



# 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: MARCH 27, 2017

ARC REVIEW CODE: V1703161

TO: MAYOR JERE WOOD, CITY OF ROSWELL  
ATTN TO: JACKIE DEIBEL, PLANNER III  
FROM: Douglas R. Hooker, Executive Director, ARC

The Atlanta Regional Commission (ARC) has completed a regional review of the following proposal. Below is the ARC Interim 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-17-01R 201 Azalea Drive  
**Submitting Local Government:** City of Roswell

**Review Type:** Metro River

**Date Opened:** March 16, 2017

**Date Closed:** March 26, 2017

**INTERIM FINDING:** ARC staff has completed the review of this application for a MRPA Certificate. The ARC staff Interim Finding is that the proposed land disturbing activity is inconsistent with the Chattahoochee Corridor Plan standards, with a recommendation to not build the proposed houses on the site and a further recommendation to either not develop the property or to develop a use consistent with the current zoning and the terms of the 1978 Chattahoochee River Park review. It is ARC's understanding that the City of Roswell is negotiating with the applicant, and this review process will remain on hold until there is a resolution.

**Additional Comments:** None

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

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
CITY OF SANDY SPRINGS

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](mailto: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)

March 27, 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-17-01R 201 Azalea Drive for the City of Roswell in Fulton County, Georgia. This project will involve the construction of two single family homes on lands previously included in the Chattahoochee River Park Phase II review (RC-78-87FC).

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 for 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.

The Georgia Metropolitan River Protection Act of 1973 (MRPA) protects the river corridor from inappropriate land use and includes language that provides for protection of aesthetics and viewsheds in the vicinity of the park. The Atlanta Regional Commission's preliminary findings found the proposed land disturbing activity to be inconsistent with the Chattahoochee Corridor Plan standards. The CRNRA concurs with these findings and requests that this application be denied.

We appreciate your consideration of these comments. Please feel free to contact Deanna Greco, Chief of Planning and Resource Management, directly if you have questions. She can be reached at 678-538-1321 or by email at [Deanna\\_Greco@nps.gov](mailto:Deanna_Greco@nps.gov).

Thank you,

William L. Cox  
Superintendent