

MEMORANDUM

TO: City of Johns Creek, Department of Community Development

FROM: J. Alexander Brock, P.E. Smith, Gambrell & Russell, LLP (GA P.E. 031209)
Kathryn M. Zickert, Smith, Gambrell & Russell, LLP

DATE: February 3, 2025

RE: Environmental Site Analysis – 11705 Fox Road and 11720 Jones Bridge Road

1) CONFORMANCE WITH THE COMPREHENSIVE PLAN.

The Applicant, Providence Group of Georgia, is twenty (20) single-family detached residences (all owner-occupied) with accessory site improvements (“Proposed Development”) on a ± 6.067-acre tract of land consisting of two parcels (Parcel IDs 11 054001970205 and 11 054001972136) (“Subject Property”). The Subject Property is located within Johns Creek’s Johns Creek North Community Area and the future land use as Residential and Commercial per the Comprehensive Plan. The Comp Plan describes the Johns Creek North Community Area as a premiere residential community and specifically identifies the Subject Property as one of the last remaining areas which should be developed for residential use. The Applicant’s proposal for single-family residential 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.

Received
February 4, 2025
RZ-25-0001 & VC-25-0001
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2) ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT.

a) Wetlands

There are no wetlands on or adjacent to the Subject Property as indicated by the U. S. Fish and Wildlife Service, National Wetlands Inventory Maps. The Proposed Development will have no impacts to any wetlands.



Figure 1. National Wetlands Inventory Map

Received
February 4, 2025
RZ-25-0001 & VC-25-0001
Planning & Zoning

b) Floodplain

No portion of the Subject Property lies within or adjacent to a floodplain as designated on the FEMA FIRM Map, Panel number 13121C0079F, effective September 18, 2013. The Proposed Development will not encroach into any portion of a floodplain.

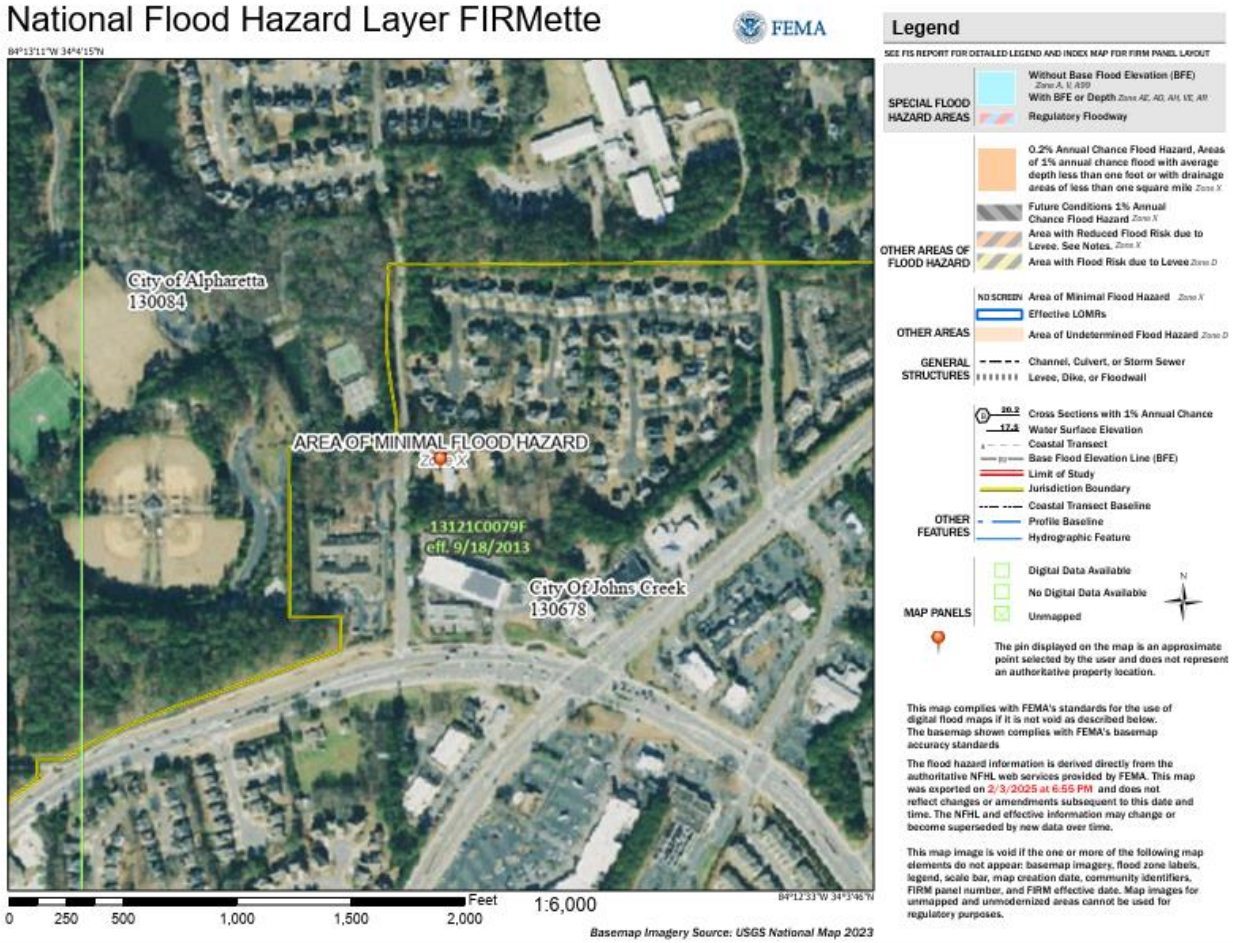


Figure 2. FEMA FIRM Panel

c) Streams/stream buffers

There are no state waters present on the Subject Property based upon site observations and as indicated by the ALTA Survey by Travis Pruitt & Associates, dated 11/17/25. Also, the Subject Property is not within 2,000 feet of the bank of the Chattahoochee River.

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

Based on topographic information obtained from the ALTA Survey by Travis Pruitt & Associates, dated 11/17/25 and site observation there are no slopes in excess of 25% over a 10-foot in rise on the Subject Property.

e) Vegetation

The project site contains a single-family home with areas of 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 January 29, 2025.

Received
February 4, 2025
RZ-25-0001 & VC-25-0001
Planning & Zoning

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.

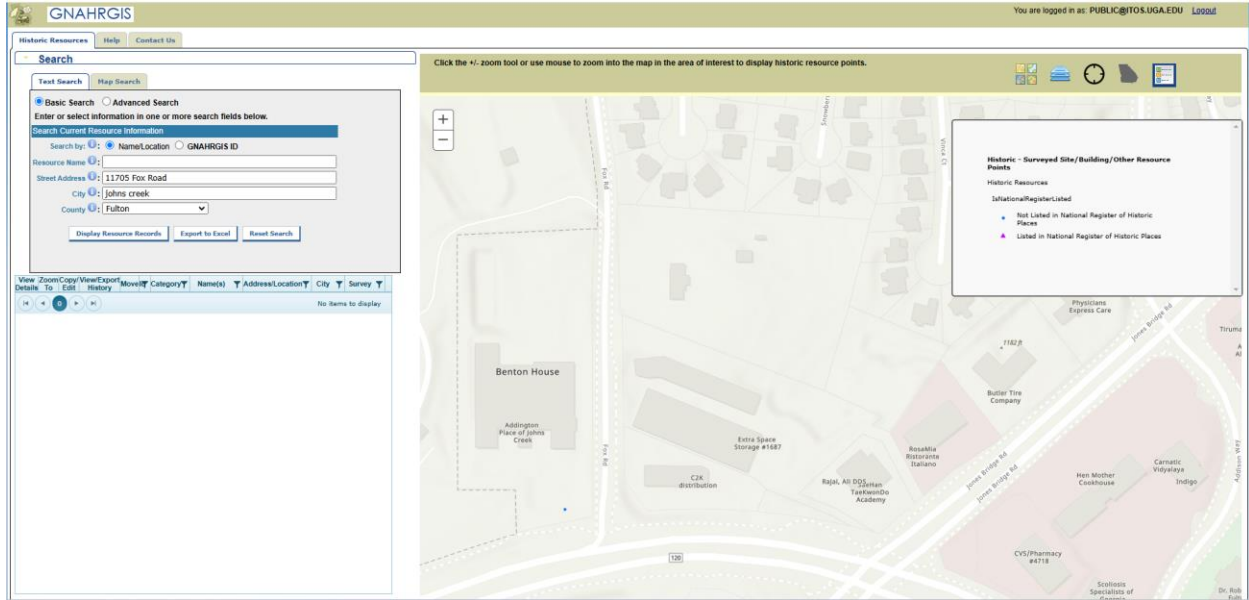


Figure 3. GNAHRGIS Map

Received
February 4, 2025
RZ-25-0001 & VC-25-0001
Planning & Zoning

3) **PROJECT IMPLEMENTATION MEASURES.**

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

There are no environmentally sensitive areas located on the Subject Property.

b) Protection of water quality

The Proposed Development will treat stormwater for pollutants prior to discharge from the site. The overall impact to the downstream stormwater infrastructure will be positive and an improvement over existing conditions.

c) Minimization of negative impacts on existing infrastructure

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

d) Minimization on archeological/historically significant areas

No archeological/historically significant areas were identified on or adjacent to the site and as a result no impacts are anticipated.

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.

There are no environmentally adverse conditions (waste treatment facilities, airports, landfills, etc.) and therefore, the Subject Property is not in an environmentally stressed area.

f) Creation and preservation of green space and open space

The proposed development will incorporate portions of the overall site for open space areas.

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

No existing parks will be impacted.

Received
February 4, 2025
RZ-25-0001 & VC-25-0001
Planning & Zoning

i) Minimization of impacts to wildlife habitats

No sensitive wildlife areas were observed during the January 29, 2025 site visit and as a result no impacts are anticipated.

Received
February 4, 2025
RZ-25-0001 & VC-25-0001
Planning & Zoning