



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: October 18, 2016

ARC REVIEW CODE: V1610181

TO: Chairman Tom Worthan, Douglas County Board of Commissioners
ATTN TO: Tracy Rye, Douglas County Planning and Zoning
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-16-01DC 5280 and 5292 Highway 92

Review Type: Metro River (MRPA)

MRPA Code: RC-16-01DC

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of structures on five acres of a proposed 64-acre organic farm.

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: Douglas County

Land Lot: 120 **District:** 1 **Section:** 5

Date Opened: October 18, 2016

Deadline for Comments: October 28, 2016

Earliest the Regional Review can be Completed: October 28, 2016

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
CITY OF CHATTAHOOCHEE HILLS

If you have questions regarding this review, please contact Andrew Smith at asmith@atlantaregional.com or (404) 463-5581. If ARC does not receive comments from you on or before **October 28, 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: October 18, 2016

ARC REVIEW CODE: V1610181

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-16-01DC 5280 and 5292 Highway 92

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of structures on five acres of a proposed 64-acre organic farm.

Submitting Local Government: Douglas County

Date Opened: October 18, 2016

Deadline for Comments: October 28, 2016

Earliest the Regional Review can be Completed: October 28, 2016

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]

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Douglas County

2. Owner(s) of Record of Property to be Reviewed:

Name(s): Ashley Rodgers

Mailing Address: P.O. Box 1665

City: Palmetto

State: GA

Zip: 30268

Contact Phone Numbers (w/Area Code):

Daytime Phone: 248 495-0353 Fax: _____

Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):

Name(s): Same as above

Mailing Address: _____

City: _____

State: _____

Zip: _____

Contact Phone Numbers (w/Area Code):

Daytime Phone: _____ Fax: _____

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: Rodgers Greens and Roots Organic Farm

Description of Proposed Use: Res and Accessory Buildings for
proposed organic farm.

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: lot 120, 1st District, 5th Section,

Douglas County, Tract one

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

52808 5292 Hwy 92, Douglasville, GA 30268 - 270' to nearest intersection

Size of Development (Use as Applicable):

Acres: Inside Corridor: 5 Acres of Larger Agricultural Property

Outside Corridor: _____

Total: 5 Acres - see item #6

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? yes

If "yes", describe the additional land and any development plans: an additional 59 Acres of Agricultural Property (64 Acres total property area).

- 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): _____

7. How Will Sewage from this Development be Treated?

- A. Septic tank utilizing existing septic tank as shown on site plan

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 _____

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	5 Acres	4 Acres	3 Acres	(80) 80	(60) 60
C				(70)	(45)
D				(50)	(30)
E				(30)	(15)
F				(10)	(2)
Total:				N/A	N/A

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? yes
If "yes", indicate the 500-year flood plain elevation: 750 per FEMA Flood map

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)

Oskey Ralyn 10-5-16

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:

Oskey Ralyn 10-5-16

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

Date

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

Greg O. Love 10/11/16
Signature of Chief Elected Official or Official's Designee Date

GEORGIA, DOUGLAS COUNTY

For and in consideration of the sum of Other Valuable Consideration & Ten (\$10.00) Dollars, in hand paid, the receipt of which is hereby acknowledged, STEPHANIE LEE CLARK AND SUZANNE STARNIERI PANNELL, State of GEORGIA, does hereby give, grant, sell, alien and convey unto ASHLEY RODGERS, County of Douglas, State of Georgia, her heirs and assigns, the following property, to wit:

All that tract or parcel of land lying and being in Land Lot 120, 1st District, 5th Section, Douglas County, Georgia, and being Tract One [containing 62.007 acres] all as shown on plat of survey for Hazel B. Yarbrough by Vansant Campbell, Registered Land Surveyors, dated November 8, 2011, last revised February 19, 2013, recorded in Plat Book 38, Page 235, Douglas County, Georgia Records. Said plat is incorporated herein by reference to more fully describe said property.

Together with :

An undivided one-third interest in and to all that tract or parcel of land lying and being in Land Lots 120 and 121 of the 1st District, 5th Section, Douglas County, Georgia and being a private driveway for Leann Estates Subdivision according to plat recorded in Plat Book 24, page 25, Douglas County, Georgia Records. Said Private Drive is known as Leann Drive (having a 50 foot right of way) and is a private driveway for a Private Estates Subdivision established under the regulations for Private Estate Subdivisions as set forth in Section 65 of Douglas County Code. Together with all fixtures rights, members, easements, tenements, hereditaments, reversions, remainders, rents, issues, profits, leases, condemnation awards and payments, and appurtenances in any manner appertaining or belonging to said property.

Together with all matters as set forth on that certain Agreement, filed for record 08/07/1985, recorded in Deed Book 482, Page 190, aforesaid Records.

ALSO:

All that tract or parcel of land lying and being in Land Lot 120, 1st District, 5th Section, Douglas County, Georgia, and being more particularly described as follows: Beginning at an established corner located on the Easterly side of Old Campbellton Ferry Road, which corner marks the Northwest corner of River Tract No. 1 of the Henley Estate, which tract was formerly owned by Mrs. Sue Ola Henley Whitley and is now owned by Harold Yarbrough, all as more fully shown on plat of survey made by J.W. Steed, Surveyor, dated July, 1918, which plat is recorded in Plat Book 1, Page 127, in the office of the Clerk of Superior Court, Douglas County, Georgia, [the land conveyed herein is part of River Tract No. 2, formerly owned by Mrs. Maggie Henley Bomar as shown on said plat]; from said point of beginning running thence East along the North line of the property of Harold Yarbrough a distance of 320 feet to a corner; thence North 330 feet to a corner; thence West 320 feet, more or less, and to the Easterly side of Old Campbellton Ferry Road; thence Southeasterly along the Easterly side of Old Campbellton Ferry Road a distance of 290 feet, more or less, and to the Point of Beginning, containing 2 acres, more or less. Being the same property described in deed from Betty Jo Ralden to Don Harold Yarbrough recorded in Deed Book 1054, Page 90, Douglas County, Georgia Records.

together with all privileges and appurtenances thereto in anywise belonging in fee simple.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of said Grantee forever in FEE SIMPLE.


AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, The said Grantors have hereunto set their hand, affixed his seal, and delivered these presents this 18 day of March, 2016.

Signed, sealed and delivered
in our presence

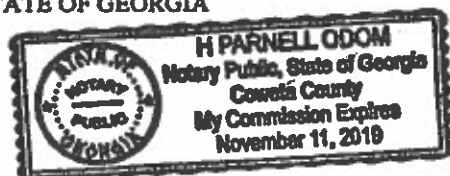
This 18 day of March, 2016.


WITNESS


NOTARY PUBLIC
STATE OF GEORGIA

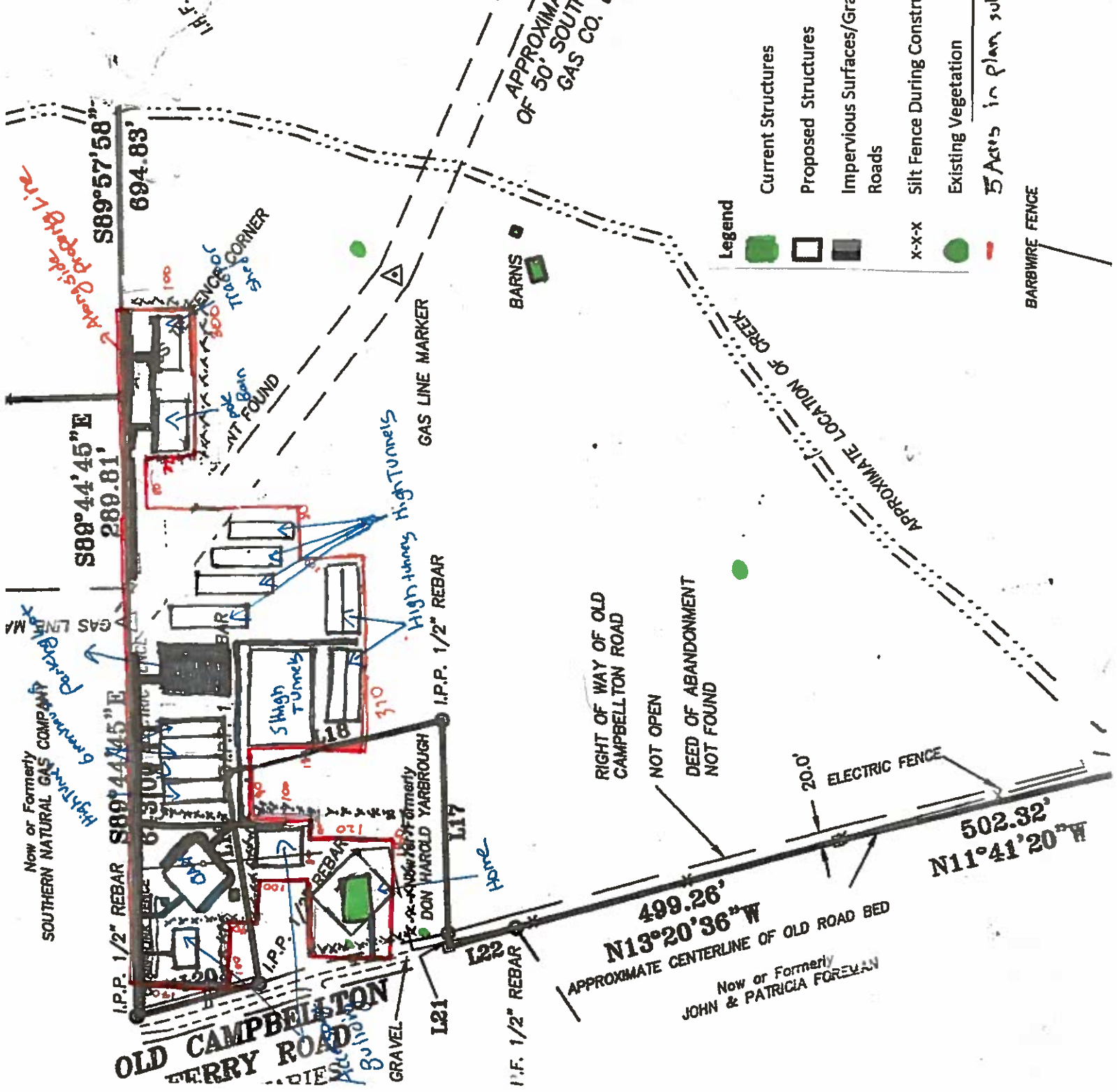

STEPHANIE LEE CLARK


SUZANNE STARNIERI PANNELL

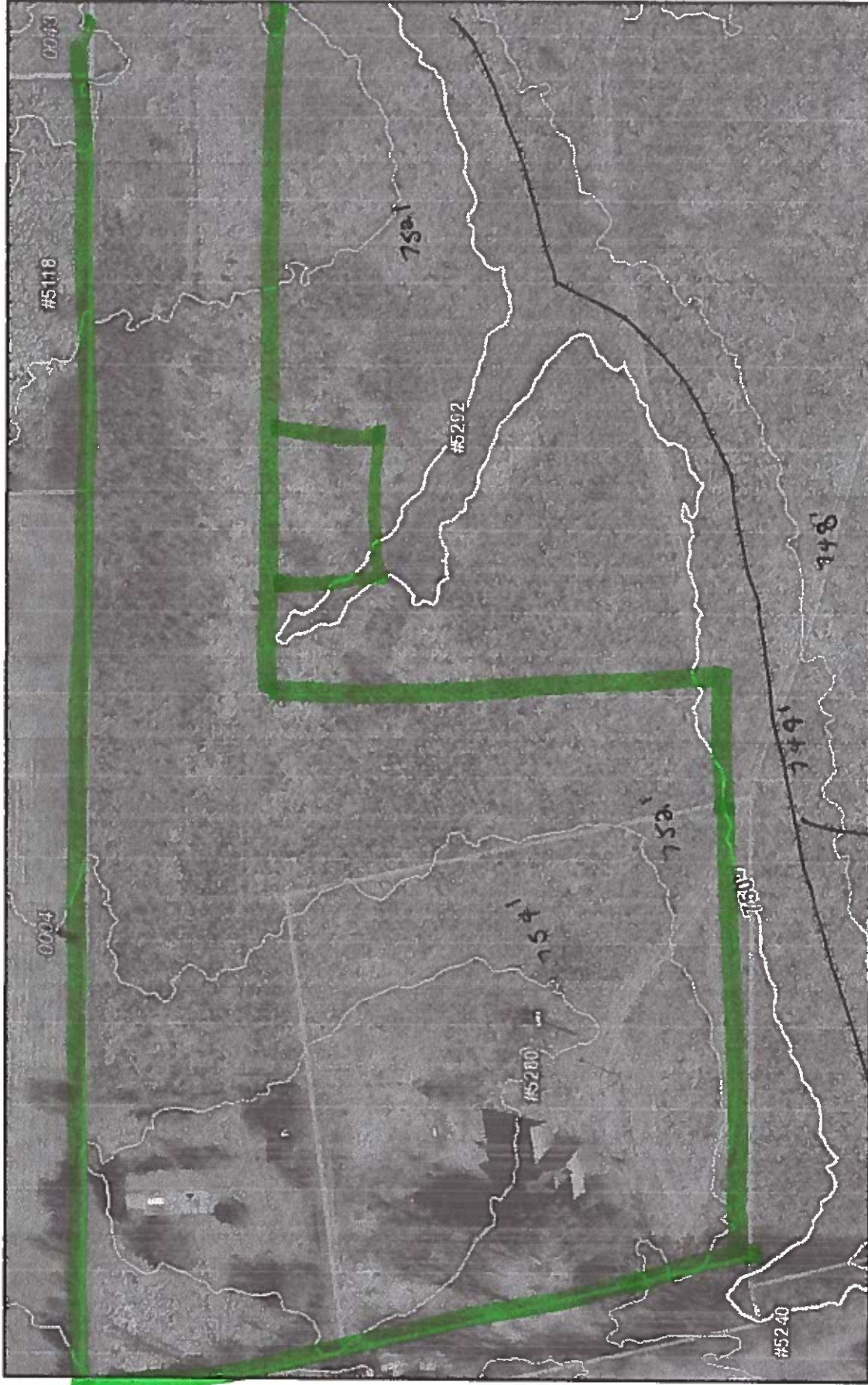




- Property boundary (64 Acres)
- Acres in Application



Douglas County, GA Map



*Douglas County makes no warranties with respect to the accuracy and completeness of this information

Map Scale
1 inch = 100 feet

9/21/2016

Estimation 100 year Flood plain
Elevation of 749 ft per FEMA Flood Map.

- Jars Submitted
In application