



REGIONAL REVIEW FINDING

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

DATE: JANUARY 23, 2017

ARC REVIEW CODE: V1701101

TO: CHAIRMAN MIKE BOYCE, COBB COUNTY BOARD OF COMMISSIONERS
ATTN TO: DAVID BREADEN, SENIOR STORMWATER ENGINEER
FROM: Douglas R. Hooker, Executive Director, ARC

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

Name of Proposal: RC-17-01CC 3991 Paces Ferry Drive
Submitting Local Government: Cobb County

Review Type: Metro River (MRPA)

Date Opened: January 10, 2017

Date Closed: January 20, 2017

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

Additional Comments: See the enclosed comments from the National Park Service/CRNRA.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
CITY OF ATLANTA

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website at <http://www.atlantaregional.com/land-use/planreviews>.



United States Department of the Interior

National Park Service
Chattahoochee River
National Recreation Area
1978 Island Ford Parkway
Sandy Springs, GA 30350



IN REPLY REFER TO:

L7619 (CHAT)

January 10, 2017

Andrew Smith
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, GA 30303

Dear Mr. Smith,

This letter is a notification of receipt of the MRPA Review Notification RC-17-01CC 3991 Paces Ferry Drive in Cobb County, Georgia. This project will involve construction of a single family home partially within the 150 feet impervious surface setback along the river. The analysis estimates that 6,519 square feet of land disturbance and 3,144 square feet of impervious area meet the criteria for vulnerability category E.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. Congress expressly provided the Secretary of the Interior, acting through the National Park Service (NPS) and CRNRA, with the authority to protect the "natural, scenic, recreation, historic and other values" of the Chattahoochee River. We are concerned that the project could cause detrimental impacts to park resources if proper Best Management Practices (BMPs) are not followed and maintained. It is with these concerns in mind that NPS offers the following comments and recommendations:

Introduce/Promote Non-native Species

Construction activities have the potential to transport exotic invasive plant and animal species.

Recommendation: We request that all equipment be washed and cleaned of mud and debris that may transport unwanted pests before being brought on-site. The NPS encourages the project applicant to use only native grass seed or native vegetation for stabilizing the project area following construction. Non-native species are easily transported downstream and can start new colonies in CRNRA.

Landscaping with Native Species

Landscaping with native plant species provides a beautiful, hardy, drought resistant yard that benefits the natural environment. It requires less water, fertilizer, and pesticides, therefore costing less in maintenance. Furthermore, native plants promote stewardship of our natural

heritage by supporting pollinators, birds, and other wildlife while supporting biological diversity and ecological functions.

Recommendation: Since the project location is in close proximity to an NPS land unit, NPS encourages the use native plant species for landscaping to reduce the spread of exotic species into natural areas.

98-Foot No Disturb Buffer

The Metropolitan River Protection Act provides for a 150-foot impervious surface setback from the river's edge. This set-back will be compromised with the construction of the single family home. As mitigation for compromising the impervious surface setback, the 50-foot undisturbed vegetative buffer will be increased to a 98-foot undisturbed vegetative buffer, as provided in Part 2.C.3 of the Chattahoochee Corridor Plan.

Recommendation: We request that the native vegetation be allowed to regrow and/or be planted within the 98-foot no disturb river buffer to both maintain the stability of the banks and to filter and minimize impacts from stormwater runoff. The vegetation buffer should be left in its natural state in accordance to Part 1.C.1 of the Chattahoochee Corridor Plan.

Erosion and Sedimentation

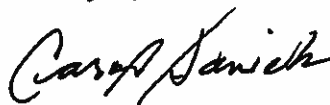
In general, to protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission, 2016). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975.

Currently, the Chattahoochee River at the proposed project site is listed as impaired on the state of Georgia's 303(d) listing for not fully meeting its designated uses. CRNRA is vested in improving the current state of this water body, and any addition of sediment or run-off would further disrupt the current water quality condition. Due to the proximity of this proposed project to the Chattahoochee River, caution is advised to prevent a flush of sediment deposits during the construction process.

Recommendation: After proper installation, continued and unfailing maintenance and repair of the BMP's should be guaranteed in order to ensure their effectiveness and specifically to control, as far as possible, the effects of this project on the river.

We appreciate your consideration of these comments. Please feel free to contact park's Chief of Planning and Resource Management, Deanna Greco, directly if you have any questions or concerns that we could help to address. She can be reached at 678-538-1321 or by email at Deanna_Greco@nps.gov.

Thank you,



Carol Daniels
Acting-Superintendent