




### DRI Review Findings

**TO:** Kristie Turner, Principal Planner  
Hall County Planning and Development  
Other Interested Parties

**FROM:** Adam Hazell, AICP, Planning Director 

**DATE:** June 2, 2025

**SUBJECT:** DRI Project Review, Hall County

**PROJECT:** DRI-4460, 5401 Old Winder - Residential

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The Georgia Mountains Regional Commission (GMRC) has completed the review of the project identified above. Based on comments received and staff analysis of this project, conducted in accordance with the Georgia Department of Community Affairs' Procedures for the Review of Developments of Regional Impact, the GMRC finds that the proposed action does not present any potential adverse inter-jurisdictional impacts. Please note that this finding is advisory only and assumes the project will proceed as presented to the GMRC and will comply with all applicable local, State and federal rules and regulations.

Copies of the staff review, any comments from interested stakeholders and any recommendations have been included with this memo. They should be considered and addressed by the local government in its final determination and review/permitting procedures for the finding to remain as stated.



DRI # 4460, 5401 Old Winder - Residential

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## STATEMENT OF FINDING

Based on the information provided, comments received, a review of the local comprehensive plan and prevailing DRI review criteria, the GMRC staff analysis finds that this project does not present any potential adverse interjurisdictional impacts. The finding assumes the project will proceed as presented to the GMRC and only if the project complies with all applicable local, State and federal rules and regulations and if the following advisory comments and recommendations are considered and addressed.

### Summary of Staff Review

- This is a proposal calls for approximately 320 multi-family units divided among six different buildings, 380 single-family attached townhomes, and various amenity areas.
- The project site is located along SR 211/ Old Winder Highway near Braselton, with an industrial component behind an adjoining residential portion. This is in southern Hall County, near the burgeoning corridor of Interstate 85, and located near the Atlanta Motor Speedway complex. The area has experienced a notable degree of suburbanization during the past decade plus, with several other DRI-sized projects within a 10-mile radius having already been developed. Water service would be provided by the City of Gainesville, while sewer service would be provided by Hall County. Both systems are considered to have sufficient capacity for the proposed project. ***No regional concerns regarding utilities.***
- The site is located on SR 211/ Old Winder Highway approximately 3.2 miles north of the interchange with I-85. The site plan proposes one full-access driveway to SR 211, which would be right across from Pleasant Hill Lane, thus creating a 4-way intersection. Initial plans propose the intersection be rendered a single-lane traffic circle. The residential development would be spread into 4 different pods (two each for the apartments and townhomes), each having its own access to the main internal road to be constructed for the development. Traffic projections for the residential component would produce peak-hour vehicles trips per day at 537 in the morning and 610 in the evening.

Given that commercial traffic for the adjoining industrial component would need to pass by the proposed additional residential development to reach the State route, the County/ GHMPO should ensure that the residential development has strong internal pedestrian options and that the main road is designed for traffic calming to keep speeds minimal. The County may also wish to consult GDOT on the best long-term options for the intersection at SR 211, both to minimize congestion and ensure safety. ***No regional concerns regarding transportation infrastructure.***



- The project proposes about 35% of impervious surface coverage for the residential portion. There is a tributary to Mulberry Creek which bisects the larger development, including the presence of some floodplains and possible wetlands. Including the residential portion of the development, the draft site plan shows an internal road network with three stream crossings. Mulberry Creek is the source of Braselton's public water supply and is among waters which Georgia's Environmental Protection Division has listed as "Not Supporting" its defined use due to contamination issues, therefore the development should be mindful to not add further degradation to local water quality.

According to the application, the developer will work "*with the (US Army) corps of engineers and the local jurisdiction prior to any construction.*" The application adds further that "*Stormwater management ponds to be provided to treat impervious surface areas. 50' stream buffers in effect.*"

Given the proximity to the stream and the extent of large impervious surfaces on site, plus the sensitivity of Mulberry Creek downstream, the County should be sure environmental reviews ensure best practices for managing stormwater runoff and especially any septic or sewer infrastructure that could leak into the waterways. ***Assuming compliance with State and local regulations, no regional concerns regarding environmental protection. However, best environmental practices are encouraged regarding stormwater management.***



<b>CONSISTENCY REVIEW</b>	
<b>Is the proposed DRI compliant with ...</b>	<b>Comment</b>
<i>The GMRC Regional Plan?</i>	Yes.
<i>Other State or regional plans for the area?</i>	Best environmental practices recommended to protect a downstream water supply resource.
<i>Applicable Service Delivery Agreements and/or land use management measures?</i>	Yes
<i>Projected capacity for utilities and services?</i>	Yes
<i>Are there any potential inter-jurisdictional conflicts identified by the GMRC?</i>	No significant or standing conflict was raised or identified by staff.

### **Outside Comments Received**

(Copies of any comments received can be found as submitted attached to this report.)

Northeast Georgia Regional Commission



## DEVELOPMENTS OF REGIONAL IMPACT

### Comments Form

Project Name: **5401 Old Winder - Residential** Project I.D.: **DRI-4460**

Name of Commenting Organization: Northeast Georgia Regional Commission

Address: 305 Research Dr.  
Athens, GA 30605

Contact Person: Carol Flaute, Senior Community Planner Telephone No.: 706-369-5650

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 stream that flows through the project site is a tributary of the Mulberry River, upstream of a municipal water intake for the Town of Braselton. Additionally, the reach of the Mulberry River into which the tributary flows is listed by the Georgia EPD as “not supporting” due to fecal coliform bacteria and impacts on the macroinvertebrate community (EPD 2024 Integrated 305(b)/303(d) List).

Please ensure that the project is designed to minimize disruption to the existing streams, including minimizing erosion and controlling stormwater runoff to avoid degradation of downstream water quality. Low impact design measures like bioswales, rain gardens, and/or other green infrastructure are encouraged.

Form Completed By: Carol Flaute Title: Senior Community Planner

Signature: Carol J.M. Flaute Date: 5/23/25

Mail Comments to: Adam Hazell  
Planning Director  
P. O. Box 1720  
Gainesville, GA 30503  
O: 770.538.2617  
F: 770.538.2625  
E-mail: ahazell@gmrc.ga.gov

Comments Due By: **May 23, 2025**



# Developments of Regional Impact

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## INDUSTRIAL SECTION VALUES ONLY!!!

### 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, Georgia

Individual completing form: Steven P. Gilliam, Attorney

Telephone: 770-536-3361

E-mail: sgilliam@sgwmfirm.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: 5401 Old Winder Highway, Braselton GA 30517 - Industrial

Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 5401 Old Winder Highway, Braselton GA 30517

Brief Description of Project: The intent is to develop approximately 1,750,000 SF of Light-Industrial warehouse space on 200 +/- acres.

Approximately 6,300 linear feet of new roadway/parkway will be constructed to serve this development

Amendment: Change to 1,719,640 SF of light-industrial warehouse space on 194.108 +/- acres.

#### 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:

N/A

Project Size (# of units, floor area, etc.): 1,750,000 SF

Developer: K2P Land Partners, LLC

Mailing Address: 390 Brogdon Road

Address 2:

City: Suwanee State: GA Zip: 30024

Telephone: 404-863-0195

Email: mpholps@bhfcompany.com

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

If yes, property owner: Kook-Ja Lee, Boon Chuen Lee, and Main Di Chang

Is the proposed project entirely located within your local government's jurisdiction? ☐ (not selected) ☒ Yes ☐ No

If no, in what additional jurisdictions is the project located? N/A

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name:

Project ID:

The initial action being requested of the local government for this project:

☒ Rezoning

☐ Variance

☐ Connect Sewer

☐ Connect Water

☐ Permit

☐ Other

Is this project a phase or part of a larger overall project? ☐ (not selected) ☐ Yes ☒ No

If yes, what percent of the overall project does this project/phase represent? N/A

Estimated Project Completion Dates: This project/phase: Overall project:

1/2027

1/2030

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Amendment: Change to 1,719,640 SF of light-industrial warehouse space on 194.108 +/- acres

# Developments of Regional Impact

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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 County, Georgia

Individual completing form: Steven P. Gilliam, Attorney

Telephone: 770-536-3301

Email: sgilliam@sgwmfirm.com

### Project Information

Name of Proposed Project: 5401 Old Winder Highway, Braselton GA 30517 - Industrial

DRI ID Number:

Developer/Applicant: K2P Land Partners, LLC

Telephone: 404-863-8195

Email(s): mphelps@bllhcompany.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:

Industrial: \$175,000,000 (Approximately)

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

Industrial: \$1,750,000 (Approximately)

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):

N/A



### 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)?

Industrial: ~~2.25 MGD~~ .028 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: Hall County Sanitary Sewer Services

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

Industrial: .023 mgd GPD (.02225 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.)

The development will generate 537 vehicle trips (263 entering + 273 exiting) during the AM peak hour, and a total of 610 new vehicle trips (290 entering + 320 exiting) during the PM Peak 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:

### Solid Waste Disposal

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

1,156 tons Industrial side only

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?

The entire roadway and the four industrial pads will entail 79.82 acres of impervious. The residential pads will need to be added to this amount.

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

Up to 6 detention ponds will be utilized to provide water quality (including runoff reduction), channel protection and detention for the project. Also, the majority of Hall County, State and Federal Stream buffers on the site will be requested. Lastly, a 50' buffer along the entire southern and eastern property lines will be part of the design.

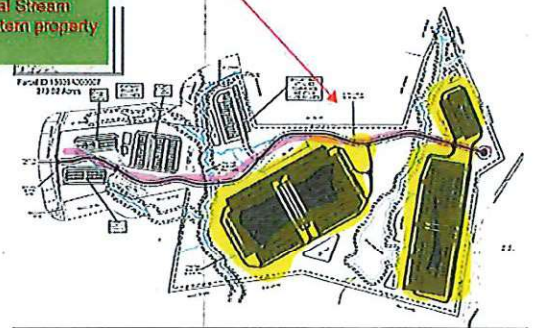
### Environmental Quality

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:

Zone A floodplain will be impacted for the parkway crossing of a tributary of Mulberry Creek. Wetlands will be impacted during the overall development and this effort will be permitted with the Corps of Engineers and the local jurisdiction prior to any construction.



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