

Atlanta Regional Commission  
200 Northcreek, Suite 300  
3715 Northside Parkway  
Atlanta, Georgia 30327-2809  
404 364-2500 • Fax 404 364-2599  
TDD 1-800-255-0056



February 28, 1994

The Honorable Wayne Hill, Chairman  
Gwinnett County Commission  
75 Langley Drive  
Lawrenceville, GA 30245

Re: Developments of Regional Impact:

1. Settle's Bridge Subdivision, Golf Course, Conference Center
2. Bridgegate

Dear Wayne:

I am officially transmitting the Commission's findings on the Bridgegate and Settle's Bridge Subdivision, Golf Course and Conference Center. As you know, on February 23, 1994, the Commission found these projects not in the best interest of the State at this time. Enclosed are copies of the resolutions to this effect.

We appreciate the opportunity to review these Developments of Regional Impact and hope that our report and comments we received on these projects, which are also enclosed, are useful as the County considers these proposals.

Please call me any time you have questions about these projects or other matters. Also, please let me know if you want me to arrange any meetings concerning the comments we received on these reviews.

Sincerely,

A handwritten signature in black ink, appearing to read 'Harry West', is written over the typed name.

Harry West  
Director

HW:skb

Enclosure

cc: Mr. Jim Corcoran, Gwinnett P&D  
Mr. Michael Williams, Gwinnett P&D  
Mr. Greg Stanfield, Gwinnett Schools  
Mr. Wayne Shackelford, DOT

Mr. Joe Tanner, DNR  
Mr. Mike Gleaton, DCA  
Mr. Mark West, Genoa Development Co.  
Mr. Ignacio Diego, Charlock Investment Co.

Atlanta Regional Commission  
200 Northcreek, Suite 300  
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Atlanta, Georgia 30327-2809  
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June 22, 1994


Honorable Wayne Hill, Chairman  
Gwinnett County Commission  
75 Langley Drive  
Lawrenceville, GA 30245

RE: Resubmitted Information on Bridgegate DRI

Dear Wayne:

Attached is information the ARC staff prepared concerning the resubmitted information on the Bridgegate DRI. We are available to answer any questions you might have concerning this. Please feel free to call on us any time we can assist you or your staff.

Sincerely,

  
Joel F. Stone, Jr., Director  
Department of Planning and Programming

JFSJr:br:rly

Attachment

**RESOLUTION BY THE ATLANTA REGIONAL COMMISSION CONCERNING THE  
BRIDGEGATE DEVELOPMENT OF REGIONAL IMPACT**

**WHEREAS, in January, 1994, Gwinnett County referred to the Atlanta Regional Commission as a Development of Regional Impact (DRI) a proposal to develop a 729-unit subdivision on the Chattahoochee River north of Settle's Bridge Road, and**

**WHEREAS, the Commission has conducted a DRI review of the proposed subdivision as required by the GA Planning Act of 1989, and**

**WHEREAS, the majority of the site is located in the Chattahoochee River Corridor, and**

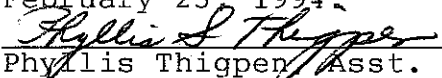
**WHEREAS, both the Commission's Chattahoochee Corridor Study and Regional Nature Preserves Plan recommended public acquisition of the site, and**

**WHEREAS, the site currently does not have adequate wastewater treatment, water supply, roads, or schools, to accommodate the proposed development, and**

**WHEREAS, governmental comments were received from the Chattahoochee River National Recreation Area, GA DOT, and Gwinnett County Schools, expressing various concerns about the proposal,**

**NOW THEREFORE BE IT RESOLVED, that the Commission finds that the proposed Bridgegate Subdivision is not in the best interest of the State at this time because of the limitations of public services and facilities to serve the proposed development and the potential conflict with the Chattahoochee Corridor Study and Regional Nature Preserves Plan.**

I do hereby certify that the foregoing  
resolution was adopted by the  
Atlanta Regional Commission on  
February 23, 1994.

  
Phyllis Thigpen, Asst. sec.

VI-B-1 p.1

**RESOLUTION BY THE ATLANTA REGIONAL COMMISSION CONCERNING THE  
SETTLE'S BRIDGE MIXED USE DEVELOPMENT OF REGIONAL IMPACT**

**WHEREAS, in January, 1994, Gwinnett County referred to the Atlanta Regional Commission as a Development of Regional Impact (DRI) a proposal to develop a 450-unit subdivision, 150-room hotel, conference center, and golf club on the Chattahoochee River south of Settle's Bridge Road, and**

**WHEREAS, the Commission has conducted a DRI review of the proposed development as required by the GA Planning Act of 1989, and**

**WHEREAS, the majority of the site is located in the Chattahoochee River Corridor, and**

**WHEREAS, both the Commission's Chattahoochee Corridor Study and Regional Nature Preserves Plan recommended public acquisition of a portion of the site, and**

**WHEREAS, the site currently does not have adequate wastewater treatment, water supply, roads, or schools, to accommodate the proposed development, and**

**WHEREAS, governmental comments were received from the Chattahoochee River National Recreation Area, GA DOT, and Gwinnett County Schools, expressing various concerns about the proposal,**

**NOW THEREFORE BE IT RESOLVED, that the Commission finds that the proposed Settle's Bridge Mixed Use Development is not in the best interest of the State at this time because of the limitations of public services and facilities to serve the proposed development and the potential conflict with the Chattahoochee Corridor Study and Regional Nature Preserves Plan.**

I do hereby certify that the foregoing  
resolution was adopted by the Atlanta  
Regional Commission on February 23,  
1994.

  
Phyllis Thigpen, ARC Asst. Secretary

## RESUBMITTAL OF BRIDGEGATE SUBDIVISION DEVELOPMENT OF REGIONAL IMPACT

IN FEBRUARY, 1994, ARC REVIEWED A DEVELOPMENT OF REGIONAL IMPACT CALLED BRIDGEGATE SUBMITTED BY GWINNETT COUNTY. THE PROPOSED DEVELOPMENT CONSISTED OF 729 HOUSES ON 381.09 ACRES ON THE NORTH SIDE OF SETTLES BRIDGE ROAD AT THE CHATTAHOOCHEE RIVER. THE COMMISSION FOUND THE PROPOSED DRI WAS NOT IN THE BEST INTEREST OF THE REGION FOR THE FOLLOWING REASONS:

1. The Commission's Chattahoochee Corridor Study and Regional Nature Preserves Plan recommended public acquisition of the site.
2. The site did not have adequate wastewater treatment, water supply, roads or schools to accommodate the proposed development.

GWINNETT COUNTY COMMISSION APPROVED THE PROPOSED DEVELOPMENT WITH THE FOLLOWING RESTRICTIONS.

1. Maximum of 604 dwelling units.
2. Requirement to meet River Corridor regulations.
3. No direct access to Settles Bridge Road, sidewalks adjacent to Johnson Road, planned pedestrian access through the open space areas and recreation area, payment of \$77,500 for patching and resurfacing Johnson Road and safety, alignment, and signalization of the Johnson Road/Suwanee Dam Road intersection.
4. Provision of water and sewer service for the project as per specifications of Dept. of Public Utilities.
5. Other requirements related to floor space, buffers, fences, underground utilities, etc.

UPON CHECKING WITH THE DEPT. OF PUBLIC UTILITIES, IT WAS DETERMINED THAT CONDITION #4 MEANT THAT THEY WOULD TIE TO THE UPPER CHATTAHOOCHEE INTERCEPTOR WHEN THE COUNTY CONSTRUCTS IT AND THAT THE WATER LINE IN JOHNSON ROAD HAD BEEN DETERMINED SUFFICIENT FOR THIS DEVELOPMENT (BUT MAY NOT BE SUFFICIENT FOR IT AND THE OTHER DEVELOPMENT SOUTH OF SETTLES BRIDGE ROAD WHICH WAS BEING REVIEWED BY ARC AT THE SAME TIME.)

CONSEQUENTLY, IT APPEARS THAT ARC'S CONCERNS ABOUT WASTEWATER TREATMENT AND WATER SUPPLY HAVE BEEN ADDRESSED. ALSO, ARC'S CONCERNS ABOUT ADEQUATE ROADS HAVE BEEN ADDRESSED TO SOME EXTENT BY REDUCTION IN THE NUMBER OF UNITS AND PROVISION OF SOME TRAFFIC IMPROVEMENTS. HOWEVER, THE REDUCTION IN UNITS AND ROAD IMPROVEMENTS WILL NOT LIKELY REDUCE THE INCREMENTAL IMPACT ON THE MAJOR FACILITIES PROVIDING ACCESS TO THE BRIDGEGATE DEVELOPMENT; NOR HAS THE RESUBMITTED INFORMATION ADDRESSED THE CONCERNS ABOUT SCHOOLS (EXCEPT FOR SOME REDUCTION IN UNITS) OR THE INCONSISTENCY WITH ARC'S REGIONAL NATURE PRESERVES PLAN.

## DEVELOPMENTS OF REGIONAL IMPACT

**BRIDGEGATE** 729 Single Family Houses on 381.09 acres on the Chattahoochee River, North Side of Settle's Bridge Road

**SETTLE'S BRIDGE PROJECT** 450 Single Family Houses, 150-Room Hotel, Conference Center (26,500 sq.ft.), Clubhouse (14,820 sq.ft.) on 585.15 acres on the Chattahoochee River, South Side of Settle's Bridge Road

### Potential Impact of Combined Projects

Population	2,948
Jobs	250
Students	650
(Approximately equal to 1 Elementary School or 59% of 1 High School)	
Average Weekday Trips	12,149
(Served by Settle's Bridge Road (dirt) and Johnson Road (sub-surface))	
Wastewater	0.553 MGD
(No Interceptor to Sites)	
Water	0.63 MGD
(6" Main Only)	
Solid Waste	1581.5 Tons Per Year
Annual Property Tax	\$1,689,600

Located in Chattahoochee Water Supply Watershed

Small Wetlands Located on Sites

Level Creek and Several Unnamed Flowing Tributaries to Chattahoochee River on Sites

Steep Slopes by Streams - Erodible Soils

### Relationship to Federal/Regional/Local Plans

Portions of Sites included in CRNRA Authorized Boundaries

1972 Chattahoochee Corridor Study recommended Public Acquisition of Sites

Regional Nature Preserves Plan recommends Public Acquisition of Corridor Study Sites

Gwinnett 2002 Existing Land Use Map shows area as Agricultural

Gwinnett's Future Land Use Map shows low density residential and recreational use. Therefore, the hotel and conference center of the Settle's Bridge Project would be inconsistent with the Plan.

Existing public facilities would not support proposed development

Upgrading or constructing additional public facilities would be required to permit development. This would require changes to Gwinnett's short-term work program.

Facility:	<u>1. Bridgegate</u>
	<u>2. Settle's Bridge Golf Club &amp; Conference Center</u>
Preliminary Report:	<u>January 12, 1994</u>
Final Report:	<u>February 25, 1994</u>

## **DEVELOPMENTS OF REGIONAL IMPACT**

### **REVIEW REPORT**

#### **GENERAL**

According to information on the review form or comments received from potentially affected governments:

**Is the proposed project consistent with the host-local government's comprehensive plan? If not, identify inconsistencies.**

According to information submitted on the Bridgegate and Settle's Bridge proposals, low density residential and recreational land uses are consistent with the County's plan, but the hotel/conference center is not.

**Is the proposed project consistent with any potentially affected local government's comprehensive plan? If not, identify inconsistencies.**

No inconsistencies with other local governments' plans were identified in the review process. However, it is important to note that the developments include land which is within the authorized boundaries of the CRNRA. Also, the Commission's Chattahoochee Corridor Study and Regional Nature Preserves Plan recommended public acquisition of portions of these development sites.

**Will the proposed project impact the implementation of any local government's short-term work program? If so, how?**

These projects would require changes to Gwinnett's short-term work program concerning timing of transportation improvements and utilities.

**Will the proposed project generate population and/or employment increases in the Region? If yes, what would be the major infrastructure and facilities improvements needed to support the increase?**

These two projects would generate approximately 250 long term jobs (Settle's Bridge) and accommodate a population of 2,948 according to regional averages. Transportation, schools, water and sewer improvements would all be required.

## **GENERAL** (continued)

**What other major development projects are planned in the vicinity of the proposed project?**

The Atlanta Regional Commission (ARC) has reviewed Sugarloaf Farms and Shawnee Ridge in this part of Gwinnett County and has met with representatives (Mitsubishi) of a proposed large mixed-use development just up river from Bridgegate. In addition, one large development (Olde Atlanta Club) is underway across the River in Forsyth County and another (Weiland-McCauley) is proposed.

**Will the proposed project displace housing units or community facilities? If yes, identify and give number of units, facilities, etc.**

No.

**Will the development cause a loss in jobs? If yes, how many.**

No.

## **LOCATION**

**Where is the proposed project located within the host-local government's boundaries?**

Bridgegate is located north of Settle's Bridge Road and Settle's Bridge Golf Club & Conference Center is located just south of Settle's Bridge Road. Both proposed developments are located on the Chattahoochee River.

**Will the proposed project be located close to the host-local government's boundary with another local government? If yes, identify the other local government.**

Bridgegate is near, and may be contiguous to, the city limits of Sugar Hill and the Settle's Bridge proposal is near the City of Suwanee.

**Will the proposed project be located close to land uses in other jurisdictions that would benefit or be negatively impacted by the project? Identify those land uses which would benefit and those which would be negatively affected and describe impacts.**

None noted in the review process.



## **ECONOMY OF THE REGION**

According to information on the review form or comments received from potentially affected governments:

**What new taxes will be generated by the proposed project?**

According to the County, Bridgegate would generate \$281,600 annual property tax and Settle's Bridge would generate \$1,408,000.

**How many short-term jobs will the development generate in the Region?**

250.

**Is the regional work force sufficient to fill the demand created by the proposed project?**

Yes.

**In what ways could the proposed development have a positive or negative impact on existing industry or business in the Region?**

The proposed developments would compete with other amenity subdivisions in the Region.

## **NATURAL RESOURCES**

**Will the proposed project be located in or near wetlands, groundwater recharge area, water supply watershed, protected river corridor or other environmentally sensitive area of the Region? If yes, identify those areas.**

A large part of both proposed developments is located in the Chattahoochee River Corridor (2,000 feet from the River) where development will be required to meet all standards of ARC's Chattahoochee Corridor Plan in order to be certified under the Metro River Protection Act.

In addition, any land outside the 2,000-foot Chattahoochee Corridor which borders a perennial tributary to the River will be required to adhere to Gwinnett County's Tributary Buffer Zone Ordinance adopted pursuant to this Metro River Protection Act.

Small wetland areas on the sites will require permitting or sign-off by the Corps of Engineers if fill is proposed in the wetlands.

The proposed developments are located in the Chattahoochee Water Supply Watershed which is classified as a large watershed under Department of Natural Resources (DNR) criteria. No hazardous materials handling is proposed, but golf course chemicals are recognized as a potential pollution problem on the Settle's Bridge information submitted.

## NATURAL RESOURCES (continued)

Both ARC's Chattahoochee Corridor Study and Regional Nature Preserves Plan recommended public acquisition of portions of these sites. Also, portions are located in the authorized boundaries of the CRNRA.

**In what ways could the proposed project create impacts that would damage or help to preserve the resource?**

See above.

## HISTORIC RESOURCES

**Will the proposed project be located near a national register site? If yes, identify site.**

No.

**In what ways could the proposed project create impacts that would damage the resource?**

N/A

**In what ways could the proposed project have a positive influence on efforts to preserve or promote the historic resource?**

N/A

## INFRASTRUCTURE

### Transportation

**How much traffic (both average daily and peak am/pm) will be generated by the proposed project?**

<u>Land Use</u>	<u>Weekday</u>	<u>AM Peak Hour</u>		<u>PM Peak Hour</u>	
		<u>Enter</u>	<u>Exit</u>	<u>Enter</u>	<u>Exit</u>
*Bridgegate Single-Family 729 Units	6,430	117	334	420	230
*Settles Bridge Single-Family 450 Units	4,124	77	220	270	150
Hotel - 150 Rooms	1,260	52	35	61	51
Golf Course 58.4 Acres	<u>335</u> 12,149	<u>13</u> 259	<u>2</u> 591	<u>5</u> 756	<u>18</u> 449

The above trip generation figures were calculated using the Institute of Transportation Engineers Trip Generation (5th Edition) manual.

## **INFRASTRUCTURE**

### **Transportation (continued)**

**What are the existing traffic patterns and volumes on the local, county, state and interstate roads that serve the site?**

The following volumes are based on 1992 GDOT coverage counts from area facilities.

<u>Facility</u>	<u># of Lanes</u>	<u>1992 Volume</u>	<u>V/C Ratio</u>
Suwanee-Buford Dam Road (SR 317) North of Peachtree Industrial Boulevard	2	6,000	0.86
Peachtree Industrial Boulevard Eva Kennedy Road to Trench Road	2	9,870	0.79

Future traffic forecasts for area facilities were obtained from the ARC transportation model and are as follows:

<u>Facility</u>	<u># of Lanes</u>	<u>2010 Volume</u>	<u>V/C Ratio</u>
Suwanee-Buford Dam Road (SR 317) North of Peachtree Industrial Boulevard	2	6,100	0.87
Peachtree Industrial Boulevard SR 317 to Outer Loop	4	22,230	0.89
SR 317 to Eva Kennedy Road	4	32,700	1.30
Outer Loop East of Suwanee-Buford Dam Road	4	32,660	0.67
West of Suwanee-Buford Dam Road	4	34,555	0.71

**What transportation improvements are under construction or planned for the Region that would affect or be affected by the proposed project? What is the status of those improvements (long or short range or other)?**

#### **Federally-Funded Projects**

GW 72 Widen Peachtree Industrial Boulevard to four lanes from SR 20 to Rogers Bridge. Construction is scheduled in the Long-Range element of the Regional Transportation Plan.

#### **State/Locally Funded Projects**

R 023 - Construct the segment of the Outer Loop from Forsyth County to Alcovy Road. Construction is scheduled in the Long-Range element of the Regional Transportation Plan.

## **INFRASTRUCTURE**

### **Transportation (continued)**

**Will the proposed project be located in a rapid transit station area? If yes, how will the proposed project enhance or be enhanced by the rapid transit system?**

No.

**Is the site served by transit? If so, describe type and level of service.**

No.

**Are there plans to provide or expand transit service in the vicinity of the proposed project?**

Not at this time.

**What transportation demand management strategies does the developer propose (carpool, flex-time, transit subsidy, etc.)?**

None.

**What is cumulative trip generation of this and other DRI's or major developments? Is the transportation system (existing and planned) capable of accommodating these trips?**

There are no other DRI's in the project vicinity. However, increasing development in this section of Gwinnett County and neighboring Forsyth County will increase demand on affected local and regional facilities.

Peachtree Industrial Boulevard west of Suwanee-Buford Dam Road is expected to experience heavy congestion despite planned improvements. It is anticipated that most of the traffic generated by these projects will use this segment of Peachtree Industrial Boulevard to travel to regional employment and activity centers.

Suwanee-Buford Dam Road, providing access from Peachtree Industrial Boulevard and the Outer Loop in future, is also expected to experience future congestion. Currently, there are not any programmed improvements for this two-lane facility.

### **Wastewater and Sewage**

**How much wastewater and sewage will be generated by the proposed project?**

According to regional averages, Bridgegate project could generate 0.29 million gallons per day (MGD) of wastewater and Settle's Bridge could generate 0.263 MGD.

## **INFRASTRUCTURE**

### **Wastewater and Sewage (continued)**

#### **Which facility will treat wastewater from the project?**

The sites are not served by sewer at this time. The developers have indicated willingness to assist in running a sewer interceptor to the sites. The Crooked Creek Plant may serve these developments.

#### **What is the current permitted capacity and average annual flow to this facility?**

The current permitted capacity of the Crooked Creek WWTF is 16.0 MGD. The 1992 average flow was 5.4 MGD.

#### **What other major developments will be served by the plant serving this project?**

	<u>MGD</u>
Interlochen	.17
Stonebrook	.16
Stein - Suwanee	.88
Spalding Triangle	.20
Corners Office Park	.17
Old Peachtree Road	.11
Cowart Peachtree Corner	.69
Medlock Summit	.18
Hamilton Mill Townhomes	1.09
Hurricane Shoals	.85
Stonebrook Apartments	.137
Tree Summit Apartments	<u>.135</u>
	<u>4.772</u>

### **Water Supply and Treatment**

#### **How much water will the proposed project demand?**

Again, according to regional averages, Bridgegate could have a water demand of 0.33 MGD and Settle's Bridge 0.30 MGD.

#### **How will the proposed project's demand for water impact the water supply or treatment facilities of the jurisdiction providing the service?**

The sites are not served by sufficient water distribution lines at this time. An additional demand of 0.63 MGD can be handled by the County's Lake Lanier filter plant but distribution lines will be required to the sites. Also, because of the situation concerning water in the Atlanta Region, it is important that water conservation measures and xeriscaping be used in these developments.

## **Solid Waste**

**How much solid waste will be generated by the project? Where will this waste be disposed?**

Bridgegate	= 831.5 to 1,202.4 tons per year
Settle's Bridge	= 750 to 900 tons per year
Total	= 1,581.5 to 2,102.4 tons per year

The proposed developments would select from Gwinnett County's list of authorized private waste collection companies for their franchise area. It is likely that waste would be disposed of in one of three private landfills in the County.

**Other than adding to a serious regional solid waste disposal problem, will the project create any unusual waste handling or disposal problems?**

No.

**Are there any provisions for recycling this project's solid waste.**

None stated.

## **Other facilities**

According to information gained in the review process, will there be any unusual intergovernmental impacts on:

**Levels of governmental services?**

**Administrative facilities?**

**Schools?**

**Libraries or cultural facilities?**

**Fire, police, or EMS?**

**Other government facilities?**

**Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?**

The combined projects would increase the need for most all government services. For example, Bridgegate, according to regional averages, could add 212 elementary and 190 secondary students to the school population and Settle's Bridge could add 131 elementary and 117 secondary students.

## **HOUSING**

**Will the proposed project create a demand for additional housing?**

The projects are subdivisions with Settle's Bridge also proposing golf, hotel and conference facilities.

**Will the proposed project provide housing opportunities close to existing employment centers?**

Yes.

**Is there housing accessible to the project in all price ranges demanded?**

Yes.

**Is it likely or unlikely that potential employees of the proposed project be able to find affordable\* housing?**

Likely.

\* Defined as 30 percent of the income of a family making 80 percent of the median income of the Region - 1990 median family income is \$41,500 for Atlanta MSA.

## DEVELOPMENTS OF REGIONAL IMPACT

### Comments from Affected Parties Form

Project I.D.:

(From Request for Comments Form)

Name of Commenting Organization: Gwinnett County Public SchoolsAddress: Gwinnett County Public Schools320 Pike StreetLawrenceville, GA 30045Contact Person: Greg Stanfield Telephone Number: 822-6499Do you believe your jurisdiction will be affected by the proposed development? ☒ Yes ☐ No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

The proposed developments, Ridgegate and Settles Ridge Golf Club will affect the following schools:

(1) Suwanee Elementary School

(2) Lanier Middle School

(3) North Gwinnett High School

we are also enclosing a 5-year <sup>forecast</sup> ~~forecast~~

forecast which provides enrollment

forecast, capacity of the school, and

whether the school will be over or

under capacity for that particular school

year.

(Attach Additional Pages (if Necessary))

Form Completed By: Greg Stanfield Title: Planning CoordinatorSignature: Greg Stanfield Date: 01-21-94

RETURN TO: ATLANTA REGIONAL COMMISSION  
3715 Northside Parkway  
200 Northcreek, Suite 300  
Atlanta, Ga. 30327  
ATTENTION: REVIEW OFFICE

FAX NO. 404-364-2599

DCA/OCP 10/7/91





# DEVELOPMENTS OF REGIONAL IMPACT

## Comments from Affected Parties Form

Project I.D.: \_\_\_\_\_  
(From Request for Comments Form)Name of Commenting Organization: Georgia Department of TransportationAddress: Georgia Department of TransportationNo. 2 Capitol SquareAtlanta, Georgia 30334Contact Person: George BoulineauTelephone Number: 656-0610Do you believe your jurisdiction will be affected by the proposed development? ☒ Yes ☐ No

Please describe the effects (positive and/or negative) the proposed project could have on your jurisdiction:

Bridgegate and Settles Bridge D.R.I.

The proposed developemnt is located in an area of Gwinnett County that is accessible  
only by two minor collector roads, Settles Bridge Road and Kennedy Road. These  
roads are narrow two lane roads which would be under constrained conditions trying  
to handle the additional 12,000 ADT the projects would generate.

The applicant needs to address the road improvements before approval of proposed  
development.

(Attach Additional Pages if Necessary)

Form Completed By: Donald W. MillsTitle: Transportation PlannerSignature: Donald W. MillsDate: 1-19-94

RETURN TO: ATLANTA REGIONAL COMMISSION  
3715 Northside Parkway  
200 Northcreek, Suite 300  
Atlanta, Ga. 30327

ATTENTION: REVIEW OFFICE

FAX NO. 404-364-2599

DCA/OCP 10/7/91



# United States Department of the Interior

## NATIONAL PARK SERVICE

### CHATTAHOOCHEE RIVER NATIONAL RECREATION AREA

1978 Island Ford Parkway  
Dunwoody, Ga. 30350

IN REPLY REFER TO:

L3215 (CHAT)

JAN 21 1994

Joel F. Stone, Jr.  
Director, Department of Planning  
and Programming  
Atlanta Regional Commission  
200 Northcreek, Suite 300  
3715 Northside Parkway  
Atlanta, Georgia 30327-2809

Dear Mr. Stone:

In response to your request for comments for Bridgegate and Settles Bridge Golf Club and Conference Center, we offer the following.

Development in and around the Settles Bridge area is pushing ahead at a staggering rate. We are concerned that land disturbance coupled with erosion and sedimentation could have a detrimental affect upon the Chattahoochee River. New sewer lines will likely be constructed adjacent to the river to tie into the Crooked Creek interceptor. These pose an added threat to the river.

Great care must be taken to ensure all erosion, sediment control and storm water runoff measures are heeded to reduce possible pollution to the river. This proposed golf course could have the potential of causing serious pollution due to the surface runoff.

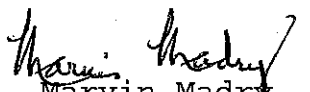
This proposed project will have a major effect on the pristine viewshed. We would like to recommend that any housing development within 500 feet of the high water mark be kept to a low profile. Pristine viewsheds within this corridor are being lost at an alarming rate due to the rapid development of the river corridor.

We would also like to make a recommendation to you that this developer and any future developers proposing to build adjacent to the river, consider setting aside a buffer, not less than 200 feet in width, as measured from the high water mark or top of the river bank, whichever is greater. This buffer would be maintained in a natural vegetation state with no removal of vegetation and no construction except for a semi-pervious trail not wider than 8 feet. Designed with proper erosion control to prevent direct runoff into the river, this trail would serve as an access along the river.

Establishing this larger natural buffer would safeguard the rapid loss of our pristine river corridor and protect the water quality from non-point pollution by providing a larger natural filtration area.

Chattahoochee River National Recreation Area does not specifically oppose this development. However, we remained concerned over difficult-to-measure accumulative affects of rapid continual development in the river corridor.

Sincerely,

  
Marvin Madry  
Superintendent

**Proposed Bridgegate and Settle's Bridge Developments  
ARC Environmental Planning Division Comments**

The proposed developments are located adjacent to the Chattahoochee River in unincorporated Gwinnett County in an area that is not currently served by public water and sewer systems. Several wetland areas also exist on the parcels indicated on the application.

The 1972 Chattahoochee Corridor (the Corridor encompasses 2000 feet from either bank of the river below Buford Dam in Gwinnett) study proposed that areas such as these in the upper region of the Chattahoochee Corridor just below Buford Dam be considered for preservation and low density development. Runoff from the upper portions of the Chattahoochee watershed flow into the river above most of the Atlanta Region's river water supply intakes and can affect water quality for much of the portion of the river that flows through the Region. As such, the Gwinnett County portion of the Chattahoochee River and its basin are significant resources to the entire Atlanta Region and represent a unique opportunity to provide innovative protection. Indeed, one of the County's land use goals, outlined in its comprehensive planning document, "Gwinnett 2002," is to "Encourage the preservation of existing farms, agricultural activities, and estates in areas of the county where land subdivision is impractical, public services cannot be economically provided in a timely manner or unique resources exist." This area is currently considered "agricultural" according to the County's map of existing land use.

In addition, the plan states that the County's land use objectives include: "establish passive recreation areas and parks...to help preserve significant natural areas in the County" and "Protect the water quality of the Chattahoochee River...through appropriate land use controls and best management practices." Since the Chattahoochee River and its watershed qualify as unique resources and significant natural areas, ARC's Environmental Planning Division staff believes this area should be considered for public acquisition, by either the County or the National Park Service, for preservation and passive recreation purposes. This type of land use would be preferable, from a water quality standpoint, to that proposed by the applicant and would also help meet the County's increasing demand for additional recreation areas.

If the rezoning is approved, Gwinnett County should monitor construction of each project phase closely and enforce the County's Erosion and Sedimentation Control requirements. In general, dense, highly impervious development should be limited in order to minimize adverse impacts on the stream ecosystem in general, as well as on Gwinnett County's Chattahoochee River water supply intake which is downstream of the proposed projects. The conference center and hotel proposed for the Settle's Bridge property are inconsistent with this objective and are also inconsistent with the County's comprehensive plan. Residential cluster development with open space areas should be encouraged.

Portions of the projects are within the 2000 foot Chattahoochee River Corridor. Development within the Corridor must conform to the Metropolitan River Protection Act (MRPA). In addition, Level Creek and several unnamed, flowing tributaries to the Chattahoochee River run through the properties. The soil survey indicates that the area under consideration has steep slopes along the stream channels, and the soils have a high potential for erosion. Any development in this area should avoid streambanks and steep slopes to prevent exposing these soils to erosion. We recommend a minimum undisturbed buffer of 35 feet or the 100 year floodplain, whichever is greater, along tributary streams to the Chattahoochee be made a condition of any rezoning of these properties.

**In addition, the County should determine appropriate buffers, based on topography, within which development would be regulated to maintain the pristine viewshed along the Chattahoochee. Required buffer widths could be as wide as several thousand feet.**



# United States Department of the Interior

## NATIONAL PARK SERVICE

### CHATTAHOOCHEE RIVER NATIONAL RECREATION AREA

1978 Island Ford Parkway

Dunwoody, Ga. 30350

IN REPLY REFER TO:

L3215 (CHAT)

JAN 21 1994

Joel F. Stone, Jr.  
Director, Department of Planning  
and Programming  
Atlanta Regional Commission  
200 Northcreek, Suite 300  
3715 Northside Parkway  
Atlanta, Georgia 30327-2809

Dear Mr. Stone:

In response to your request for comments for Bridgeway and Settles Bridge Golf Club and Conference Center, we offer the following.

Development in and around the Settles Bridge area is pushing ahead at a staggering rate. We are concerned that land disturbance coupled with erosion and sedimentation could have a detrimental affect upon the Chattahoochee River. New sewer lines will likely be constructed adjacent to the river to tie into the Crooked Creek interceptor. These pose an added threat to the river.

Great care must be taken to ensure all erosion, sediment control and storm water runoff measures are heeded to reduce possible pollution to the river. This proposed golf course could have the potential of causing serious pollution due to the surface runoff.

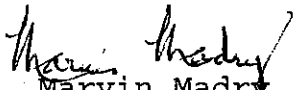
This proposed project will have a major effect on the pristine viewshed. We would like to recommend that any housing development within 500 feet of the high water mark be kept to a low profile. Pristine viewsheds within this corridor are being lost at an alarming rate due to the rapid development of the river corridor.

We would also like to make a recommendation to you that this developer and any future developers proposing to build adjacent to the river, consider setting aside a buffer, not less than 200 feet in width, as measured from the high water mark or top of the river bank, whichever is greater. This buffer would be maintained in a natural vegetation state with no removal of vegetation and no construction except for a semi-pervious trail not wider than 8 feet. Designed with proper erosion control to prevent direct runoff into the river, this trail would serve as an access along the river.

Establishing this larger natural buffer would safeguard the rapid loss of our pristine river corridor and protect the water quality from non-point pollution by providing a larger natural filtration area.

Chattahoochee River National Recreation Area does not specifically oppose this development. However, we remained concerned over difficult-to-measure accumulative affects of rapid continual development in the river corridor.

Sincerely,

  
Marvin Madry  
Superintendent