



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: September 29, 2016

ARC REVIEW CODE: V1609291

TO: Mayor Kasim Reed, City of Atlanta  
ATTN TO: Tshaka Warren, Development Review Division, Office of Planning  
FROM: Douglas R. Hooker, Executive Director, ARC

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-16-04A Majestic Logistics Center

**Review Type:** Metro River

**MRPA Code:** RC-16-04A

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a warehouse/distribution facility.

**Preliminary Finding:** ARC staff has begun the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** City of Atlanta

**Land Lot:** 17-18, 20-21, 267-268 **District:** 14, 17 **Section:**

**Date Opened:** September 29, 2016

**Deadline for Comments:** October 10, 2016

**Earliest the Regional Review can be Completed:** October 10, 2016

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

ARC COMMUNITY DEVELOPMENT DIVISION  
CHATTAHOOCHEE RIVERKEEPER  
FULTON COUNTY

ARC NATURAL RESOURCES DIVISION  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
COBB COUNTY

If you have questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com) or (404) 463-5581. If ARC does not receive comments from you on or before **October 10, 2016**, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged. The ARC review website is located at <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

**DATE:** September 29, 2016

**ARC REVIEW CODE: V1609291**

**TO:** ARC Community Development, Natural Resources Division Managers

**FROM:** Andrew Smith, Extension: 3-5581

**Reviewing staff by Jurisdiction:**

**Community Development:** Smith, Andrew

**Transportation Access & Mobility:** N/A

**Natural Resources:** Santo, Jim

**Research & Analytics:** N/A

**Aging & Health Resources:** N/A

**Name of Proposal:** RC-16-04A Majestic Logistics Center

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**Submitting Local Government:** City of Atlanta

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**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) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

**COMMENTS:**

[illegible]

MRPA-16-04



## 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): Fulton County, Georgia - By: Richard Anderson; As: County Manager  
Mailing Address: 141 Pryor Street, Suite 10062  
City: Atlanta State: GA Zip: 30303  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-612-8320 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Majestic Realty Co.  
Mailing Address: 3490 Piedmont Road NE, Suite 210  
City: Atlanta State: GA Zip: 30305  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-467-5255 Fax: 404-467-5256  
Other Numbers: \_\_\_\_\_  
EMAIL: ~~bmacca@majesticrealtyco.com~~ jwise@paulsonmitchell.ca
4. Proposed Land or Water Use:  
Name of Development: Majestic Logistics Center  
Description of Proposed Use: Warehouse distribution center
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: Land Lot 17, 18, 20, 21, 267, 268. 14th and 17th District  
Fulton County, GA 1100 FULTON INDUSTRIAL BLVD.  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
NWC of Sandy Creek Road and Fulton Industrial Boulevard  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: ~~225 acres~~ 229.84 acres 513  
Outside Corridor: ~~116 acres~~ 117.14 acres 318  
Total: 341 acres  
Lots: Inside Corridor: n/a  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_  
Units: Inside Corridor: n/a  
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?** Yes

**If "yes", describe the additional land and any development plans:** Our project includes the "haul-off" of dirt to the adjacent Fulton County Airport for a future hangar development. The hangar development will be exempt from the Corridor regulations due to the project being a GDOT and FAA project.

**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?** Not to our knowledge

**If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s):** \_\_\_\_\_


**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** Fulton County Sewer - Existing Outfall Line on the property adjacent to the Chattahoochee River

**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	27.51	26.38*	20.63	(90) 96* (75) 75	
B(Upgraded)	4.70	4.70*	4.70**	(90) 100%* (75) 100%**	
C(Upgraded)	37.52	35.60*	28.57**	(80) 94.9%* (60) 76.15%**	
D(Upgraded)	16.50	11.55	7.43	(70) 70% (45) 45%	
E(Upgraded)	22.41	11.205	6.72	(50) 50% (30) 30%	
 E	121.20	31.25*	13.36**	(30) 25.78%* (15) 11.02%**	
<b>Total:</b>	<b>229.84</b>	<b>120.685</b>	<b>81.41</b>	<b>N/A</b>	<b>N/A</b>

NOTE: Project includes upgrading as per Part 2.A.3.c.(3) of the Chattahoochee Corridor Plan

\*Includes a transfer of 1.08 acres of land disturbance from E to A at 1 to 1.5 ( $1.08 \times 1.5 = 1.62$ ), 0.314 acres of land disturbance from E to Upgraded B at 1 to 1.5 ( $0.314 \times 1.5 = 0.471$ ), and 3.72 acres of land disturbance from E to Upgraded C at 1 to 1.5 ( $3.72 \times 1.5 = 5.58$ ) for a total of 5.114 acres transferred from E at 1 to 1.5 ( $5.114 \times 1.5 = 7.671$ ) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

\*\*Includes a transfer of 0.7833 acres from E to Upgraded B at 1 to 1.5 ( $0.7833 \times 1.5 = 1.175$ ) and 4.04 acres from E to Upgraded C at 1 to 1.5 ( $4.04 \times 1.5 = 6.06$ ) for a total of 4.8233 acres transferred from E at 1 to 1.5 ( $4.8233 \times 1.5 = 7.235$ ) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

MRPA-16-04



9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes  
If "yes", indicate the 100-year floodplain elevation: 764'  
**NOTE:** The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.  
**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? Yes per FEMA Firm Map  
If "yes", indicate the 500-year flood plain elevation: 765'  
**NOTE:** The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.  
**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:**

- X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- X Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- X Written consent of all owners to this application. (Space provided on this form)
- X Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- X Description of proposed use(s). (Space provided on this form)
- X Existing vegetation plan.
- X Proposed grading plan.
- N/A Certified as-builts of all existing land disturbance and impervious surfaces. No existing impervious on site.
- N/A Approved erosion control plan. Currently under review in City of Atlanta.
- X Detailed table of land-disturbing activities. (Both on this form and on the plans)

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☒ 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:**

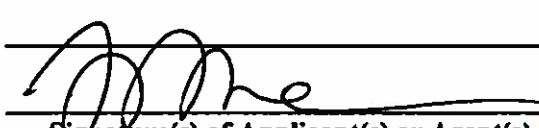
☐ Concept plan.

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

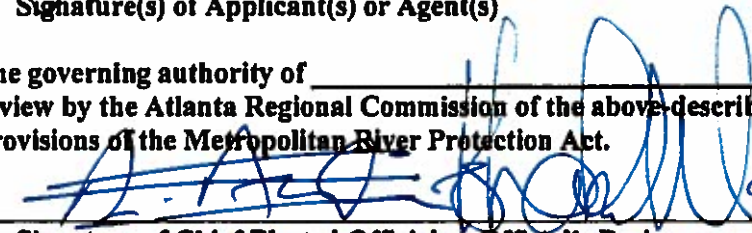
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

☒  9.21.16  
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:

 9/21/16  
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.

☒  9.21.16  
Signature of Chief Elected Official or Official's Designee Date






**VICINITY MAP**

ATLANTA, GA SCALE: NTS

**LAND PLANNERS  
ENGINEERS • SURVEYORS  
TRANSPORTATION  
LANDSCAPE ARCHITECTS**

**85-A MILL STREET  
SUITE 200  
ROSSELL, GEORGIA 30075**

**VOICE 770.650.7685  
FAX 770.650.7684  
[www.paulsonmitchell.com](http://www.paulsonmitchell.com)**




PAULSON MITCHELL  
INCORPORATED

PROJECT:  
**FULTON COUNTY  
AIRPORT  
PROPOSED  
DEVELOPMENT**

LAND LOTS 17 & 21  
14th DISTRICT  
CITY OF ATLANTA  
FULTON COUNTY, GEORGIA

FOR:  
**MAJESTIC REALTY  
COMPANY**  
One Securities Centre  
3490 Piedmont Road NE, Suite 210  
Atlanta, GA 30305  
(404) 467-5255

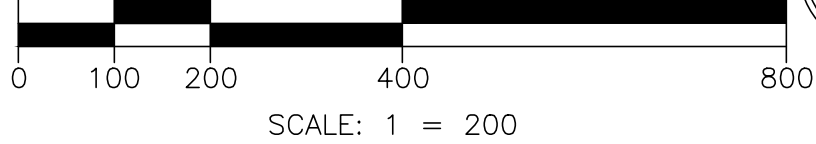
VULNERABILITY ANALYSIS				
A	27.51	26.38*	20.63	(90) <u>96*</u> (75) <u>75</u>
B(Upgraded)	4.70	4.70*	4.70**	(80) <u>100%</u> (75) <u>100%**</u>
C(Upgraded)	37.52	35.60*	28.57**	(80) <u>94.9%</u> (60) <u>76.15%**</u>
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 E	121.20	31.25*	13.36**	(30) <u>25.78%</u> (15) <u>11.02%**</u>
Total:	229.84	120.685	81.41	N/A N/A

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# ARC SITE PLAN



## REVISIONS

2004490p7 - ARC.dwg 09.29.16

## ARC SITE PLAN

SHEET PS-7ARC