

DATE: MAY 16, 2022

TO: Chairman Alfred John, Forsyth County Board of Commissioners
ATTN TO: Beth Garmon, Planner III, Forsyth County Dept. of Planning and Community Development
FROM: Mike Alexander, Director, ARC Center for Livable Communities

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a Metropolitan River Protection Act regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal.

Name of Proposal: Gary's Wine and More Driveway RC-22-01FORC
MRPA Code: RC-22-01FORC

Description: A MRPA review of a proposal to construct a new driveway within the Chattahoochee River Corridor to service a new liquor store located outside of the Corridor at the SE intersection of River Club Drive and Buford Highway in Forsyth County. The project proposes a Vulnerability Category C land disturbance area of 16,472 SF or 8.2% of the total site which is within the 70% maximum allowed. The project also proposes a Vulnerability Category C impervious area of 8,214 SF or 4.1% of the total site which is within the 45% allowed.

Preliminary Finding: ARC staff have begun a 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: Forsyth County

Land Lot: 55 **District:** 14 **Section:**

Date Opened: May 16, 2022

Deadline for Comments: May 26, 2022

Earliest the Regional Review can be Completed: Upon DCA approval

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING 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 dshockey@atlantaregional.org or (470) 378-1531. If ARC staff does not receive comments from you on or before May 26, 2022, 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>.

Review materials are attached.

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:

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>
A	_____	_____	_____	(90) _____	(75) _____
B	_____	_____	_____	(80) _____	(60) _____
C	201,976 sf.	16,472 sf.	8,214 sf.	(70) 8.2	(45) 4.1
D	_____	_____	_____	(50) _____	(30) _____
E	_____	_____	_____	(30) _____	(15) _____
F	_____	_____	_____	(10) _____	(2) _____
Total:	201,976 sf.	16,742 sf.	8,214 sf.	N/A	N/A

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

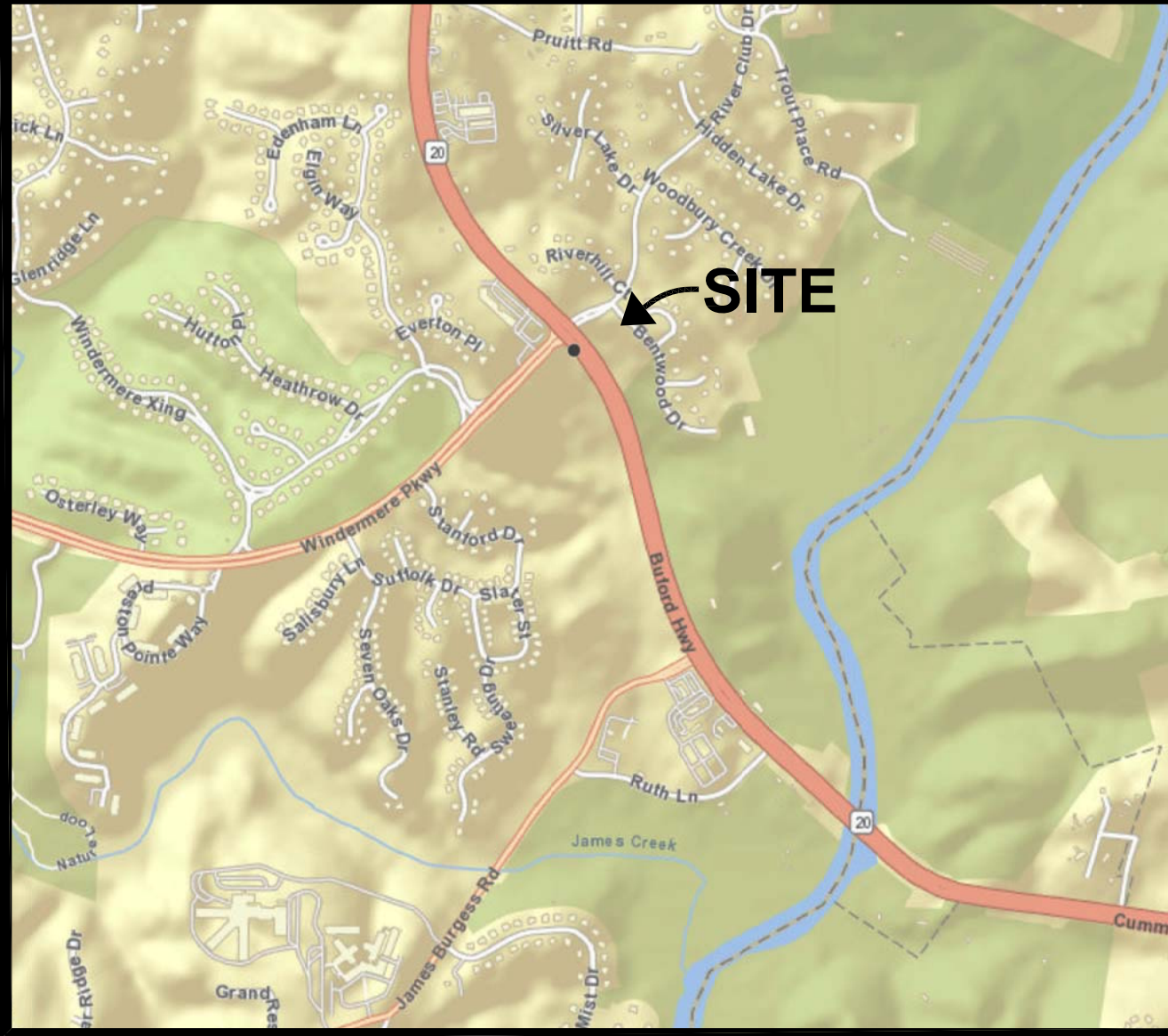
Date

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

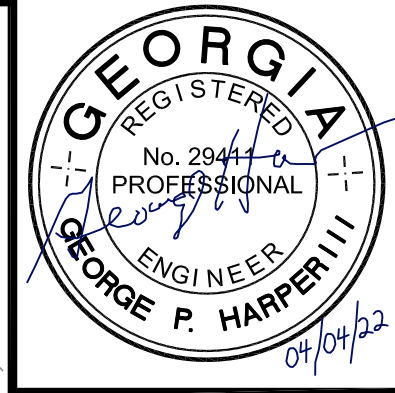
TOTAL SITE AREA- 4.83 Acres
TOTAL DIST. AREA- 0.38 Acres



Location Map N.T.S.

Paramount
ENGINEERING, LLC

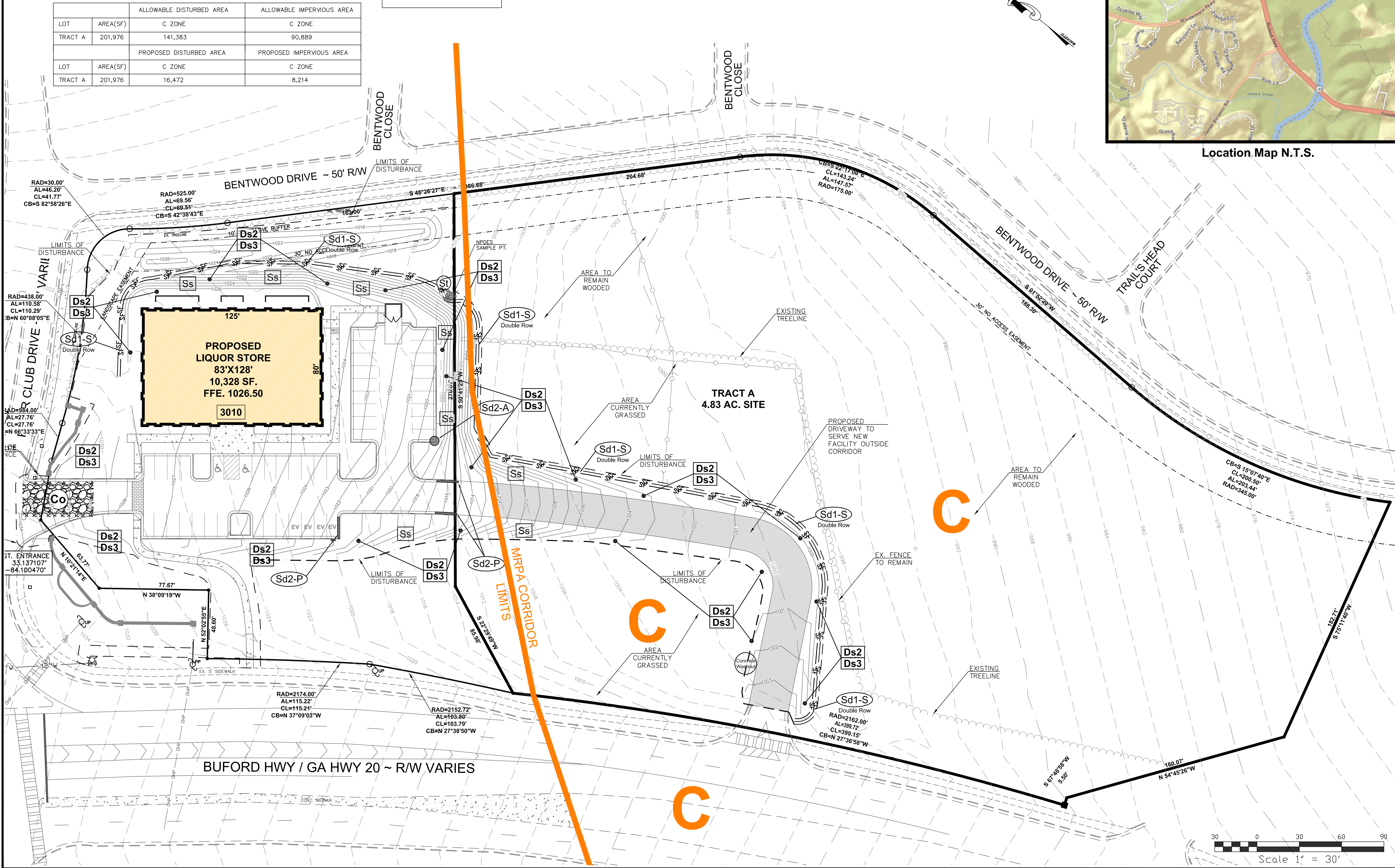
PH: (770) 473-9576
george@paramountengineering.com



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
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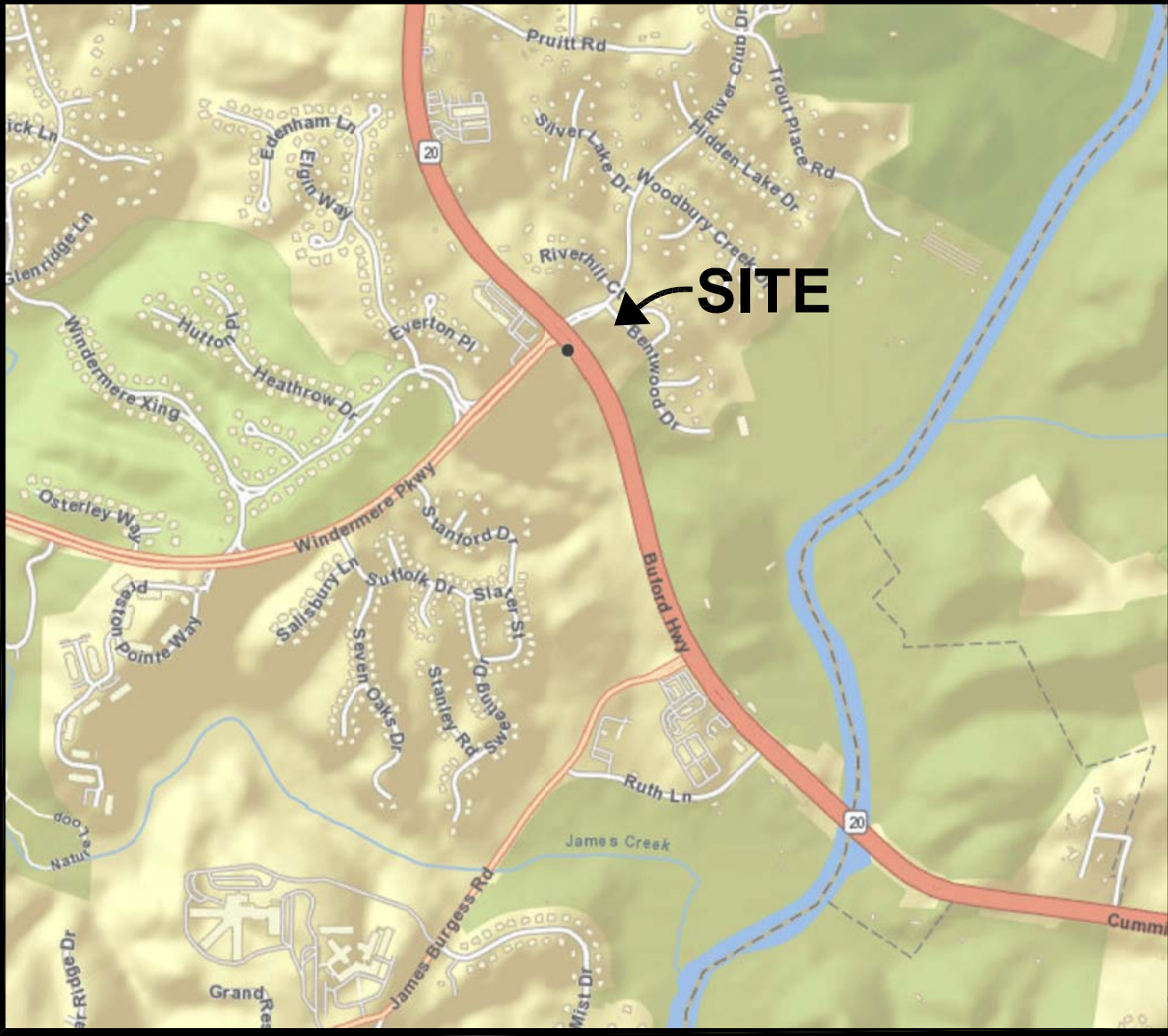
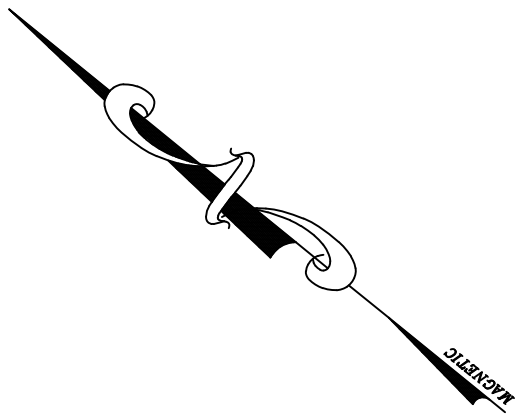


ACTIVITY SCHEDULE	MONTH	1	2	3	4
1. Installation of Erosion Control Measures/ TPF		■			
2. Clearing & Grading Operations		■			
3. Building & Parking Lot Construction			■	■	
4. Grassing-Mulching, Temp. & Perm. Vegetation			■	■	
5. Maintenance of Erosion Control Measures			■	■	
6. Installation of Water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

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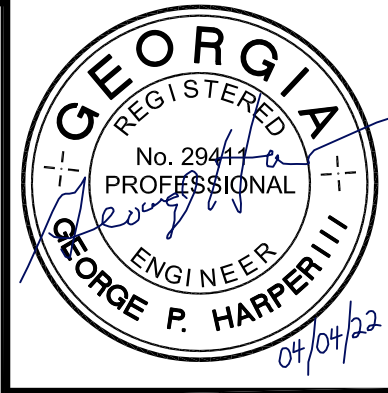
Location Map N.T.S.

Paramount

ENGINEERING, LLC

11 E. BROAD ST.
NEWNAN, GA. 30263

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



REV.	DATE	DESCRIPTION

DRAWING NO:

PROJECT:	GARY'S WINE & MORE
SHEET:	EX. VEGETATION PLAN
LL 55	14TH DISTRICT
DATE:	10/11/2021
DRAWN BY:	GPH
FORSYTH COUNTY	SCALE: 1" = 30'

SHEET

1

