



REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: Nov 13 2009

ARC REVIEW CODE: V911131

TO: Mayor Max Bacon
ATTN TO: Ken Suddreth, City of Smyrna
FROM: Charles Krautler, Director

NOTE: This is digital signature.
Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-09-01CC Racetrac

Review Type: Metro River

MRPA Code: RC-09-01CC

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a gas station.

Preliminary Finding: The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: City of Smyrna

Land Lot: 177, 282, 283 **District:** 18 **Section:** 2

Date Opened: Nov 13 2009

Deadline for Comments: Nov 23 2009

Earliest the Regional Review can be Completed: Nov 23 2009

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
CITY OF SMYRNA
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES
COBB COUNTY
UPPER CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2009-11-23 00:00:00, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Nov 13 2009

ARC REVIEW CODE: V911131

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Jon Tuley, Extension: 3-3309

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

Name of Proposal: RC-09-01CC Racetrac

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a gas station.

Submitting Local Government: City of Smyrna

Date Opened: Nov 13 2009

Deadline for Comments: Nov 23 2009

Earliest the Regional Review can be Completed: Nov 23 2009

Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Smyrna, GA
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Julie M. Bowen - RaceTrac Petroleum, Inc. *et al see attached for all owners*
Mailing Address: 3225 Cumberland Boulevard, Suite 100
City: Atlanta State: GA Zip: 30339
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-431-7600 x.1029 Fax: 678-503-1055
Other Numbers:
3. Applicant(s) or Applicant's Agent(s):
Name(s): Harkleroad & Associates, Inc. - Nan Wilcox
Mailing Address: 1608 Tree Lane, Suite A-101
City: Snellville State: GA Zip: 30078
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-982-1996 Fax: 770-982-1998
Other Numbers: 770-823-1766 cell
4. Proposed Land or Water Use:
Name of Development: RaceTrac Petroleum, Inc.
Description of Proposed Use: Proposed convenience store with self service gasoline pump stations.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 177, 282 & 283
18th District, 2nd Section, Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Size of Development (Use as Applicable):
Acres: Inside Corridor: 0.12 acres
Outside Corridor: 2.011 acres
Total: 2.131 acres
Lots: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Units: Inside Corridor: _____
Outside Corridor: _____
Total: _____
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: _____
Outside Corridor: _____
Total: _____

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: _____

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-09-01S May, 2009

7. How Will Sewage from this Development be treated?

A. Septic tank _____

Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system Yes

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)	(75)
B	_____	_____	_____	(80)	(60)
C	<u>1860 SF</u>	<u>1532 SF*</u>	<u>937 SF**</u>	(70) <u>82.4*</u>	(45) <u>50.4**</u>
D	<u>3370 SF</u>	<u>1455 SF*</u>	<u>911 SF**</u>	(50) <u>43.2*</u>	(30) <u>27**</u>
E	_____	_____	_____	(30)	(15)
F	_____	_____	_____	(10)	(2)
Total:	<u>5230 SF</u>	<u>2987 SF</u>	<u>1848 SF</u>	N/A	N/A

* Includes a transfer of 230 SF of land disturbance from D to C at 1 to 1 as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

** Includes a transfer of 100 SF of impervious surface from D to C at 1 to 1 as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

If "yes", indicate the 100-year floodplain elevation: _____

NOTE: For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

NOTE: All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

FOR ALL APPLICATIONS:

☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

☒ Written consent of all owners to this application. (Space provided on this form)

☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

☒ Description of proposed use(s). (Space provided on this form)

☒ Existing vegetation plan.

☒ Proposed grading plan.

☒ Certified as-builts of all existing land disturbance and impervious surfaces.

☒ Approved erosion control plan.

☒ Detailed table of land-disturbing activities. (Both on this form and on the plans)

☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☒ Documentation on adjustments, if any.

☐ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☒ Site plan.

☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Julie M Bowen

Signature(s) of Owner(s) of Record

10/19/09
Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

Karl S. Wilcox

Signature(s) of Applicant(s) or Agent(s)

10/13/09
Date

14. The governing authority of CITY OF SMYRNA requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

[Signature]
Signature of Chief Elected Official or Official's Designee

11/4/2009
Date

☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☒ Documentation on adjustments, if any.

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☒ Site plan.

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FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

Barbara Driffel 10-17-09
Signature(s) of Owner(s) of Record Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

David Wilcox 10/13/09
Signature(s) of Applicant(s) or Agent(s) Date

14. The governing authority of CITY OF SMYRNA requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

[Signature] 11/4/2009
Signature of Chief Elected Official or Official's Designee Date

☒ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

☒ Documentation on adjustments, if any.

☐ Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

☒ Site plan.

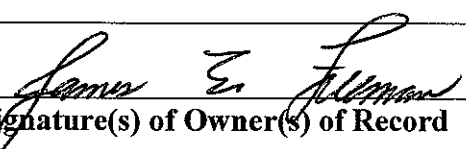
☒ Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

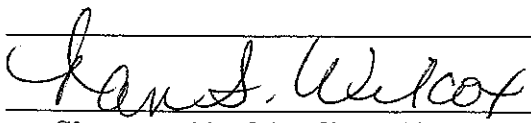
☐ Concept plan.

☐ Lot-by-lot and non-lot allocation tables.


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 10-19-09
Signature(s) of Owner(s) of Record Date

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Signature(s) of Applicant(s) or Agent(s) Date

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 11/4/2009
Signature of Chief Elected Official or Official's Designee Date

PROPERTY
DB 13306, PG 479
ZONED R-30

S 48°15'10" E
482.83'

LEVEL
"D"

TOTAL AREA - 3,370 SF
DISTURBED AREA ALLOWED 1,685 SF
IMPERVIOUS AREA ALLOWED 1,011 SF

LEVEL
"C"

TOTAL AREA - 1,860 SF
DISTURBED AREA ALLOWED 1,302 SF
IMPERVIOUS AREA ALLOWED 837 SF

GROFFTH
PROPERTY
60,071 SF
1.379 ACRES

HAWKINS
PROPERTY
213,506 SF
4.901 ACRES

FREEMAN
PROPERTY
11,819 SF
0.271 ACRES

RACETRAC
PROPERTY
20,935 SF
0.481 ACRES

OAKDALE ROAD
RIGHT-OF-WAY VARIES
PUBLIC ROAD

VETERANS MEMORIAL HIGHWAY
A.K.A. US HWY 278 / 78 SR 8

RIGHT-OF-WAY VARIES
PUBLIC ROAD

POSTED SPEED LIMIT
45 MPH

TOTAL SITE AREA
92,825 SF
2.131 ACRES
CURRENTLY ZONED
"IS CONDITIONAL"
LL 177 & 182 6TH DISTRICT

EX CATCH BASIN
RM 843.89
INV 838.59

JUNCTION BOX
RM 842.88
INV 838.48

EX 18" RCP

EX CATCH BASIN
RM 838.65
INV 833.75

EX CURB INLET
RM 834.12
INV 829.82

EX CATCH BASIN
RM 832.04
INV 827.39

EX CATCH BASIN
RM 828.72
INV 821.77

EX AREA INLET
TOP 828.61

TELEPHONE