

DATE: JUNE 2, 2022

TO: CHAIRMAN ALFRED JOHN, Forsyth County  
ATTN TO: BETH GARMON, PLANNER III, Forsyth County  
FROM: Anna Roach, Executive Director, Atlanta Regional Commission 

ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship 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:** Gary's Wine and More RC-22-01FORC

**Submitting Local Government:** Forsyth County

**Date Opened:** May 16, 2022

**Date Closed:** June 2, 2022

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

**Additional Comments:** No comments were received.

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
FORSYTH COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
GWINNETT COUNTY

CHATTAHOOCHEE RIVERKEEPER  
CITY OF SUGAR HILL

If you have any questions regarding this review, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.

# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: FORSYTH COUNTY

2. Owner(s) of Record of Property to be Reviewed:

Name(s): Cambridge Faire Properties, LLC. & White Repair & Contracting Co.

Mailing Address: 450 Rockwell Church Rd. NE

City: Winder State: GA Zip: 30680

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404-242-6201

Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_

3. Applicant(s) or Applicant's Agent(s):

Name(s): Paramount Engineering, LLC. - George Harper

Mailing Address: PO Box 71912

City: Newnan State: GA Zip: 30271

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770-473-9576

Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_

4. Proposed Land or Water Use:

Name of Development: Gary's Wine & More

Description of Proposed Use: Proposed driveway through property located in MRPA Corridor to serve new liquor store located outside the corridor

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: LL 55, 14th District, Forsyth County, GA.

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_

River Club Drive & Buford Hwy.

Size of Development (Use as Applicable):

Acres: Inside Corridor: 4.67 Ac.

Outside Corridor: 0.16 Ac.

Total: 4.83 Ac.

Lots: Inside Corridor: N/A

Outside Corridor: \_\_\_\_\_

Total: \_\_\_\_\_

Units: Inside Corridor: N/A

Outside Corridor: \_\_\_\_\_

Total: \_\_\_\_\_

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: N/A

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?** NO

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): \_\_\_\_\_

**7. How Will Sewage from this Development be Treated?**

**A. Septic tank** N/A DRIVEWAY ONLY

**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** \_\_\_\_\_

**8. Summary of Vulnerability Analysis of Proposed Land or Water Use:**

| <b>Vulnerability Category</b> | <b>Total Acreage (or Sq. Footage)</b> | <b>Total Acreage (or Sq. Footage) Land Disturbance</b> | <b>Total Acreage (or Sq. Footage) Imperv. Surface</b> | <b>Percent Land <u>Disturb.</u> (Maximums Shown In Parentheses)</b> | <b>Percent Imperv. <u>Surf.</u></b> |
|-------------------------------|---------------------------------------|--------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------|
| <b>A</b>                      | _____                                 | _____                                                  | _____                                                 | <b>(90)</b> _____                                                   | <b>(75)</b> _____                   |
| <b>B</b>                      | _____                                 | _____                                                  | _____                                                 | <b>(80)</b> _____                                                   | <b>(60)</b> _____                   |
| <b>C</b>                      | <u>201,976 sf.</u>                    | <u>16,472 sf.</u>                                      | <u>8,214 sf.</u>                                      | <b>(70)</b> <u>8.2</u>                                              | <b>(45)</b> <u>4.1</u>              |
| <b>D</b>                      | _____                                 | _____                                                  | _____                                                 | <b>(50)</b> _____                                                   | <b>(30)</b> _____                   |
| <b>E</b>                      | _____                                 | _____                                                  | _____                                                 | <b>(30)</b> _____                                                   | <b>(15)</b> _____                   |
| <b>F</b>                      | _____                                 | _____                                                  | _____                                                 | <b>(10)</b> _____                                                   | <b>(2)</b> _____                    |
| <b>Total:</b>                 | <u>201,976 sf.</u>                    | <u>16,742 sf.</u>                                      | <u>8,214 sf.</u>                                      | <b>N/A</b>                                                          | <b>N/A</b>                          |

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)

*Loren Murphy, Pres White Repair Contracting  
Loren Murphy, Asst MGR Cambridge Fairway Prop*

*4-15-22*

\_\_\_\_\_  
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:

\_\_\_\_\_

*[Signature]*

04-11-22

\_\_\_\_\_  
Signature(s) of Applicant(s) or Agent(s)

\_\_\_\_\_  
Date

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

*[Signature]*

*4/29/22*

\_\_\_\_\_  
Signature of Chief Elected Official or Official's Designee

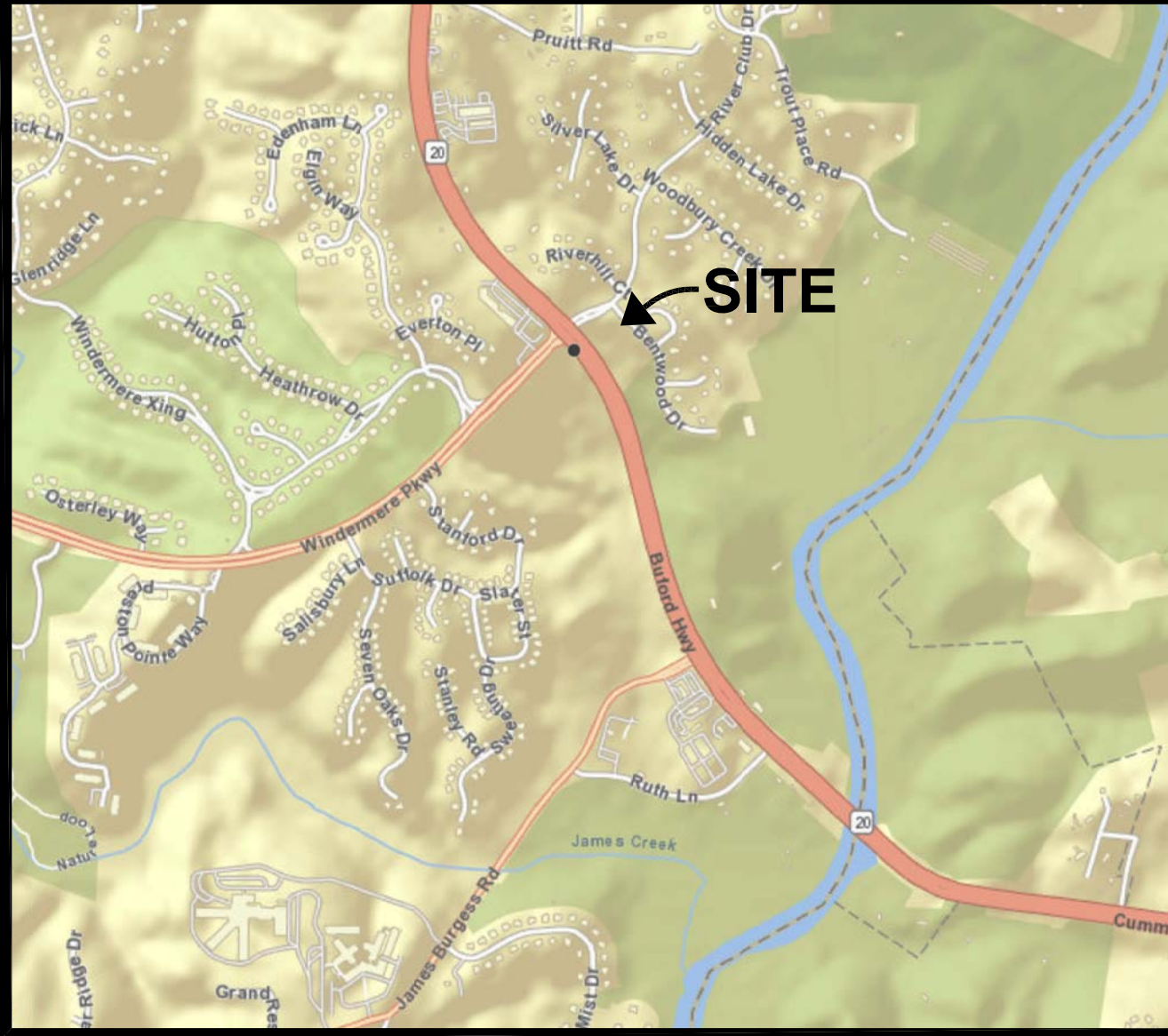
\_\_\_\_\_  
Date

| ACTIVITY SCHEDULE                                  | MONTH | 1 | 2 | 3 | 4 |
|----------------------------------------------------|-------|---|---|---|---|
| 1. Installation of Erosion Control Measures/ TPF   |       |   |   |   |   |
| 2. Clearing & Grading Operations                   |       |   |   |   |   |
| 3. Building & Parking Lot Construction             |       |   |   |   |   |
| 4. Grassing-Mulching, Temp. & Perm. Vegetation     |       |   |   |   |   |
| 5. Maintenance of Erosion Control Measures         |       |   |   |   |   |
| 6. Installation of Water Quality Device            |       |   |   |   |   |
| 7. Final landscaping, grassing, cleaning of drains |       |   |   |   |   |

PROPERTY OWNER:

CAMBRIDGE FAIRE  
PROPERTIES, LLC. & WHITE  
REPAIR & CONTRACTING CO.  
450 ROCKWELL CHURCH RD. NE  
WINDER, GA. 30680

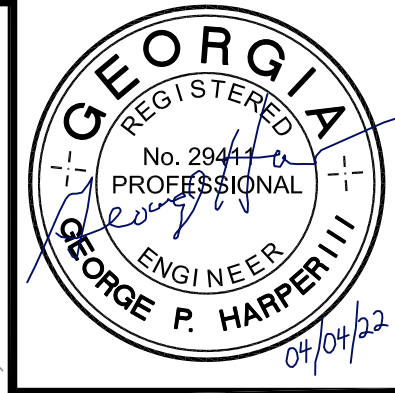
TOTAL SITE AREA- 4.83 Acres  
TOTAL DIST. AREA- 0.38 Acres



Location Map N.T.S.

Paramount  
ENGINEERING, LLC

PH: (770) 473-9576  
george@paramountengineering.com



| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |
|      |      |             |

|           |                           |
|-----------|---------------------------|
| PROJECT:  | GARY'S WINE & MORE        |
| SHEET:    | SITE/GRADING/EROSION PLAN |
| LL 55     | 14TH DISTRICT             |
| DATE:     | 10/11/2021                |
| DRAWN BY: | GPH                       |
| SCALE:    | 1" = 30'                  |

|       |   |
|-------|---|
| SHEET | 2 |
|-------|---|

