



# 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: January 10, 2017

ARC REVIEW CODE: V1701101

TO: Chairman Mike Boyce, Cobb County Board of Commissioners  
ATTN TO: David Breden, Cobb County Water System  
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-17-01CC 3991 Paces Ferry Drive

**Review Type:** Metro River (MRPA)

**MRPA Code:** RC-17-01CC

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a single family home.

**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:** Cobb County

**Land Lot:** 972 **District:** 17 **Section:** 2

**Date Opened:** January 10, 2017

**Deadline for Comments:** January 20, 2017

**Earliest the Regional Review can be Completed:** January 20, 2017

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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 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 **January 20, 2017**, 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:** January 10, 2017

**ARC REVIEW CODE: V1701101**

**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-17-01CC 3991 Paces Ferry Drive

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### Submitting Local Government: Cobb County

**Date Opened:** January 10, 2017

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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]

# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: COBB COUNTY, GEORGIA
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): JEES Realty, LLC - Eileen Swartz 'Beneficiary'  
Mailing Address: 3654 Sope Creek Farm  
City: Marietta State: Ga. Zip: 30067  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 404-312-6302 Fax: \_\_\_\_\_  
Other Numbers: 770-776-8891
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Pierre Panos  
Mailing Address: 8638 Ellard Drive  
City: Alpharetta State: Ga. Zip: 30022  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: 770-490-1663 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: Construct single family residence  
Description of Proposed Use: Single family residence, driveway and offstreet parking  
per Cobb County Zoning and building codes requirements
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LL 972, 17th District, 2nd Section, Cobb Cty., Ga.  
  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:  
Lot 4 A.E., Fields S/D, 3991 Paces Ferry Dr., 1397 Feet to Paces Ferry Rd.  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 0.5 acre  
Outside Corridor: \_\_\_\_\_  
Total: 0.5 acre  
Lots: Inside Corridor: 0.5 acre  
Outside Corridor: \_\_\_\_\_  
Total: 0.5 acre  
Units: Inside Corridor: single family residence  
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): ARC Regional Review Finding V807221, August 1, 2008

CRC-08-05cc - JMS 1/4/17

**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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)	(75)
B	_____	_____	_____	(80)	(60)
C	_____	_____	_____	(70)	(45)
D	_____	_____	_____	(50)	(30)
E	0.5 acre (21,731 SF)	6,519 SF	3,144 SF	(30) 29.6%	(15) 14.5%
F	_____	_____	_____	(10)	(2)
<b>Total:</b>	<b>0.5 acre (21,731 SF)</b>	<b>6,519 SF</b>	<b>3,144 SF</b>	<b>N/A</b>	<b>N/A</b>

\* This is a re-review of a property that was platted prior to 3/16/73 on the river on Aces Ferry Drive in Cobb County for construction of a single-family house. The lot is too shallow to allow a full 150-foot impervious surface setback. As provided in Part 2, C, 3 of the Chattahoochee Corridor Plan, the applicant is proposing an extended undisturbed buffer of 99-foot to compensate for the building location 162 feet from the river (a 48-foot intrusion into the 151-foot setback). Under the provisions of Part 2, C, 3, of the Corridor Plan, the proposed extended buffer is consistent with the Plan.

*J. M. [Signature]*  
1/4/17

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes  
If "yes", indicate the 100-year floodplain elevation: 775.7'

**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: 779.0'

**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:**

Yes Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries). Legal description (Exhibit B') and survey attached

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

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

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

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

Yes Existing vegetation plan. per survey attached

Yes Proposed grading plan. see notes Proposed Site Plan Drwg. AO dtd. 12.14.16 attached

Yes Certified as-builts of all existing land disturbance and impervious surfaces.  
Proposed construction, Land disturbance and impervious shown Proposed Site Plan Drwg. AC dtd. 12.14.16 attached

Yes Approved erosion control plan.  
Erosion control / limits of construction shown Proposed Site Plan Drwg. AO dtd. 12.14.16

Yes Detailed table of land-disturbing activities. (Both on this form and on the plans) attached  
Undisturbed buffer and limits of construction shown Proposed Site Plan Drwg. AO dtd. 12.14.16 attached

Yes 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.

Survey and Proposed Site Plan

No Documentation on adjustments, if any.  
none required

Yes Cashier's check or money order (for application fee).  
Attached cashier's check in the amount \$250.00 payable to ARC

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

Yes Site plan.

Yes 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)

JEES Realty, LLC - Eileen Swartz 'Beneficiary'

Eileen Swartz 12.12.16  
Signature(s) of Owner(s) of Record Date  
Authorized signature

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

P. Panos Pierre Panos

[Signature] 12/16/16  
Signature(s) of Applicant(s) or Agent(s) Date

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

David W. Breaux 12.20.16  
Signature of Chief Elected Official or Official's Designee Date



# REGIONAL REVIEW FINDING

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: AUG 1 2008

ARC REVIEW CODE: V807221

TO: CHAIRMAN SAM OLENS

ATTN TO: DAVID BREADEN,

FROM: Charles Krautler, Director

NOTE: This is digital  
signature. Original on file.

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.

**Submitting Local Government:** Cobb County

**Name of Proposal:** RC-08-05CC 3991 Paces Ferry Drive

**Review Type:** Metro River

**Date Opened:** Jul 22 2008

**Date Closed:** Aug 1 2008

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

**Additional Comments:** None.

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

ARC LAND USE PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER  
GEORGIA DEPARTMENT OF NATURAL RESOURCES

NATIONAL PARK SERVICE  
GEORGIA CONSERVANCY  
CITY OF ATLANTA

ARC ENVIRONMENTAL PLANNING  
COBB COUNTY

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. This finding will be published to the ARC website.

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

**LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Land Lot 972, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia, and being a portion of Lot 4, A.E. Fields S/D as shown in plat book 14, Page 124, Cobb County Superior Court Plat Records, and more particularly described as follows:

Commencing at the centerline intersection of Paces Ferry Road and Paces Ferry Drive and Running thence Southwesterly along the centerline of Paces Ferry Drive a distance of 1397.6 feet to a point; thence leaving said centerline and running S38°35'08"E a distance of 25 feet to and iron pin at the Southeast right-of-way of Paces Ferry Drive and THE TRUE POINT OF BEGINNING; running thence along the common line between lots 3 and 4 of said subdivision S38°35'08"E a distance of 211.61 feet to an iron pin on the Northwest bank of the Chattahoochee river; thence along the said river bank S48°12'34"W a distance of 100.25 feet to an iron pin on the common line between lots 4 and 5 of said subdivision; thence running along the common line between lots 4 and 5 of said subdivision N38°37'26"W a distance of 222.29 feet to an iron pin located on the Southeast right-of-way of Paces Ferry Drive; thence running along said right-of-way N54°18'32"E a distance of 100.37 feet to an iron pin and the TRUE POINT OF BEGINNING.

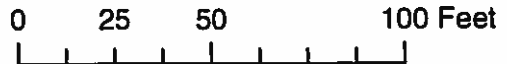
Said tract contains 0.50 acres and is that portion of said lot 4 between the Southeast right-of-way of Paces Ferry Drive and the top of the Northwest bank of the Chattahoochee River. Said tract being known as 3991 Paces Ferry Drive, Atlanta, Ga, 30339 according to the present system of address numbering in Cobb County, Georgia.

*KHN*

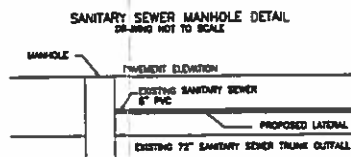




3991 Paces Ferry Drive







E 80-00


$$1'' = 30' 0''$$

PACES FERRY DRIVE

D 18° 32' E 100.37'

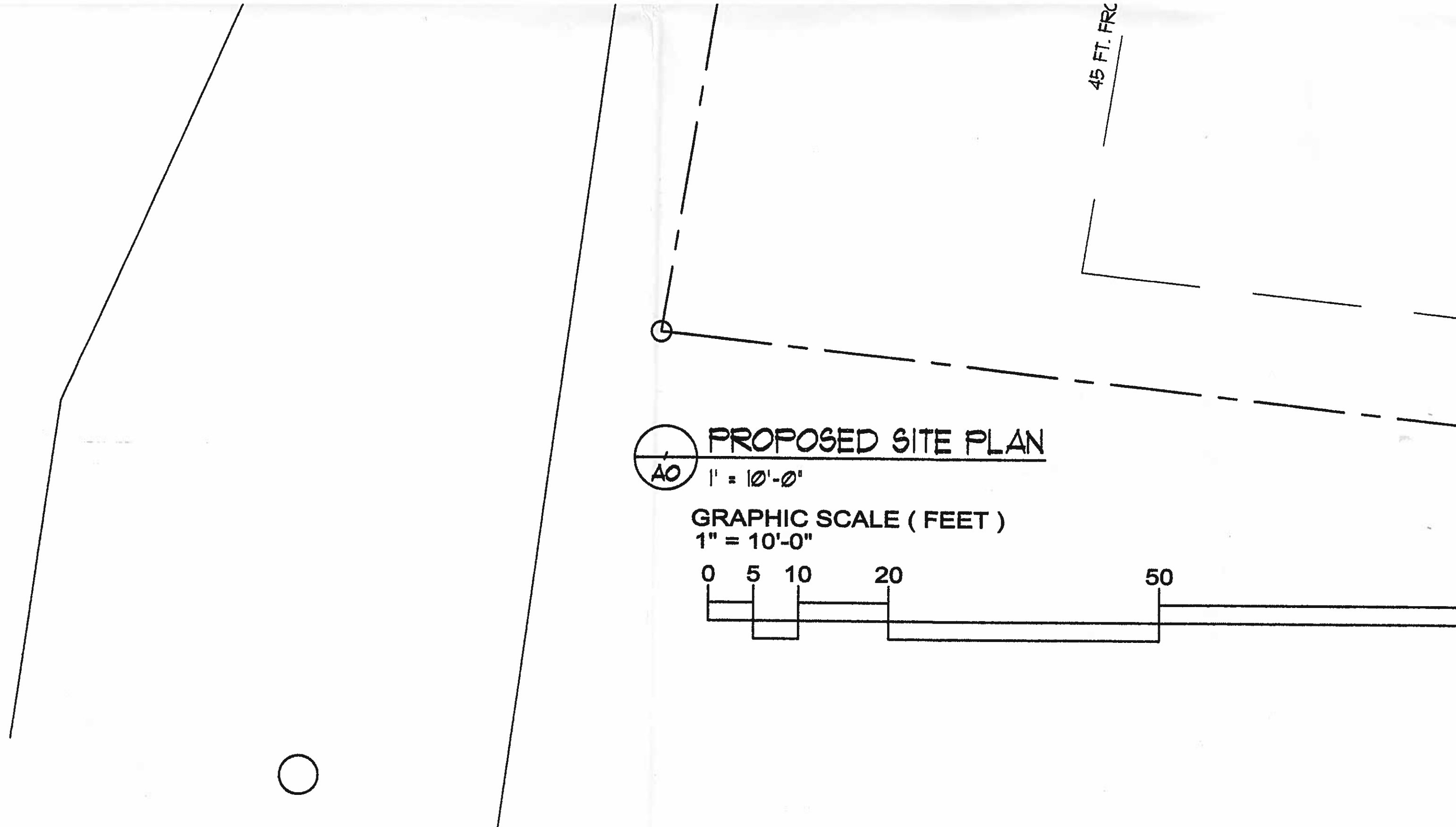
SOLID PAVING 33 FT. WIDE EA. (644 SF)  
GRASS ISLAND 33 FT. WIDE

SILT FENCE IS LIMITS OF CONSTRUCTION

SILT FENCE IS LIMITS OF CONSTRUCTION

ARD S/B

VACINITY MAP  
(NOT TO SCALE)



# PROPOSED SITE PLAN

1" = 10'-0"

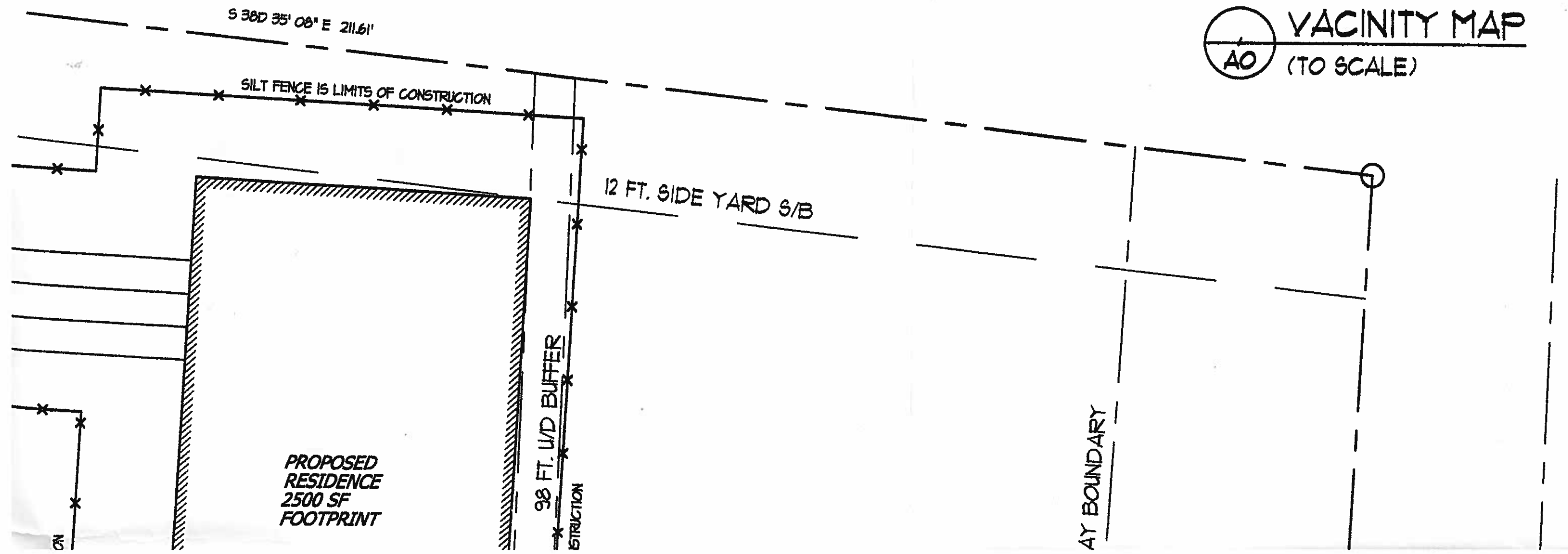
## GRAPHIC SCALE ( FEET )

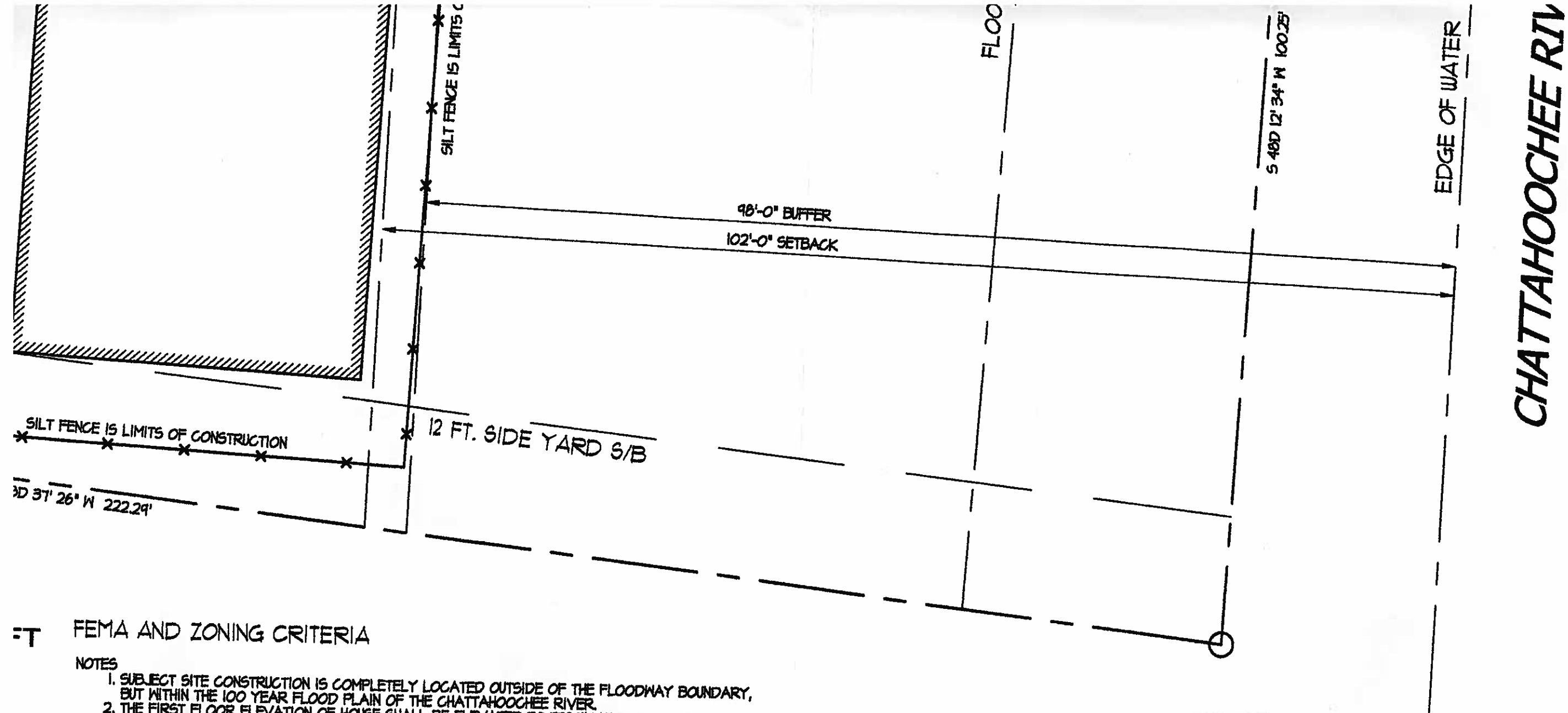
1" = 10'-0"





**VACINITY MAP**  
(TO SCALE)





## FEMA AND ZONING CRITERIA

### NOTES

1. SUBJECT SITE CONSTRUCTION IS COMPLETELY LOCATED OUTSIDE OF THE FLOODWAY BOUNDARY, BUT WITHIN THE 100 YEAR FLOOD PLAIN OF THE CHATTAHOOCHEE RIVER.
2. THE FIRST FLOOR ELEVATION OF HOUSE SHALL BE ELEVATED TO T18.7' MSL WHICH IS 3' ABOVE THE 100 YEAR FLOOD ELEVATION.
3. HOLD HARMLESS / DEED RESTRICTION TO INCLUDE STIPULATION FOR NO STORAGE BELOW THE 100 YEAR FLOOD ELEVATION AND ALSO STIPULATION THAT AUTOMOBILES PARKED ON SITE ARE AT OWNER'S RISK AND TO PROTECT COUNTY FROM LAWSUIT DUE TO INJURY OR DEATH OF OWNER / OCCUPANT.
4. THIS SITE IS LOCATED A DISTANCE FROM BUFORD DAM (LOCATED IN GWINNETT CTY., GA.) SUCH THAT FLOOD TRAVEL TIME FROM THE DAM IS APPROXIMATELY 29 HOURS.
5. BOUNDARY AND OTHER FEATURES PROXIMATE THIS PROPERTY DERIVED FROM SOUTHERN SURVEYING AND MAPPING, INC. SITE PLAN DTD. 6.11.08 AS PREPARED FOR EDWARD SWARTZ.
6. FOUNDATION STRUCTURAL CALCULATIONS TO BE PERFORMED BY GEOTECHNICAL ENGINEER AND BE CERTIFIED FOR HYDRODYNAMIC FORCES. THESE CALCULATIONS WILL BE ATTACHED TO AND MADE PART OF THIS SITE PLAN.
7. SITE IS IDENTIFIED AS LOT 4 A.E. FIELDS SUBDIVISION LOCATED IN: L.L. 972, 17th DISTRICT, 2nd SECTION COBB COUNTY, GEORGIA.

### COBB COUNTY ZONING

R30 ZONING / 45 FT. FRONT YARD S/B, 40 FT. REAR YARD S/B, 12 FT. SIDE YARD S/B, 35 FT. HT. RESTRICTION. SITE LIMITED TO 15% IMPERVIOUS WITH 50 FT. MINIMUM STREAM BUFFER. NO MECHANICAL, ELECTRICAL, PLUMBING OR HVAC EQUIPMENT BELOW MFE T18.7

### FEMA CRITERIA

SITE IS LOCATED IN A FLOOD ZONE DESIGNATED AE  
BASE FLOOD ELEVATION (BFE) IS T15.7  
MINIMUM FLOOR ELEVATION (MFE) IS T18.7  
'OPENNESS' OF STRUCTURE PERIMETER FROM EXISTING GRADE TO BFE T15.7 IS 64.9% OPEN.

### IMPERVIOUS CALCULATIONS

SITE AREA IS 21,731 SF / 0.50 ACRES (100%)  
IMPERVIOUS ALLOWED IS 3,260 SF (15%)  
IMPERVIOUS SHOWN IS 3,144 SF (14.5%)  
HOUSE FOOTPRINT IS 2,500 SF  
SPLIT PAVED DRIVE IS 644 SF

### LAND DISTURBANCE CALCULATIONS

SITE AREA IS 21,731 SF / 0.50 ACRES (100%)  
DISTURBANCE ALLOWED IS 6,519 SF (30%)  
DISTURBANCE SHOWN IS 6,432 SF (29.6%)

### GRADING / FILL / HAUL OFF NOTE

THERE IS NO GRADING ANTICIPATED FOR CONSTRUCTION  
THERE IS NO HAUL OFF ALLOWED FOR CONSTRUCTION  
THERE IS NO IMPORTED FILL ALLOWED FOR CONSTRUCTION

### SITE PLAN / SURVEY NOTE

BOUNDARY AND RELATED SITE SURVEY FEATURES DEPICTED THIS DRAWING DERIVED FROM SOUTHERN SURVEYING AND MAPPING COMPANY, INC. SURVEY AND SITE PLAN DTD. 6/11/08 PREPARED FOR EDWARD SWARTZ. THIS PLAN HAS BEEN PREPARED TO DEMONSTRATE REQUIRED COMPLIANCE WITH FEMA, ARC AND COBB COUNTY CRITERIA FOR DEVELOPMENT OF A SINGLE FAMILY RESIDENCE. BASED ON FINAL ARCHITECTURAL AND ENGINEERING PLANS A REVISED SITE PLAN IS REQUIRED FOR CONSTRUCTION PERMITTING DEMONSTRATING EQUIVALENT COMPLIANCE



No.	Revision	Date
Michael C. Glass Architect	Architecture Project Management 1159 Gail Drive Atlanta, Georgia 30318 (404) 634-9993	
PROJECT PROPOSED RIVERHOUSE 3991 PACES FERRY DRIVE VININGS, GA.		
TITLE PROPOSED SITE PLAN		
DWG. NO. AO		
DATE 12/14/16		SCALE AS NOTED