

Environmental Site Analysis (ESA)

1. **Conformance with the Comprehensive Plan.** The Subject Property has frontage on Browns Mill Road and Lyons in the City of Stonecrest. The DeKalb County Comprehensive Map, which Stonecrest has temporarily adopted, shows the Subject Property as having a land use designation of Suburban. The property is not within any overlay district. It is D.R. Horton's intent to develop the Subject Property for a 149 unit on 113.885 acre of land, at a density of 1.31 units per acre. In order to develop the Subject Property as contemplated it must be rezoned from R-100 to RNC in order to allow for the preservation of greenspace, and the historic cemetery on-site. The RNC zoning district is in conformity with the Suburban Land Use Designation for the Property.
2. **Environmental Impacts of the Proposed Project.**
 - (a) **Wetlands.** According to the National Wetlands Inventory Wetlands Mapper, the Subject Property is not located within any area designated as Wetlands.
 - (b) **Floodplain.** According to the FEMA National Flood Hazard interactive mapping system, the Subject Property is in an area of minimal flood hazard Zone X.
 - (c) **Streams/stream buffers.** Based on fields observation and the DeKalb County topographic map, there are no streams, creeks, ponds, or other waterways on the Subject Property.
 - (d) **Slopes exceeding 33 percent over a 10-foot rise in elevation.** Based on fields observation and verification by the Applicant's surveyor, there are no slopes exceeding 33 percent over a 10-foot rise in elevation on the Subject Property.
 - (e) **Vegetation (including endangered species).** The Subject Property is heavily wooded, however, to the Applicant's knowledge, based on field observation there are no endangered species located on the Subject Property.
 - (f) **Wildlife Species (including fish and endangered species).** Based on field observation, to the Applicant's knowledge, there are no endangered species located on the Subject Property.
 - (g) **Archeological/Historical Sites.** Based on field observation, to the Applicant's knowledge, the only archeological or historical site located on the Subject Property is the cemetery in the southwestern corner of the Subject Property that is to be preserved.
3. **Project Implementation Measures**
 - (a) **Protection of environmentally sensitive areas.** There are no environmentally sensitive areas located on the Subject Property.
 - (b) **Protection of water quality.** All stormwater runoff generated from a site shall be adequately treated before discharge in accordance with the City of Stonecrest.
 - (c) **Minimization of negative impacts on existing infrastructure.** The existing infrastructure surrounding the Subject Property will not be negatively impacted by the development of the proposed project.

- (d) **Minimization on archeological/historically significant area.** The historic cemetery located on the Subject Property will be preserved as part of the greenspace area that is to be acquired by DeKalb County.
- (e) **Minimization of negative impacts on environmentally stressed communities.** The proposed uses in the proposed project will be for residential uses which are compatible with nearby communities, as the use will be contained and to the knowledge of Applicant, will not generate any measurable dust, vibrations, odor, glare, emissions or noise beyond the Subject Property.
- (f) **Creation and preservation of green space and open space.** The proposed project will result in the removal of trees from the Subject Property. As the proposed project is for a residential use, there will still be a significant amount of green space located on the Subject Property as shown on the site plan and required under the City's land development ordinance.
- (g) **Protection of citizens from the negative impacts of noise and lighting.** All lighting and noise on the Subject Property will be in compliance with the City rules and regulations, and in accordance with the City's noise regulations.
- (h) **Protection of parks and recreational green space.** There are no parks or recreational green space abutting the Subject Property.
- (i) **Minimization of impacts to wildlife habitats.** There are no wildlife habitats on or near the Subject Property.