

MEMORANDUM

TO: City of Johns Creek, Department of Community Development

FROM: Baik Properties, LLC

DATE: January 7, 2025

RE: Amended Environmental Site Analysis – 3730 Old Alabama Road

Received
January 7, 2025
RZ-24-0011 & VC-24-0008
Planning & Zoning

1) CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The Subject Property is located at 3730 Old Alabama Road, Johns Creek, Georgia (Parcel ID: #11 007000330722 and 11 007000330730) and is currently undeveloped. Baik Properties, LLC (“Applicant”) seeks to develop the Subject Property for a ±8,000 square foot dental office building with appurtenant site improvements (“Proposed Development”). The Proposed Development is intended as the new home for Newpark Orthodontics, which is owned and operated by Dr. Nima Hajibaik.

The City of Johns Creek Comprehensive Plan 2018 (“Comp Plan”) depicts the Subject Property as being within the Newtown character area and the future land use as “Mixed Use - Low Intensity”. The Comp Plan defines the Mixed Use - Low Intensity land use as a “mix of residential, commercial retail and office uses.” The node around the intersection of Old Alabama Road and Jones Bridge Road consists of a large amount of retail and restaurant uses, with existing residential located further away from the intersection. The proposed dental office will complement the existing commercial to add to the mix of uses in the area.

In addition, the Proposed Development meets the Comp Plan’s stated policies for the Newtown area:

- The vision for the Newtown Community Area is to remain a premier residential community by enhancing the quality of the public infrastructure and roadways, and by rezoning existing shopping centers along Old Alabama Road (at both Haynes Bridge and Jones Bridge Roads) to mixed-use, to attract private investment to transform this area into a traditional village with low-intensity mixed uses..
- It is envisioned that the Newtown Community Area will become more pedestrian- and bike-friendly with the completion of missing sidewalks and trails to connect existing schools, shopping, subdivisions, religious institutions, and Newtown Park.

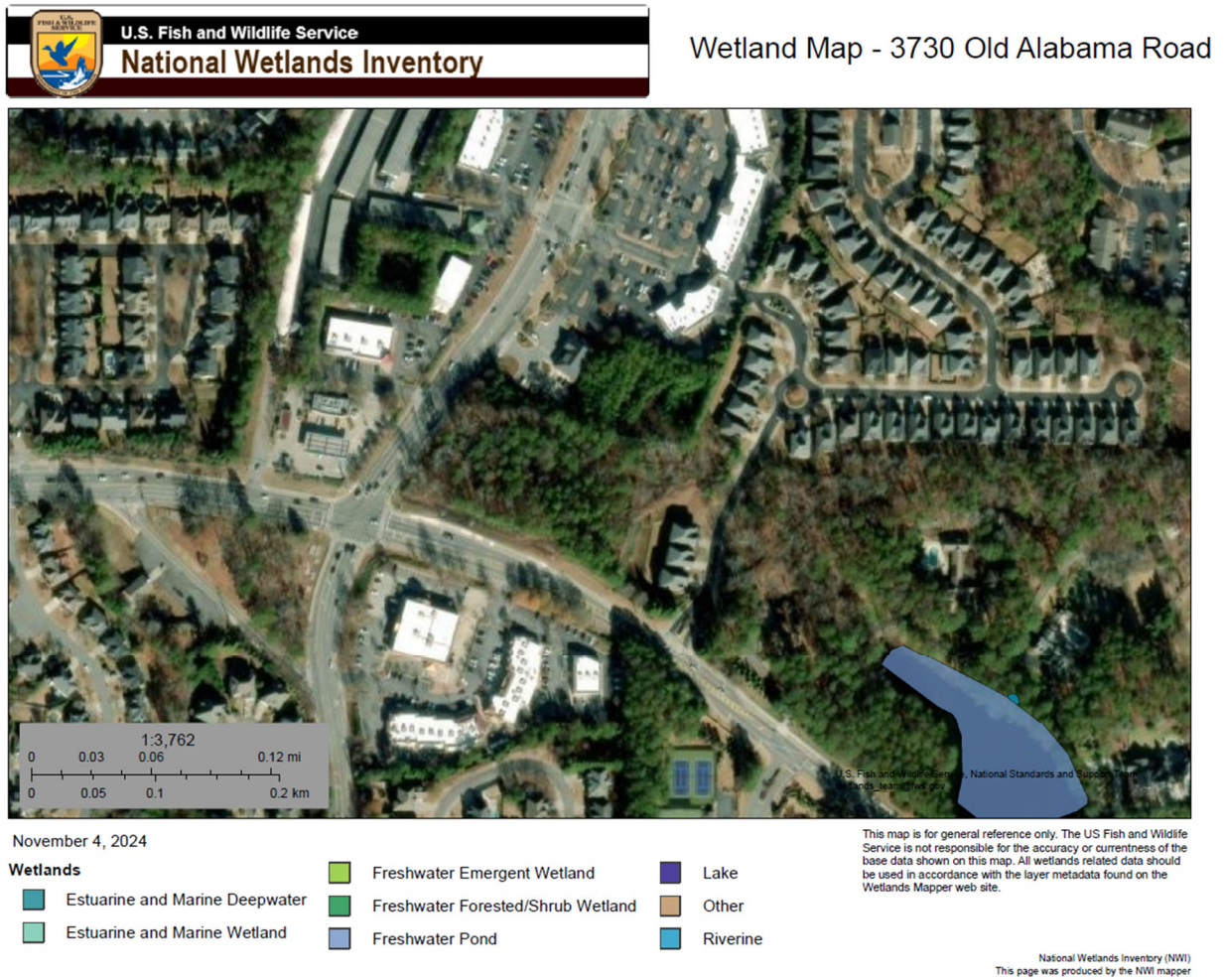
In sum, the Proposed Development serves to implement specific goals, objectives and policies of the Johns Creek Comprehensive Plan. The project at issue represents a consistent use commensurate with other existing uses on adjacent and nearby properties. The proposed use, therefore, is suitable vis-a-vis the policies of the Comprehensive Plan.

2) ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

a) Wetlands

There are no wetlands on the Subject Property as indicated by the U.S. Fish and Wildlife Service, National Wetlands Inventory Maps.

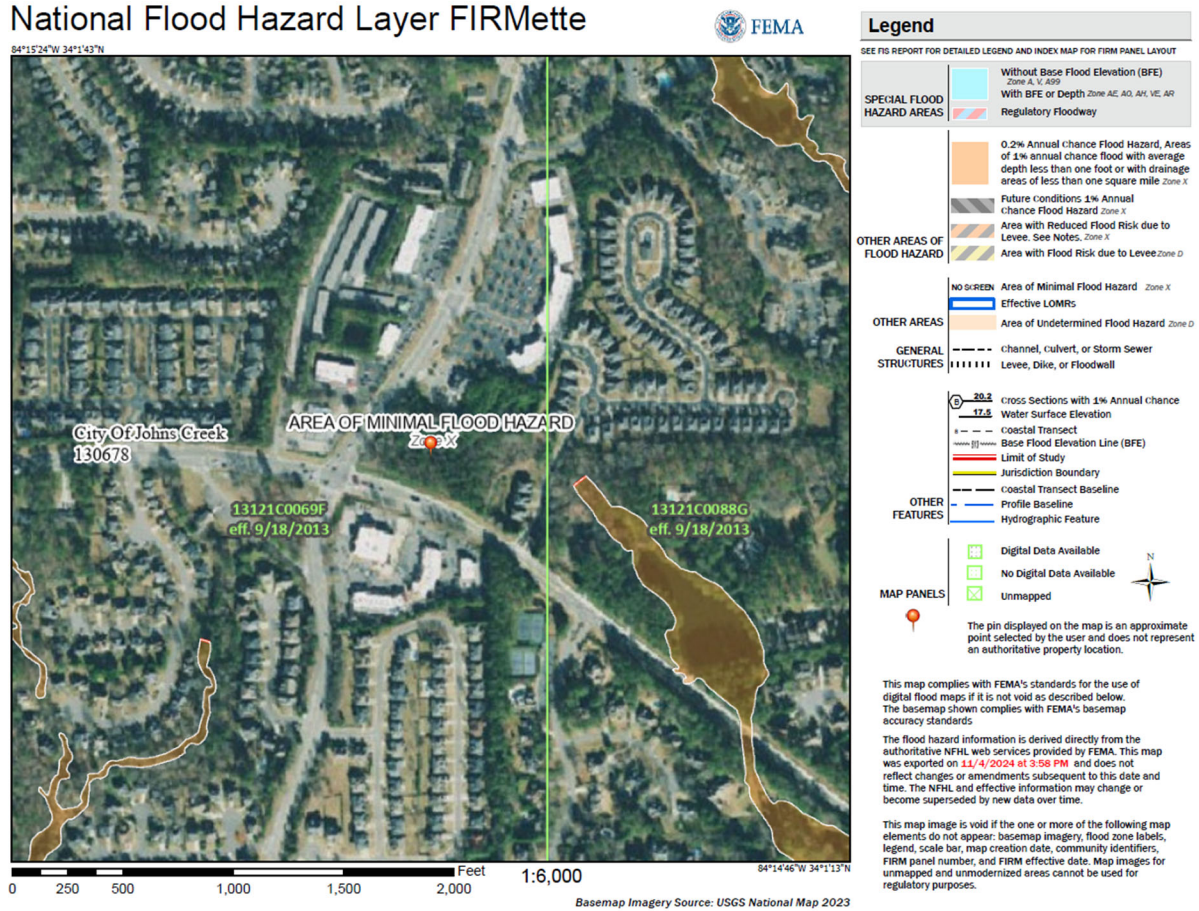
Figure 1. National Wetlands Inventory Map



b) Floodplain

The Subject Property is not located in any Special Flood Hazard Area (100-year floodplain) according to Federal Emergency Management Agency's ("FEMA") FIRM Panel, Panel number 13121C0069F, effective on 09/18/2013.

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 Survey by Clark Canaday, dated 06/04/24. There will be no encroachment into the Georgia state stream buffers and the City of Johns Creek 50-foot undisturbed stream buffers. The Applicant is proposing an encroachment into the City of Johns Creek 75-foot impervious setback. The Applicant will provide mitigation for the impervious setback encroachment per the City of Johns Creek Stream Buffer Revegetation/Mitigation Guide.

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

Based on topographic information obtained from the Survey by Clark Canaday, dated 06/04/24 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 undeveloped.

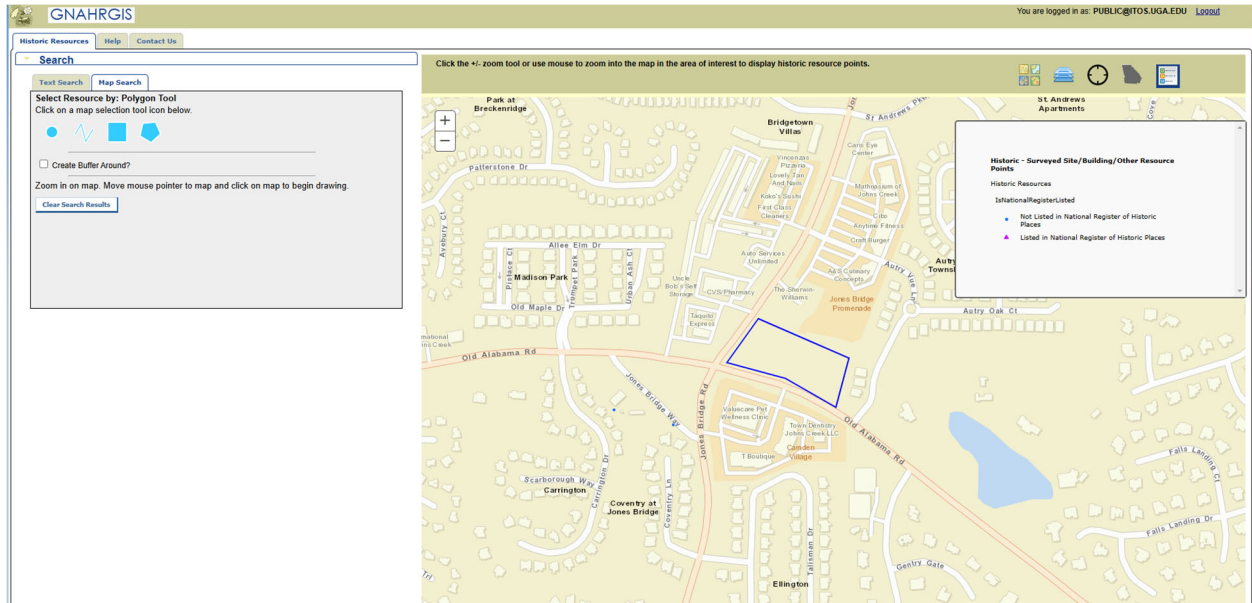


Figure 3. GNAHRGIS Map

3) **PROJECT IMPLEMENTATION MEASURES.**

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

The Applicant will limit its encroachment into the City of Johns Creek's stream buffer to portions of the 75-foot non-impervious setback. There will be no encroachment into the Georgia state stream buffers and the City of Johns Creek 50-foot undisturbed stream buffers. Additionally, there are no floodplains, wetlands, steep slopes or other environmentally sensitive areas on the Subject Property.

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 in the development. In addition, the Applicant is preserving a significant portion of the site as undisturbed, forested area (total undisturbed area will be ±1.12 acres or ±41.5% of the property).

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

The proposed noise and lighting will be similar to other dentist offices in the area 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.

i) Minimization of impacts to wildlife habitats

The plans call for the preservation of a large portion of the site ($\pm 41.5\%$) as undisturbed wooded areas. As a result, impacts on wildlife habitats are anticipated to be minimal.