



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Jul 18 2007

ARC REVIEW CODE: S707181

TO: Mayor Nick Masino
ATTN TO: Marty Allen, City of Suwanee
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-07-01S McGinnis Ferry Commercial Center

Review Type: Metro River

MRPA Code: RC-07-01S

Description: An application for a metro river certificate for a commercial development. The ARC preliminary staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Suwanee

Land Lot: 238 **District:** 7 **Section:**

Date Opened: Jul 18 2007

Deadline for Comments: Jul 28 2007

Earliest the Regional Review can be Completed: Jul 28 2007

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE
GWINNETT COUNTY

ARC LAND USE PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
GEORGIA DEPARTMENT OF TRANSPORTATION

CITY OF SUWANEE
CITY OF JOHNS CREEK

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Jul 28 2007, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Jul 18 2007

ARC REVIEW CODE: S707181

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Haley Fleming, Review Coordinator, Extension: 3-3311

Reviewing staff by Jurisdiction:

Land Use: Fleming, Haley

Environmental: Santo, Jim

Aging: Lawler, Kathryn

Transportation:

Research: Skinner, Jim

Name of Proposal: RC-07-01S McGinnis Ferry Commercial Center

Review Type: Metro River

Description: An application for a metro river certificate for a private gated residential subdivision. The ARC preliminary staff finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Suwanee

Date Opened: Jul 18 2007

Deadline for Comments: Jul 28 2007

Earliest the Regional Review can be Completed: Jul 28 2007

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

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APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Suwanee

2. Owner(s) of Record of Property to be Reviewed:

Name(s): Gwinnett Prado, LP / Dallas S. Hudgens Properties, LLC/ PIB Corner, LLC

Mailing Address: P.O. Box 988

City: Duluth State: Georgia Zip: 30096

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-813-8111 Fax: 770-813-0420

Other Numbers: _____

Name: Mercadante & Mercadante, et al. (Walgreens @ 1090 Peachtree Ind. Blvd)

Mailing Address: 300 Wilmont Road

City: Deerfield State: Illinois Zip: 60015

Name: Shiza, Inc. (Shell Station @ 1075 Peachtree Ind. Blvd)

Mailing Address: 2664 Thurleston Lane

City: Duluth State: Georgia Zip: 30097-4994

3. Applicant(s) or Applicant's Agent(s):

Name(s): Gwinnett Prado, LP / Dallas S. Hudgens Properties, LLC/ PIB Corner, LLC

Mailing Address: P.O. Box 988

City: Duluth State: Georgia Zip: 30096

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-813-8111 Fax: 770-813-0420

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: McGinnis Crossing Phase III

Description of Proposed Use: Commercial/retail development

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Land Lot 238, Seventh Land District, Gwinnett County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Parts of Lot 1, Block "C", Lots 1, 4, and 5, Block "B", Lots 1, 2, and 3, Block "A", McGinnis Ferry Commercial Center Unit One (Peachtree Industrial Boulevard at McGinnis Ferry Road)

Size of Development (Use as Applicable):

Acres: Inside Corridor: 23.9 acres

Outside Corridor: 16.0 acres

Total: 39.9 acres

Lots: Inside Corridor: _____

Outside Corridor: _____

Total: _____

Units: Inside Corridor: _____
 Outside Corridor: _____
 Total: _____
 Other Size Descriptor (i.e., Length and Width of Easement):
 Inside Corridor: _____
 Outside Corridor: _____
 Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): commercial, RC-95-01S, December 1995; commercial, RC-00-01S, 2000; commercial, RC-02-01S, August 2002; commercial, RC-04-01GC, March 2004

7. How Will Sewage from this Development be Treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system X

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

| Vulnerability Category | Total Acreage (or Sq. Footage) | Total Acreage (or Sq. Footage) Land Disturbance | Total Acreage (or Sq. Footage) Imperv. Surface | Percent Land Disturb. | Percent Imperv. Surf. |
|------------------------|--------------------------------|---|--|---------------------------------|-----------------------|
| | | | | (Maximums Shown in Parentheses) | |
| A | | | | (90) | (75) |
| B | | | | (80) | (60) |
| C | 329,557 | 286,709* | 189,447* | (70) 87.0* | (45) 57.5* |
| D | 518,671 | 249,740* | 145,421* | (50) 48.1* | (30) 28.0* |
| E | 191,632 | 24,280* | 7,989* | (30) 12.7* | (15) 4.2* |
| F | | | | (10) | (2) |
| Total: | 1,039,860 | 560,729* | 342,857* | N/A | N/A |

TRANSFER FROM D TO C AT 1.5 AND FROM E TO C AT 1 TO 1.5 AS FOR PART 2, A, B, C, D of the Chattahoochee Corridor Plan. JMS

*See attached sheet for transfers.