

10/10/2023

Received  
January 2, 2024  
RZ-24-0001  
Planning & Zoning

Re: **Environmental Site Analysis – CUP Rezoning  
Reynolds Farm – 37.79 acres**  
PEC+ Project No. 23197.00

Dear Community Development Officials,

See below for the anticipated impact of the proposed rezoning for the approximately 38-acre site known as Reynolds Farm (the “Subject Property,” 5825 Abbotts Bridge Road, PID 11 078003100248).

**Conformance with Comprehensive Plan**

The Subject Property is located at 5825 Abbotts Bridge Road near the northeastern intersection Donnington Drive and Abbotts Bridge Road. The site is bordered by the Standard Club to the east, the Estates at Wellington to the west, and the Park at Wellington to the north. Johns Creek runs through the southeastern corner of the site. A smaller tributary also branches off from the creek, cutting through the site from the southeast corner to the northwest corner. Of the near 38-acres, 12 acres (nearly 30% of the site) lies in a floodplain or stream buffer area.

The proposed rezoning could be in conformity with the policy and intent of the comprehensive plan. The immediate area is characterized by single-family subdivisions on similarly-sized lots. The proposed development would fit into the character of the existing context and would present a high quality addition to the overall area. This subject property has a future land use designation of Agricultural. However, nearly all of the surrounding properties, barring the Standard Club to the east, have a future land use designation of Residential, between 2 and 3 units per acre. As such, the proposed CUP zoning with a proposed density of about 1 unit per acre is compatible with the neighboring developments, and should be reconsidered in these terms for a future land use designation to match.

**Environmental Impacts of the Proposed Project**

**1. Wetlands**

According to the National Wetlands Inventory, there are R2UBH, PSS1A, and PFO1A Wetlands present on site. See the attached NWI map and descriptions for each wetland type. The proposed project is not anticipated to encroach on or adversely affect any wetlands located on site due to extensive natural buffers and cluster lot subdivision of the property.

**2. Floodplains**

According to FEMA National Flood Hazard FIRMette Map No. 13121C0087F (effective 9/18/2013) there is a Special Flood Hazard Area (Zone AE) and Floodway present on site. See attached FIRMette panel for the floodplain area. The proposed project is not anticipated to encroach on or adversely affect any floodplains located on site due to extensive natural buffers and cluster lot subdivision of the property.

**3. Streams/Buffers**

According to the site survey and field observation (October 2023) there are streams present on site. A portion of Johns Creek runs through the southeastern corner of the site, with a tributary

branch that cuts through the site from the southeast corner to the northwest corner. Both streams have 25', 50', and 75' buffers that will remain undisturbed. See the attached survey and site plan for the extent of the stream buffer. The proposed project is not anticipated to encroach on or adversely affect any streams or buffers located on site due to extensive natural buffers and cluster lot subdivision of the property.

**4. Slopes**

According to the survey conducted by Planners and Engineers collaborative, there are multiple slopes that are in excess of a 25% grade outside of the stream bank directly. Approximately 30% of the existing slopes with a grade of 25% or greater are being preserved in their current condition.

**5. Vegetation**

According to a site walk conducted by ISA certified arborist James Mahoney, there are no federal or Georgia protected flora species identified onsite. There are considerable numbers of specimen trees recorded onsite, with a large number of said trees being preserved and undisturbed.

**6. Wildlife species – JAMES**

According to a site walk conducted by ISA certified arborist James Mahoney, there are no federal or Georgia protected fauna species identified onsite. Further more the majority of the site is to be left in an undisturbed condition including the floodplain, the streams, and a large ridgeline with established specimen trees. These site features will provide significant areas for wildlife to inhabit and utilize.

**7. Archaeological / Historical Sites**

According to Georgia's Natural, Archaeological, and Historical Resources GIS, there are no relevant cultural, historic, or archaeological resources located on site. See attached GNAHRGIS map.

**Project Implementation Measures**

See below how the project implements each of the measures to protect environmental features.

- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors.

The proposed site plan is designed to protect environmentally sensitive areas including floodplain, slopes, and streams by concentrating development in clusters toward the edges of the property. These clusters minimize the amount of disturbance on the overall site and will allow as much of the site to remain in a natural state as possible.

- b. Protection of water quality

As alluded to above, the proposed site plan protects water quality by focusing development on the edges of the site away from existing hydrological resources. Streams and stream buffers are separated from proposed lots with ample open space. Disturbance is not anticipated to encroach on these areas. Additionally, two stormwater ponds are proposed to collect runoff from proposed lots during heavy rain events. These will prevent flooding on adjacent properties and will also buffer streams from the excess water and potential pollution.

c. Minimization of negative impacts on existing infrastructure

The proposed rezoning will not result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed project will attract a variety of buyers, and will not overwhelm existing utilities or facilities in any one particular way. Additionally, the emerging suburban character area is designated as those areas of the county which can support new areas of growth due to the presence of existing utilities and capacity.

d. Minimization on archaeological/historically significant areas

According to Georgia's Natural, Archaeological, and Historical Resources GIS, there are no relevant cultural, historic, or archaeological resources located on site. See attached GNAHRGIS map.

e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (i.e. solid waste and wastewater treatment facilities, utilities, airports and railroads) and industrial (i.e., landfills, quarries and manufacturing facilities) uses.

There are no environmentally stressed communities in the vicinity of this project. Furthermore, there are not any of the above resources deemed environmental stressors located within the vicinity of this project.

f. Creation and preservation of open space

The project will create and preserve nearly 12 acres of open space for conservation or recreation. The cluster-style of development ensures that as much of the site as possible is left in natural or near-natural condition.

g. Protection of citizens from the negative impacts of noise and lighting

Many of the nearby properties are already developed or are unable to be developed due to existing natural and hydrological features that prevent land disturbance. The proposed use includes significant natural area and deeper-than-required lots to which will protect adjacent parcels from negative externalities associated with development and land disturbance. The proposed new use would be in harmony with the use and usability of existing properties.

h. Protection of parks and recreational green space

As alluded to in the above responses, the proposed site plan includes an abundance of natural and open space. As a result, existing parks and recreational space will remain untouched by this proposal.

i. Minimization of impacts to wildlife habitats

The proposed site plan is designed to protect existing wildlife habitats by concentrating development in clusters toward the edges of the property. These clusters minimize the amount of disturbance on the

overall site and will allow as much of the site to remain in a natural state as possible, promoting environmental and species protection.

Sincerely,

*Hayley Todd*

**Zoning Manager, Planners and Engineers Collaborative, Inc.**

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## NWI SURFACE WATERS AND WETLANDS REPORT

### Classification code: R2UBH

System **Riverine (R)** : The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Subsystem **Lower Perennial (2)** : This Subsystem is characterized by a low gradient. There is no tidal influence, and some water flows all year, except during years of extreme drought. The substrate consists mainly of sand and mud. Oxygen deficits may sometimes occur. The fauna is composed mostly of species that reach their maximum abundance in still water, and true planktonic organisms are common. The gradient is lower than that of the Upper Perennial Subsystem and the floodplain is well developed.

Class **Unconsolidated Bottom (UB)** : Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.

Water Regime **Permanently Flooded (H)** : Water covers the substrate throughout the year in all years.

### Classification code: PFO1A

System **Palustrine (P)** : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class **Forested (FO)** : Characterized by woody vegetation that is 6 m tall or taller.

Subclass **Broad-Leaved Deciduous (1)** : Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (*Fraxinus nigra*).

Water Regime **Temporary Flooded (A)** :

### Classification code: PSS1A

System **Palustrine (P)** : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

Class **Scrub-Shrub (SS)** : Includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees (saplings), and trees or shrubs that are small or stunted because of environmental conditions.

Subclass **Broad-Leaved Deciduous (1)** : Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (*Fraxinus nigra*).

Water Regime **Temporary Flooded (A)** :



October 9, 2023

**Wetlands**

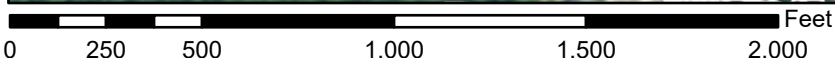
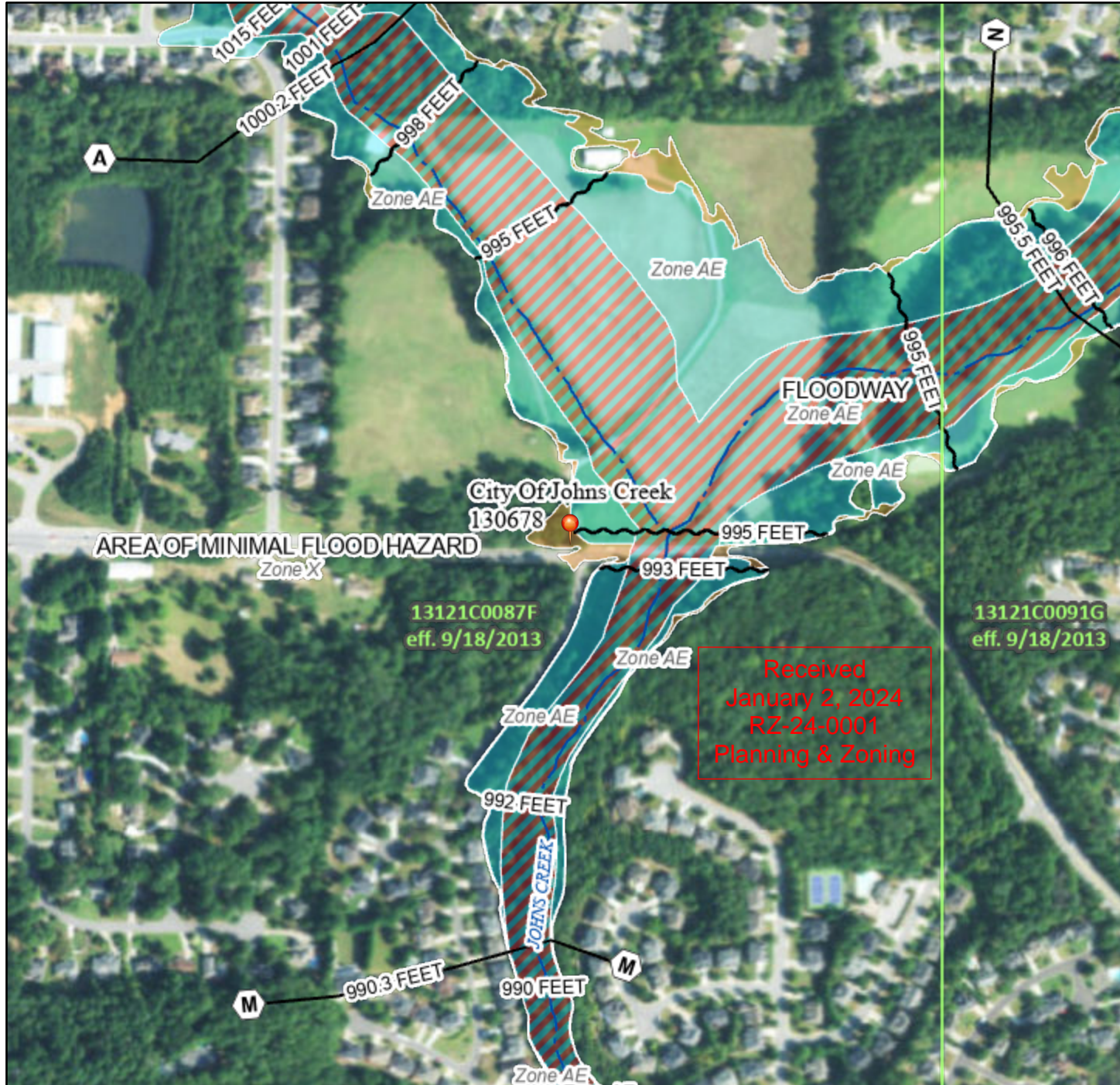
- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|  | Freshwater Pond                |  |                                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# National Flood Hazard Layer FIRMette



84°11'46"W 34°3'32"N



1:6,000

84°11'9"W 34°3'3"N

Basemap Imagery Source: USGS National Map 2023

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/9/2023 at 3:28 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





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Resource Name:

Street Address:

City:

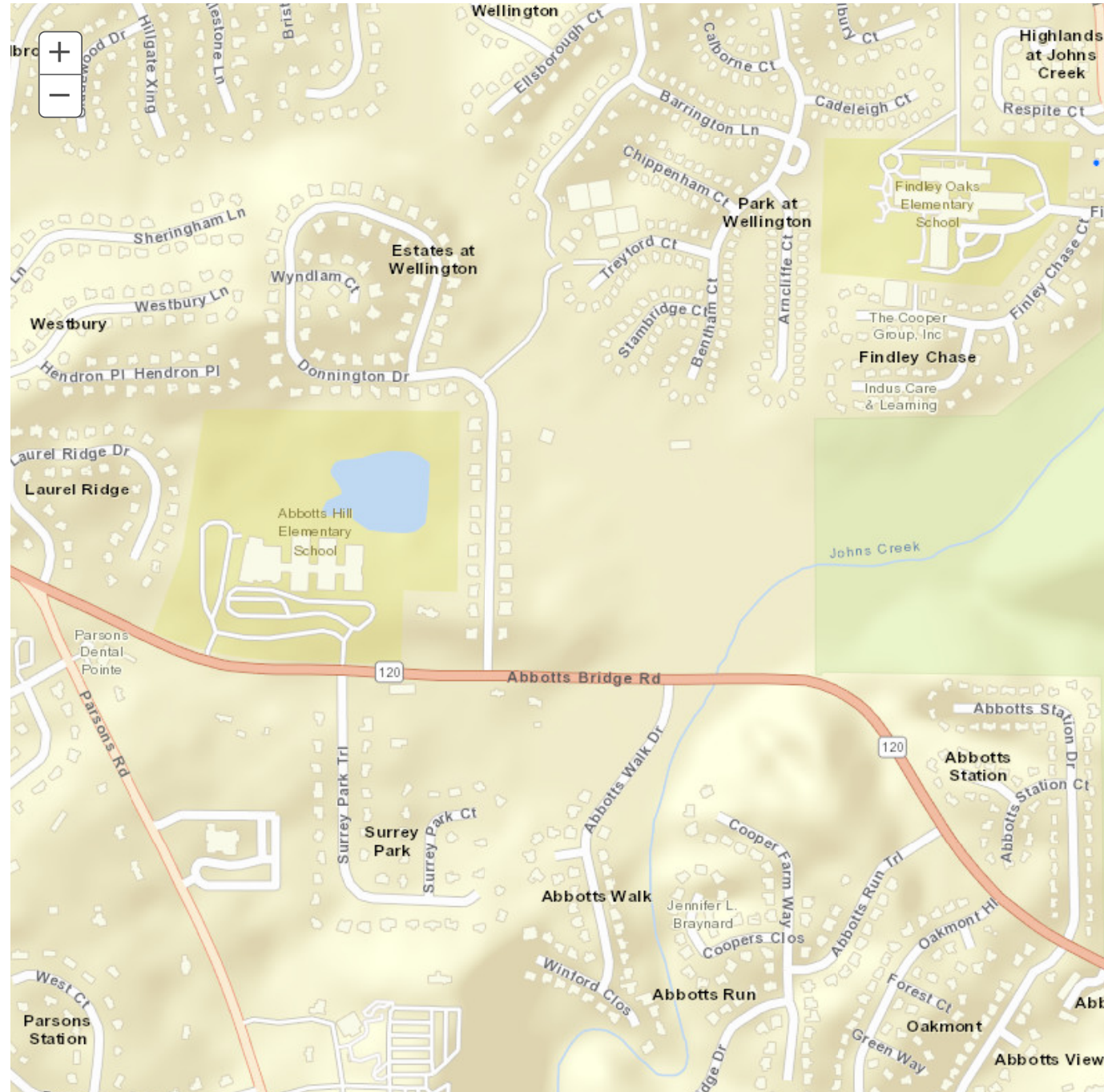
County:

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Click the +/- zoom tool or use mouse to zoom into the map in the area of interest to display historic resource points.



View Details	Zoom To	Copy/ Edit	View/Export History	Move	Category	Name(s)	Address/Locator	City	Survey
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No items to display

**Historic Federal Roads Forts**

Federal Roads (Georgia)

- Historic Federal Roads Forts

**Historic Federal Roads Categorized Reconstructed Road**

Federal Roads (Georgia)

- Historic Federal Roads Categorized Reconstructed Road
- Destroyed
- Existing
- High Prob
- Intact
- No Access
- Not Visible
- Possible Intact

**Historic Bridge (GDOT GHBS)**

Historical Bridge Survey (Georgia)

- Historic Bridges (GDOT GHBS)

**Historic - National Register - District/Site Areas - Current**

National Register Districts Current

- Historic - Surveyed Site/Building/Other Resource Points
- Historic Resources
- Not Listed in National Register of Historic Places
- Listed in National Register of Historic Places

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