

DATE: FEBRUARY 23, 2018

ARC REVIEW CODE: V1802122

TO: CHAIRMAN MIKE BOYCE, Cobb County
ATTN TO: DAVID BREADEN, SENIOR STORMWATER ENGINEER, Cobb County
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-18-02CC Lee Industrial Drive

Submitting Local Government: Cobb County

Review Type: Metro River

Date Opened: February 12, 2018

Date Closed: February 23, 2018

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 development, while not consistent with the Chattahoochee Corridor Plan in all respects, will provide a level of land and water resource protection equivalent to an application consistent with the Plan.

Additional Comments: An application for a Metropolitan River Protection Act (MRPA) Certificate for a proposed project that will relocate and replace navigational and light structures on the approach path to Fulton County Airport on the Cobb side of the river, as required by the FAA. The existing approach and structures were in place before the Act took effect in 1998. To meet FAA requirements, three structures in the 500-year river floodplain will be more than 35 feet in height, which will exceed the Plan's height limit in that floodplain. Limitations on signal range between the navigational aids require that one tower be in the 150-foot river setback (it is being relocated from within the 50-foot buffer). While these issues prevent the proposal from being fully consistent with the Plan, it is staff opinion that the signal range limits and FAA requirements are physical and legal hardships that prevent the project from achieving full consistency, and that the proposed design will not increase development or activity intensity over existing levels. For these reasons, staff proposes a finding equivalent to a project that is fully consistent with the Plan.

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

ARC COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
FULTON COUNTY

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY
CITY OF ATLANTA

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Jim Santo at (470) 378-1550. This finding will be published to the ARC website at: <http://www.atlantaregional.org/landuse>.