



DRI APPLICATION

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:	City of Snellville
Individual completing form:	
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:	The Grove at Town Center
Location (Street Address, GPS Coordinates, or Legal Land Lot Description):	Oak Rd, Clower Street, Wisteria Dr, North Rd.
Brief Description of Project:	Public/Private mixed use development on 18 acres in the Towne Center Mixed Use District of the City of Snellville Land Use the project consist of a 22,500 SF Gwinnett County Library; 22,500 SF 2nd floor Civic space, 429 Residential - MF units; 34,000 SF - 2 story mercantile building; 86,200 SF of commercial/retail/office/restaurant space and a 4 story - 750 space parking deck

Development Type:

- | | | |
|--|---|---|
| <input checked="" type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" 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 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:

--

Project Size (# of units, floor area, etc.):	429 Residential Units - Est. 550,000 Gross SF	
Developer:	Mid City Casto	
Mailing Address:	215 E. Chatham Street, Suite 201	
Address 2:		
City:	Cary	State: NC Zip: 27511
Telephone:	919-467-8880	
Email:	dbrunner@castoinfo.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:	City of Snellville DDA	
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:	
	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 checked="" type="radio"/> Yes <input type="radio"/> No	
If yes, what percent of the overall project does this project/phase represent?	550/726 75%	
Estimated Project Completion Dates:	This project/phase:	1st 2023
	Overall project:	2nd 2026
<input type="button" value="Submit Application"/> <input type="button" value="Save without Submitting"/> <input type="button" value="Cancel"/>		
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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:

City of Snellville

Individual completing form:

Telephone:

Email:

Project Information

Name of Proposed Project:

The Grove at Town Center

DRI ID Number:

Developer/Applicant:

MidCast Snellville, LLC

Telephone:

919-467-8880

Email(s):

dbrunner@castoinfo.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:

Phase 1 - \$85M and Phase 2 - \$40M

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

Phase 1 - RE Taxes - \$648,000
Phase 1 - Sales Tax - \$595,000

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):

The Post Office is being relocated to a new facility in May 2021, all other tenants have relocated or are in the process of relocating to a new location.

Total # of tenant relocated is _____ with SF of _____

Water Supply

Name of water supply provider for this site: Guinnett Co

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 128,838 average annual daily

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: Guinnett Co

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 128,838 Average GPD

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.) 8,162 weekday trips

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)?

1591 Tons / year

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?

Approximately 75% of the site will be impervious after development.

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

A master detention pond will be incorporated into the Phase 2 tract adjacent to the existing stream located along the northern portion of the Phase 2 tract. This pond will provide water quality treatment of the first flush of runoff, channel protection for a 1 yr-24 hr storm event and detention up to and including the 25 yr/24 hr design storm event in accordance with the City of Snellville stormwater requirements. The entire Phase 1 and 2 development will be served by this master detention pond.

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

- | | |
|---|---|
| 1. Water supply watersheds? | <input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 2. Significant groundwater recharge areas? | <input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 3. Wetlands? | <input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 4. Protected mountains? | <input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 5. Protected river corridors? | <input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 6. Floodplains? | <input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 7. Historic resources? | <input checked="" type="radio"/> (not selected) <input type="radio"/> Yes <input checked="" type="radio"/> No |
| 8. Other environmentally sensitive resources? | <input checked="" 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:

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The Grove at Snellville

10/23/2019

Sewer Capacity Calculations

Phase 1						
Parcel	Use	GPD	Quantity	Unit	Subtotal	Total
2	Residential- One Bedroom	175	125	Units	21,875	60,875 GPD
	Residential- Two Bedrooms	250	130	Units	32,500	
	Residential- Three Bedrooms	325	20	Units	6,500	
4A	Library	100	22,500	1000 SF	2,250	6,188 GPD
	Office	175	22,500	1000 SF	3,938	
			45,000			
4B	Market	100	34,000	1000 SF	3,400	3,400 GPD
7A&B	Restaurant	55	300	Seat	16,500	16,500 GPD
9	Commerical	100	8,000	1000 SF	800	800 GPD
10	Commercial	100	7,500	1000 SF	750	750 GPD
Phase 1 Subtotal						88,513 GPD
Phase 2						
Parcel	Use	GPD	Quantity	Unit	Subtotal	Total
11	Residential- One Bedroom	175	57	Units	9,975	27,825 GPD
	Residential- Two Bedrooms	250	57	Units	14,250	
	Commercial	100	36,000	1000 SF	3,600	
12	Residential- Two Bedroom	250	20	Units	5,000	12,500 GPD
	Residential-Three Bedroom	325	20	Units	6,500	
	Commerical	100	10,000	1000 SF	1,000	
Phase 2 Subtotal						40,325 GPD
Phase 1&2 Average Annual Daily Flow						128,838 GPD
Peak Daily Flow (2.5 PRF x Average Annual Daily Flow)						322,094 GPD Peak
Peak Daily Flow (2.5 PRF x Average Annual Daily Flow)1440 Min/D						223.68 GPM Peak

The Grove at Snellville
 Solid Waste
 11/7/2019

Phase 1			Lbs/day
Apartments - 1 br	127 Units	5 lb /person/day x 2 persons	1270
Apartments - 2 br	114 Units	5 lb /person/day x 3 persons	1710
Apartments - 3 br	13 Units	5 lb /person/day x 4 persons	260
Library/office	44000 SF	1 lb/100 sf/day	440
Market	34000 SF	2.5 lbs/100 sf/day	850
Commercial/Restraurant	22500 SF	2.5 lbs/100 sf/day	562.5
Subtotal			5092.5 Lbs/day
			2.5 Tons/day
			929.4 Tons/year
Phase 2			
Apartments	250 Units	5 lb /person/day x 2.5 persons	3125
Commercial/Restraurant	20000 SF	2.5 lbs/100 sf/day	500
Subtotal			3625 Lbs/day
			1.8 Tons/day
			661.6 Tons/year
Phase 1 and Phase 2 total			1590.9 Tons/year