



# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: SEPTEMBER 18, 2014

ARC REVIEW CODE: V1409081

TO: MAYOR MIKE MASON, CITY OF PEACHTREE CORNERS  
ATTN TO: LYNN PIERSON, ZONING ADMINISTRATOR  
FROM: Douglas R. Hooker, Executive Director, ARC

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

**Name of Proposal:** RC-14-03PC 4189 Ridgeway Drive  
**Submitting Local Government:** City of Peachtree Corners

**Review Type:** Metro River

**Date Opened:** September 8, 2014

**Date Closed:** September 18, 2014

**FINDING:** ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Additional Comments:** Comments were received from the National Park Service and are attached for your information.

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE  
GEORGIA DEPARTMENT OF NATURAL RESOURCES

GEORGIA CONSERVANCY  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF DULUTH

ARC ENVIRONMENTAL PLANNING  
CITY OF PEACHTREE CORNERS

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com). This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.



## United States Department of the Interior

National Park Service  
Chattahoochee River  
National Recreation Area  
1978 Island Ford Parkway  
Sandy Springs, GA 30350



IN REPLY REFER TO:

L7619 (CHAT)

September 11, 2014

Jon Tuley  
Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, GA 30303

Dear Program Manager:

This letter is a confirmation of receipt of the MRPA Review Notification, RC-14-03PC for the construction of a single-family residence at 4189 Ridgeway Drive, Peachtree Corners, Georgia. The proposed project lies on 1.07 acres of land inside the Chattahoochee River corridor in Gwinnett County, Georgia.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. The NPS has a vested interest in preserving the water quality, view shed, and the natural condition of the river corridor for the various ecological, biological, and recreational services it provides to the general public. We are concerned that the project could cause detrimental impacts to park resources if proper Best Management Practices (BMPs) are not followed and maintained. It is with these concerns in mind that NPS offers the following comments and recommendations:

### Erosion and Sedimentation

In general, to protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission, 2002). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975.

**Recommendation:** After proper installation, *continued* and *unfailing maintenance and repair* of the BMP's should be guaranteed in order to ensure their effectiveness and specifically to control, as far as possible, the effects of this project on the river. Specific BMP's should be installed and

maintained in order to prevent transport of excessive sediment loads or polluted runoff into the Chattahoochee River due to construction activity.

#### Introduction/Promotion of Non-native Species

Construction activities have the potential to transport exotic invasive plant and animal species.

**Recommendation:** Before bringing equipment on site, we request that it be washed and cleaned of mud and debris that may transport unwanted pests.

#### Landscaping with Native Species

Landscaping with native plant species provides a beautiful, hardy, drought resistant yard that benefits the natural environment. It requires less water, fertilizer, and pesticides, therefore costing less in maintenance, as according to the EPA, an acre of non-native turf grass can cost up to \$20,000.00 per year in maintenance. Furthermore, native plants promote stewardship of our natural heritage by supporting pollinators, birds, and other wildlife while supporting biological diversity and ecological functions.

**Recommendation:** NPS encourages the use native plant species for landscaping.

#### Storm Water Runoff

The issue of storm water management lies outside the purview of the Atlanta Regional Commission (ARC) plan review process; however, it is of upmost concern to CRNRA, as storm water runoff within the watershed is a major source of nonpoint source pollution in the river. As the plans move forward to local review, we ask that storm water management options be carefully deliberated to avoid impacts from the addition of impervious surfaces such as homes, patios, decks, and driveways.

**Recommendation:** The project should be designed to limit increases in impervious surface area inside the designated 2000-foot Chattahoochee River Corridor. We ask that storm water management practices include current and up-to-date smart-growth techniques and low-impact design elements that address the impacts of additional hardscape.

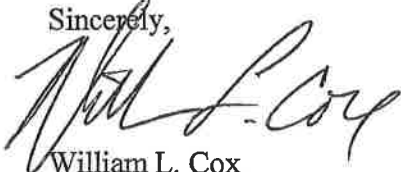
#### Effectiveness of the Chattahoochee River Corridor Plan

A trend is emerging in which owners of older homes within the corridor are requesting MRPA reviews on properties that have been reviewed in the past. These review requests are for additional land disturbance and impervious surface area related to renovations, additions, installation of amenities such as pools and decks, and construction of larger homes. The NPS is concerned that the 1972 Chattahoochee Corridor Study, which is based on "existing characteristics of the land and vegetation as a guide" did not envision the expansion and reconstruction of previously permitted activities within the corridor.

**Recommendation:** The NPS requests that the Atlanta Regional Commission re-evaluate the Chattahoochee Corridor Plan for effectiveness for current growth patterns and development. We would like to see the incorporation of smart-growth techniques and low-impact design elements into the review process.

We appreciate your consideration of these comments and ongoing involvement with the project. Please feel free to contact the park's Chief of Planning and Resource Management, Deanna Greco, directly if you have any questions or concerns that we could help to address. She can be reached at 678-538-1321 or by email at [Deanna\\_Greco@nps.gov](mailto:Deanna_Greco@nps.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "William L. Cox". The signature is fluid and cursive, with the first name "William" being the most prominent part.

William L. Cox  
Superintendent