

# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: JANUARY 20, 2020

ARC REVIEW CODE: V2001102

TO: MAYOR MIKE BODKER, City of Johns Creek  
ATTN TO: YANG CHEN, PLANNING AND ZONING MANAGER, City of Johns Creek  
FROM: Douglas R. Hooker, Executive Director, ARC



Digital signature  
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-20-01JC Villas at River Park

**Submitting Local Government:** City of Johns Creek

**Review Type:** Metro River

**Date Opened:** Jan. 10, 2020

**Date Closed:** Jan. 20, 2020

**FINDING:** ARC staff has completed its 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 River Corridor Plan.

**Additional Comments:** External comments were received from the Gwinnett County Department of Planning and Development. They are attached to the ARC review finding.

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

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
FULTON COUNTY

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY  
GWINNETT COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE--CRNRA  
CITY OF DULUTH

If you have any questions regarding this review, please contact Greg Giuffrida at (470) 378-1531 or [ggiuffrida@atlantaregional.org](mailto:ggiuffrida@atlantaregional.org). This finding will be published to the ARC website at: <http://www.atlantaregional.org/landuse>.



January 17, 2020

Atlanta Regional Commission  
229 Peachtree Street NE, Suite 100  
Atlanta, GA, 30303  
Greg Giuffrida, Plan Review Technician, Community Development Group

Re: RC-20-01JC Villas at River Park

The Gwinnett County Department of Planning and Development has reviewed the Regional Review Notification (Review) prepared by the Atlanta Regional Commission regarding the proposed development of a residential development located in Land Lots 331, 332, 336, F34, District 1 within Johns Creek, Fulton County and the State of Georgia. The proposed development consists of an approximately 21.53 -acre parcel located adjacent to an existing church preschool at 5975 State Bridge Road. The site consists of undeveloped land and is located beside Parkway Baptist Church and a residential area with wooded areas, floodplain and wetlands. The undeveloped land is zoned AG1 (Agricultural District) which is intended to encompass lands devoted to a wide range of uses including individual parcels devoted to residential use, single-family subdivision, agricultural and closely related uses according to the Zoning Resolution as adopted on March 7, 1990.

### **PROPOSED DEVELOPMENT**

The applicant proposes to build 43 new single-family homes adjacent to the site of Parkway Baptist Church. The site is 21.53 acres in total, with 13.19 acres within the Metro River Corridor. The Metro River Corridor is a 2000-foot buffer for the Chattahoochee River with special regulations. Thirty-two of the new units would be within the Metro River Corridor and eleven outside the corridor. A portion of the site includes 500-year floodplain but no structures are proposed inside it. A portion of the property was previously reviewed under MRPA RC88-003.

According to the City of Johns Creek Comprehensive Plan 2018, single-family residential is 61.1% of total land in the Medlock Community Area. The area of the proposed residential development is located in the Schools, Religious and Municipal usage which makes up 13.1% of the Area. According to the Official Zoning Map of Johns Creek (February 22, 2016) the area is zoned for Townhouse Residential. The future land use map for the area shows change to Commercial-Office for the proposed development area. A Residential Build-out Analysis was prepared to assist in the development of the area and how it will impact the tax base, traffic, school enrollment, quality of life and natural and cultural resources. The analysis shows that the capacity for additional residential units is limited to 481. The analysis delineates this area of the 24.09 acres of the development as allowing 88 residential units. The proposal of 43 homes is within this capacity.

### **COMPATIBILITY WITH EXISTING PLANS**

The Johns Creek Comprehensive Plan 2018 is organized into Community Areas. Of the seven areas, the project area is located in the Medlock Community Area. The Medlock Community Area is dominated by large-scale residential subdivisions with commercial retail shopping along State Bridge and Medlock Bridge Roads. There are three main residential subdivisions in this Community Area: St. Ives, Medlock Bridge, and Sugar Mill. The current proposed project, Villas at River Park, aligns with the vision that new infill housing developments be limited to single-family detached homes. Due to current traffic congestion no mixed-use development is anticipated. However, the main vision is to create a walkable village-like setting with the addition of sidewalks and trails to foster a gathering



place for this portion of the Medlock Community Area.

### **NATURAL RESOURCES**

According to the site plan provided, the property contains one unnamed creek along the western portion of the project area. Reflected on the submitted plan are the required 25-foot state waters buffer, the 50-foot stream buffer and 75-foot impervious surface setback along the unnamed creek of the western portion of the project and its relationship to the Chattahoochee River Corridor. As indicated on the plan, the land is not located within the 100-Year Floodplain of the Chattahoochee River and while a portion of the site is included in the 500-Year Floodplain no structures are proposed. The elevation of the floodplain is 905 feet above sea level.

Gwinnett County Department of Community Services recommends that the developers of Villas at River Park work with ARC and the City of Johns Creek to preserve the option to create a connected trail system in the future. In Johns Creek, sidewalks and trails exist along Medlock Bridge and State Bridge Roads but there are portions that remain unconnected. Like Gwinnett County, Johns Creek envisions an interconnected trail system to allow residents to walk/bike to schools, work, religious institutions and local shopping venues. They have established a ten year commitment to fully connect the sidewalk/trail system within this part of the Medlock Community Area. This would provide an opportunity to connect to the Gwinnett County Trail System at the State Bridge Road Johns Creek Connection. Additionally, the Chattahoochee Corridor is an important portion of Gwinnett County's greenway program. The interconnected trail infrastructure will provide recreational and transportation uses throughout the county and adjoining area.

Gwinnett County is committed to the conservation, protection, and enhancement of the water quality in our streams and lakes. Due to the potential impacts of the proposed residential development on the Chattahoochee River Corridor, we strongly suggest that conditions of zoning be included requiring full buffers along all waterways meandering along and throughout the subject property.

### **INFRASTRUCTURE**

#### **Transportation**

The proposed development will be provided with direct access to State Bridge Road. According to the Johns Creek Comprehensive Plan 2018, TSPLOST funding has been identified to widen State Bridge Road from four lanes to six lanes from the Whole Food shopping center to the Chattahoochee River. This will directly impact the proposed residential area by reducing traffic congestion. Consideration should be given for the right of way and how it may be able to provide connectivity to the incomplete sections of the existing sidewalk/trail systems.

#### **Water Supply and Wastewater**

According to the Review, Fulton County will be responsible for the treatment of sewage.

#### **Stormwater Management**

According to the Review, the impervious surface coverage of proposed residential development would be approximately 3.26-percent of the total area.

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.

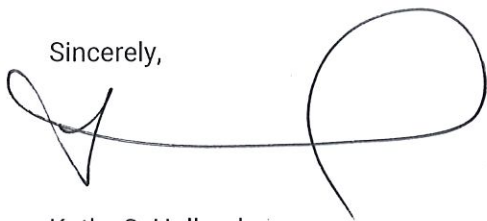
### **SERVICES**

#### **Solid Waste**

No comment

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.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'K' followed by a horizontal line and a large loop.

Kathy S. Holland  
Director