

DATE: OCTOBER 6, 2023

TO: Mayor Andre Dickens, City of Atlanta
ATTN TO: Keyetta Holmes, Zoning and Development Director, City of Atlanta
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: 2249-2261 Paul Avenue NW RC-23-10A
MRPA Code: RC-23-10A

Description: A regional MPRA review of a proposal to construct four single-family homes on a 1.2 acre site wholly within the Chattahoochee River Corridor at 2249-2261 Paul Avenue NW in the City of Atlanta. Each home will be two stories and include a driveway and two-car garage. The total proposed disturbed area of 26,131 SF and impervious area of 12,014 SF are within allowed limits.

Preliminary Finding: ARC staff have completed a preliminary review of an 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 Atlanta
Date Opened: October 6, 2023
Deadline for Comments: October 16, 2023

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

ATLANTA REGIONAL COMMISSION
HISTORIC RIVERLINE
CITY OF SMYRNA

GEORGIA DEPARTMENT OF NATURAL RESOURCE
CITY OF ATLANTA
GEORGIA CONSERVANCY

CHATTAHOOCHEE RIVERKEEPER
COBB COUNTY
NATIONAL PARK SERVICE

Please submit comments or questions to Donald Shockey at dshockey@atlantaregional.org. If no comments are received by October 16, ARC will assume that your agency has no input on the subject plan. For more information visit the ARC review website 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 Atlanta

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

MRPA-23-009
amended



Name(s): MG B Capital, LLC

Mailing Address: 1340 Center Drive

City: Dunwoody

State: Georgia

Zip: 30338

Contact Phone Numbers (w/Area Code):

Daytime Phone: (770) 757-7417 Fax: _____

Other Numbers: (404) 835-7484

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

Name(s): Caren Ann Nunnally

Mailing Address: 107 Spencer Way

City: Athens

State: Georgia

Zip: 30607

Contact Phone Numbers (w/Area Code):

Daytime Phone: (404) 441-5355 Fax: _____

Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: 2249 - 2261 Paul Avenue

Description of Proposed Use: New single-family homes (4)

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

Land Lot(s), District, Section, County: L.L. 253, 17th Land District

Fulton County

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

2265 Paul Avenue NW Lots 2-5

Size of Development (Use as Applicable):

Acres: Inside Corridor: 1.174 acres

Outside Corridor: 0 acres

Total: 1.174 acres

Lots: Inside Corridor: 4

Outside Corridor: 0

Total: 4

Units: Inside Corridor: 1

Outside Corridor: 0

Total: 1

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

Inside Corridor: N/A

Outside Corridor: N/A

Total: N/A

• **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

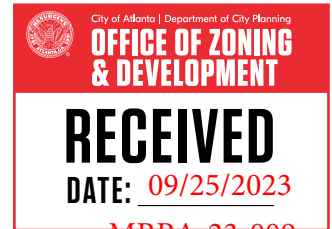
If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

• **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 ✓



• **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	<u>0</u>	<u>0</u>	<u>0</u>	(90) <u>—</u>	(75) <u>—</u>
B	<u>0</u>	<u>0</u>	<u>0</u>	(80) <u>—</u>	(60) <u>—</u>
C	<u>50,962</u>	<u>26,131</u>	<u>12,014</u>	(70) <u>51.3</u>	(45) <u>23.6</u>
D	<u>0</u>	<u>0</u>	<u>0</u>	(50) <u>—</u>	(30) <u>—</u>
E	<u>0</u>	<u>0</u>	<u>0</u>	(30) <u>—</u>	(15) <u>—</u>
F	<u>0</u>	<u>0</u>	<u>0</u>	(10) <u>—</u>	(2) <u>—</u>
Total:	<u>50,962</u>	<u>26,131</u>	<u>12,014</u>	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:

- ____ 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)



MRPA-23-009
amended

____ 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):

 x Site plan.

 x 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)

Matt Bernson Owner

Matt Bernson

9/22/23

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:

Caren Ann Nunnally Agent

Caren Ann Nunnally

9/22/23

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

Date

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

Keyetta M. Holmes

09/25/2023

Signature of Chief Elected Official or Official's Designee

Date



MRPA-22-009
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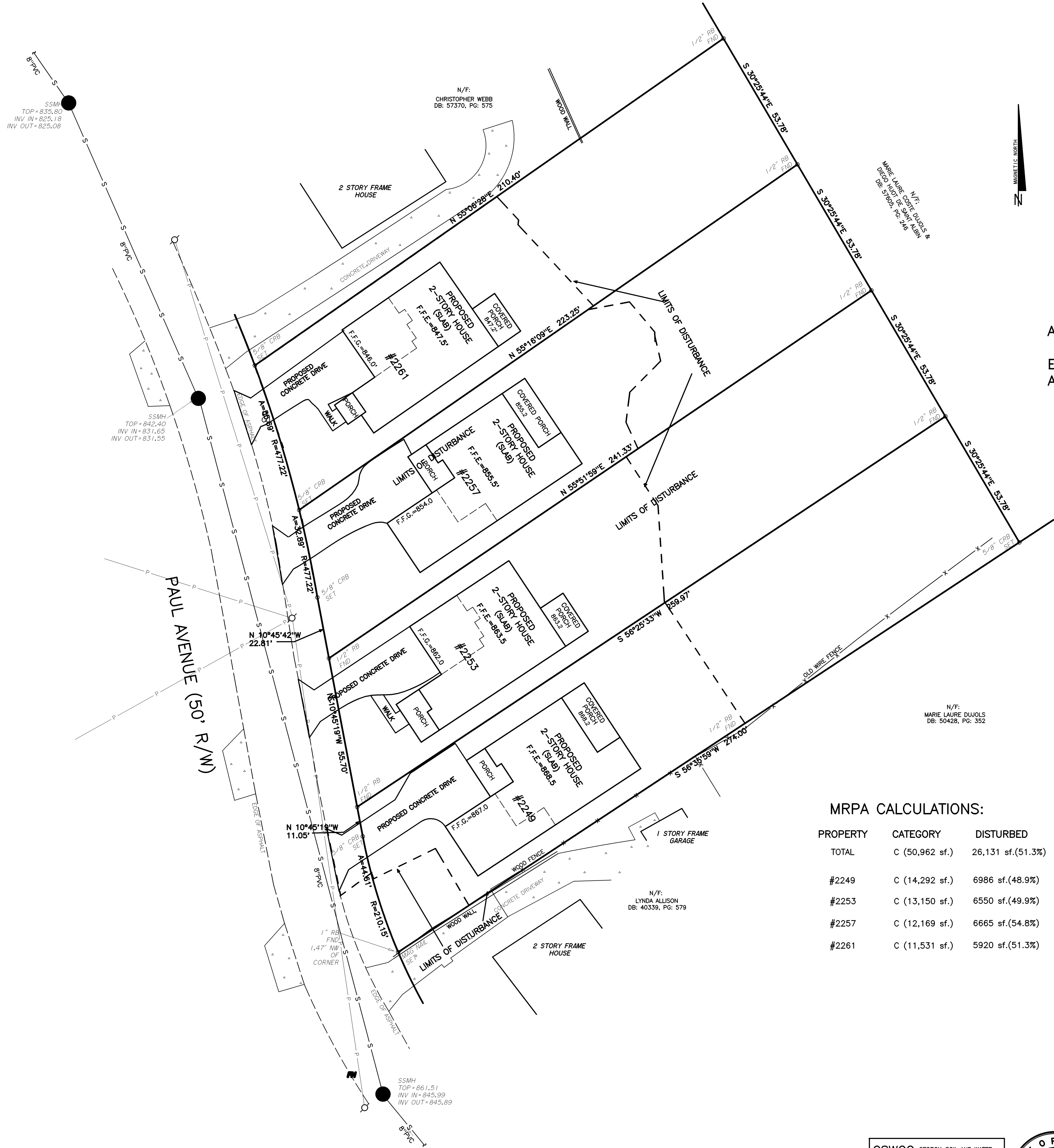
FLOOD HAZARD STATEMENT:

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0228 F, DATED 09/18/13

ZONING INFORMATION:

CLASSIFICATION: R-4A
SETBACKS: FRONT - 30 FEET
SIDE - 7 FEET
REAR - 15 FEET
MINIMUM LOT AREA - 7500 sf.
MINIMUM STREET FRONTAGE - 50 FEET
MAXIMUM LOT COVERAGE - 55%
MAXIMUM FLOOR AREA RATIO - 0.50
MINIMUM OFFSTREET PARKING - 1 SPACE

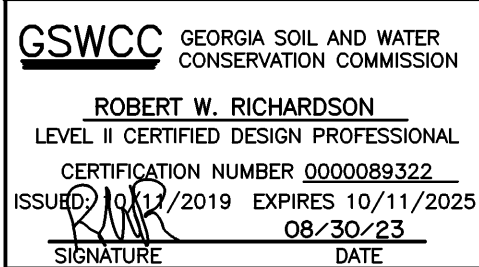
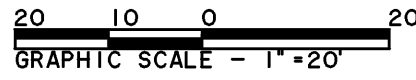
TOTAL AREA: 51,142 sf.
1.174 ACRES
DISTURBED AREA: 26,131 sf.
0.600 ACRES



ALL FOUR PROPERTIES FALL UNDER CATEGORY C
EXTENT OF 2000' CORRIDOR APPEARS TO RUN
ALONG SOUTHWEST PROPERTY LINE OF #2249

MRPA CALCULATIONS:

PROPERTY	CATEGORY	DISTURBED	ALLOWABLE	IMPERVIOUS	ALLOWABLE
TOTAL	C (50,962 sf.)	26,131 sf.(51.3%)	35,673 sf.(70%)	12,014 sf.(23.6%)	22,933 sf.(45%)
#2249	C (14,292 sf.)	6986 sf.(48.9%)	10,004 sf.(70%)	3256 sf.(22.8%)	6431 sf.(45%)
#2253	C (13,150 sf.)	6550 sf.(49.9%)	9250 sf.(70%)	2795 sf.(21.3%)	5917 sf.(45%)
#2257	C (12,169 sf.)	6665 sf.(54.8%)	8518 sf.(70%)	3209 sf.(26.4%)	5476 sf.(45%)
#2261	C (11,531 sf.)	5920 sf.(51.3%)	8071 sf.(70%)	2754 sf.(23.9%)	5189 sf.(45%)



ALPHA LAND SERVICES
P.O. BOX 1651
LOGANVILLE, GA 30052
CONTACT: ROBERT W. RICHARDSON
OFF: 770.696.4024 EMAIL: ROBERT@ALPHALANDSURVEYOR.COM

REVISION: 08/30/23

REF. PLAT: PB. 280 P. 104

SITE PLAN FOR:
2249-2261 PAUL AVENUE

LAND LOT: 253
DISTRICT: 17TH
COUNTY: FULTON
GEORGIA

LOT: 2-5 BLOCK:
SUB: 2265 PAUL AVENUE

AREA = 1.174 ACRES
JOB No. 23121SP