

DATE: APRIL 8, 2019

ARC REVIEW CODE: V1903271

TO: MAYOR MIKE MASON, City of Peachtree Corners  
ATTN TO: GREG RAMSEY, DIRECTOR, Department of 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-19-02PC 4496 Ridgeway Drive

**Submitting Local Government:** City of Peachtree Corners

**Review Type:** Metro River

**Date Opened:** March 27, 2019

**Date Closed:** April 8, 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 Department of Planning and Development submitted comments on the proposed project on April 5, 2019. These comments are attached at the end of this 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>.



April 5, 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-19-02PC 4496 Ridgeway 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 addition of a garage and cabana, a pool deck, and a garage and drive to an existing single-family home at 4496 Ridgeway Drive; the property is located in the City of Peachtree Corners. The proposed structures are 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 0.854 acres. It is zoned R-100 for a residential use, and contains a single family home, detached carport, and swimming pool. The applicant proposes to extend the driveway and replace the existing carport with a garage and attached cabana, a new pool deck, and a new attached garage to the front of the home. This review is required due to the project's proximity to the Chattahoochee River. The proposed structures appear to adhere to the setback requirements for the R-100 zoning district. The site plan shows the pool deck outside of the septic field.

Gwinnett County is committed to the conservation, protection, and enhancement of the water quality in our streams and lakes. 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