


DATE: MAY 20, 2019

ARC REVIEW CODE: V1905091

TO: MAYOR MIKE MASON, City of Peachtree Corners
ATTN TO: KATHERINE FRANCESCONI, STORMWATER ENGINEER, City of Peachtree Corners
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-19-03PC 4556 Ridgeway Drive

Submitting Local Government: City of Peachtree Corners

Review Type: Metro River

Date Opened: May 9, 2019

Date Closed: May 20, 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: Additional comments have been provided by Gwinnett County and are attached below.

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>.



May 16, 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-19-03PC 4556 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 demolition and construction of a single-family home, and onsite sewage management system at 4556 Ridgeway 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 1.05 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. This review is required due to the project's proximity to the Chattahoochee River. The proposed home appears to adhere to the setback requirements for the R-100 zoning district. The site plan apparently specifies a 10.1 foot distance from the primary septic field to the Ridgeway Drive right-of-way, and an 18.7 foot length from the secondary septic field to the adjoining property. There appear to be some inconsistencies between the MRPA application information and the General Notes on the site plans.

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. 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,

Nancy Lovingood, Project Manager
Gwinnett County Department of Planning and Development