

**Proposed Apartment Development at McDaniel Road and SR120
Duluth Highway**

Proposal:

308 Apartments
44 Townhomes
45,000 SF Retail
Parking: 525 cars
Two (2) entry/exit points onto SR120; and
Two (2) entry/exit points onto McDaniel Road.

What can you do?

1. Join the private Facebook Page for updates at:
<https://www.facebook.com/groups/595939037787208>
2. Check the Hamptons of Duluth website at:
<https://hamptonplacehomeowner.com>
3. Call and email the contacts below ASAP (and keep calling and emailing):

Planning Commission

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Board of Commission

KIRKLAND CARDEN – COMMISSIONER

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4. Please read the information below prior to calling, emailing or writing a letter to the staff.

These are some of the major concerns regarding the application for apartments, townhomes, and retail:

- 1) **Proposed development is out of character:** The area both north and south of this location along SR120 is developed in low density residential uses. The closest neighborhoods fall under the 'established neighborhood' description in the 2040 Unified Plan. As such this location should also be considered low density residential. The proposed three and four-story buildings are totally out of character with the neighboring developments.

Apartments are more appropriate for the corridors where they have been developing nearer Gwinnett Place, where there is access to retail, commercial, and mass transit resources.

The proposed development will forever alter the existing conditions of the nearby single-family residential neighborhoods by introducing buildings that are totally out of character with the area.

- 2) **Only one entrance (McDaniel Road):** High density development at the entrance will choke our communities! The proposal will cause burdensome use of this road.

McDaniel Road is the only entrance to Hampton Hall and Hampton Place subdivisions (309 homes) and the popular McDaniel Farm Park. More than doubling the number of residences will exacerbate the already problematic exiting and entering of this street, especially during high congestion times. It will trap the residents at the end of the road making it extremely hard to get to Duluth Highway.

It will also increase emergency response time trying to get in and out of the subdivisions.

- 3) **Insufficient road infrastructure:** SR120 from Buford Highway to Boggs Road is already seriously congested with commuter traffic. It is extremely difficult and dangerous to enter and exit any neighborhood along this route during rush hours. Adding up to 525 cars to this traffic will increase the congestion, delays, and danger.

The proposal will cause an excessive and burdensome use of the already congested SR120.

GDOT is not showing any plans to widen SR120 between Buford Highway and Boggs Road or add a light at the intersection of McDaniel Road and SR120 in the near future.

- 4) **Decreased property values:** Potential buyers would lose interest in the homes at Hampton Place and Hampton Hall when they realize that the only road leading to and from the subdivisions are choked by high-density apartments/townhomes on both sides of the road.

The homes backing up to the development will face three-story buildings (townhomes) which is totally out of character for this area.

The proposed buildings towering over single-family homes will substantially shade the existing properties

- 5) **School system is over capacity:** Adding more apartments and townhomes will substantially burden the already exhausted school district. Currently, trailers are being used as classrooms.
- 6) **Increased noise, lights, and crime:** This significant number of additional people and vehicles will impact neighboring homes with additional noise and lights. Crime rates increase with high density transitional housing.
- 7) **Deforestation:** This proposed development replaces all the mature trees with asphalt, impacting our air quality and overall environmental health. These small forests are the last ones along SR120 from Buford Highway to Satellite Boulevard. Deforestation is one of the leading causes of man-made climate change.
- 8) **Streams:** There are several streams on the parcels in question. The proposed development shows multiple features on at least one of the streams which will require a stream buffer variance.