

May 16, 1995

The Honorable Wayne Hill, Chairman
Gwinnett County Commission
75 Langley Drive
Lawrenceville, GA 30245

Re: Development of Regional Impact (DRI) -- Woodward Mill Apartments

Dear Wayne:

I am writing just to close out our DRI review of the proposed Woodward Mill Apartments. Obviously you know of the Commission's April 26, 1995, resolution finding the proposed development is not in the best interest of the State. However, I did want to go ahead and send you the staff report and a copy of comments we received from Gwinnett Schools.

Please feel free to call me or Beverly Rhea (364-2562) if you have any questions concerning our review.

Sincerely,

Harry West
Director

HW:skb

Enclosures

c: Mr. Michael Williams, Gwinnett County
Mr. David Gill, Gwinnett County
Mr. David Crews, Gwinnett County Schools
Mr. Wayne Shackelford, GDOT
Mr. Paul Radford, DCA

**RESOLUTION BY THE ATLANTA REGIONAL COMMISSION
CONCERNING THE WOODWARD MILL APARTMENTS
DEVELOPMENT OF REGIONAL IMPACT**

WHEREAS, on April 6, 1995, the Atlanta Regional Commission received from Gwinnett County, for review as a Development of Regional Impact (DRI), a proposed 948-unit Woodward Mill Apartment project on a 79.34 acre tract on Georgia Highway 20 and also bounded by a portion of Ivy Creek, a tributary to Suwanee Creek; and

WHEREAS, the Commission initiated a DRI review as required by the Georgia Planning Act of 1989; and

WHEREAS, the proposed development is inconsistent with the Gwinnett County 2002 Land Use Plan which proposed a comprehensively planned commercial, retail, office, technology, and industrial area on this and contiguous land; and

WHEREAS, the County had proposed to purchase 38.08 acres of the proposed development site for a water reclamation plant to implement the recommendation of the Atlanta Region Sub-Area Future Wastewater Treatment Feasibility Study that a new 16 MGD plant be constructed in the vicinity of Suwanee Creek to provide treatment and disposal of wastewater flows generated in the Buford area of Gwinnett County; and

WHEREAS, the proposed development also would lead to further overcrowding of the elementary, middle, and high schools serving the area; and

WHEREAS, on April 11, 1995, ARC staff received an amendment to the DRI which eliminated the 38.08 acres the County proposed to purchase for the water reclamation plant and reduced the number of apartments to 530 on 41.26 acres; and

WHEREAS, the revised plan would still be inconsistent with the Gwinnett 2002 Land Use Plan, would still lead to further overcrowding of the schools, and would add new residential land contiguous to the water reclamation plant site;

NOW, THEREFORE, BE IT RESOLVED that the Commission finds that the proposed Woodward Mill Apartments are not in the best interest of the State.

*Adopted by ARC
4/26/95 B. Rhea*

ATLANTA REGIONAL COMMISSION

Development of Regional Impact (DRI) Review Woodward Mill Apartments

On April 6, 1995, ARC received from Gwinnett County for review, as a DRI, a proposed 948-unit Woodward Mill Apartment project to be built on a 79.3 acre tract on Georgia Highway 20 and also bounded by a portion of Ivy Creek, a tributary to Suwanee Creek.

At the time the application was submitted, Gwinnett County was proposing to purchase 38.08 acres of the proposed development site for a water reclamation plant to implement the recommendation of the Atlanta Region Sub-Area Future Wastewater Treatment Feasibility Study (that a new 16 MGD plant be constructed in the vicinity of Suwanee Creek to provide treatment and disposal of wastewater flows generated in the Buford area of Gwinnett County).

On April 11, 1995, ARC received an amendment to the DRI to remove the 38.08 acres the County proposed to purchase, but still proposed 530 apartments on the remaining 41.26 acres.

ARC's preliminary DRI report was based on the 948 apartment units originally proposed. This final report is based on the amended proposal for 530 units and includes numbers factored from the original submittal.

Facility: Woodward Mill Apartments
Preliminary Report: April 10, 1995
Final Report May 15, 1995

DEVELOPMENTS OF REGIONAL IMPACT

REVIEW REPORT

GENERAL

According to information on the review form or comments received from potentially affected governments:

Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.

No. The Gwinnett 2002 Land Use Plan indicates this area is suitable for commercial/retail and office/distribution/technology uses. The site is zoned C-2 and is part of a 432.009 acre holding.

Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.

No inconsistencies with other local governments' comprehensive plans were identified.

Will the proposed project impact the implementation of any local government's short-term work program? If so, how?

The proposed apartment development would require revision of Gwinnett's Land Use Plan. Also, Gwinnett County Schools would have to revise their plans.

Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?

The 530 apartment units could accommodate a population of 795 people, including 152 students, according to Regional averages.

The project would likely necessitate improvements to the road system, public safety facilities, and schools.

What other major development projects are planned in the vicinity of the proposed project?

- Settles Bridge Subdivision, Golf and Conference Center
- Bridgegate Residential Community
- Sugarloaf Farms Mixed Use Development
- Shawnee Ridge Mixed Use Development
- Mitsubishi Mixed Use Development (Sugar Hill)
- Hamilton Mill Hometown
- Brickton (Buford)

Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.

No.

Will the development cause a loss in jobs? If yes, how many?

No.

LOCATION

Where is the proposed project located within the host-local government's boundaries?

The proposed development site consists of 41.26 acres just north of I-85 and also bounded by Georgia Highway 20 and Ivy Creek.

Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.

The site is slightly northeast of the City of Suwanee and also near the City of Buford.

Will the proposed project be located close to land uses in other jurisdictions that would benefit or be negatively impacted by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.

The development site is part of a 432.009-acre holding identified in the Gwinnett 2002 Land Use Plan for commercial/retail and office/distribution/technology uses.

In addition, the County proposes to purchase 38.08 acres of the originally proposed 77.34 acre apartment development site. The County would construct a water reclamation plant on the 38.08 acres. This proposed DRI would add residential development contiguous to the plant site.

ECONOMY OF THE REGION

According to information on the review form or comments received from potentially affected governments:

What new taxes will be generated by the proposed project?

Based on a projected \$33,544,303 estimated value at build-out, the development would be estimated to generate approximately \$592,794 annual property tax when completed.

How many short-term jobs will the development generate in the Region?

According to information submitted with the review, the development would generate 133 short-term and 12 long-term jobs.

Is the regional work force sufficient to fill the demand created by the proposed project?

Yes.

In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?

The development would compete with other apartment developments in the northern arc.

NATURAL RESOURCES

Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor or other environmentally sensitive area of the Region? If yes, identify those areas.

One boundary of the site is Ivy Creek. The site includes Ivy Creek floodplain and a total of 4.4 acres of wetlands, according to information on the review. The site also has severe topographic constraints and rock, as well as the beauty of Ivy Creek.

In what ways could the proposed project create impacts that would damage or help to preserve the resource?

The site plan proposes no development in the flood plain and wetlands.

HISTORIC RESOURCES

Will the proposed project be located near a national register site? If yes, identify site.

No.

In what ways could the proposed project create impacts that would damage the resource?

N/A

In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?

N/A

INFRASTRUCTURE

Transportation

How much traffic (both average daily and peak am/pm) will be generated by the proposed project?

| <u>Land Use</u> | <u>Average Weekly Trips</u> | <u>AM</u> | | <u>PM</u> | |
|-----------------|-------------------------------------|--------------|-------------|--------------|-------------|
| | | <u>Enter</u> | <u>Exit</u> | <u>Enter</u> | <u>Exit</u> |
| 530 Apartments | 3,445 | 44 | 217 | 195 | 91 |

What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?

| <u>Roads</u> | <u>1994</u> | <u>1994</u> | <u>1994</u> | <u>2010</u> | <u>2010</u> | <u>2010</u> |
|---|----------------|---------------|------------------|----------------|---------------|------------------|
| | <u># Lanes</u> | <u>Volume</u> | <u>V/C Ratio</u> | <u># Lanes</u> | <u>Volume</u> | <u>V/C Ratio</u> |
| I-85 from I-985 to SR20 | 4 | 40,000 | 0.55 | 4 | 47,800 | 0.66 |
| I-85 from SR20 to Hamilton Mill Road | 4 | 37,000 | 0.51 | 4 | 52,000 | 0.72 |
| I-85 from I-985 to Lawrenceville-Suwanee Road | 8 | 76,200 | 0.53 | 8 | 104,900 | 0.73 |
| I-985 from I-85 to SR20 | 4 | 37,200 | 0.52 | 4 | 57,200 | 0.79 |
| SR20 from SR324 to I-85 | 2 | 17,300 | 0.91 | 4 | 21,800 | 0.58 |
| SR20 from SR324 to I-985 | 2 | 23,700 | 1.25 | 4 | 20,580 | 0.53 |
| Outer Perimeter from I-985 to I-85 | N/A | N/A | N/A | 4 | 58,600 | 0.90 |

What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of those improvements (long- or short-range or other)?

The site is very near the proposed Outer Loop. It would also impact the widening of Georgia Highway 20 scheduled in ARC's TIP for FY'98 and improvements to Woodward Mill Road.

Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?

No.

Is the site served by transit? If so, describe type and level of service.

No.

Are there plans to provide or expand transit service in the vicinity of the proposed project?

No.

What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?

None stated.

INFRASTRUCTURE

Wastewater and Sewage

How much wastewater and sewage will be generated by the proposed project?

According to regional averages, the proposed 530 apartment units would generate 0.1325 MGD of wastewater.

Which facility will treat wastewater from the project?

Gwinnett County is currently constructing an Ivy Creek Interceptor Sewer which would be served by the Crooked Creek Wastewater Treatment Plant.

What is the current permitted capacity and average annual flow to this facility?

The current permitted capacity of the Crooked Creek WWTP is 16.0 MGD. The 1993 average flow was 6.04 MGD.

What other major developments will be served by the plant serving this project?

ARC has reviewed 14 major developments that would add 5.325 wastewater flow to the Crooked Creek Plant if the developments are built as reviewed. This by no means reflects the total situation, however, because there are so many new developments under the DRI threshold that will also impact Crooked Creek.

INFRASTRUCTURE

Water Supply and Treatment

How much water will the proposed project demand?

Again, according to regional averages, the 530 apartment units could have a water demand of 0.1524 MGD.

How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?

The water demand can be served by the County's Lake Lanier filter plant; nevertheless, it will be important for the development, if approved, to have water conservation measures and xeriscaping.

INFRASTRUCTURE

Solid Waste

How much solid waste will be generated by the project? Where will this waste be disposed?

According to information submitted with the review, the planned project could generate 7,584 tons of solid waste per year. The apartment development would have to contract with a private hauler for solid waste collection and disposal.

Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?

No.

Are there any provisions for recycling this project's solid waste?

None stated.

INFRASTRUCTURE

Other facilities

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

- Levels of governmental services?
- Administrative facilities?
- Schools?
- Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?
- Libraries or cultural facilities?
- Fire, police or EMS?
- Other government facilities?

The development's potential 152 students would require additional facilities and staffing for County schools and the County also noted that public safety facilities and staffing would need expansion.

HOUSING

Will the proposed project create a demand for additional housing?

N/A

Will the proposed project provide housing opportunities close to existing employment centers?

N/A

Is there housing accessible to the project in all price ranges demanded?

Yes.

Is it likely or unlikely that potential employees of the proposed project be able to find affordable* housing?

N/A

*** Defined as 30 percent of the income of a family making 80 percent of the median income of the Region - 1990 median family income of \$41,500 for Atlanta MSA.**

DEVELOPMENTS OF REGIONAL IMPACT

Comments from Affected Parties Form

Project I.D: ²²⁻⁹⁵⁻⁰⁶⁹ Woodward Mill Apartments
(From Request for Comments Form)

Name of Commenting Organization: Gwinnett County School

Address: 320 Pike Street

Lawrenceville, GA. 30245

Attn: Planning Dept.

Contact Person: Greg Stanfield Telephone Number: 822-6499

Do you believe your jurisdiction will be affected by the proposed development? ☒ Yes ☐ No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

The proposed development, Woodward Mill
Apartments will affect the following schools:

(1) Harmony Elementary School

(2) Lanier Middle School

(3) North Gwinnett High School

We are also enclosing our 5-year forecast
for these schools. This forecast will provide
the enrollment forecast, the capacity of the
school, and whether the school will be over
or under capacity for that particular school
year.

Next year's forecast of the affected schools is
recorded below, and is included in attachments.

| | Capacity | 95-96 Enrollment |
|-----------------------|---------------------|------------------|
| - Harmony Elem | 1075 517 | 597 |
| - Lanier Middle | 1075 | 1109 |
| - North Gwinnett High | 1075 | 1163 |

(Attach Additional Pages if Necessary)

Form Completed By: Greg Stanfield Title: Planning Coordinator

Signature: Greg Stanfield Date: 04-26-95

RETURN TO: ATLANTA REGIONAL COMMISSION
3715 Northside Parkway
200 Northcreek, Suite 300
Atlanta, Ga. 30327

FAX NO. 404-364-2599

DCA/OCP 10/7/91

ATTENTION: REVIEW OFFICE

4/26/95

North Gwinnett Cluster

| | 1995-96 | 1995-96 | 1995-96 | 1996-97 | 1996-97 | 1996-97 | 1997-98 | 1997-98 | 1997-98 | 1998-99 | 1998-99 | 1998-99 | 1999-2000 | 1999-2000 | 1999-2000 |
|-------------------|----------|------------|------------|----------|------------|------------|----------|------------|------------|----------|------------|------------|-----------|------------|------------|
| | Capacity | Enrollment | Over/Under | Capacity | Enrollment | Over/Under | Capacity | Enrollment | Over/Under | Capacity | Enrollment | Over/Under | Capacity | Enrollment | Over/Under |
| North Gwinnett HS | 1075 | 1163 | 88 | 1075 | 1233 | 158 | 1075 | 1307 | 232 | 1075 | 1385 | 310 | 1075 | 1482 | 407 |
| Lanier MS | 1075 | 1109 | 34 | 1075 | 1208 | 133 | 1075 | 1304 | 229 | 1075 | 1408 | 333 | 1075 | 1521 | 446 |
| Harmony ES | 517 | 597 | 80 | 787 | 639 | -148 | 787 | 680 | -107 | 787 | 724 | -63 | 787 | 771 | -16 |
| Sugar Hill ES | 1102 | 899 | -203 | 1102 | 949 | -153 | 1102 | 997 | -105 | 1102 | 1046 | -56 | 1102 | 1099 | -3 |
| Swansee ES | 1035 | 1059 | 24 | 1035 | 1165 | 130 | 1035 | 1258 | 223 | 1035 | 1359 | 324 | 1035 | 1467 | 432 |
| Totals: | 4804 | 4827 | 23 | 5074 | 5194 | 120 | 5074 | 5546 | 472 | 5074 | 5922 | 848 | 5074 | 6340 | 1266 |