

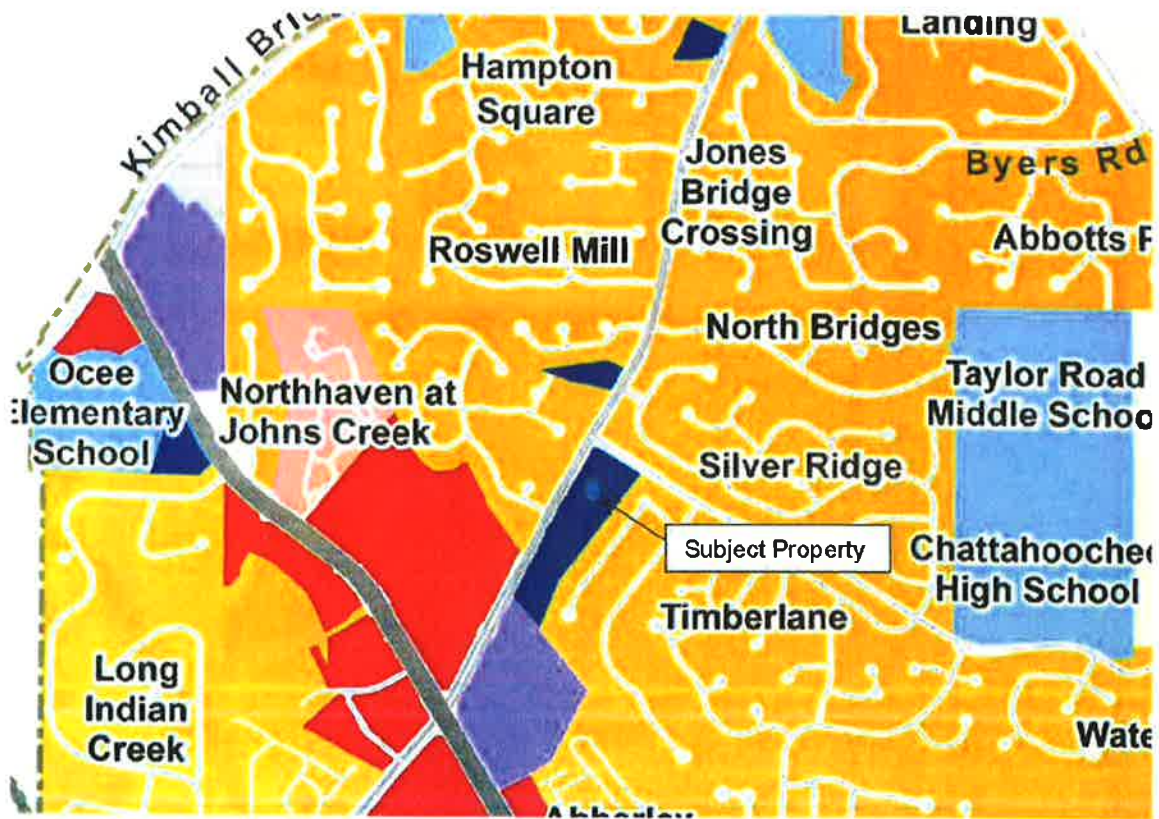
Davis Group Investors, LLC  
6728 Jamestown Drive  
Alpharetta, Georgia 30009

Zoning and Special Use Permit for Davis Group Investors, LLC

Environmental Site Analysis

1. Conformance with the Comprehensive Plan.

The Subject Property is located within the Ocee Character Area, and is designated for Commercial-Office Use on the Ocee Future Land Use Map. The proposed Self Storage Facility, in which the Applicant will provide climate controlled self-storage units, complies with the Comprehensive Plan in that it will provide significant buffering and generate less traffic than the currently zoned office development, thereby reducing the intensity of the current zoning along nearby residential uses. The Self Storage Facility will allow an economically feasible use that is compatible with surrounding uses, and a use that will serve as an amenity for businesses and residents in the area.



## 2. Environmental Impacts of the Proposed Project.

The following environmental features are present and are affected by the proposed project, as below:

- a. **Wetlands** - There are no known wetlands on site. All development will be in accordance with applicable FEMA, EPA, GAEPD, and City regulations regarding wetlands.
- b. **Floodplain** – There are no known floodplain on site. All development will be in accordance with applicable FEMA, EPA, GAEPD, and City regulations regarding floodplain.
- c. **Streams/stream buffers** – There are no known streams/stream buffers on site. All stream buffers will be preserved according to applicable laws and ordinances.
- d. **Slopes exceeding 25 percent over a ten-foot rise in elevation** – There are no slopes exceeding 25 percent over a ten-foot rise in elevation on site.
- e. **Vegetation, including endangered species** - areas of confirmed state department of natural resources listed endangered species shall comply with the Federal Endangered Species Act; no endangered species are known to be on site.
- f. **Wildlife species, including fish and endangered species** - areas of confirmed state department of natural resources listed endangered species shall comply with the Federal Endangered Species Act; no endangered species are known to be on site.
- g. **Archeological/historical sites** – N/A; the subject property is not a historical site.

## 3. Project Implementation Measures.

The proposed project will implement each of the following measures, as applicable, as described below:

- a. **Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors** – The project will observe all applicable regulations regarding streams, steep slopes, and floodplain.
- b. **Protection of water quality** - The project will prevent pollution of streams through the implementation of an integrated storm water management plan that incorporates water quality treatment of runoff, downstream channel protection, detention of peak flows, and flood control in accordance with the Georgia Storm Water Management Manual. The storm water management facilities for the development have been designed to maintain or improve water quality conditions downstream of the development.
- c. **Minimization of negative impacts on existing infrastructure** – The proposed development will utilize public sanitary sewage disposal; as sanitary sewage treatment

capacity is available to serve the subject property, the development will have no negative impact on public sanitary sewer utilities. The proposed development will not significantly impact public roads, water, or natural gas utilities.

- d. Minimization on archeological/historically significant areas**– N/A; the subject property is not a historical site.
- 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 developable area of this subject property is limited by buffers and setbacks from adjoining properties. The project will provide a 30-foot landscape strip along Jones Bridge Road, a 25-foot landscape strip along Taylor Road, a 10-foot landscape strip along adjoining commercial tracts, and a 25-foot landscape buffer adjacent to residential uses along the eastern boundary. The proposed landscape strips will provide adequate screening and preservation of green space and open space to comply with the intent of the Comprehensive Plan.
- g. Protection of citizens from the negative impacts of noise and lighting** – The proposed development will comply with all City of Johns Creek standards regarding lighting height, luminescence, and light spillage from the subject property.
- h. Protection of parks and recreational green space** - N/A; the subject property contains no park or recreational green space. As a commercial development, use of the subject property will have no adverse impact on parks or recreational green space
- i. Minimization of impacts to wildlife habitats** – The proposed development will have minimal impact on wildlife habitats as substantial green space will be preserved.