

DATE: APRIL 10, 2024

TO: Chairman Phil Miller, Douglas County Commission
ATTN TO: Allison Duncan, Planning and Zoning Manager, Douglas County
FROM: Mike Alexander, COO, Atlanta Regional Commission

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-24-01DC 5545 Creek Indian Trail
MRPA Code: RC-24-01DC

Description: A regional MRPA review of an existing single-family house with driveway and outbuildings on a 4.45 acre lot - 2.62 acres of which fall within the Chattahoochee River Corridor and 1.83 acres of which fall outside of it - at 5545 Creek Indian Trail in Douglas County. The house is located on the portion of the site outside the corridor while the driveway and outbuildings are located inside the corridor. No development of the current site is proposed but the lot has been subdivided to accommodate future development on the currently undeveloped portion of the site which will be reviewed separately. The total disturbed area of 14,904 SF and impervious area of 18,708 SF are within the allowed limits.

Preliminary Finding: ARC staff have conducted a preliminary review of an application for a MRPA Certificate for this 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: Douglas County
Land Lot: District: 0 Section:
Date Opened: April 10, 2024
Deadline for Comments: April 22, 2024
:

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

ATLANTA REGIONAL COMMISSION
NATIONAL PARK SERVICE
CITY OF CHATTAHOOCHEE HILLS

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA CONSERVANCY
DOUGLAS COUNTY

CHATTAHOOCHEE RIVERKEEPER
CITY OF SOUTH FULTON

Please submit comments to dshockey@atlantaregional.org. For questions, please contact Donald Shockey at dshockey@atlantaregional.org or (470) 378-1531. If no comments are received by April 22, 2024, 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.

ALLISON DUNCAN, AICP
Planning & Zoning Manager

PHIL SHAFER
Zoning Administrator

AUSTIN CRONAN
Planner



JOHANNAH WOMACK
Clerk of the Planning & Zoning Board

KIMBERLY WATTERS
Department Secretary

DOUGLAS COUNTY BOARD OF COMMISSIONERS
PLANNING & ZONING DEPARTMENT
8700 Hospital Drive • Douglasville, GA 30134
Telephone (770) 920-7241 • Fax (678) 715-5366

April 4, 2024

Jim Santo
c/o Atlanta Regional Commission
229 Peachtree Street
Ste 100
Atlanta GA 30303

Dear Mr. Santo:

Douglas County is in receipt of an application for Metro River Review for the Existing Patel Family residence at 5455 Creek Indian Trail, Douglasville GA 30135. I am enclosing information to initiate the required review under the Metropolitan River Protection Act, including a completed application, as well as supporting documentation submitted by the applicant and the required review fees. If you need any additional information at this time, please contact me at your convenience.

Sincerely,

Allison Duncan, AICP
Planning and Zoning Manager

Enclosure

Website: DouglasCountyGA.gov

Persons with hearing or speech disabilities who need to contact Douglas County may place their call through the Georgia Relay Center at (800) 255-0056 (Text Telephone) or (800) 255-0135 (Voice Telephone).

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. **Name of Local Government:** Douglas County

2. **Owner(s) of Record of Property to be Reviewed:**
Name(s): Suresh Patel, Varsha Patel and Vimlaben Dahyabhal Patel
Mailing Address: 5455 Creek Indian Trail
City: Douglasville **State:** Georgia **Zip:** 30135
Contact Phone Numbers (w/Area Code):
Daytime Phone: (470)-313-1717 **Fax:** _____
Other Numbers: (404) 769-0632 / (404) 791-6913 / (404) 747-8428

3. **Applicant(s) or Applicant's Agent(s):**
Name(s): Milap S. Patel
Mailing Address: 5455 Creek Indian Trail
City: Douglasville **State:** Georgia **Zip:** 30135
Contact Phone Numbers (w/Area Code):
Daytime Phone: (470)-313-1717 **Fax:** _____
Other Numbers: _____

4. **Proposed Land or Water Use:**
Name of Development: Patel Family Ex Home
Description of Proposed Use: Existing Single Family Residential Home

5. **Property Description (Attach Legal Description and Vicinity Map):**
Land Lot(s), District, Section, County: Lot 93, 94, & 96 1st District, 5th Section
Douglas County, Georgia
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____

Size of Development (Use as Applicable):
Acres: **Inside Corridor:** 2.62 Acres
Outside Corridor: 1.83 Acres
Total: 4.45 Acres
Lots: **Inside Corridor:** NA
Outside Corridor: NA
Total: NA
Units: **Inside Corridor:** NA
Outside Corridor: NA
Total: NA

Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: NA
Outside Corridor: NA
Total: NA

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? NOT APPLICABLE

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 Yes

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> (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)_____	(75)_____
B	_____	_____	_____	(80)_____	(60)_____
C	_____	_____	_____	(70)_____	(45)_____
D	55,633 SF	6,777 SF	6,777 SF	(50) 12.2%	(30) 12.2%
E	58,483 SF	8,127 SF	8,127 SF	(30) 13.9%	(15) 13.9%
F	_____	_____	_____	(10)_____	(2)_____
Total:	114,116 SF	14,904 SF	18,708 SF	N/A	N/A

*INCLUDES A TRANSFER OF 2069.34 SF OF LAND DISTURBANCE FROM E TO D AT 1 TO 1.5 (2069.34 X 1.5 = 3,104 SF) 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? Yes
If "yes", indicate the 100-year floodplain elevation: 747
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: 750
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.

____ 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)

Gurish Kumar Patel 3.30.24

Varsha Patel 3/30/24

V D Patel 3/30/24

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:

Mihir S. Patel 3/30/2024

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

Date

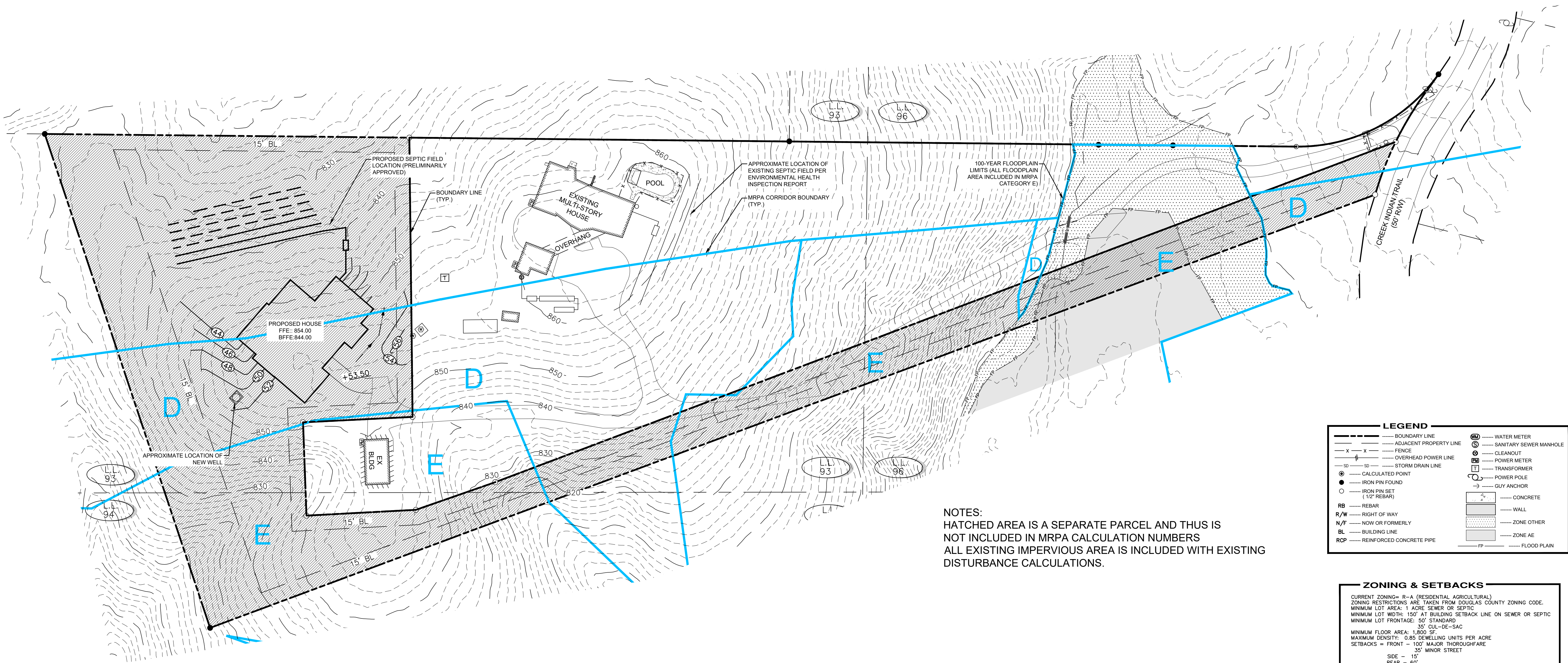
14. The governing authority of Douglas County requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

Signature of Chief Elected Official or Official's Designee

Date

MRPA CALCULATIONS

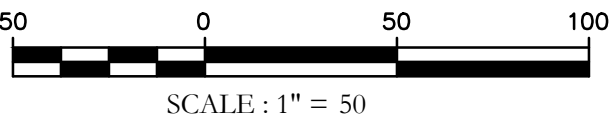
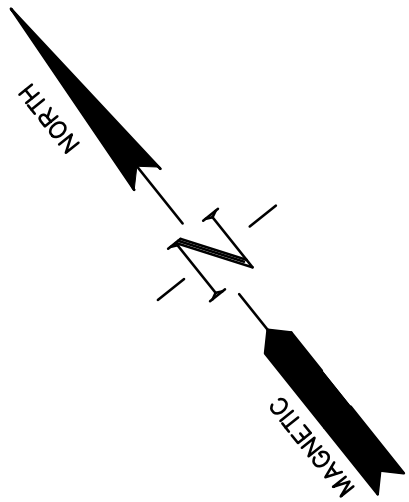
CATEGORY	TOTAL AREA (SF)	ALLOWED DISTURBANCE (%)	EXISTING DISTURBANCE (SF)	PROPOSED DISTURBANCE (SF)	TOTAL DISTURBANCE (SF)	ALLOWED IMPERVIOUS (%)	PROPOSED IMPERVIOUS (SF)	EXISTING IMPERVIOUS (SF)	TOTAL IMPERVIOUS (SF)
D	55,633 SF (1.27 AC)	50% (27,816 SF)	6,777 SF	0 SF	6,777 SF (12.2%)	30% (16,690 SF)	0	6,777 SF	6,777 SF (12.2%)
E	58,483 SF (1.34 AC)	30% (17,545 SF)	8,127 SF	0 SF	8,127 SF (13.9%)	15% (8,772 SF)	0	8,127 SF	8,127 SF (13.9%)



NOTES:
HATCHED AREA IS A SEPARATE PARCEL AND THUS IS NOT INCLUDED IN MRPA CALCULATION NUMBERS
ALL EXISTING IMPERVIOUS AREA IS INCLUDED WITH EXISTING DISTURBANCE CALCULATIONS.

LEGEND	
--- BOUNDARY LINE	--- WATER METER
--- ADJACENT PROPERTY LINE	--- SANITARY SEWER MANHOLE
--- FENCE	--- CLEANOUT
--- OVERHEAD POWER LINE	--- POWER METER
--- STORM DRAIN LINE	--- TRANSFORMER
--- CALCULATED POINT	--- POWER POLE
--- IRON PIN FOUND	--- GUY ANCHOR
--- IRON PIN SET (1/2" REBAR)	--- CONCRETE
--- REBAR	--- WALL
--- RIGHT OF WAY	--- ZONE OTHER
--- NOW OR FORMERLY	--- ZONE AE
--- BUILDING LINE	--- FLOOD PLAIN
--- REINFORCED CONCRETE PIPE	

ZONING & SETBACKS
CURRENT ZONING= R-A (RESIDENTIAL AGRICULTURAL)
ZONING RESTRICTIONS ARE TAKEN FROM DOUGLAS COUNTY ZONING CODE.
MINIMUM LOT AREA: 1 ACRE SEWER OR SEPTIC
MINIMUM LOT WIDTH: 150' AT BUILDING SETBACK LINE ON SEWER OR SEPTIC
MINIMUM LOT FRONTAGE: 50' STANDARD
MINIMUM FLOOR AREA: 1,800 SF
MAXIMUM DENSITY: 0.85 DWELLING UNITS PER ACRE
SETBACKS = FRONT = 100' MAJOR THOROUGHFARE
 SIDE = 15' MINOR STREET
 REAR = 60'
BUILDING HEIGHT RESTRICTION:
MAXIMUM BUILDING HEIGHT: 2.5 STORIES OR 35' PRINCIPAL
 20' ACCESSORY

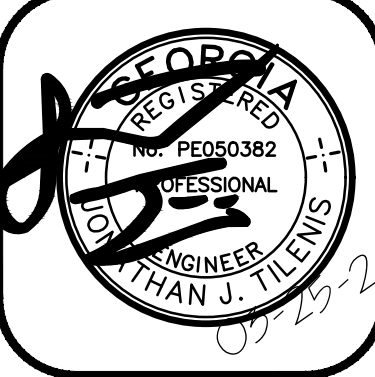


PREPARED BY:
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HRC ENGINEERS
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6354 EAST CHURCH STREET
DOUGLASVILLE, GEORGIA 30134
P 770.942.0196
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www.hrcengineers.com

REVISION	
No.	DATE

MRPA SITE PLAN 1
OF
5455 CREEK INDIAN TRAIL
DOUGLASVILLE, GA 30135
L.L. 93, 94, & 96 1ST DISTRICT, 5TH SECTION
DOUGLAS COUNTY, GEORGIA

OWNER:
MSP DEVELOPERS
5455 CREEK INDIAN TRAIL
DOUGLASVILLE, GA 30135
DEVELOPER:
SAME AS ABOVE
24 HR. CONTACT:
MILAP PATEL
PHONE: (470) 313-1717



DATE:	03/25/24
DRAWN BY:	PJR
CHECKED BY:	JJT
JOB#:	H23242
MRPA	