

DATE: FEBRUARY 26, 2019

ARC REVIEW CODE: V1902151

TO: MAYOR LOIS SALTER, City of Berkeley Lake
ATTN TO: PAT CHAPMAN, DEPUTY CITY ADMINISTRATOR, City of Berkeley Lake
FROM: Douglas R. Hooker, Executive Director, ARC



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Original on file

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-19-01BL 3765 North Berkeley Lake Road

Submitting Local Government: City of Berkeley Lake

Review Type: Metro River

Date Opened: February 15, 2019

Date Closed: February 26, 2019

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

Additional Comments: See Gwinnett Count Comments Attached.

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
GWINNETT COUNTY
CITY OF PEACHTREE CORNERS

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
FULTON COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA
CITY OF JOHNS CREEK

If you have any questions regarding this review, please contact Robert Herrig at (470) 378-1636. This finding will be published to the ARC website at: <http://www.atlantaregional.org/landuse>.



February 25, 2019

Robert Herrig, Planner
Community Development Group
Atlanta Regional Commission
229 Peachtree Street NE, Suite 100
Atlanta, GA, 30303

Re: Metropolitan River Protection Act (MRPA) - RC-19-01BL 3765 North Berkeley Lake Road

The Gwinnett County Department of Planning and Development has reviewed the Metropolitan River Protection Act (MRPA) application prepared by the Atlanta Regional Commission regarding the proposed development of a garden shed located 3765 North Berkeley Lake Road; the property is located in the City of Berkeley Lake. The proposed structure is located on a residential lot that has already been developed with a single family home.

PROPOSED DEVELOPMENT

The applicant proposes to build a 15 foot by 8 foot accessory structure that will be used to store garden tools such as a lawn mower, weed eater, etc. The property is approximately 0.76 acres, and is a residential use. This review is triggered because the proposed accessory structure is located roughly 1808 feet from the Chattahoochee River; however, a ridge along Berkeley Lake Road diverts the runoff towards Berkeley Lake. The estimated setbacks for the structure would be approximately 13.5 feet from the property line, 15 feet from the septic field, and 70 from Berkeley Lake. Furthermore, the structure is proposed to be built into a hill.

Gwinnett County is committed to the conservation, protection, and enhancement of the water quality in our streams and lakes. The potential impacts of the proposed structure may suggest that conditions of zoning should be included requiring full buffers along all waterways near the subject property. Gwinnett County recommends that all work at a minimum be in accordance with the Georgia Stormwater Management Manual 2016 Edition. Additionally, the designated Stream Buffer Protection area and Best Stormwater Management Practices should diminish the impacts on stormwater management. All rules and regulations of the Metropolitan River Protection Act along the Chattahoochee River Corridor should be followed prior to the construction of the accessory structure.

Gwinnett County appreciates the opportunity to comment on this proposed development, and sincerely hopes that these comments will be given full consideration as the review process moves forward. Please feel free to contact me if you have any questions regarding Gwinnett County's position on this issue.

Best regards,

Brian Johnson, Deputy Director
Gwinnett County Department of Planning and Development