

April 15, 1993

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

Re: Development of Regional Impact - Hamilton Mill Town Home Project

Dear Wayne:

We have completed the review of the proposed Hamilton Mill Town Home Project as a Development of Regional Impact (DRI). We find the proposed development would be in the best interest of the State if wastewater treatment can be adequately provided and the timing of the development of the project is coordinated with the provision of urban services in this part of the County.

Our review report is enclosed for information on potential impact of the development.

A very important part of the review process is the receipt of comments from potentially affected public agencies. During this review, we received the attached comments from Georgia EPD. Their comments are recommended for your consideration.

If you would like to discuss any of these comments, please feel free to call me and I will arrange the appropriate meeting.

We hope this finding and enclosed review report are helpful to you as you consider this proposal.

Sincerely,

Harry West
Executive Director

HW:skb

Enclosure

cc: Mr. Andrew Mendezf, Gwinnett County Planning
Mr. Joe Tanner, Ga. DNR
Mr. Wayne Shackelford, Ga. DOT
Mr. Griff Doyle, Ga. DCA

Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327-2809
404 364-2500 • Fax 404 364-2599



Harry West
Executive Director
404 364-2525

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Gwinnett County Commission
75 Langley Drive
Lawrenceville, GA 30245

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Harry West
Executive Director
404 364-2525

March 23, 1993

The Honorable Wayne Hill, Chairman
Gwinnett County Commission
75 Langley Drive
Lawrenceville, GA 30345

RE: Development of Regional Impact - Hamilton Mill Town Home Project

Dear Wayne:

On March 19, 1993, we received the proposed Hamilton Mill Town Home Project for review by the Commission. We determined that the proposed project is a Development of Regional Impact (DRI) and the review as requested is complete. Consequently, we are initiating the DRI review.

We have notified potentially affected agencies including Barrow County, City of Winder, Northeast Georgia RDC, Georgia Department of Transportation and Georgia Department of Natural Resources. We are requesting their comments by April 1, 1993, and expect to complete the review soon thereafter and certainly not later than April 16, 1993. Enclosed is a copy of our preliminary report.

Thank you for submitting this proposal for review.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Harry West', is written over the typed name.

Harry West
Executive Director

Enclosure

cc: Mr. Gary Cornell
Mr. Andrew P. Mendzef
Mr. Carl E. Westmoreland, Jr.

Facility: Hamilton Mill Town Homes
Preliminary Report: March 22, 1993
Final Report: _____

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.

Yes.

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

To be determined in the review process.

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

To be determined in the review process.

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 2,730 homes proposed in the development could add 6,825 people to the area, according to regional averages. Short-term employment will be generated by construction of the homes and golf course. A few long-term jobs also will be generated by the golf course.

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

The 1,158 acre Hurricane Shoals mixed use development consisting of 1,900 single-family housing units, 257 multi-family units, 226,000 sq. ft. retail space and 20,800 sq. ft. office space was reviewed by ARC. It was proposed near the Old Fountain and Old Peachtree Roads intersection.

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

The proposed development displaces only one house.

GENERAL (continued)

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 project site is in the northeast section of Gwinnett County, between Highway 124 and Highway 324.

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 2-3 miles from Barrow County.

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.

To be determined in the review process.

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 an average cost of \$150,000 per house, the estimated annual property tax revenues would be \$4,066,960 at build-out.

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

Number of short-term jobs will depend on rate at which houses and golf course are constructed.

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 will compete with other golf course communities in the Region.

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.

The site contains headwaters and some tributaries to Little Mulberry River as well as portions of the River itself. Therefore, the site does include some wetlands and flood plains. Mulberry River is in the drainage areas not only of the intake at Winder but also the planned multi-county water supply reservoir on Bear Creek in Jackson County. The Mulberry River Water Supply Watershed is classified as a large water supply watershed and the development is proposed more than seven miles upstream from the nearest existing water supply intake. The site also may include ground water recharge areas. Finally, a number of archeological sites have been identified along the Little Mulberry River.

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

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

<u>Land Use</u>	<u># Units/ Acres</u>	<u>Daily Trips</u>	<u>Enter</u>	<u>AM</u> <u>Exit</u>	<u>Enter</u>	<u>PM</u> <u>Exit</u>
Residential	2,730	26,072	539	1,536	1,810	975
Golf Course	180 AC	<u>1,500</u>	<u>39</u>	<u>10</u>	<u>14</u>	<u>56</u>
		26,572	578	1,546	1,824	1,031

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

To be determined in the review process.

HISTORIC RESOURCES (continued)

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)?

To be determined in the review process.

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.)?

To be determined, if any.

What is cumulative trip generation of this and other DRP's or major developments? Is the transportation system (existing and planned) capable of accommodating these trips?

To be determined in the review process.

Wastewater and Sewage

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

According to regional averages, the 2,730 houses could generate 1.09 MGD wastewater.

Which facility will treat wastewater from the project?

The site is not served by a wastewater treatment plant at this time. The County and the developer are currently studying how the development can be served.

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

N/A

INFRASTRUCTURE

Wastewater and Sewage (continued)

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

N/A

Water Supply and Treatment

How much water will the proposed project demand?

According to regional averages, the proposed 2,730 homes could have a demand for 1.26 MGD water.

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

A development of this magnitude could create a demand for increased water withdrawals by the County.

Solid Waste

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

The developer estimates 10,000 tons of solid waste per year will be generated by the development. The subdivision and golf course would select from the County's list of authorized private waste collection companies. It is likely the waste would be disposed in one of the three private landfills in the County.

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.

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?

Libraries or cultural facilities?

Fire, police, or EMS?

Other government facilities?

Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?

A development of this magnitude will create an increased demand for all County services. For example, according to Regional averages, the development could add 792 elementary and 709 secondary students to the schools in this part of Gwinnett, generating a need for additional schools from this one development alone. Likewise, an additional fire station, library and police precinct may be needed.

HOUSING

Will the proposed project create a demand for additional housing?

The project is a golf course subdivision.

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

While the development is a subdivision, there are no employment centers in the immediate vicinity of the development.

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

N/A

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

Likely.

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

DEVELOPMENTS OF REGIONAL IMPACT

Request for Review Form

Name of Local Government Completing Request: Gwinnett County Planning & Development
 Contact Person: Andrew Mendzef Telephone Number: 404-822-7615
 Name of Development: Hamilton Mill Road Project
 Location of Development: City _____ County Gwinnett

Location of Government:

Atlanta Region ☐
 Metropolitan Area ☒
 Non-Metropolitan ☐

Type of Government Action Requested:

Requested Action Local I.D. Number
 (If Applicable)

Rezoning	X	
Variance		
Permit		
Water Tap-on		
Sewer Tap-on		
Other (specify:)	X	
Special Use Permit for cluster development		

About the Development:

Single Family/
 Type of Development: Golf Course
 Threshold Number(s): 2,500 units
 Name of Developer: SMG Development Associates, LP
 Contact Person: Carl E. Westmoreland, Jr.
 Telephone Number: 420-5400
 FAX Number: 522-6000

Summary of Proposed Development:

The Applicant proposes development of a single-family residential community containing a golf course which would be open to the public as well as residents within the development. The gross density is proposed at 2.07 units per acre, but will be adjusted as a lot layout as developed. The Applicant is also conducting studies with regard to the impact of its development on traffic, sanitary sewer and other services and will work with the County in order to mitigate those impacts.

(Attach Additional Pages if Necessary)

Submitted by: Andrew Mendzef
 Title: Senior Planner
 Signature: _____
 Date: 3-12-93

For RDC Use Only:

Form Complete? (Y/N): 3/19/93
 Formal Acceptance Date: _____
 Accepted By: B. Khan

Project Information (continued):

Is the project located in ~~or near~~ a protected mountain or river corridor? Yes ☒ No
If yes, list the resource affected: _____
and describe the impact: _____

Is the development located in ~~or near~~ a historic resource? Yes ☒ No
If yes, list the resource affected: _____
and describe the impact: _____

How many new jobs will be created by the proposed development? _____ short-term
Jobs will be created in the construction of the golf _____ long-term
course and homes over the period of development, projected to _____
be approximately 15 years.

What is the total 24-hour projected traffic volume for the development: 20,878

AM: 380 entering 984 exiting
PM: 1,294 entering 745 exiting

What is the estimated water supply demand? at complete devel- 1.0 MGD
opment

What is the estimated sewage flow? 1.0 MGD

How much solid waste will be generated? 10,000 tons/yr

Will any hazardous waste be generated by the development? Yes ☒ No
If yes, describe the hazardous materials: _____

Local Government Information:

Is the project consistent with your comprehensive plan? The Land Use Plan suggests the property is suitable for low density residential at 1 to 4 U/A xxx Yes _____ No

Will the project affect implementation of your short term work program? xxx Yes _____ No

Will the existing public facilities support the development? xxx Yes _____ No

What other projects have been approved in the jurisdiction? The "Dacula Road Project"

Is the entire project located inside your jurisdictional boundary? xxx Yes _____ No

What planned traffic improvements in your community would be impacted by the proposed project? The I-85 Frontage Road System

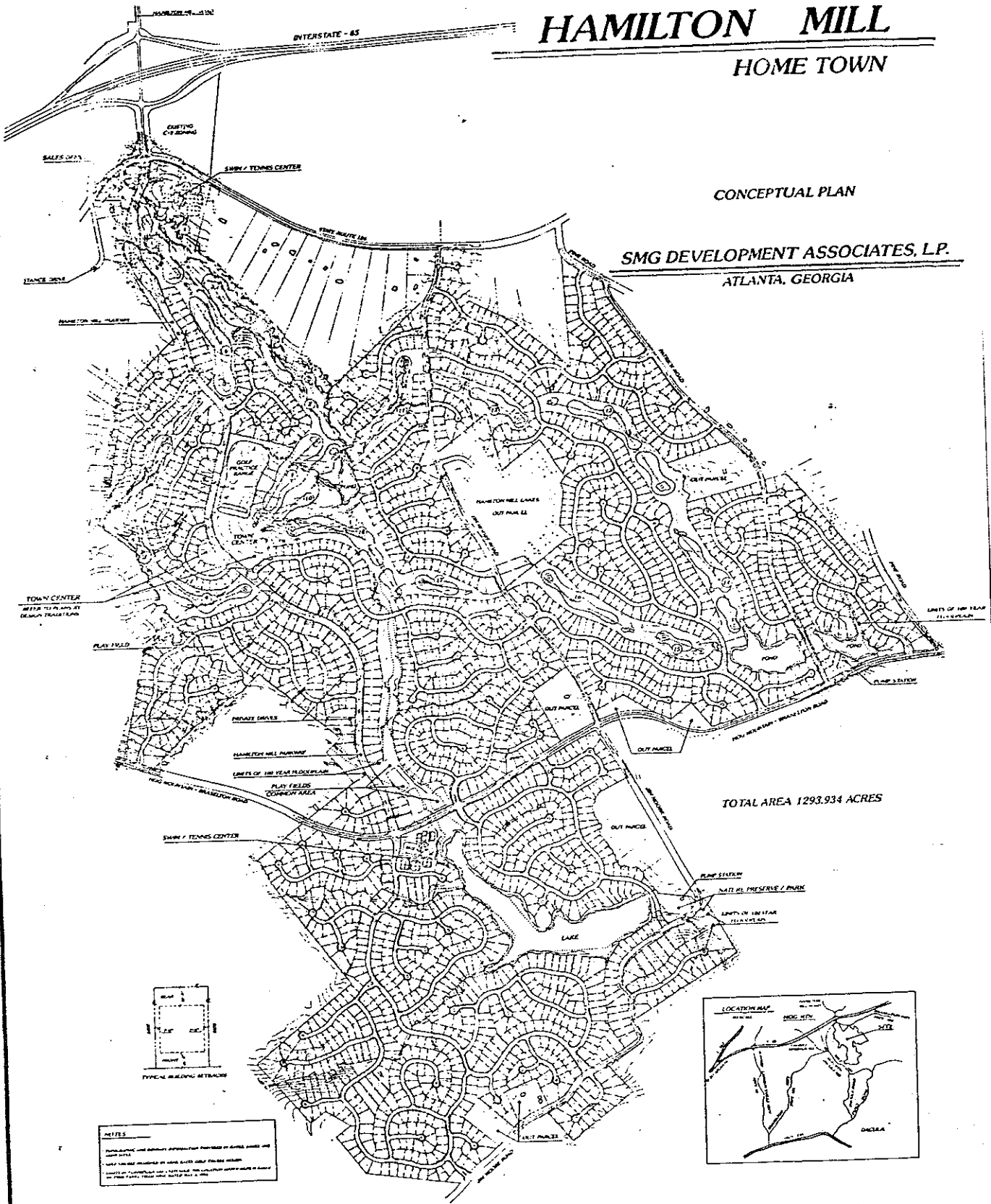
Will your public safety services be able to handle the increased demand? xxx Yes _____ No

What are the estimated tax revenues that will be generated by the proposed project? _____
Based on an average cost of a home in the proposed development of, 150,000\$
the estimated tax revenue would be 1,716 per home or \$4,066,960 for the
project at build (Please attach any additional information that would be helpful)

HOME TOWN

CONCEPTUAL PLAN

ATLANTA, GEORGIA



MARCH 11, 1993



REECE, HOOPES, & FINCHER
LAND PLANNERS • LANDING ARCHITECTS
ATLANTA, GEORGIA 404 594-8243

