

MEMORANDUM

TO: City of Johns Creek, Department of Community Development
FROM: J. Alexander Brock, P.E. Smith, Gambrell & Russell, LLP (GA P.E. 031209)
DATE: August 5, 2024
RE: **Environmental Site Analysis – 10555 Embry Farm Road**

1) CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The Applicant, Toll Brothers, Inc., is proposing the development of 205 single-family homes on a ±204.10-acre property (“Proposed Development”). The Subject Property is located within Johns Creek’s Shakerag Community Character Area according to the Comprehensive Plan (“Comp. Plan”) The Proposed Development conforms with the Comp. Plan. Shakerag is characterized by conservation of natural areas and a “pastoral” feel, with single-family communities integrated within surrounding natural features (Comp. Plan @ 136). Single family residences make up the largest land-use category within the community, comprising 58.6% of the total land area, as opposed to 18.6% reserved for recreational uses (Comp. Plan @ 138).

The City’s vision for future development is reflected in the proposed community here. The Comprehensive Plan envisions that the area “will remain a premier residential community by maintaining its rural nature and developing a new recreational trail along the Chattahoochee River” (Comp. Plan @ 140). The Comprehensive Plan envisions developments at one unit per acre (Id.). The Subject Property is specifically recognized in the Comprehensive Plan as being the largest property in the community identified for development and residential build-out (Comp. Plan @ 142).

The single family residential development proposed here contemplates a net density consistent with the Comprehensive Plan’s call for one unit per acre. The density is consistent with low-intensity development and preserves ±60-acres of existing pasture in a park to be dedicated to the city and conserved against future development. Similarly, the quality of development and the provisions for conserved open space will ensure that the Shakerag character area remains a premier residential community that pays homage to the area’s rural history. Moreover, this is accomplished while providing additional public space and expanding public amenities such as trails. The development will contribute large sections of connectivity along the Chattahoochee River and connect Cauley Creek Park to other large sections of trail in Johns Creek, thereby furthering other important policy interests of the City.

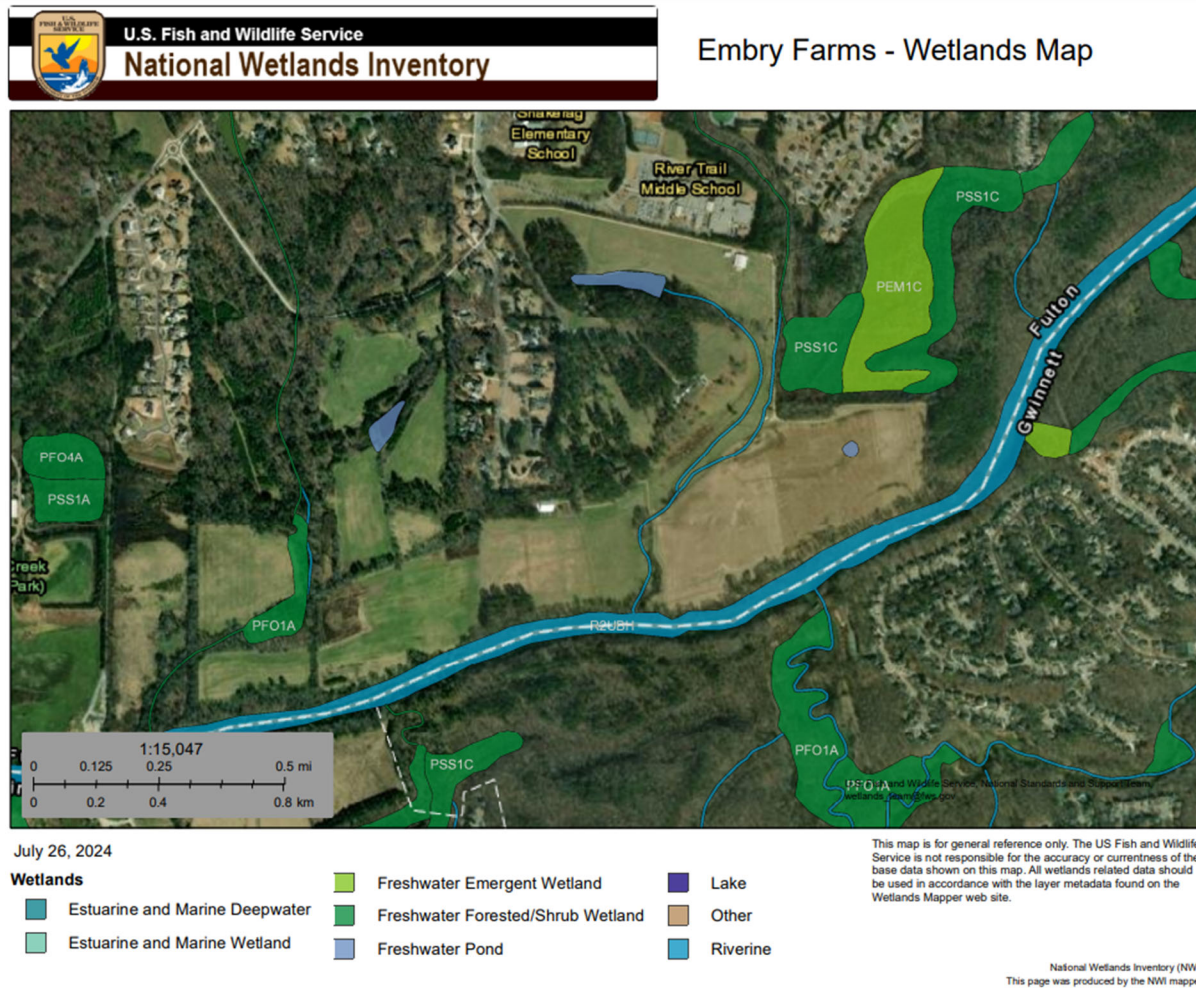
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2) ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

a) Wetlands

There are no freshwater emergent wetlands or freshwater forested/shrub wetlands on the Subject Property as indicated by the U.S. Fish and Wildlife Service, National Wetlands Inventory Maps. The Jurisdictional Waters Delineation Findings Report by Corblu Ecology Group, dated April 8, 2024, noted several areas of wetlands on the Subject Property that are absent from the National Wetlands Inventory Maps. The Proposed Development will not impact the wetland areas shown on the Jurisdictional Waters Delineation Findings Report.

Also, the National Wetlands Inventory Maps depict freshwater pond and riverine areas on the Subject Property. The Proposed Development will have several roadway crossings over the riverine areas and the reconstruction of the existing pond dam. The roadway crossings will be limited to perpendicular crossings, which will minimize the amount of impacts to any riverine areas.



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Figure 1. National Wetlands Inventory Map

b) Floodplain

The southern portion of the property, adjacent to the Chattahoochee River, is located in in a Special Flood Hazard Area (100-year floodplain) and significant portions of the Subject Property are within the 0.2% Annual Chance Flood Hazard Area (500-year floodplain) according to Federal Emergency Management Agency’s (“FEMA”) FIRM Panel, Panel numbers 13121C0092G and 13121C0111G, both effective on 09/18/2013. The Applicant is primarily limiting disturbance within the Special Flood Hazard area to roadway and utility crossings. There will be a section of the proposed city park’s access drive that are located within the 100-year floodplain. Proposed earth fill required for the roadway within the Special Flood Hazard area will be offset with appropriate compensatory storage volumes. Additionally, the Applicant will obtain a Letter of Map Amendment (“LOMR”) or Conditional Letter of Map Amendment (“CLOMR”) approvals from FEMA, as necessary, for the disturbance within the Special Flood Hazard Area.

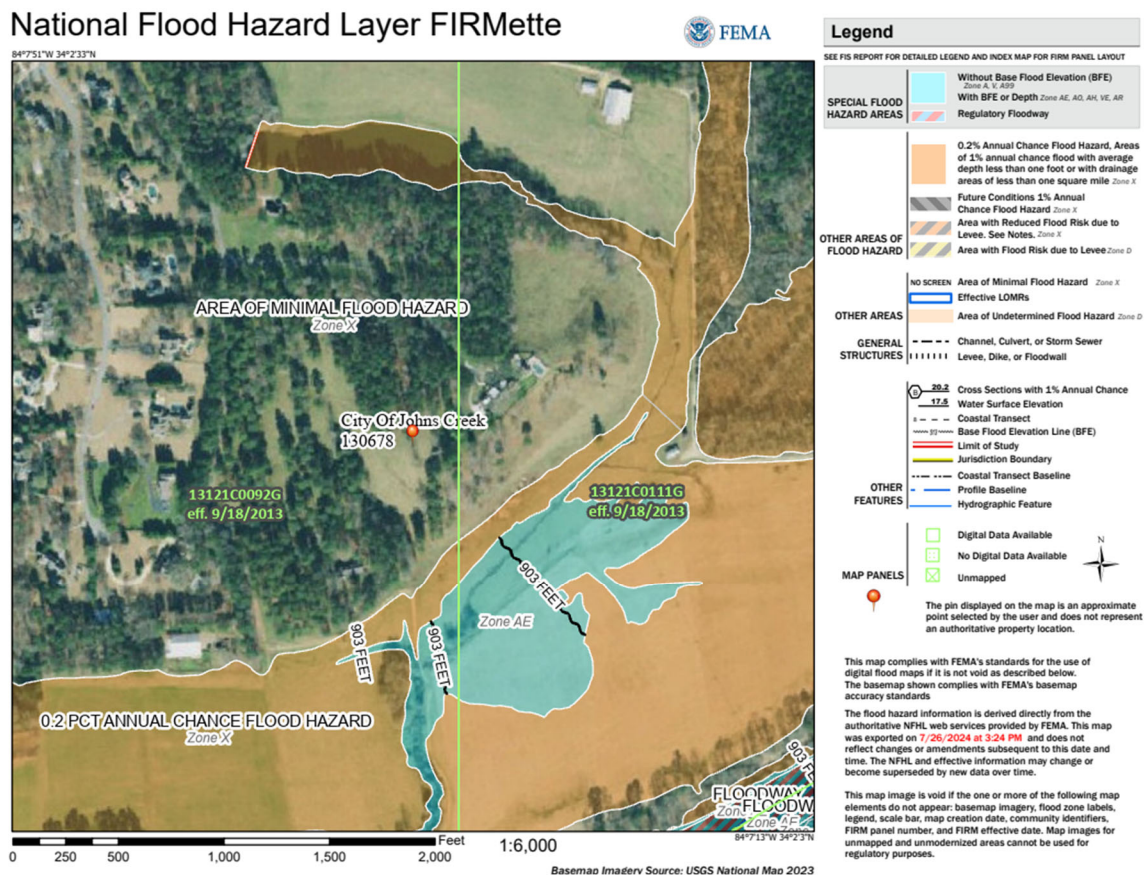


Figure 2. FEMA FIRM Panel

c) Streams/stream buffers

There are state waters present on the Subject Property based upon site observations and as indicated by the Site Plan by Christopher Planning & Engineering, dated 07/15/24, and the Jurisdictional Waters Delineation Findings Report by Corblu Ecology Group, dated April 8, 2024. Encroachments into the Georgia state stream buffers and the City of Johns Creek stream buffers will be limited to perpendicular roadway and utility crossings.

The Subject Property is also within 2,000 feet of the bank of the Chattahoochee River and falls under the City of Johns Creek’s Chattahoochee River Corridor regulations and the Atlanta Regional Commission’s Metropolitan River Protection Act (“MRPA”). Prior to the land disturbance process, the Applicant’s engineer will prepare an analysis of the proposed impervious and disturbed areas within the Chattahoochee River for MRPA review and approval. The amount of impervious surface and disturbance will be tailored to meet MRPA requirements.

d) Slopes exceeding 25 percent over a 10-foot rise in elevation

Based on topographic information obtained from the Site Plan prepared by Christopher Planning & Engineering, dated 07/15/24, and site observation there are no slopes in excess of 25% over a 10-feet in rise on the Subject Property.

e) Vegetation

The project site contains a single-family home with areas of pasture, forested vegetation, and landscaping. An IPaC Trust Resource Report was generated from the U.S. Fish and Wildlife Service. The report revealed that there are no endangered plants listed for the region.

f) Wildlife Species (including fish)

An IPaC Trust Resource Report was generated from the U.S. Fish and Wildlife Service. The report revealed that there are three endangered species native to the region including Tricolored Bat, Whooping Crane, and Monarch Butterfly. None were found to be present or nesting at the project location during the site visit on August 2, 2024.

g) Archeological/Historical Sites

According to Georgia's Natural, Archaeological and Historic Resources GIS (GNAHRGIS) maps, the project site is not on a historic or archaeological registry. The site is currently developed with a single-family residence and farm.

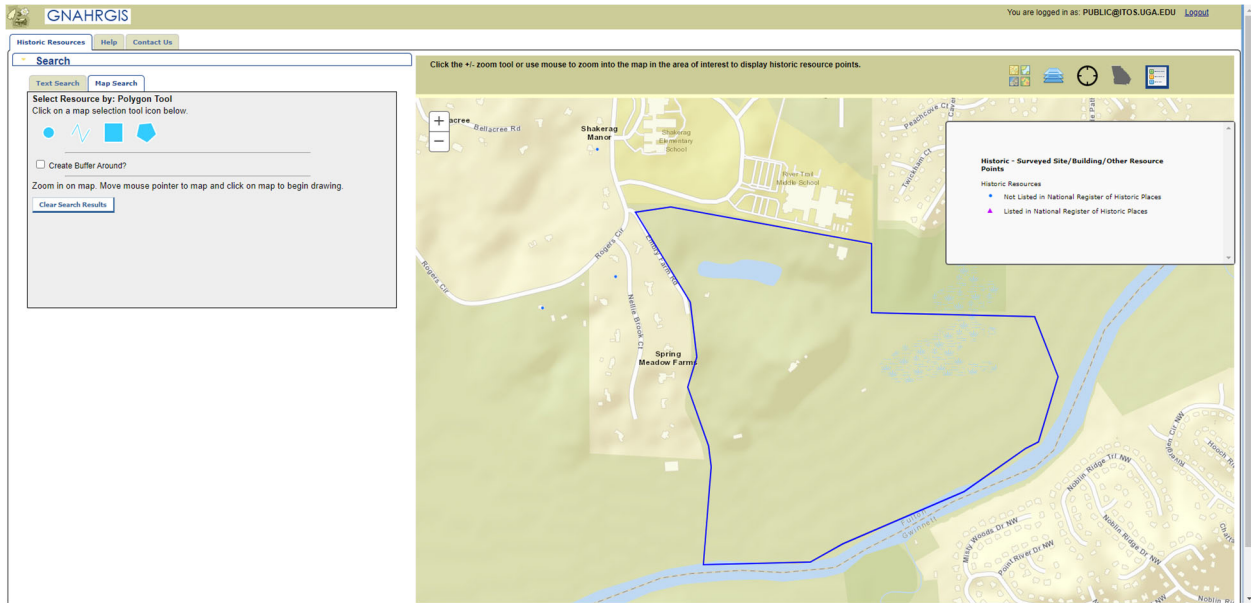


Figure 3. GNAHRGIS Map

3) **PROJECT IMPLEMENTATION MEASURES.**

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

Portions of the Proposed Development's utilities and roadways will encroach into the FEMA Special Flood Hazard Area (100-year floodplain), including the access road to the proposed City of Johns Creek park space. Any areas of proposed fill in the 100-year floodplain will be offset by compensatory cut in other portions of the 100-year floodplain. Additionally, the Applicant will comply with the City of Johns Creek's requirements for floodplain impacts and, if necessary, obtain LOMR and CLOMR approvals from FEMA.

b) Protection of water quality

The proposed project will treat stormwater for pollutants prior to discharge from the site. The overall impact to the downstream stormwater infrastructure will be positive.

c) Minimization of negative impacts on existing infrastructure

The Proposed Development has access to existing utilities to support the proposed use. The Applicant's proposed use is not anticipated to overly burden existing utilities.

d) Minimization on archeological/historically significant areas

N/A

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 (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses.

N/A

f) Creation and preservation of green space and open space

The Applicant's design incorporates landscaped green and open space areas throughout the development. In addition, the Applicant is setting aside approximately 60 acres of the Subject Property to be used as a city park.

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

The proposed noise and lighting will be similar to other single-family residential developments and is not anticipated to have negative impacts on the surrounding properties.

h) Protection of parks and recreational green space

The Proposed Development will not be impacting any existing parks or recreational green space. On the contrary, the Proposed Development will be creating ±60-acres of park space to be dedicated to the City of Johns Creek.

i) Minimization of impacts to wildlife habitats

The plans call for the redevelopment of most of the site, however the Subject Property is located in an area that is already developed with suburban residential uses. As a result, impacts to wildlife habitats are anticipated to be minimal.

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