



**NOTICE OF DECISION**

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**To:** Doug Hooker, ARC  
**(via electronic mail)** Bob Voyles, GRTA  
Dick Anderson, GRTA  
Kathryn Zickert, GRTA  
Sharon Mason, GRTA  
Sonny Deriso, GRTA

**To:** Gwinnett County  
**(via electronic mail and certified mail)** Jim Bowersox, Lennar Georgia, Inc.

**From:** Christopher Tomlinson, GRTA Executive Director

**Copy:** Jon West, DCA  
**(via electronic mail)** Andrew Smith, ARC  
Greg Giuffrida, ARC  
Aries Little, ARC  
Marquitrice Mangum, ARC  
Richard Hathcock, GRTA/ATL  
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Tom Sever, Gwinnett County  
Alex Hofelich, Gwinnett County  
Michael Johnson, Gwinnett County  
Ashley Nichols, Gwinnett County  
Alicia McElheney, Gwinnett County  
Courtney Smith, City of Tucker  
Tim Lampkin, City of Tucker  
Ken Hildabrandt, City of Tucker  
John McHenry, City of Tucker  
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Jason Dykes, GDOT D1  
Shane Giles, GDOT D1  
Jonathan Peevy, GDOT D1  
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Justin Hatch, GDOT D7  
Josh Montefusco, GDOT D7  
Megan Wilson, GDOT D7  
Daniel Parker, GDOT D7  
Timothy Matthews, GDOT D7  
Kenneth Wood, PEC  
Abdul Amer, A&R Engineering  
Naila Amer, A&R Engineering  
Morgan Walvern, A&R Engineering  
Doug Dillard, Dillard Sellars  
Jeff Haymore, Dillard Sellars  
Baxter Russell, Dillard Sellars  
Jim Bowersox, Lennar Georgia, Inc.

**Date:** March 3, 2021


## Notice of Decision for Request for Non-Expedited Review of DRI 3178 Heritage on the Lake

The purpose of this notice is to inform Lennar Georgia, Inc. (the Applicant) and Gwinnett County (the local government), the GRTA Land Development Committee, the Georgia Department of Community Affairs (DCA), the Georgia Department of Transportation (GDOT), and the Atlanta Regional Commission (ARC) of GRTA's decision regarding DRI 3178 Heritage on the Lake (the DRI Plan of Development). GRTA has completed a non-expedited Review for the DRI Plan of Development pursuant to sections 3-101 and 3-103.A of the *Procedures and Principles for GRTA Development of Regional Impact Review* and has determined that the DRI Plan of Development meets the GRTA review criteria set forth in Sections 3-101 and 3-103 A. The DRI Plan of Development as proposed is **approved subject to conditions**, as provided in Attachment A and subject to the limitations placed on allowable modifications to the DRI Plan of Development, as described in Attachment B.

Subject to the conditions set forth in Attachment A and Attachment B, GRTA will approve the expenditure of state and/or federal funds for providing the Land Transportation Services and Access improvements listed in Section 2 of Attachment C. The need for said approval shall terminate and be of no further force and effect after ten (10) years from the date of this Notice of Decision, unless substantial construction of the proposed DRI has been commenced during this ten (year) period.

The notice of decision is based on a review of the applicant's DRI review package received by GRTA on January 27, 2021. The review package includes: (1) the site development plan (Site Plan) dated August 31, 2020 titled "Heritage on the Lake (DRI# 3178)" prepared by Planners and Engineers Collaborative, the transportation analysis dated January 26, 2021 prepared by A&R Engineering received by GRTA on January 27, 2021.

Pursuant to Section 2-501 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, the Applicant, the GRTA Land Development Committee and the local government have a right to appeal this decision within five (5) working days of the date on this letter by filing a Notice of Appeal with the GRTA Land Development Committee. A Notice of Appeal must specify the grounds for the appeal and present any argument or analysis in support of the appeal. For further information regarding the right to appeal, consult Part 5 of the *Procedures and Principles for GRTA Development of Regional Impact Review*, available from GRTA. If GRTA staff receives an appeal, you will receive another notice from GRTA and the Land Development Committee will hear the appeal at its next available meeting.

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Christopher Tomlinson  
Executive Director  
Georgia Regional Transportation Authority

## Attachment A – General Conditions

### General Conditions of Approval to GRTA Notice of Decision:

#### Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Install sidewalks along the development's property frontage, where absent, along Britt Road and Old Norcross Tucker Road.
- Dedicate space for a future connection to Lucky Shoals Park, if a future trail connection is approved by Gwinnett County Parks and Recreation. The final location is to be determined through coordination between Gwinnett County Planning, Parks and Recreation and the developer.

### Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

#### Britt Road at Old Norcross Tucker Road

- Extend existing northbound left turn to 180 feet to accommodate projected northbound left turn movements to the extent feasible within the existing right of way.
- Modify traffic signal to add a northbound protected, permissive left turn phase, per the approval of the Gwinnett County Department of Transportation.

#### Provide the following access improvements for DRI 3178 Heritage on the Lake, per the guidance and approval of the Gwinnett County Department of Transportation:

- Site driveway 1: provide a left turn lane and deceleration lane on Britt Road
- Site driveway 2: provide a deceleration lane south and construct a left turn lane on Britt Road
- Site driveways 3 and 4: construct a deceleration lane on Britt Road
- Site Driveways 6 and 7: construct a deceleration lane and left turn lane on Old Norcross Tucker Road
- All site driveways are recommended to consist of one entering lane and one exiting lane and to be stop-controlled on the driveway approach

## **Attachment B – Required Elements of the DRI Plan of Development**

### **Conditions Related to Altering Site Plan after GRTA Notice of Decision:**

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not be considered material or substantial so long as the following conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided.

## **Attachment C – Required Improvements to Serve the DRI**

Pursuant to Section 1-201.R. of the *Procedures and Principles for GRTA Development of Regional Impact Review*, a “Required Improvement means a land transportation service [def. in Section 1-201.N] or access [def. in Section 1-201.A.] improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

### **Section 1:**

#### **General Conditions of Approval to GRTA Notice of Decision:**

##### Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.
- Install sidewalks along the development’s property frontage, where absent, along Britt Road and Old Norcross Tucker Road.
- Dedicate space for a future connection to Lucky Shoals Park, if a future trail connection is approved by Gwinnett County Parks and Recreation. The final location is to be determined through coordination between Gwinnett County Planning, Parks and Recreation and the developer.

#### **Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:**

##### Britt Road at Old Norcross Tucker Road

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- Site Driveways 6 and 7: construct a deceleration lane and left turn lane on Old Norcross Tucker Road
- All site driveways are recommended to consist of one entering lane and one exiting lane and to be stop-controlled on the driveway approach

## Section 2:

### Roadway Improvement Conditions to GRTA Notice of Decision:

#### Tucker Norcross Road at Britt Road

- Monitor traffic conditions and identify projects to address capacity needs at the intersection.

Consider the Transportation Impact Study's striping, signage and signal timing recommendations for the existing condition:

- Pleasantdale Road and Tucker Norcross Road:
  - Remove the "YIELD" sign at the northbound channelized right turn lane and replace with "KEEP MOVING" sign to create a free flow movement since a receiving lane exists
  - Restripe the middle westbound lane from a left turn lane to be a shared through / left turn lane
- Tucker Norcross Road and Britt Road
  - Optimize signal timing to accommodate projected traffic growth
  - Restripe the existing westbound right turn lane to be a shared through / right turn lane
- Chamblee Tucker Road and Tucker Norcross Road
  - Restripe the middle eastbound lane from a left turn lane to be a shared through / left turn lane