



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: OCTOBER 12, 2022

**TO:** Mayor Tom Reed, City of Chattahoochee Hills  
**ATTN TO:** Mike Morton, Community Development Director, City of Chattahoochee Hills  
**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:** RC-22-01CH 8450 Cochran Road  
**MRPA Code:** RC-22-01CH

**Description:** A MRPA review of a proposal to construct a garage and parking area addition to an existing single-family house on a 6 acre site wholly within the Chattahoochee River Corridor at 8450 Cochran Road in the city of Chattahoochee Hills in Fulton County. The proposed land disturbance and impervious areas are within the allowed maximum limits.

**Preliminary Finding:** ARC staff have initiated 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:** City of Chattahoochee Hills

**Date Opened:** October 12, 2022

**Deadline for Comments:** October 24, 2022

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
CITY OF SOUTH FULTON

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
DOUGLAS COUNTY

CHATTAHOOCHEE RIVERKEEPER  
FULTON COUNTY

For questions, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If ARC staff does not receive comments from you on or before October 24, 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:** City of Chattahoochee Hills
2. **Owner(s) of Record of Property to be Reviewed:**  
**Name(s):** Anthony C. Evans, Sr. and Kati B. Evans  
**Mailing Address:** 7375 Bishop Road  
**City:** Fairburn **State:** Georgia **Zip:** 30213  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 678-576-0192 **Fax:** \_\_\_\_\_  
**Other Numbers:** \_\_\_\_\_
3. **Applicant(s) or Applicant's Agent(s):**  
**Name(s):** Carlton B. Evans  
**Mailing Address:** 8450 Cochran Road  
**City:** Chattahoochee Hills **State:** Georgia **Zip:** 30213  
**Contact Phone Numbers (w/Area Code):**  
**Daytime Phone:** 678-531-3339 **Fax:** \_\_\_\_\_  
**Other Numbers:** 770-463-0871
4. **Proposed Land or Water Use:**  
**Name of Development:** Existing Residence at 8450 Cochran Road.  
**Description of Proposed Use:** Garage addition TAB 1
5. **Property Description (Attach Legal Description and Vicinity Map):**  
**Land Lot(s), District, Section, County:** Land Lot 38, District 9C, Fulton County.  
TAB 2: Legal description, plat and vicinity maps.  
**Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:** Rural area.  
8450 Cochran Road, Chattahoochee Hills. Nearest intersection: Church St. approx. 2,000 ft. southwest..  
**Size of Development (Use as Applicable):**  
**Acres:** **Inside Corridor:** 5.97 acres for property. See below for development size.  
**Outside Corridor:** \_\_\_\_\_  
**Total:** 5.97 acres  
**Lots:** **Inside Corridor:** \_\_\_\_\_  
**Outside Corridor:** \_\_\_\_\_  
**Total:** \_\_\_\_\_  
**Units:** **Inside Corridor:** \_\_\_\_\_  
**Outside Corridor:** \_\_\_\_\_  
**Total:** \_\_\_\_\_  
**Other Size Descriptor (i.e., Length and Width of Easement):**  
**Inside Corridor:** Garage addition: 1584 s.f. Parking pad: 1500 s.f.  
**Outside Corridor:** 0  
**Total:** 3084 s.f.

**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** X - No change in septic required

**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	_____	_____	_____	(70)_____	(45)_____
D	1,446 SF	723 SF	434 SF	(50) 50	(30) 30
E	247,756 SF	74,327 SF	37,164 SF	(30) 30	(15) 15
F	_____	_____	_____	(10)_____	(2)_____
WATER	12,278 SF	_____	_____	_____	_____
Total:	261,480 SF	75,050 SF	37,598 SF	N/A	N/A

**Note:** Page revised by J. Santo, ARC – 10-03-2022

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes  
If "yes", indicate the 100-year floodplain elevation: 749 msl *Cons - 10/03/22*

**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? Yes

If "yes", indicate the 500-year flood plain elevation: ATTACHMENT 4 APPROX. 750 msl *Cons 10/03/22*

**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:**

- ☒ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).
- ☒ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)
- ☒ Written consent of all owners to this application. (Space provided on this form)
- ☒ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)
- ☒ Description of proposed use(s). (Space provided on this form)
- ☒ Existing vegetation plan.
- ☒ Proposed grading plan.
- ☒ Certified as-builts of all existing land disturbance and impervious surfaces.
- ☒ Approved erosion control plan.
- ☒ 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.

TAB 4

☒ Land-disturbance plan.

TAB 5

**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)

Anthony C. Evans, Sr. and Kati B. Evans

7375 Bishop Road, Fairburn, Georgia 30213

Anthony C. Evans Kati B. Evans 6/29/2022  
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:

Carlton B. Evans

8450 Cochran Road, Chattahoochee Hills, Georgia 30213

Carlton B. Evans 6-29-22  
Signature(s) of Applicant(s) or Agent(s) Date

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

[Signature] 9/14/22  
Signature of Chief Elected Official or Official's Designee Date

When Recorded Please Return To:  
**The Gurvey Law Group, P.C.**  
1141 Sheridan Road, NE  
Atlanta, GA 30324

File #: 0704004  
RE: 8450 Cochran Road

STATE OF GEORGIA  
COUNTY OF FULTON

**LIMITED WARRANTY DEED**

THIS INDENTURE, made this 7th day of September, 2007 between LIQUIDATION PROPERTIES, INC. as party of the first part, herein called Grantor, and ANTHONY C. EVANS SR. as party of the second part, herein called Grantee.

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey and confirm unto the said Grantee, his heirs and assigns,

All that tract or parcel of land lying and being in Land Lot 38, District 9C, Fulton County, Georgia, Parcel Identification 09C-0601-0038-031-2, and more particularly described as follows:

Beginning at a point on the South side of Cochran Road (a 60 foot right-of-way) 1670.55 feet East of the intersection of Campbellton-Fairburn Road and running thence North 76 degrees 32 minutes 42 seconds East for a distance of 17.62 feet along the South side of Cochran Road to a point thence North 82 degrees 19 minutes 39 seconds East for a distance of 589.72 feet along the South side of Cochran Road to a point thence South 12 degrees 41 minutes 53 seconds East for a distance of 547.44 feet to a point thence South 77 degrees 18 minutes 07 seconds West for a distance of 311.49 feet to an iron pin found thence North 38 degrees 48 minutes 48 seconds West for a distance of 666.95 feet to the point of beginning. Said property contains 5.9553 acres more or less.


This conveyance is subject to easements, agreements and restrictive covenants of record as well as land use ordinances and regulations.

TO HAVE AND TO HOLD the Land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, his heirs and assigns, forever, in **FEE SIMPLE**.

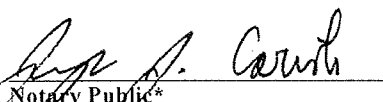
AND GRANTOR, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, his heirs and assigns, against claims of any persons owning, holding or claiming by, through or under said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

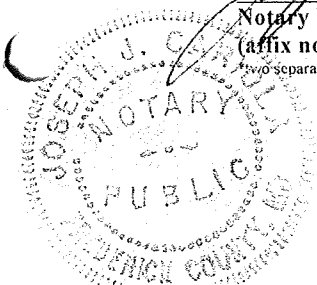
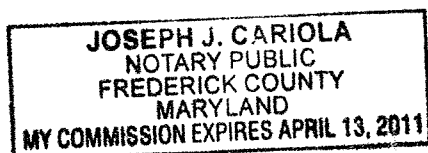
Signed, sealed and delivered in the presence of:

  
Unofficial Witness\*

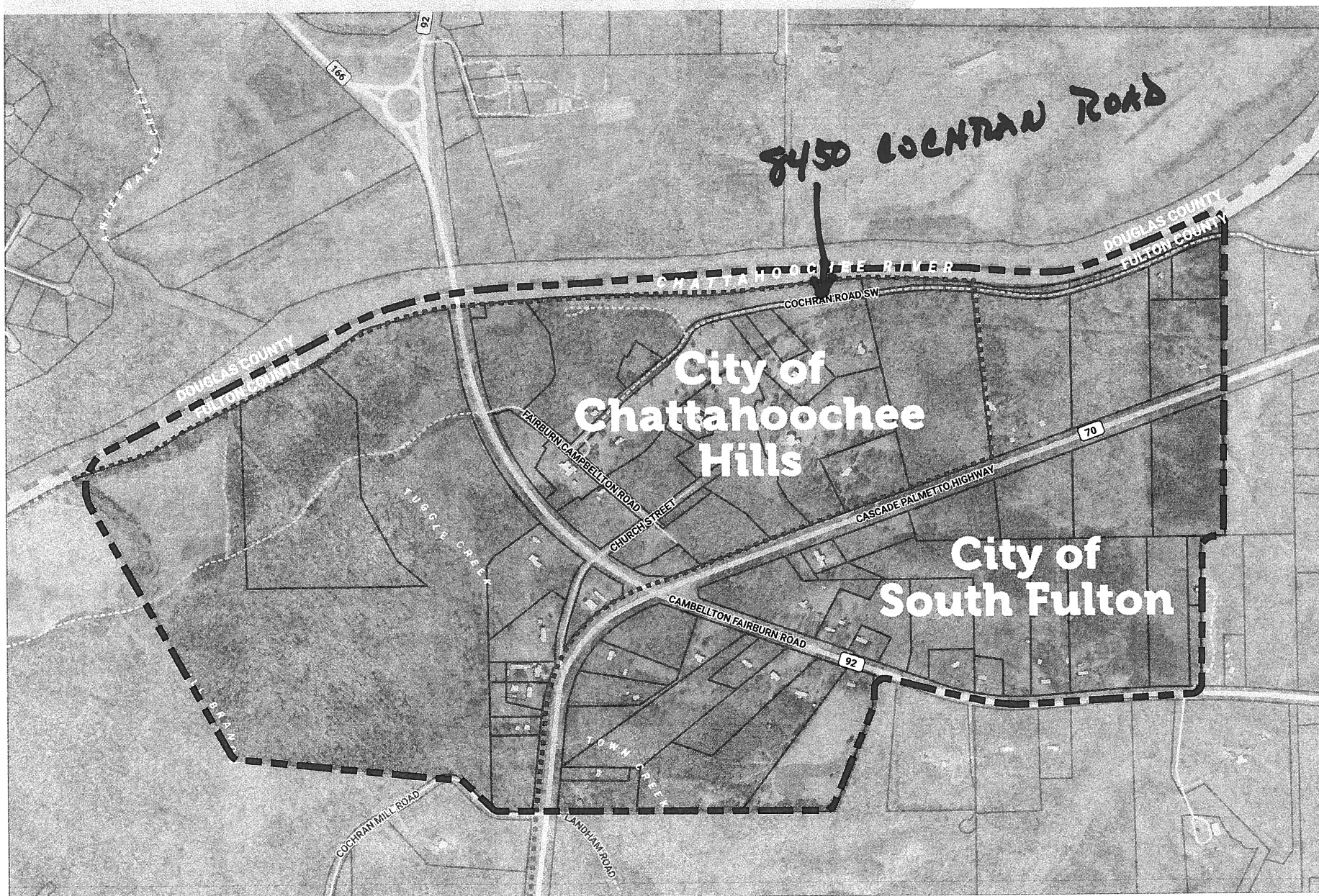
Liquidation Properties, Inc.

  
Notary Public\*  
(affix notary seal and stamp)  
Two separate witnesses are required

  
By  
Melinda Garrott,  
Assistant Vice President







NOT TO SCALE

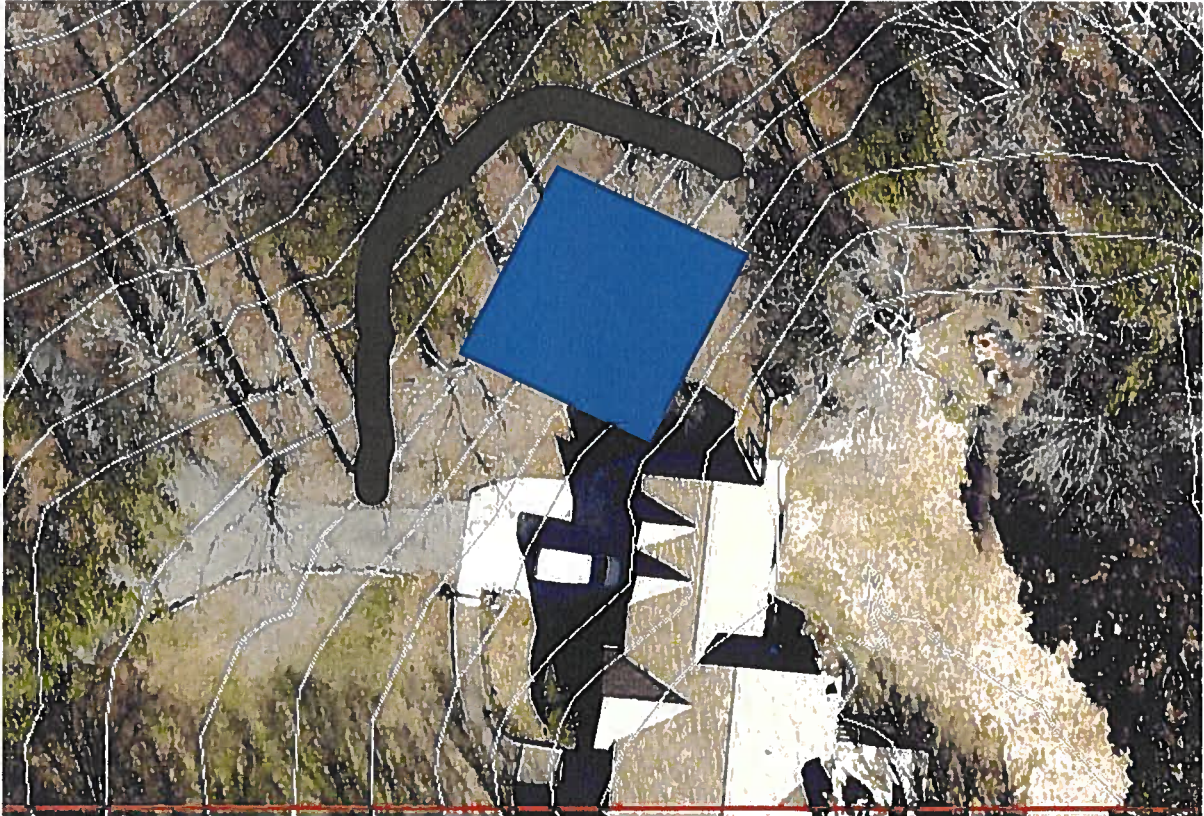




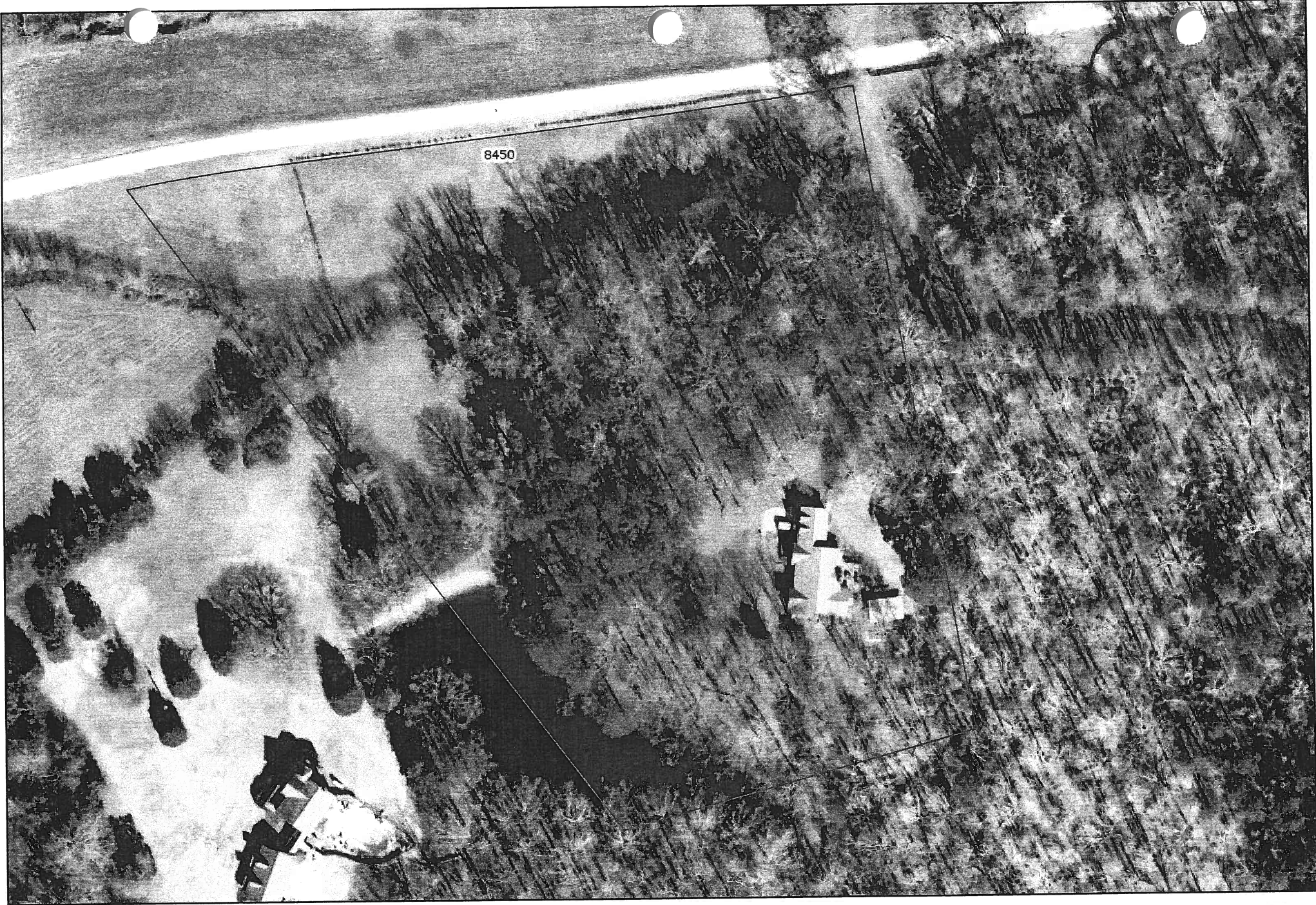
## EVANS GARAGE

### Silt Fence Placement

Broad black line shows the location of the silt fence.







Date: 6/19/2022  
Map Size: 8.5x11 (LETTER)



## Fulton County GIS

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.



# 8450 Cochran Rd, Fairburn, GA 30213



Low Risk

Current Flood Zone:	X	
Probability of Flooding: (30-Year Period)	Not Available	Not Available
Base Flood Elevation:	Not Available	Not Available
Lowest Adj Grade:	Not Available	Not Available
Preliminary Flood Zone:	Not Available	Not Available
Flood Zone Change Type:	Not Available	Not Available

## Location Information

Panel:	13121C0318F
Watershed:	Middle Chattahoochee-Lake Harding
County:	FULTON
Community ID:	13121C
Map Status:	EFFECTIVE

\* Flood Depths shown on this report are derived from FEMA RiskMAP products and are rounded to the nearest tenth of a foot. These depths are calculated from HEC-RAS modeling and represent the best available data. Only areas within a RiskMAP studied watershed will have this data available. Please check back if your area is not currently available. For more information, please visit the FEMA Map Service Center at <https://msc.fema.gov/portal/resources/fq>

## Nature Doesn't Read Flood Maps

Many people don't understand just how risky the floodplain can be. There is a greater than 26% chance that a non-elevated home in the SFHA will be flooded during a 30-year mortgage period.

The chance that a major fire will occur during the same period is less than 10%!

FOR MORE INFORMATION VISIT, PLEASE VISIT:



Disclaimer: This data is not to be used to determine any base flood elevations or flood zone designations for NFIP (National Flood Insurance Program) purposes. For NFIP flood insurance and regulation purposes, please refer to the published effective FIRM (Flood Rate Insurance Map) for your area of concern. Values displayed for Current Flood Zone, Preliminary Flood Zone, Flood Zone Change Type, and Probability of Flooding over a 30-year period based on center of dot location, not extent of structure(s).