

Developments of Regional Impact

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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:

HALL COUNTY

Individual completing form:

MINA BOTRUS

Telephone:

E-mail:

*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:

LANIER AUTO SALES & TRUCK STORAGE

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

5707 HOLIDAY RD., BUFORD GA.

Brief Description of Project:

3.10 AC. SITE WITH MECHANIC & AUTO REPAIR SHOPS & AUTO SALES & SEMI TRUCK SPACE RENTALS. PLAN IS FOR 18 SEMI PARKING SPOTS.

Development Type:

☒ (not selected)☐ Hotels☐ Wastewater Treatment Facilities☐ Office☐ Mixed Use☐ Petroleum Storage Facilities☐ Commercial☐ Airports☐ Water Supply Intakes/Reservoirs☐ Wholesale & Distribution☐ Attractions & Recreational Facilities☐ Intermodal Terminals☐ Hospitals and Health Care Facilities☐ Post-Secondary Schools☐ Truck Stops☐ Housing☐ Waste Handling Facilities☐ Any other development types☒ Industrial☐ Quarries, Asphalt & Cement Plants

If other development type, describe:

Project Size (# of units, floor area, etc.):	3.1 AC.; 4338 S.F. OF BUILDINGS		
Developer:	AMC INVESTMENT PROPERTIES		
Mailing Address:	5707 HOLIDAY RD. BUFORD GA. 30518		
Address 2:			
City:	BUFORD	State:	GA Zip: 30518
Telephone:			
Email:	GWINNETTLUXURY@GMAIL.COM		
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, property owner:			
Is the proposed project entirely located within your local government's jurisdiction?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No		
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 type="radio"/> Yes <input checked="" type="radio"/> No		
If yes, provide the following information:	Project Name: <input type="text"/>		
	Project ID: <input type="text"/>		
The initial action being requested of the local government for this project:	<input type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input type="checkbox"/> Permit <input checked="" type="checkbox"/> Other CONDITIONAL USE		
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?	<input type="text"/>		
Estimated Project Completion Dates:	This project/phase: <input type="text"/> Overall project: FEB. 2025		
<input type="button" value="Submit Application"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/>			
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DEVELOPMENT INFORMATION

OWNER & DEVELOPER
 AYOUB BOTRUS (AMC INVESTMENT PROPERTIES LLC)
 3087 MOEVER ROAD
 BUFORD, GA 30518
 PHONE: (404) 960-7370
 EMAIL: CHRISETT.BOTRUS@GMAIL.COM
 APPLICANT: MINA BOTRUS

SITE ADDRESS:
 5707 HOLIDAY ROAD
 BUFORD, GEORGIA
 TAX PARCEL # 07329 001003

AREA=3.10 AC.
 PERMITS/USDA: 2.10 AC. (includes gravel)
 BUILDING AREA:

- * Existing Garage Area: 2074 s.f.
- * Existing Office Area: 914 s.f.
- * New Carport Area: 450 s.f.
- * New Storage Building Area: 900 s.f.
- * TOTAL SQ. FT.: 4,338 s.f.

ZONING INFORMATION

ZONING: L-1 (LIGHT INDUSTRIAL)

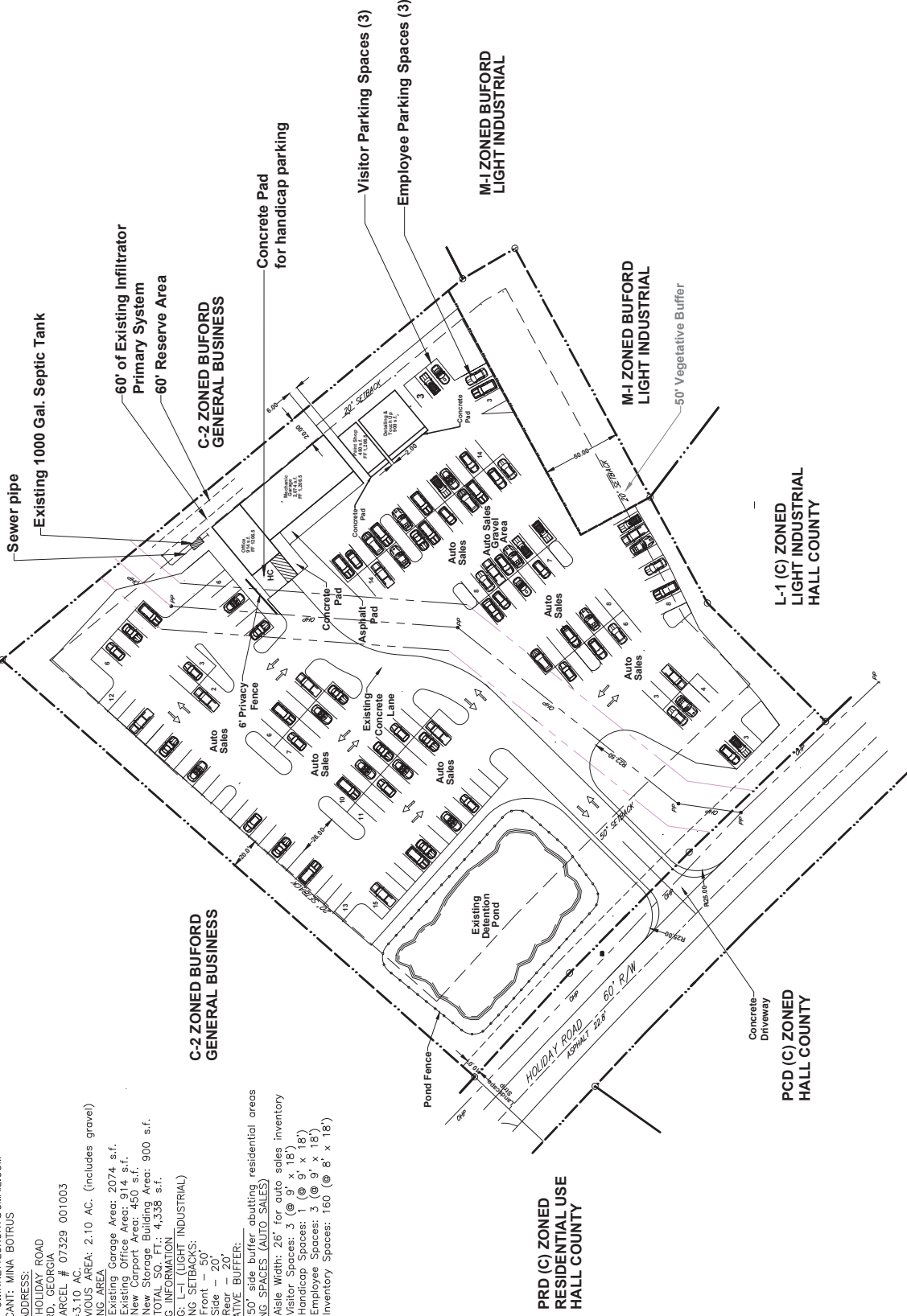
BUILDING SETBACKS:

- * Front - 20'
- * Side - 20'
- * Rear - 20'

VEGETATIVE BUFFER:

- * 50' side buffer abutting residential areas
- * PARKING SPACES (AUTO SALES)
 - * Aisle Width: 26' for auto sales inventory
 - * Visitor Spaces: 3 (@ 9' x 18')
 - * Handicap Spaces: 1 (@ 9' x 18')
 - * Employee Spaces: 3 (@ 9' x 18')
 - * Inventory Spaces: 160 (@ 8' x 18')

Lanier Auto Sales Site Concept Plan



Note: Other than the concrete driveway, all vehicle maneuvering, parking, storage and display areas are gravel.

Rick Freeland Landscape Architecture
 3522 Old Duckett Mill Road Gainesville, Georgia 30506
 Phone: (678) 697-1575 Fax: (770) 532-7647

THE ARCHITECT, IN THE PERFORMANCE OF HIS PROFESSIONAL DUTY, HAS PREPARED THIS PLAN TO THE BEST OF HIS KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LANDSCAPE ARCHITECTURE. HE DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS, NOR DOES HE WARRANT OR GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.



LAND E.C. 07-0000000007

Site Concept Plan

Botrus - Lanier Auto Sales
 5707 Holiday Road
 Buford, Georgia
 30518

PROJECT: RSF 1200425
 DATE: 03/28/25
 SCALE: 1" = 30'-0"

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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: HALL COUNTYIndividual completing form: MINA BOTRUSTelephone: 404.960.7370Email: [REDACTED]

Project Information

Name of Proposed Project: LAWLER AUTO SALES & TRUCK STORAGE

DRI ID Number:

Developer/Applicant: AYOUB BOTRUS / MINA BOTRUSTelephone: 404.960.7370Email(s): GWINNETTLUXURY@GMAIL.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:

\$ 800,000

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

\$ 50,000

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:	CITY OF GAINESVILLE
What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	50 to 70 gal. per. day
Is sufficient water supply capacity available to serve the proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand the existing water supply capacity:	
Is a water line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, how much additional line (in miles) will be required?	
Wastewater Disposal	
Name of wastewater treatment provider for this site:	INDIVIDUAL SEPTIC SYSTEM
What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)?	125 gpd (0.000125 MGD)
Is sufficient wastewater treatment capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing wastewater treatment capacity:	
Is a sewer line extension required to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> 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.)	1 TRUCK EVERY 6 HOURS 2 CARS EVERY 3 to 4 HOURS
Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
Are transportation improvements needed to serve this project?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If yes, please describe below:	

Solid Waste Disposal	
How much solid waste is the project expected to generate annually (in tons)?	2 TONS
Is sufficient landfill capacity available to serve this proposed project?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No
If no, describe any plans to expand existing landfill capacity:	
Will any hazardous waste be generated by the development?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> 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?	2.10 ACRES
Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management:	
DETENTION POND; VEGETATIVE STABILIZATION; TREE PLANTINGS	
Environmental Quality	
Is the development located within, or likely to affect any of the following:	
1. Water supply watersheds?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
2. Significant groundwater recharge areas?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
3. Wetlands?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
4. Protected mountains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
5. Protected river corridors?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
6. Floodplains?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
7. Historic resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
8. Other environmentally sensitive resources?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No
If you answered yes to any question above, describe how the identified resource(s) may be affected:	