

# Country Club Of The South

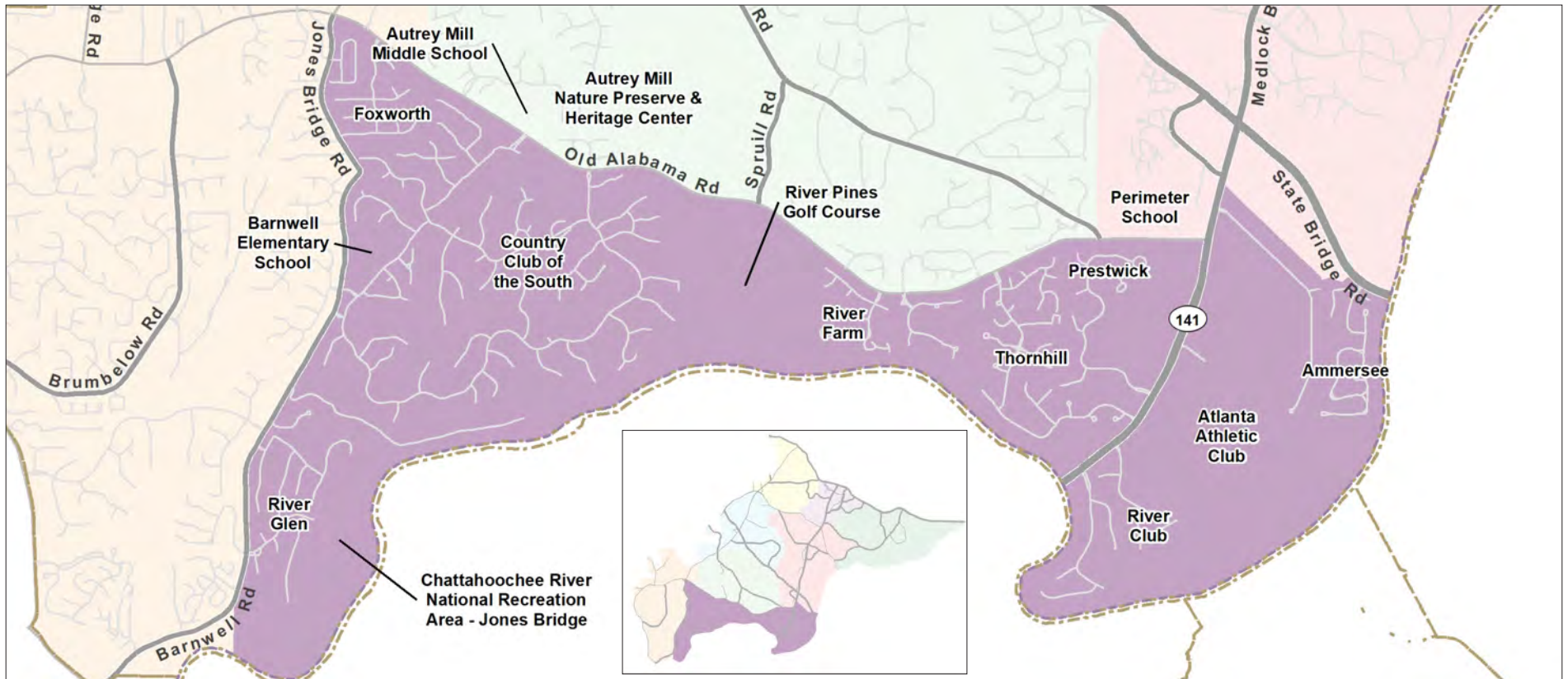
WinfieldOnTheRiver  
Prestwick  
RiverGlen  
RiverClub  
RiverFarm  
Riverwood  
Thornhill  
Ammersee  
Foxworth  
Ellington  
Bayard  
CarriageHomes@RiverFarm

8.0

RIVER ESTATES

**Boundary**

The River Estates Community Area is generally bounded to the east and south by the Chattahoochee River, to the north by Old Alabama Road, and to the west by Barnwell Road.



Map 54: River Estates Boundary

## BACKGROUND



### History

A Native American fishing dam still visible near the Atlanta Athletic Club is a reminder of the past when the Cherokee, and Creek before them, hunted the woodlands and waterways here. Later, the bottom land along the river was prized for farming. In the 1820s, George Waters, one of the wealthiest Cherokee farmers, had a plantation in this Community Area with a ferry connecting the U.S. to the Cherokee Territory. After the Cherokee were relocated, families like the Howells, Grahams, then Summerours, and Medlocks had large farms on the land along this section of the Chattahoochee. Farming continued in this area even as Atlanta Athletic Club members started moving northward out of Atlanta in the late 1960s – soon followed by the relocation of the club’s facilities to its current site. In 1985, famous golf icon Jack Nicklaus came to Metro Atlanta to design his first golf course, and discovered the beautiful rolling farmland and forests of what is today Johns Creek. Partnering with Bob Sierra, they created the Country Club of the South, and these two clubs soon attracted premier residential subdivisions to the area as well. Today, the area is known as one of the most affluent and prestigious locations in Metro Atlanta in which to reside.

### Existing Conditions

The River Estates Community Area is dominated by the Country Club of the South subdivision. Most of the residential subdivisions were developed in the 1980s and early 1990s, and are characteristic of residential subdivisions of the late 20th century, with highly landscaped entrances and curvilinear streets leading to upscale brick and stone architecturally designed homes.

There are two private golf courses (the Atlanta Athletic Club and the Country Club of the South) and one public golf course. The Atlanta Athletic Club has a strong membership base in the Thornhill, Prestwick, and River Club residential neighborhoods.

The only commercial area is Camden Village, located at the intersection of Jones Bridge Road and Old Alabama Road. This area does not have any public parks although Autrey Mill Nature Preserve is adjacent, and is home to one public school: Barnwell Elementary School.



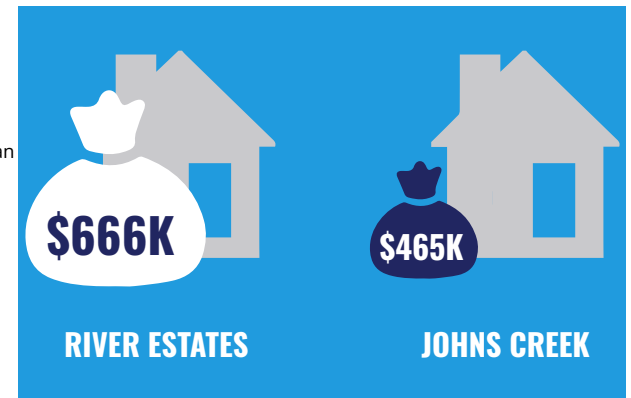
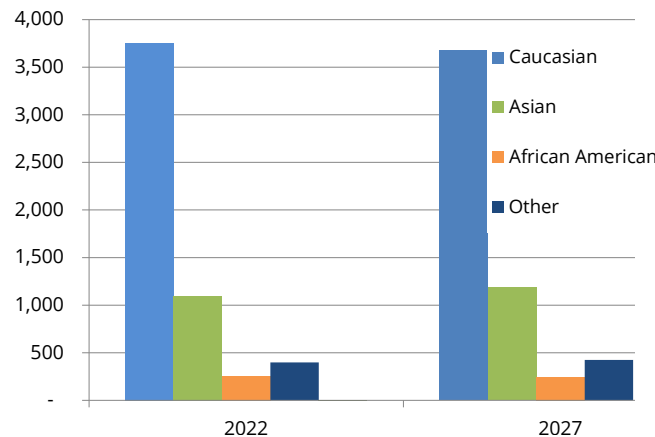
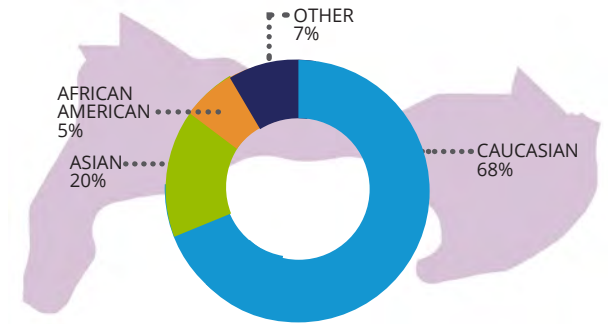
Demographics

As of 2022, the River Estates Community Area is home to 5,497 residents, accounting for 6.6% of the City's population. River Estates' population grew at a 0.8% annual growth from 2010 to 2022.

River Estates has the City's highest percentage of Baby Boomers (22.6%) and the lowest percentage of Millennials (11.8%). In the next five years, the Baby Boomer population is expected to decline by 16.1% and the Millennials population is expected to increase by 29.4%.

68.2% of River Estates residents are Caucasian, the highest percentage in the City, but their population is expected to decline slightly by 2% in the next five years. Although the percentage of Asian population is the second lowest in the City, Asians are the fastest growing group in River Estates with a projected 8% growth in the next five years.

The median household income is estimated at \$200,001 in 2022, the highest in the City. Over half of the households in River Estates are making more than \$200,000 annually. The median home value in River Estates is \$666,203, also the highest in the City.



# LAND USE

## Current Land Use

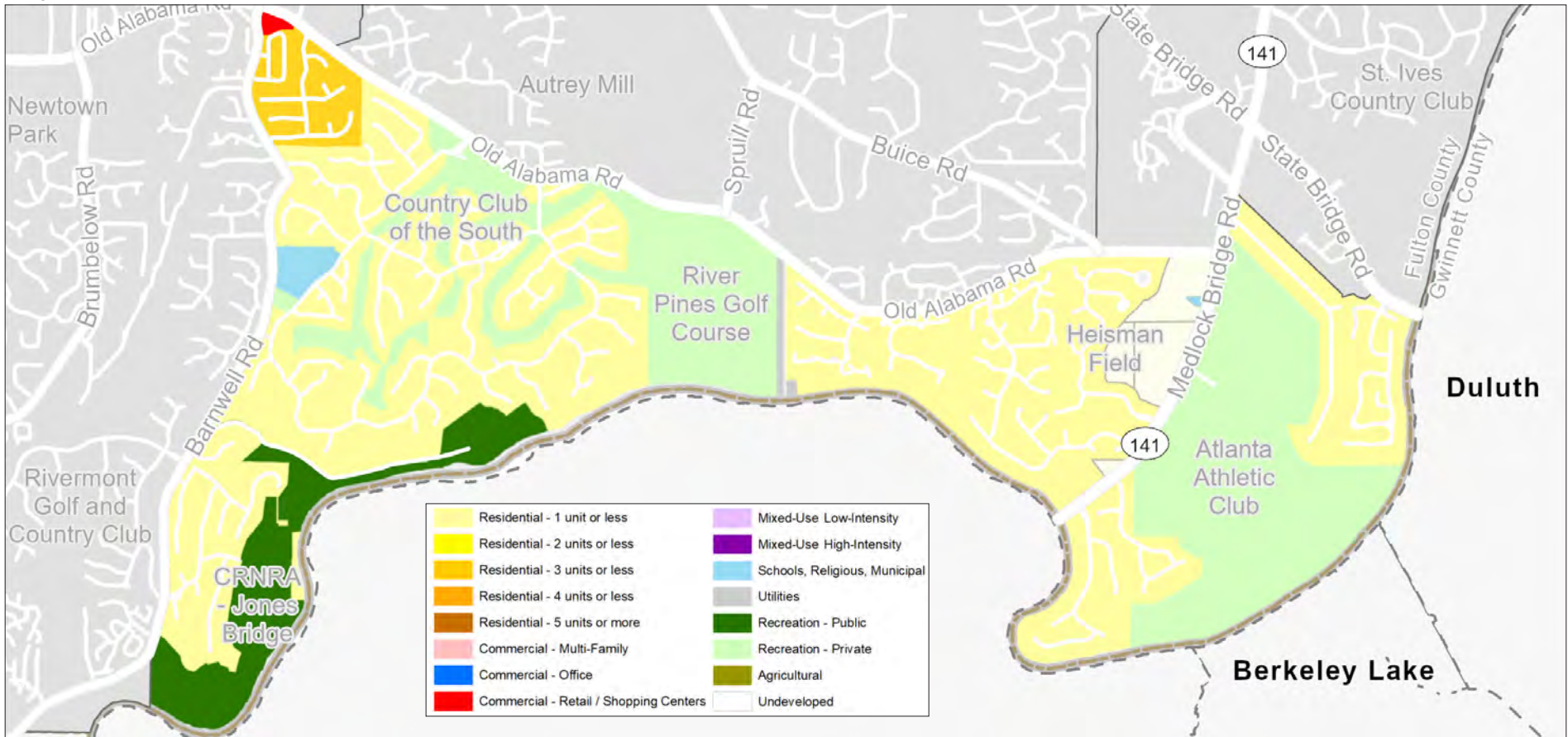
Single-family residential is the most prominent land use in River Estates, at 58.3% of total land.

Recreational uses account for 37.3% of total land, with the majority dedicated to golfing facilities.

The only commercial area is Camden Village, located at the intersection of Jones Bridge Road and Old Alabama Road. It only accounts for 0.2% of total land.

Currently, there are 79.1 acres of undeveloped land (2.9%) in this area.

Map 55: Current Land Use in River Estates



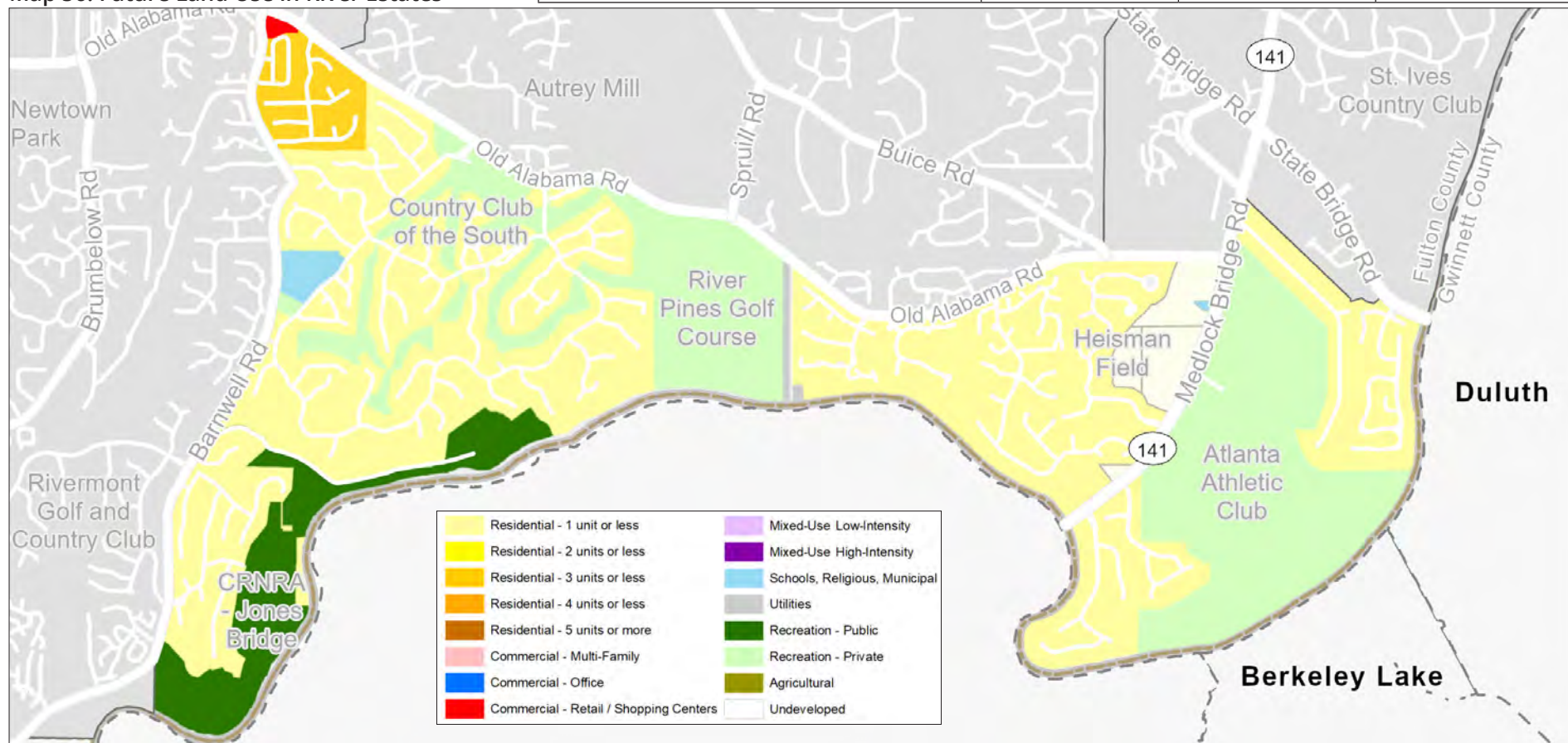
**Future Land Use**

Apart from residential density reduction, 97% of future land use in River Estates will match current land use. A detailed build-out analysis is available on Page 129.

**Table 14: Land Use Change in River Estates (Acres)**

Land Use Type	Current	Future	Change
Residential - 1 unit or less	1,494.7	1,653.8	159.1
Residential - 3 units or less	79.6	0	-79.6
Commercial - Retail/Shopping Centers	5.5	5.5	0
Schools, Religious, Municipal	22.3	22.3	0
Utilities	8.6	8.6	0
Recreation - Public	188.4	188.4	0
Recreation - Private	820.5	820.5	0
Undeveloped	79.1	0	-79.1

**Map 56: Future Land Use in River Estates**





# VISION



The vision for the River Estates Community Area is to remain a premier residential community by enhancing the quality of public infrastructure and roadways, and by completing sidewalks and trails that will connect pedestrians to the area's schools, library, and the Autrey Mill Nature Preserve and Heritage Center.



The River Estates Community Area has one small commercial area located within its boundaries; however, sidewalks and trails should connect its residents to shopping located in the adjoining Newtown and Medlock Community Areas.

New infill housing developments should be limited to single-family detached homes at one unit/acre and up to three stories in height.



# RESIDENTIAL BUILD-OUT ANALYSIS

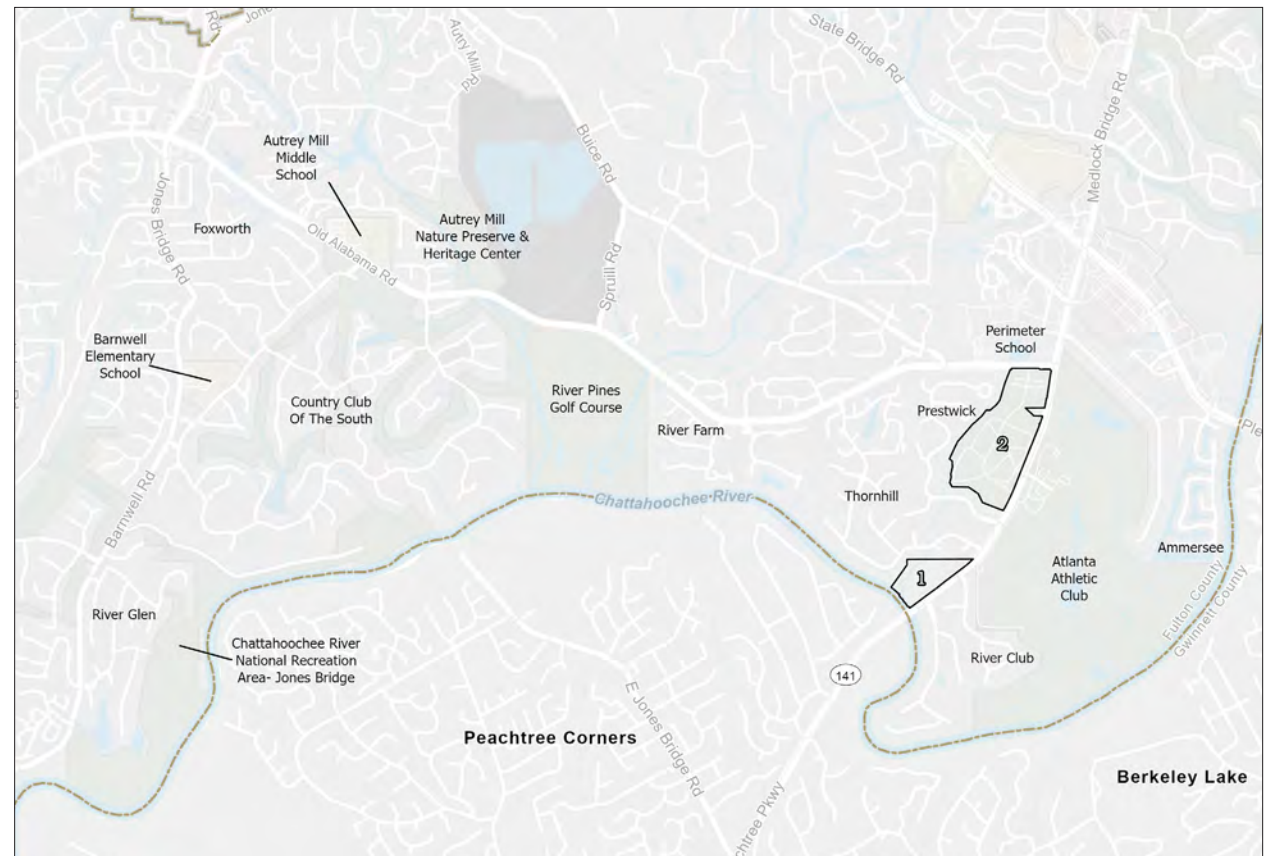
The residential build-out analysis provides a projection of maximum allowable future development within the Community Area, based on the Future Land Use Map and market analysis. It can also explore the impact of development on tax base, traffic, school enrollment, natural and historic resources, and quality of life.

The projected number of housing units was calculated by multiplying the acres of land by the allowable number of residential units as described in the Community Area vision. Population increase was calculated by multiplying the number of additional housing units by the average number of people per household (3.07).

The build-out analysis shows that the River Estates Community Area has the capacity for 92 additional residential units.

**Table 15: Residential Build-out Analysis in River Estates**

No.	Acreage	Allowed Residential Units/Acre	Allowed Residential Units	Existing Residential Unit(s)	Potential Residential Units Increase	Potential Population Increase
1	19.83	1	19	4	15	47
2	77.06	1	77	0	77	237
<b>Total</b>	<b>96.89</b>				<b>92</b>	<b>284</b>



**Map 57: Potential Residential Build-out in River Estates**



## TRANSPORTATION PROJECTS

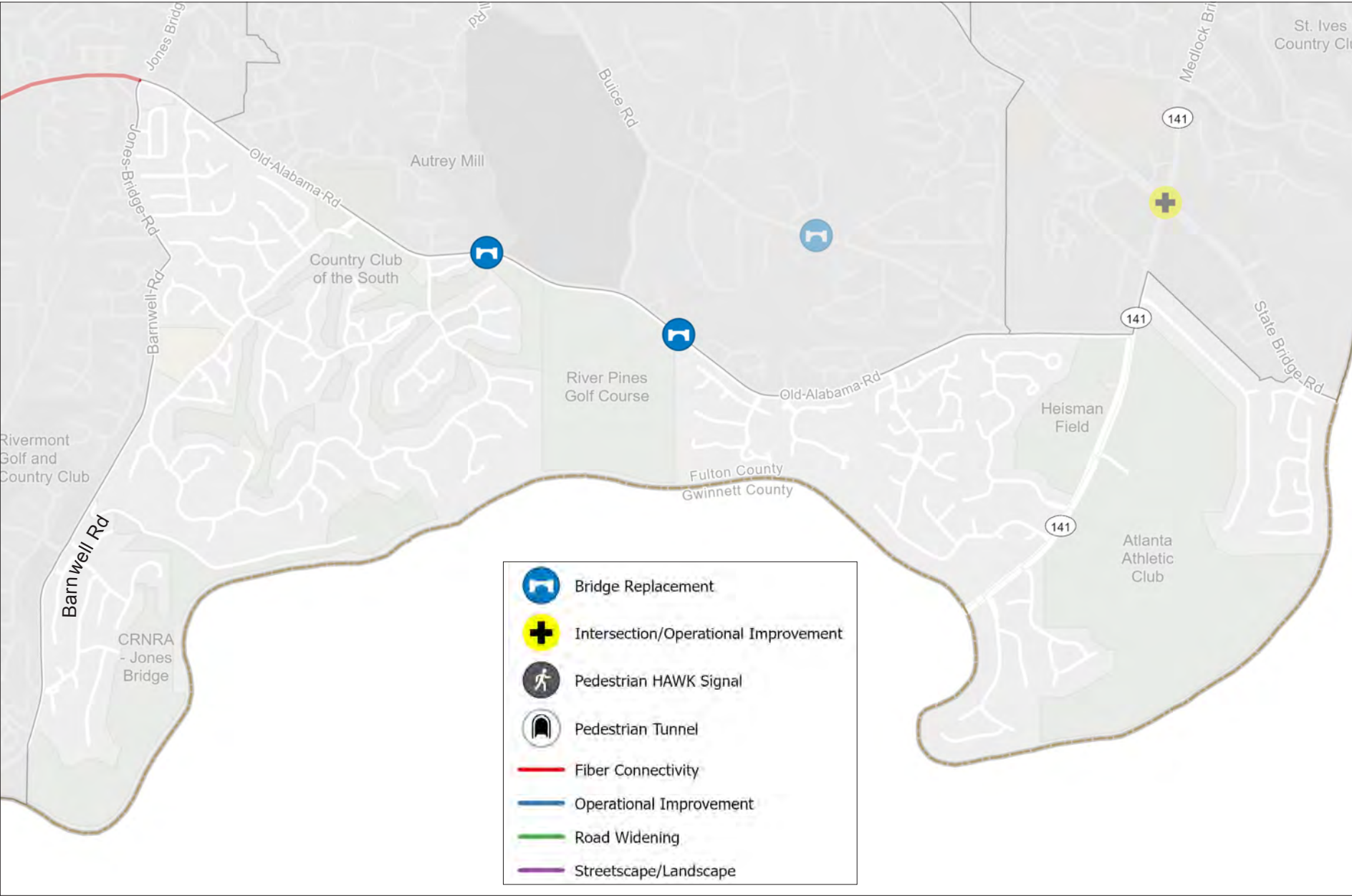


The River Estates Community Area's east-west transportation route is Old Alabama Road. Over the past ten years, the City has experienced increased traffic along all of its east-west arterials, including Old Alabama Road. Due to budget constraints, capacity improvement of Old Alabama Road between Jones Bridge Road and Buice Road has been cancelled. However, the City will move forward with two bridge projects:

- A new bridge with sidewalk and trail on Old Alabama Road over Johns Creek
- A new bridge with sidewalk and trail on Old Alabama Road over Sal's Creek



# TRANSPORTATION PROJECTS



Map 58: Transportation Projects in River Estates



## SIDEWALKS AND TRAILS PROJECTS



Sidewalks and trails currently exist along sections of Medlock Bridge, Jones Bridge, Barnwell, and Old Alabama Roads, but in general, the River Estates Community Area lacks fully-connected sidewalks and trails on any of its roads that would allow residents to walk to neighborhood schools, shopping, and religious institutions.

The City's current policy regarding the development of sidewalks and trails is to install them when major roadway improvements are done or to require their installation when new residential development is approved. Most sidewalks and trails in the City are located at the back of the roadway curb and provide limited safety to pedestrians. New streetscape standards should require landscaping to separate vehicles from pedestrians walking on sidewalks and trails. A rule of thumb is: five feet of separation for roadways with a 35 mile/hour speed limit; ten feet of separation for roadways with a 45 mile/hour speed limit; and 20 feet of separation for roadways with a 55/hour speed limit. Heavily traveled sidewalks and trails should be lighted for pedestrians.



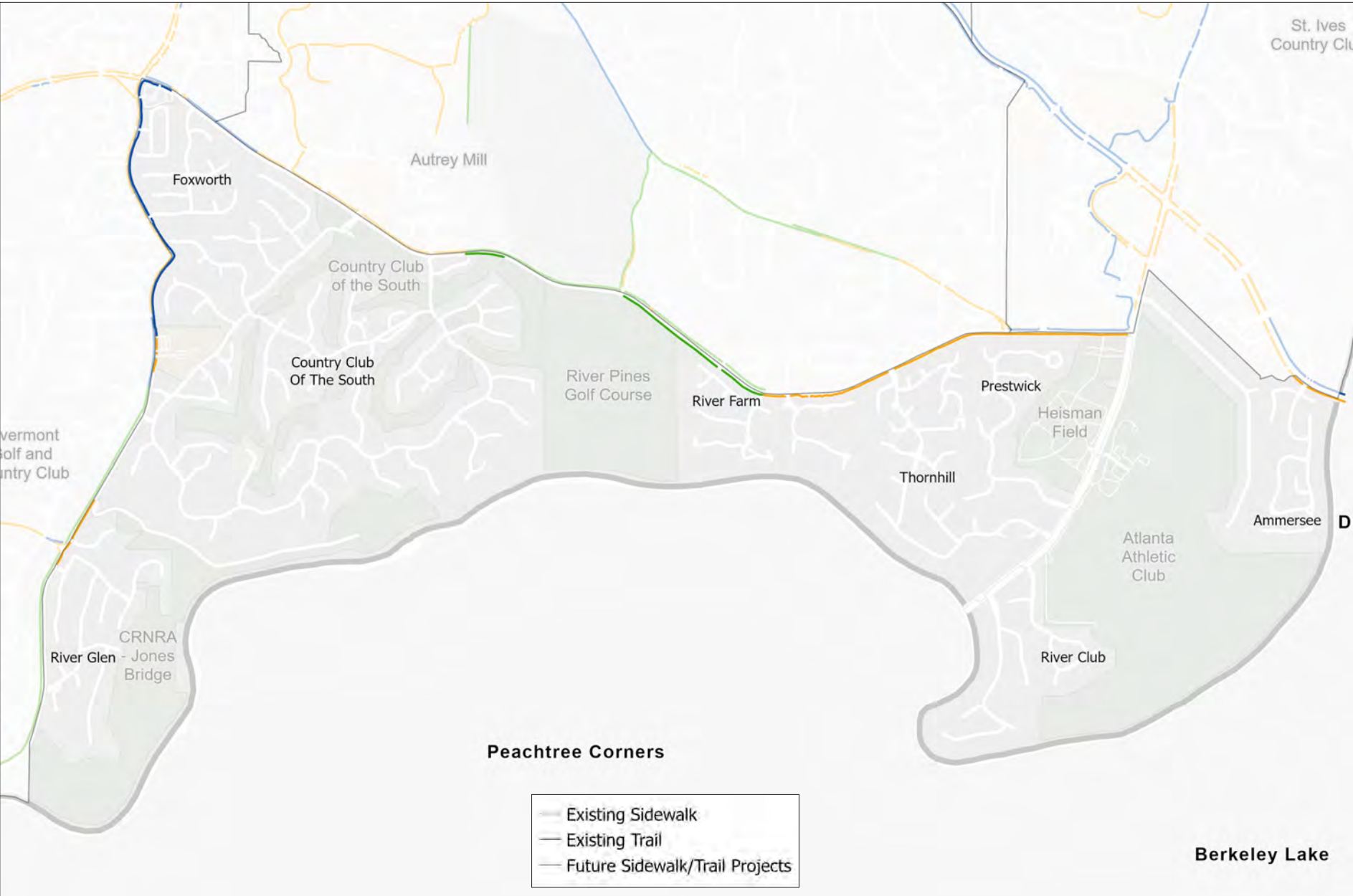
The Citizens Advisory Committee (CAC) recommends preserving the residential character of the River Estates Community by completing missing sections of sidewalks and trails along Old Alabama, Jones Bridge, Barnwell and Medlock Bridge Roads to promote greater transportation options for local trips by walking, biking, and the use of PTVs.

The City will fill in sidewalk/trail gaps at the following locations:

- Along the north side of Old Alabama Road from Autrey Mill Nature Preserve to Spruill Road, then continuing on both sides of Old Alabama Road from Spruill Road to South River Farm Drive
- Along Barnwell Road from North Peak Drive to Holcomb Bridge



# SIDEWALKS AND TRAILS PROJECTS



Map 59: Sidewalk/Trail Projects in River Estates