



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: Dec 20 2011

ARC REVIEW CODE: V1112201

TO: Mayor Kasim Reed
ATTN TO: Charletta Wilson-Jacks, City of Atlanta Bureau of Planning
FROM: Douglas A. Hooker, Executive Director

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-11-01A 1999 West Paces Ferry Road

Review Type: Metro River

MRPA Code: RC-11-01A

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a new single family home on the site of an existing single family home.

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 Atlanta

Land Lot: 234 **District:** 17

Date Opened: Dec 20 2011

Deadline for Comments: Dec 29 2011

Earliest the Regional Review can be Completed: Dec 29 2011

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

ARC LAND USE PLANNING
CITY OF SANDY SPRINGS
UPPER CHATTAHOOCHEE RIVERKEEPER

ARC ENVIRONMENTAL PLANNING
GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

COBB COUNTY
NATIONAL PARK SERVICE

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3307. If the ARC staff does not receive comments from you by 2011-12-29, 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: Dec 20 2011

ARC REVIEW CODE: V1112201

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

FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by Jurisdiction:

Land Use: Tuley, Jon

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

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Submitting Local Government: City of Atlanta

Date Opened: Dec 20 2011

Deadline for Comments: Dec 29 2011

Earliest the Regional Review can be Completed: Dec 29 2011

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:

MRPA-11-01



APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Atlanta
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Paul & Shelley Marshall
Mailing Address: 3410 Dencrest Court
City: Smyrna State: GA Zip: 30080
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-815-0227 Fax: _____
Other Numbers: N/A
3. Applicant(s) or Applicant's Agent(s):
Name(s): Tony Reaves
Mailing Address: 601 Magnolia Street
City: Villa Rica State: GA Zip: 30180
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-459-9656 Fax: 770-459-9659
Other Numbers: N/A
Garrett Coley 678-886-6678 - gmcoley@yahoo.com
4. Proposed Land or Water Use:
Name of Development: NONE
Description of Proposed Use: Single family residence
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: Land Lot 234, 17th District, Fulton County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
None, None, None, 1999 West Paces Ferry Rd, Atlanta, GA 30327 / 0 feet to intersection
Size of Development (Use as Applicable):
Acres: Inside Corridor: 2.15
Outside Corridor: 0
Total: 2.15
Lots: Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A
Units: Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A

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: N/A

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? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): N/A

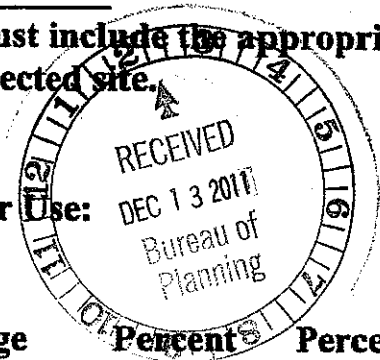
7. How Will Sewage from this Development be Treated?

A. Septic tank Septic tank (municipal sewerage only)

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 none

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.
A	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(90) N/A</u>	<u>(75) N/A</u>
B	<u>32,847</u>	<u>26,278</u>	<u>19,709</u>	<u>(80) 80%</u>	<u>(60) 60%</u> <i>(cons. rel. 15%)</i>
C	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(70) N/A</u>	<u>(45) N/A</u>
D	<u>60,709</u>	<u>30,354</u>	<u>18,213</u> <i>(cons. rel. 15%)</i>	<u>(50) 50%</u>	<u>(30) 30%</u>
E	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(30) N/A</u>	<u>(15) N/A</u>
F	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(10) N/A</u>	<u>(2) N/A</u>
Total:	<u>93,556</u>	<u>56,632</u>	<u>37,922</u> <i>(cons. rel. 15%)</i>	<u>N/A</u>	<u>N/A</u>

____ 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):

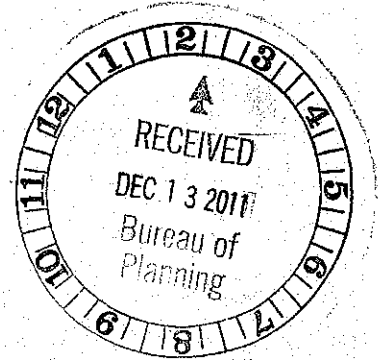
____ Site plan.

____ 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)

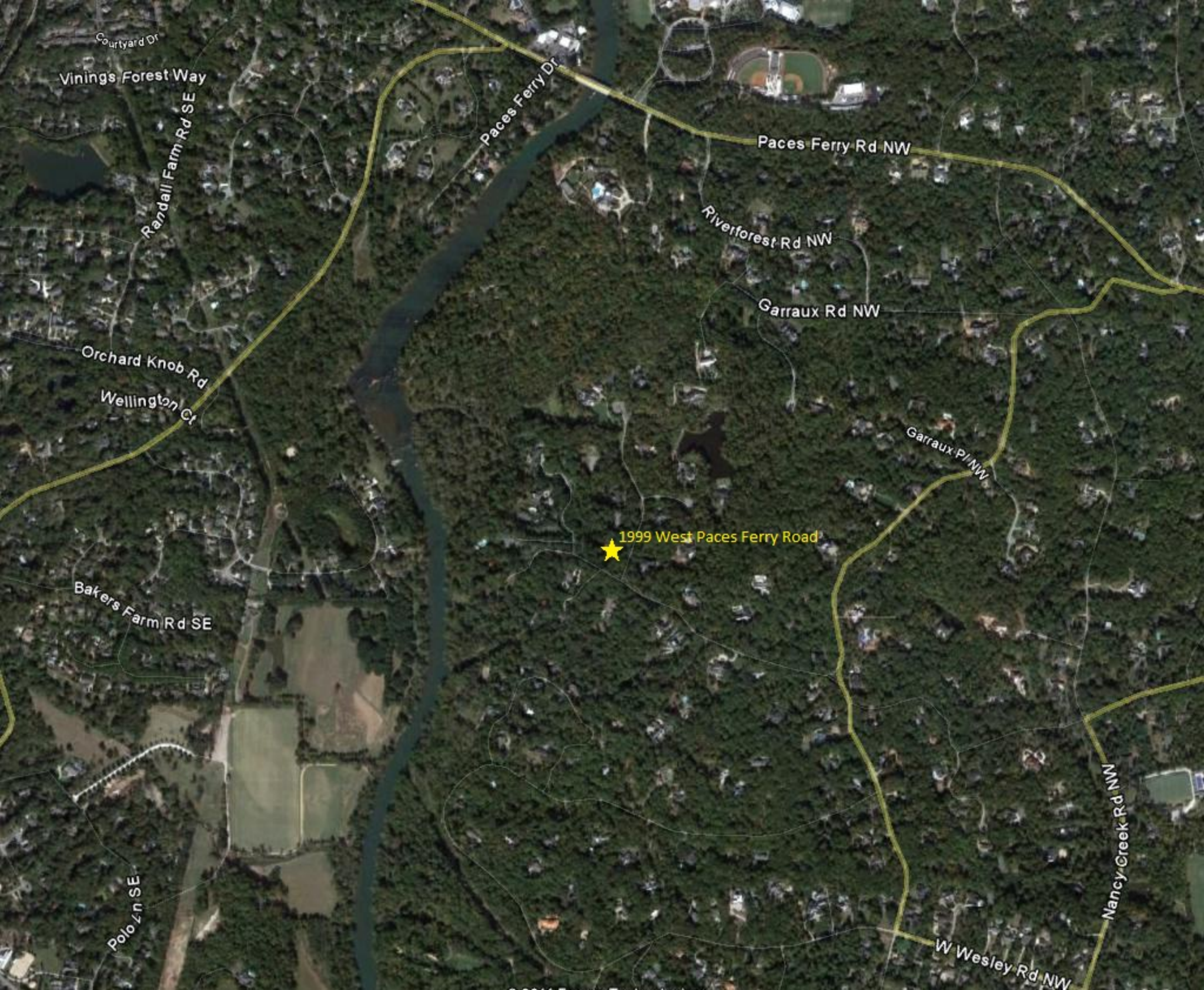
Paul Marshall 12/7/11
 Signature(s) of Owner(s) of Record Date

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

Anthony W. Reeves 12/5/2011
 Signature(s) of Applicant(s) or Agent(s) Date

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

 12-13-11
 Signature of Chief Elected Official or Official's Designee Date



1999 West Paces Ferry Road