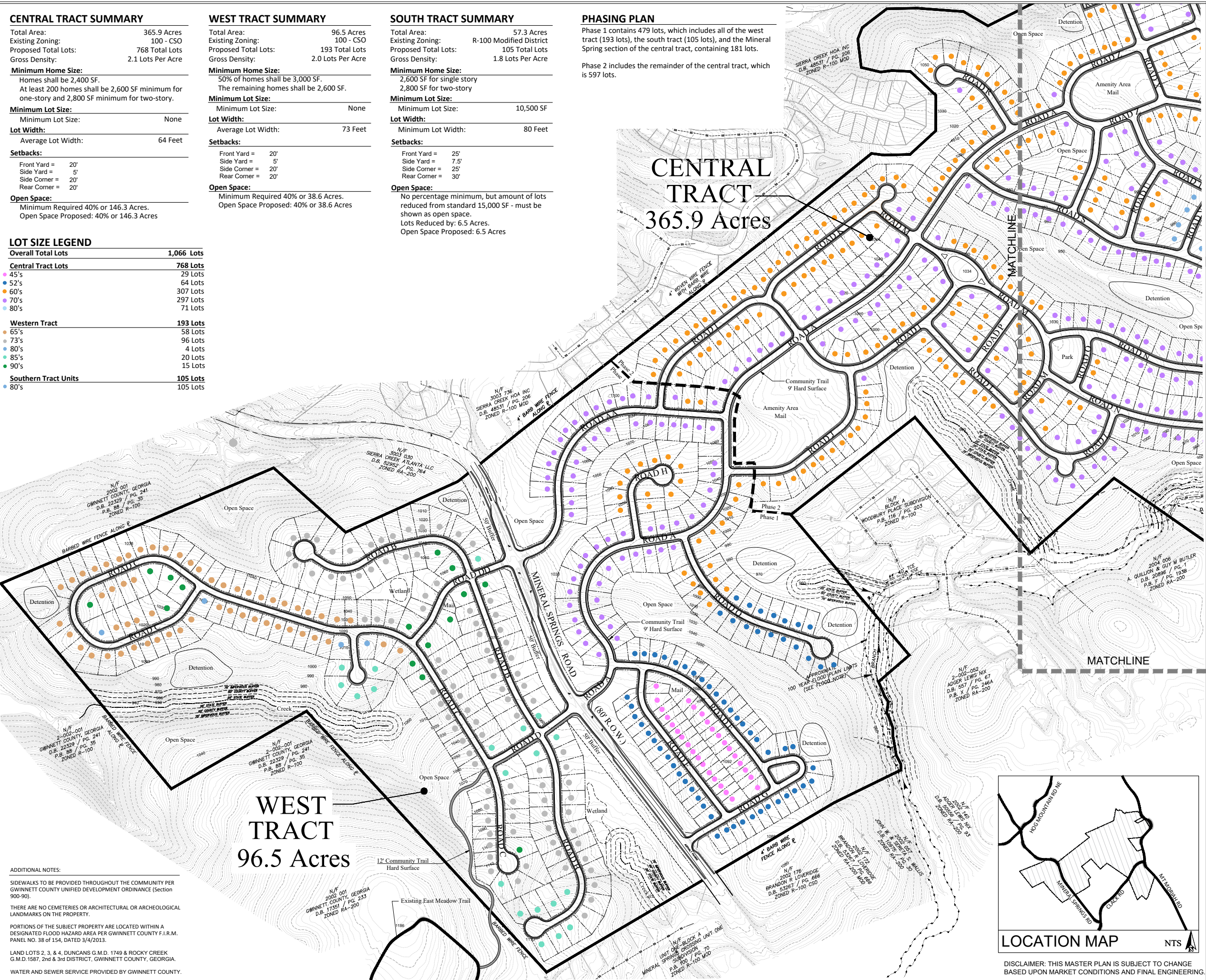
Total Area:	57.3 Acres
Existing Zoning:	R-100 Modified District
Proposed Total Lots:	105 Total Lots
Gross Density:	1.8 Lots Per Acre
<b>Minimum Home Size:</b>	
2,600 SF for single story	
2,800 SF for two-story	
<b>Minimum Lot Size:</b>	
Minimum Lot Size: 10,500 SF	
<b>Lot Width:</b>	
Minimum Lot Width: 80 Feet	
<b>Setbacks:</b>	
Front Yard = 25'	
Side Yard = 7.5'	
Side Corner = 25'	
Rear Corner = 30'	
<b>Open Space:</b>	
No percentage minimum, but amount of lots reduced from standard 15,000 SF - must be shown as open space.	
Lots Reduced by: 6.5 Acres.	
Open Space Proposed: 6.5 Acres	

PHASING PLAN

Phase 1 contains 479 lots, which includes all of the west tract (193 lots), the south tract (105 lots), and the Mineral Spring section of the central tract, containing 181 lots.

Phase 2 includes the remainder of the central tract, which is 597 lots.

CENTRAL TRACT  
365.9 Acres



ADDITIONAL NOTES:

SIDEWALKS TO BE PROVIDED THROUGHOUT THE COMMUNITY PER GWINNETT COUNTY UNIFIED DEVELOPMENT ORDINANCE (Section 900-90).

THERE ARE NO CEMETERIES OR ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ON THE PROPERTY.

PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA PER GWINNETT COUNTY F.I.R.M. PANEL NO. 38 of 154, DATED 3/4/2013.

LAND LOTS 2, 3, & 4, DUNCANS G.M.D. 1749 & ROCKY CREEK G.M.D. 1587, 2nd & 3rd DISTRICT, GWINNETT COUNTY, GEORGIA.

WATER AND SEWER SERVICE PROVIDED BY GWINNETT COUNTY.



Traffic Consultant  
NV5  
Engineers and Consultants, Inc.  
10745 Westside Way, Suite 300  
Alpharetta, GA 30009  
678.795.3600  
DRI # 3965 & 4173



SCALE: 1" = 200'

0' 100' 200' 400'

MASTER PLAN  
Poole Mountain  
GWINNETT COUNTY, GA  
DRAPAC GROUP, 4 LLC

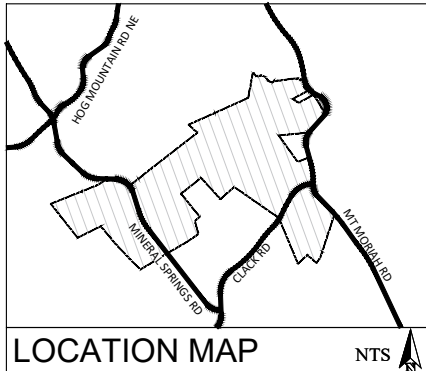
DRI # 3965 & 4173

May 3, 2024

REVISIONS

NO.	DATE	ISSUE

SHEET#: 1 of 2



DISCLAIMER: THIS MASTER PLAN IS SUBJECT TO CHANGE BASED UPON MARKET CONDITIONS AND FINAL ENGINEERING.



