



MEMORANDUM

DATE: 04/03/2026
TO: City of Jonesboro
FROM: Atlas Consulting
RE: Estoria Multifamily – Stream Buffer Variance Request

This memorandum has been written to outline the required information needed to accompany a stream buffer variance to accommodate the infrastructure associated with the Estoria Affordable Housing Development.

Item 1: A site map identifying the locations of all streams, wetlands, floodplain boundaries, and other natural features, as determined by a field survey;

Design Teams Responses: *Please see Attachment A to review the site-specific survey which highlights the proposed areas characteristic. Please see Attachment B for the “Existing Conditions Sheet” of the civil design documents which overlays the site survey with the wetlands and stream information.*

Item 2: A description of the property’s shape, size, topography, slope, soils, vegetation, and other physical characteristics;

Design Teams Responses: *The proposed property is a segment of the illustrated area shown within Attachments A and B. The proposed site is located directly north of the existing Georgia Department of Transportation detention system and extends north to the existing residential lots along South Main Street. The area of interest is approximately 12.2 acres in size and includes wetlands, a stream, and a public sanitary sewer line. The proposed topography of the site drains into the middle of the site where the stream and wetland cut the site into two and drain south towards an existing culvert which goes under Tara Boulevard. The property has an average slope range between 2.5% and 7% and is currently undeveloped land consisting of heavy bush and wooded area. The existing soils found on site consist of a range of silty sand and clay.*

Item 3: A detailed site plan showing the locations of all existing and proposed structures and other impervious surfaces, as well as the limits of all existing and proposed land disturbance both inside and outside the buffer and setback. The exact area of the buffer to be impacted must be clearly and accurately identified.

Design Teams Responses: *A detailed site plan of the proposed improvements within the stream buffer can be seen in Attachment C “Estoria – Site Plan”. This plan illustrates the extent of the impact to the identified buffers. Attachment D “Estoria - Grading Plan” illustrates the extent of the disturbance within the buffer due to grading.*



Item 4: Documentation demonstrating the existence of an unusual hardship should the buffer be maintained;

Design Teams Responses: *As shown in Attachments C and D, the right side of the property has no access to public right or way. Crossing the existing stream would allow the activation of this area. Please see Attachment E "Estoria – Utility Plan". As seen in this plan, the existing water and sanitary sewer line within the area are on the other side of said stream. The proposed impact is required to ensure the right side of the property can connect to these services and provide site access to an affordable housing building.*

Item 5: At least one alternative site plan that does not include a buffer or setback intrusion, or a written explanation of why such an alternative is not feasible;

Design Teams Responses: *Please see Attachment F "Estoria – No Buffer Impact" for an illustration of what the proposed improvements would look like if no buffer impact was required. As seen, the design property would lose one of the affordable housing buildings and cause the loss of 68 units (roughly 1/3 of the developments 3 Bedroom units) – The proposed project needs to provide a specific unit count to meet federal funding requirements.*

Item 6: Calculations of the total area and length of the proposed buffer intrusion;

Design Teams Responses: *Please see Attachment D for the total area and length of the proposed buffer impact.*

Item 7: A stormwater management site plan, if applicable; and

Design Teams Responses: *Please see Attachment G "Estoria – Storm Plan". This plan details the stormwater management for the proposed condition. The idea is that offsite water will bypass the onsite storm system. The onsite water will be collected and routed to sub surface water quality systems and detention system before being released back into the existing stream.*

Item 8: Proposed mitigation measures, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation justifying why mitigation is not being provided.

Design Teams Responses: *As illustrated in Attachments C and D, the proposed development is using concrete walls to minimize the impacted area. If no walls were used, the impact area would be much larger due to tie in slopes.*