

DATE: NOVEMBER 10, 2021

ARC REVIEW CODE: RC-21-03CC

TO: Chairwoman Lisa Cupid, Cobb County
ATTN TO: David Breden, Cobb County, Cobb County Stormwater Management Division
FROM: Douglas R. Hooker, Executive Director, ARC

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: 3151 Elizabeth Lane - RC-21-03CC

Review Type: Metro River

MRPA Code: RC-21-03CC

Description: A Metropolitan River Protection Act (MRPA) review of a proposal to expand an existing warehouse and add new storage buildings on a 7.05 acre property at 3151 Elizabeth Lane in Cobb County. The entire site falls within the Chattahoochee River Corridor boundary.

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

Submitting Local Government: Cobb County

Land Lot: 961, 965, 966 **District:** 17 **Section:** 2

Date Opened: November 10, 2021

Deadline for Comments: November 20, 2021

Earliest the Regional Review can be Completed: November 20, 2021

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

ARC
NATIONAL PARK SERVICE
THE RIVERLINE HISTORIC AREA INC.

GEORGIA DEPT. OF NATURAL RESOURCES
GEORGIA CONSERVANCY
Fulton County

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY

If you have any questions regarding this review, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before **November 20, 2021**, we will assume that your agency has no additional comments and will close the review. Comments by email are strongly encouraged. The ARC review website is located at: <http://www.atlantaregional.org/land-use/planreviews>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: NOVEMBER 10, 2021

ARC REVIEW CODE: V2111101

TO: ARC Community Development and Natural Resources Managers

FROM: Donald Shockey, 470-378-1531

Reviewing staff by Jurisdiction:

Community Development: Smith, Andrew

Natural Resources: Santo, Jim

Name of Proposal: 3151 Elizabeth Lane - RC-21-03CC

Review Type: Metro River

Description: A Metropolitan River Protection Act (MRPA) review of a proposal to expand an existing warehouse and add new storage buildings on a 7.05 acre property at 3151 Elizabeth Lane in Cobb County. The entire site falls within the Chattahoochee River Corridor.

Submitting Local Government: Cobb County

Date Opened: November 10, 2021

Deadline for Comments: November 10, 2021

Earliest the Regional Review can be Completed: November 10, 2021

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:

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Cobb County
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Defoor Hills, LLC / Gregg Mizerak
Mailing Address: 3151 Elizabeth Lane SE
City: Smyrna State: GA Zip: 30080
Contact Phone Numbers (w/Area Code):
Daytime Phone: 770-767-3206 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Contineo Group / Juan Del Rio
Mailing Address: 755 Commerce Drive, Suite 800
City: Decatur State: GA Zip: 30092
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-399-5192 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: Randall Brothers
Description of Proposed Use: Existing developed lot with warehouse building to be expanded and additional storage buildings to be placed on the property.
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 961, 965, 966. District 17th, Section 2,
Cobb County
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
3151 Elizabeth Lane SE, Smyrna GA 30080. 960 LF Southeast to the intersection with Atlanta Road
Size of Development (Use as Applicable):
Acres: Inside Corridor: 7.06 7.05 acres
Outside Corridor: 0
Total: 7.06 7.05 acres
(11/9/21)
Lots: Inside Corridor: _____
Outside Corridor: 0
Total: 0
(11/9/21)
Units: Inside Corridor: _____
Outside Corridor: 0
Total: 0
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): RC-76-S2CC – 1976 – R.L. Sanders Roofing

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 Cobb County

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	_____	_____	_____	(80)_____	(60)_____
C	3.77 ac	3.06 ac *	2.57 ac **	(70) 81*	(45) 69**
D	2.42 ac	1.09 ac *	0.04 ac **	(50) 45*	(30) 1.65**
E	0.86 ac	0.06 ac *	0.01 ac **	(30) 7*	(15) 1.2**
F	_____	_____	_____	(10)_____	(2)_____
Total:	7.05 ac	_____	_____	N/A	N/A

* Includes a transfer of 0.20 acres of land disturbance from E to C at 1-to-1.5 (0.20 x 1.5 = 0.30 ac) and a transfer of 0.12 acres of land disturbance from D to C (combined transfer of 0.42 ac) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

** Includes a transfer of 0.12 acres of impervious surface from E to C at 1-to-1.5 (0.12 x 1.5 = 0.18 ac) and a transfer of 0.69 ac of impervious surface from D to C (combined transfer of 0.87 ac) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan.

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: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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? No

If "yes", indicate the 500-year flood plain elevation: _____

NOTE: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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:

X Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

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

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

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

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

X Existing vegetation plan.

X Proposed grading plan.

X Certified as-builts of all existing land disturbance and impervious surfaces.

X Approved erosion control plan.

X 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)

Gregg Mizerak

Gregg Mizerak 8/16/2021
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:

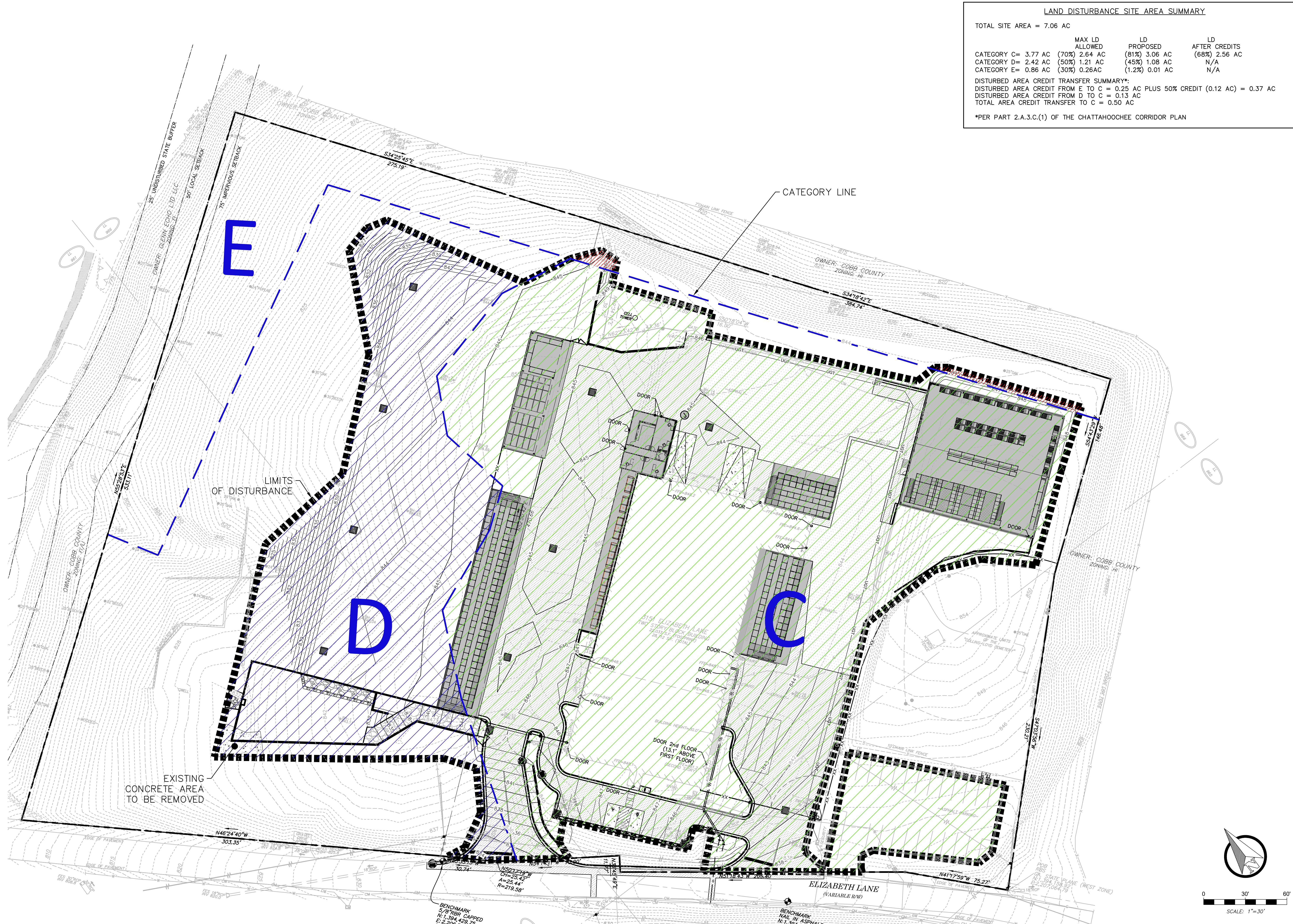
Juan P. Del Rio

Juan P. Del Rio 8/16/2021
Signature(s) of Applicant(s) or Agent(s) Date

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

APPROVED
By David W. Breaeden, PE at 8:36 am, Aug 27, 2021

Signature of Chief Elected Official or Official's Designee Date



LAND DISTURBANCE SITE AREA SUMMARY					
TOTAL SITE AREA = 7.06 AC					
		MAX LD ALLOWED	LD PROPOSED	LD AFTER CREDITS	
CATEGORY C=	3.77 AC (70%)	2.64 AC (81%)	3.06 AC (45%)	2.56 AC (68%)	
CATEGORY D=	2.42 AC (50%)	1.21 AC (30%)	1.08 AC (1.2%)	N/A	
CATEGORY E=	0.86 AC (30%)	0.26 AC	0.01 AC	N/A	
DISTURBED AREA CREDIT TRANSFER SUMMARY*:					
DISTURBED AREA CREDIT FROM E TO C = 0.25 AC PLUS 50% CREDIT (0.12 AC) = 0.37 AC					
DISTURBED AREA CREDIT FROM D TO C = 0.13 AC					
TOTAL AREA CREDIT TRANSFER TO C = 0.50 AC					
*PER PART 2.A.3.C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN					

CONTINUED GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.fcengineer.com



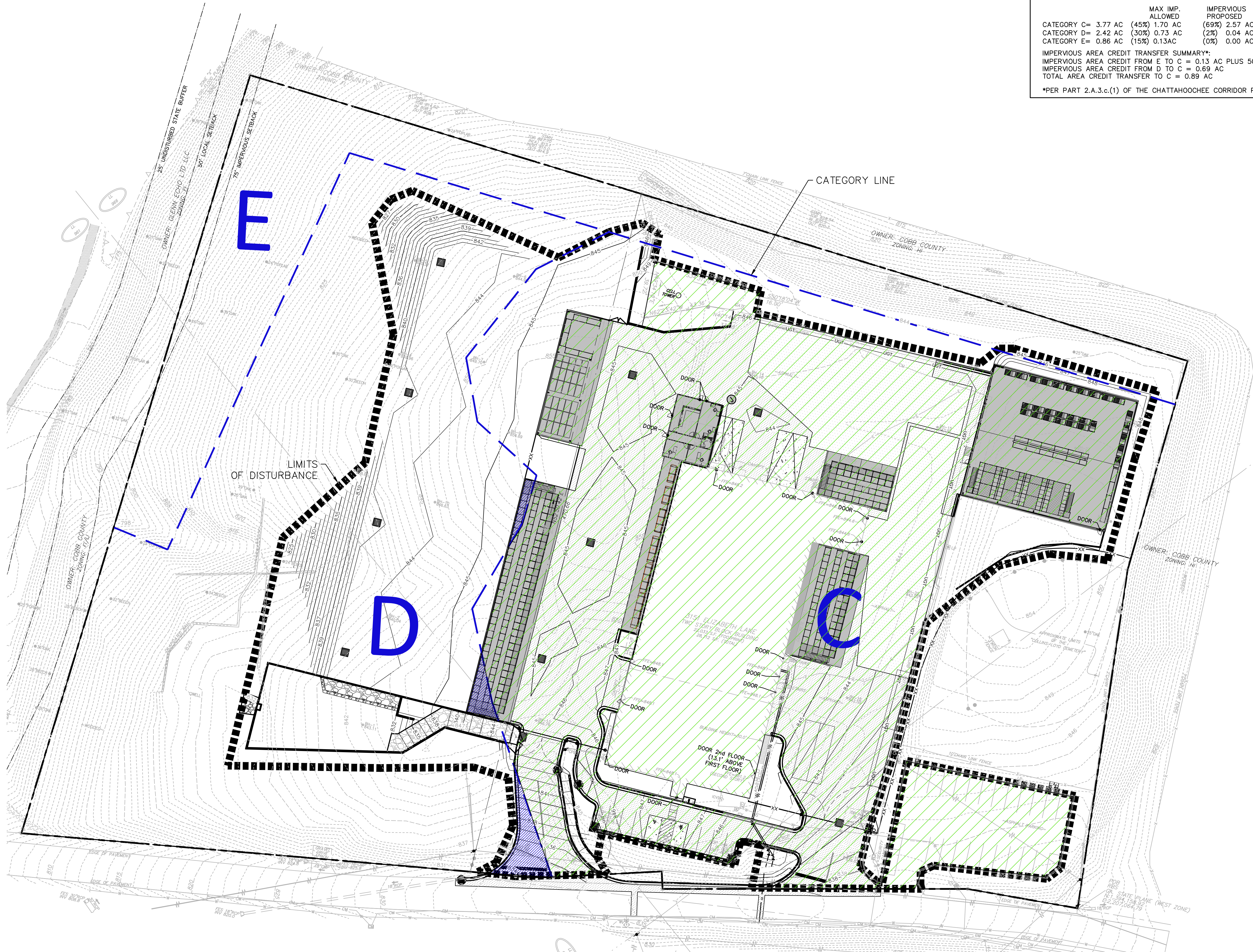
RANDALL BROTHERS
3151 ELIZABETH LANE SE.
SMYRNA, GA 30080
CONTACT: GERG MIZERAK
770-767-3206

RANDALL BROTHERS
JURISDICTION: COBB COUNTY
ISSUED FOR: PERMIT
PARCELS 17096600030, 17096600020
LOCATION: 3151 ELIZABETH LANE SE
SMYRNA, GA 30080

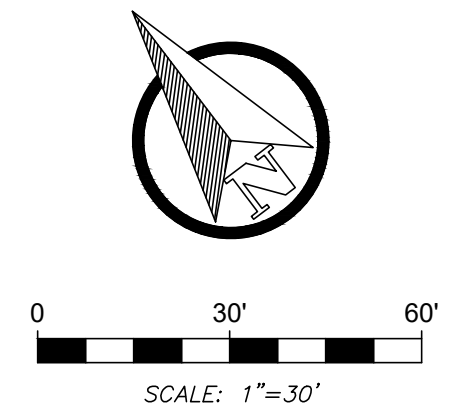
#	DATE	REVISIONS

DRAWN: JPD
CHECK: BHR
JOB NO: 21-125
DATE: 10/22/21

ARC LD PLAN
SHEET 1 OF 2



IMPERVIOUS SITE AREA SUMMARY				
TOTAL SITE AREA = 7.06 AC				
		MAX IMP. ALLOWED	IMPERVIOUS PROPOSED	IMPERVIOUS AFTER CREDITS
CATEGORY C=	3.77 AC (45%)	1.70 AC (69%)	2.57 AC (69%)	1.68 AC (44%)
CATEGORY D=	2.42 AC (30%)	0.73 AC (2%)	0.04 AC (2%)	N/A
CATEGORY E=	0.86 AC (15%)	0.13AC (0%)	0.00 AC (0%)	N/A
IMPERVIOUS AREA CREDIT TRANSFER SUMMARY*:				
IMPERVIOUS AREA CREDIT FROM E TO C = 0.13 AC PLUS 50% CREDIT (0.07AC) =0.20 AC				
IMPERVIOUS AREA CREDIT FROM D TO C = 0.69 AC				
TOTAL AREA CREDIT TRANSFER TO C = 0.89 AC				
*PER PART 2.A.3.c.(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN				



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RANDALL BROTHERS
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ISSUED FOR: PERMIT
PARCELS 17096600030, 17096600020
LOCATION: 3151 ELIZABETH LANE SE
SMYRNA, GA 30080

#	DATE	REVISIONS

DRAWN: JPD	CHECK: BHR
JOB NO: 21-125	DATE: 10/22/21