




**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

[DRI Home](#)   
 [DRI Rules](#)   
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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, Georgia
Individual completing form:	Steven P. Gilliam, Attorney
Telephone:	770-536-3381
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 - Residential
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 apartments (Maximum amount of units: 350) and a mixture of Stacked Flats and Townhomes (Maximum amount of units: 350) Amendment: Change 350 to 380 on apartments and 350 to 320 on townhomes/stacked, totaling 700 units.

Amendment: Change multi-family to 380 and townhomes/stacked to 320

**Development Type:**

- |  |   |   |
|--|---|---|
| <input checked="" 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:

N/A

Project Size (# of units, floor area, etc.):	Approximatley 350 multi-family and 350 townhomes and stacked flats	
Developer:	K2P Land Partners, LLC	
Mailing Address:	390 Brogdon Road	
Address 2:		
City:	Suwanee	State: GA zip: 30024
Telephone:	404-863-8195	
Email:	mphelps@bfhcompany.com	
Is property owner different from developer/applicant?	<input type="radio"/> (not selected) <input checked="" type="radio"/> Yes <input type="radio"/> No	
If yes, property owner:	Kook-Ja Lee, Been Chuan Lee, and Maln Di Chang	
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?	N/A	
Is the current proposal a continuation or expansion of a previous DR?	<input type="radio"/> (not selected) <input type="radio"/> Yes <input type="radio"/> No	
If yes, provide the following information:	Project Name:	
	Project ID:	
The initial action being requested of the local government for this project:	<input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Variance <input type="checkbox"/> Connect Sewer <input type="checkbox"/> Connect Water <input 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?	N/A	
Estimated Project Completion Dates:	This project/phase:	Fall 2028
	Overall project:	Fall 2028
<div style="border: 1px solid red; padding: 5px; display: inline-block; color: red; font-weight: bold;">INFORMATION BY OWNER/DEV</div>		
<input type="button" value="Submit Application"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/>		
<a href="#">Back to Top</a>		

Amendment: Change multi-family to 380 and townhomes/stacked to 320.

# 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: 770-536-3381  
 Email: sgilliam@sgwmfirm.com

### Project Information

Name of Proposed Project: 6401 Old Winder Highway, Braselton GA 30517 - Industrial  
 DRI ID Number: \_\_\_\_\_  
 Developer/Applicant: K2P Land Partners, LLC  
 Telephone: 404-883-8195  
 Email(s): mphelps@bfhcompany.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   
RDC TO PROVIDE INFO ?

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?   
  (not selected)   
  Yes   
  No   
RDC TO PROVIDE INFO ?

If no, the official review process can not start until this additional information is provided.

### Economic Development

Estimated Value at Build-Out:   
 \$210,000,000.00 - \$250,000,000.00 (Approximately)   
INFORMATION BY OWNER/DEV

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:   
 \$2,100,000.00 - \$2,500,000.00 (Approximately)

Is the regional work force sufficient to fill the demand created by the proposed project?   
  (not selected)   
  Yes   
  No   
INFORMATION BY OWNER/DEV

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)?	0.140 MGD + irrigation
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:	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)?	0.140 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 <span style="border: 1px solid red; padding: 2px;">confirm with Hall Co.</span>
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 <span style="border: 1px solid red; padding: 2px;">Sewer is on the property. Small extension within the development (less than 1 mile)</span>
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 637 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. <span style="border: 1px solid red; padding: 2px;">INFORMATION BY TRAFFIC STUDY</span>
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 checked="" type="radio"/> Yes <input type="radio"/> No <span style="border: 1px solid red; padding: 2px;">INFORMATION BY TRAFFIC STUDY</span>
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)?

UNSURE ?

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

NOT ANTICIPATED

If yes, please explain:

**Stormwater Management**

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

APPROX. 35%  
28 IMP. AC. / 78.67 TOTAL AC.

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

STORMWATER MANAGEMENT PONDS TO BE PROVIDED TO TREAT IMPERVIOUS SURFACE AREAS. 50' STREAM BUFFERS IN EFFECT.

**Environmental Quality**

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds?

(not selected)  Yes  No  N

2. Significant groundwater recharge areas?

(not selected)  Yes  No  N

3. Wetlands?

(not selected)  Yes  No  Y

SMALL POCKETS ONSITE (MOSTLY IN FLOODPLAIN)

4. Protected mountains?

(not selected)  Yes  No  N

5. Protected river corridors?

(not selected)  Yes  No  N

6. Floodplains?

(not selected)  Yes  No  Y

7. Historic resources?

(not selected)  Yes  No  N

8. Other environmentally sensitive resources?

(not selected)  Yes  No  N

If you answered yes to any question above, describe how the identified resource(s) may be affected:

<a href="#">Submit Application</a>	<a href="#">Save without Submitting</a>	<a href="#">Cancel</a>
<a href="#">Back to Top</a>		

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