

DATE: MARCH 12, 2019

ARC REVIEW CODE: V1903011

TO: MAYOR MIKE MASON, City of Peachtree Corners
ATTN TO: GREG RAMSEY, DIRECTOR, PUBLIC WORKS
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-19-01PC 4288 Riverview Drive
Submitting Local Government: City of Peachtree Corners

Review Type: Metro River

Date Opened: March 1, 2019

Date Closed: March 12, 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: Gwinnett County's comments are attached to the end of this review finding.

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
GWINNETT COUNTY

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>.



March 11, 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-19-01PC 4288 Riverview Drive

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 demolition and construction of a single-family home, pool, and onsite sewage management system 4288 Riverview Drive; the property is located in the City of Peachtree Corners. The proposed structure is located on a residential lot that was previously developed with a single family home.

PROPOSED DEVELOPMENT

The subject property is located in the Riverview Estates Subdivision and consists of approximately 1.193 acres. It is zoned R-100 for a residential use, and contains a single family home. The applicant proposes to demolish the current home, and construct a new home with an additional garage and swimming pool. This review is required due to the project's proximity to the Chattahoochee River. The proposed home and garage addition appear to adhere to the setback requirements for the R-100 zoning district. The site plan shows a separation of 24.4 feet from the septic field to the proposed pool.

Gwinnett County is committed to the conservation, protection, and enhancement of the water quality in our streams and lakes. Staff recommends that page 3 of 5 of the site plan reflect the description of the scope of work to show a new home is being constructed. 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 any 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