

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

**DATE:** NOVEMBER 26, 2024

**TO:** Chairwoman Lisa Cupid, Cobb County Commission  
**ATTN TO:** Andrew Heath, PE, Cobb 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. ARC requests your comments related to the proposal.

**Name of Proposal:** 5575 Aven Road  
**MRPA Code:** RC-24-03CC

**Description:** A regional MRPA review of a proposal to add a 2-story garage, pool with patio, front and back porches, and a wood shade trellis to an existing home on a .746 -acre site wholly within the Chattahoochee River Corridor at 5575 Aven Road in Cobb County. The total disturbed area of 22,753 SF and impervious area of 11,376 SF are within allowed limits.

**Preliminary Finding:** ARC staff have initiated a 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:** Cobb County  
**Date Opened:** November 26, 2024  
**Deadline for Comments:** December 6, 2024

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

ATLANTA REGIONAL COMMISSION  
NATIONAL PARK SERVICE  
HISTORIC RIVERLINE

GEORGIA DEPARTMENT OF NATURAL RESOURCE  
GEORGIA CONSERVANCY  
CITY OF SANDY SPRINGS

CHATTAHOOCHEE RIVERKEEPER  
COBB COUNTY

Please submit comments to [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). For questions, please contact Donald Shockey at [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org) or (470) 378-1531. If no comments are received by Friday December 6, 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.**

# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: Cobb County
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): Loonie and Stephanie Moore  
Mailing Address: 5575 Aven Rd  
City: Marietta State: Georgia Zip: 30068  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (404) 372-3323 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Michael Roper By: Georgia Home Builder and Remodeler Inc.  
Mailing Address: 5460 Conway Dr  
City: Marietta State: Georgia Zip: 30068  
Contact Phone Numbers (w/Area Code):  
Daytime Phone: (404) 372-3323 Fax: \_\_\_\_\_  
Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:  
Name of Development: Hyde  
Description of Proposed Use: Personal Residence
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: LL280, 1st district, 2nd section, Marietta  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: \_\_\_\_\_  
None  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 0.746 Acres  
Outside Corridor: \_\_\_\_\_  
Total: 0.746 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: \_\_\_\_\_  
Outside Corridor: \_\_\_\_\_  
Total: \_\_\_\_\_

Note: Revised to match property area given on site plan (32,504 SF) – JMS – 11/19/24

**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** No

**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** Yes

**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	32,504 SF	22,753 SF	11,376 SF	(70) 70%	(45) 35%
D	_____	_____	_____	(50)	(30)
E	_____	_____	_____	(30)	(15)
F	_____	_____	_____	(10)	(2)
Total:	_____	_____	_____	N/A	N/A

Note: Table revised to correct vulnerability category and match the property area given on site plan (32,504 SF). The impervious allocation reflects the Cobb limit of 35% impervious in this zoning classification.- JMS - 11/19/24

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.

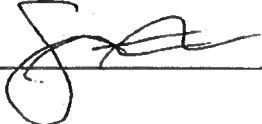
☐ Land-disturbance plan.

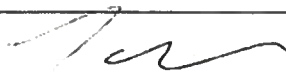
**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

☐ 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)

 Stephanie Moore 11/08/2024

 Lonnie Moore 11/8/24

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:


By: Georgia Home Builder and Remodeler Inc.

 Michael Roper 11/8/24

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

Date

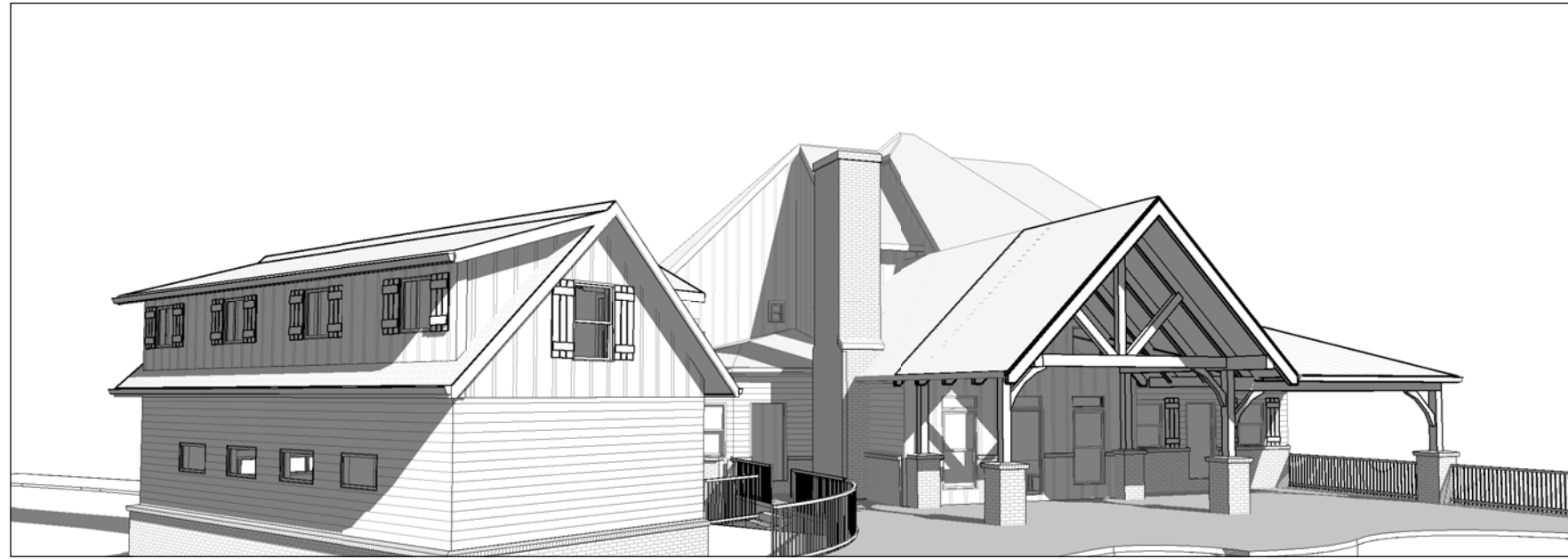
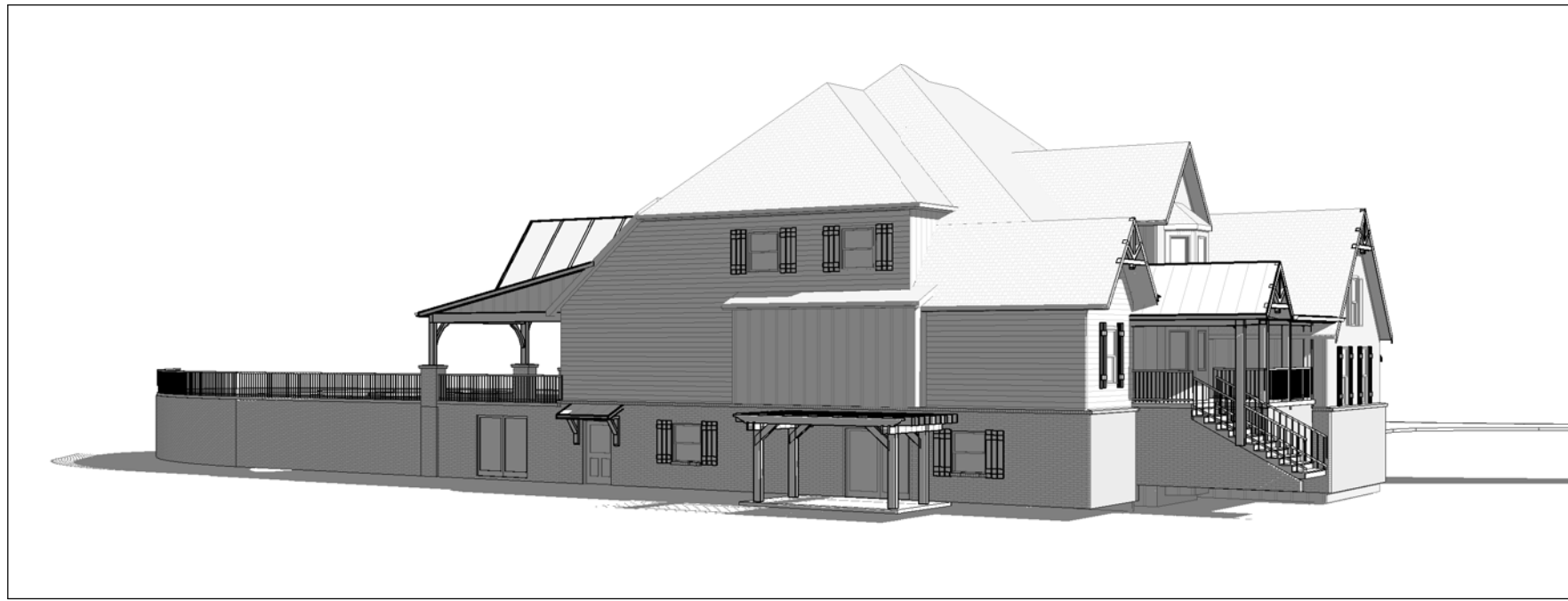
14. The governing authority of COBB COUNTY requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

 Adam C. Heath 11/18/2024

Signature of Chief Elected Official or Official's Designee

Date





APPLICABLE BLDG CODES:

International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022), (2024)  
International Residential Code, 2018 Edition, with Georgia Amendments (2020), (2024)  
International Fire Code, 2018 Edition (Contact State Fire Marshal Below)  
International Plumbing Code, 2018 Edition, w/ Georgia Amendments (2020), (2022), (2023), (2024)  
International Mechanical Code, 2018 Edition, with Georgia Amendments (2020), (2024)  
International Fuel Gas Code, 2018 Edition, with Georgia Amendments (2020), (2022)  
National Electrical Code, 2020 Edition, with Georgia Amendments (2021)  
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020), (2022), (2023)  
International Swimming Pool and Spa Code, 2018 Edition, with Georgia Amendments (2020)

SHEET LIST			
Sheet Order	Sheet Number	Sheet Name	Sheet Issue Date
1	G1.0	COVER SHEET	10/03/24
2	C1.0	SITE PLAN	10/03/24
3	C2.0	SITE PLAN - EXISTING	10/03/24
4	D1.0	FLOOR PLAN - EXISTING/ DEMO	10/03/24
5	D2.0	ELEVATIONS - EXISTING/ DEMO	10/03/24
6	D2.1	ELEVATIONS - EXISTING/ DEMO	10/03/24
7	A1.2	FLOOR PLANS	10/03/24
8	A1.3	ROOF PLAN	10/03/24
9	A2.2	ELEVATIONS - PROPOSED	10/03/24
10	A2.3	ELEVATIONS - PROPOSED	10/03/24
11	A2.4	GARAGE	10/03/24
12	A2.5	GARAGE SECTIONS	10/03/24
13	A2.6	GARAGE STRUCTURAL	10/03/24
14	A6.0	3D VIEWS	10/03/24
15	S1.0	STRUCTURAL	10/03/24
16	S2.1	STRUCTURAL	10/03/24
17	S2.0	STRUCTURAL	10/03/24

NEW GARAGE, PORCH  
ADDITIONS, POOL  
for  
STEPHANIE MOORE

5575 AVEN RD  
MARIETTA, GA

PROJECT INFORMATION

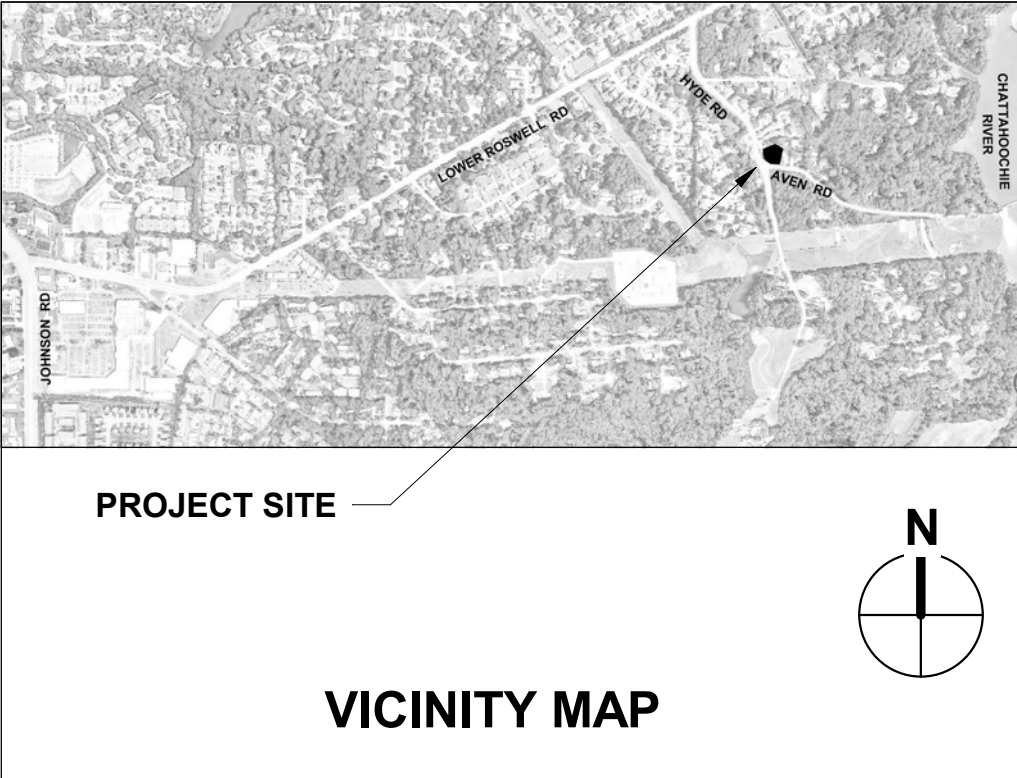
DESCRIPTION OF WORK

- (2) story Garage
- Swimming Pool & Patio
- Open air Front Porch
- Open air Back Porch over proposed Patio
- Wood Trellis over existing pavers

ZONING R-20  
CONSTRUCTION TYPE VB  
SETBACKS FRONT 35', SIDES 10', REAR 35'  
MAX BLDG HEIGHT ALLOWED= 35', N/A  
LOT AREA: 32,504 SF

CONTACTS

OWNER: Stephanie Moore  
678-464-9773  
smooredmrd@gmail.com  
ARCHITECT: Michael Miller, RA  
678-758-6531  
mmiller@knockdesignbuild.com  
GENERAL CONTRACTOR: Michael Roper  
404-372-3323  
michael@gahomebuilder.com



ZONING VARIANCE IN PROGRESS  
V-159-2024

knock  
design+build

Michael Miller, RA, LEED AP  
354 Loomis Ave, Atlanta, Ga 30312  
mmiller@knockdesignbuild.com  
678.758.6531



REVISIONS		10/03/24	10/21/24	10/30/24
PERMIT	1. REV 1 - SITE COMMENTS			
	2. REV 2 - ARC SITE PLAN			
ISSUED FOR CONSTRUCTION				

MOORE RESIDENCE  
5575 AVEN RD, MARIETTA, GA

NEW GARAGE,  
PORCH ADDITIONS, POOL

COVER SHEET

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G1.0



This property is located in the  
Chatahoochie River Corridor and is in the  
**C vulnerability category**

**MRPA NUMBERS**

The property is entirely in the C category.

Total Area: 32,604 SF

**Land Disturbance**

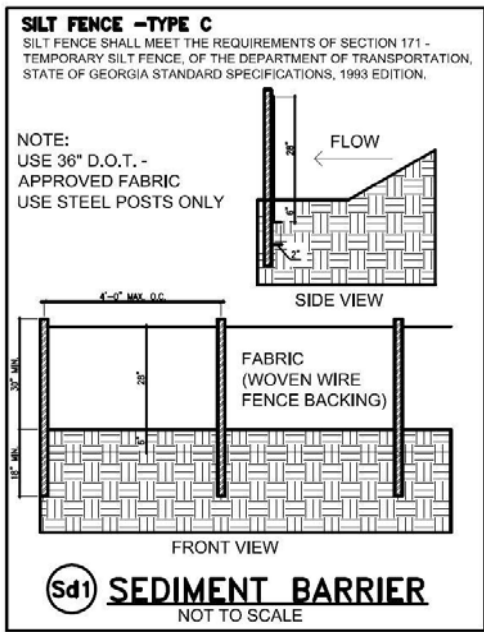
Maximum Allowed: 23,823 SF (70%)

Amount Proposed: 15,137 SF (46.4%)

**Impervious Surface**

Maximum Impervious Allowed: 14,672 SF (45%)

Amount of Impervious Proposed: 11,120 SF (34.2%)



IMPERVIOUS AREA (COMPLETE)	
INCLUDES EXISTING, PROPOSED, AND REMOVED AREAS = (COMPLETED HARDSCAPE)	
EXISTING HOUSE	3370 SF
PATIO	2248 SF
POOL	971 SF
POOL PORCH	684 SF
GARAGE	932 SF
DRIVEWAY	1865 SF
FRONT WALK	180 SF
SIDE WALK	188 SF
PATIO UNDER TRELLIS	179 SF
FRONT PORCH	260 SF
FRONT STEPS	233 SF
AC PADS	20 SF
POOL EQUIPMENT PAD NOT PROPOSED	
<b>TOTAL HARDSCAPE</b>	<b>11,120 SF</b>
<b>TOTAL DISTURBED AREA</b>	<b>15,137 SF</b>
REMOVED HARDSCAPE	

**ZONING INFO**

ZONING: R20

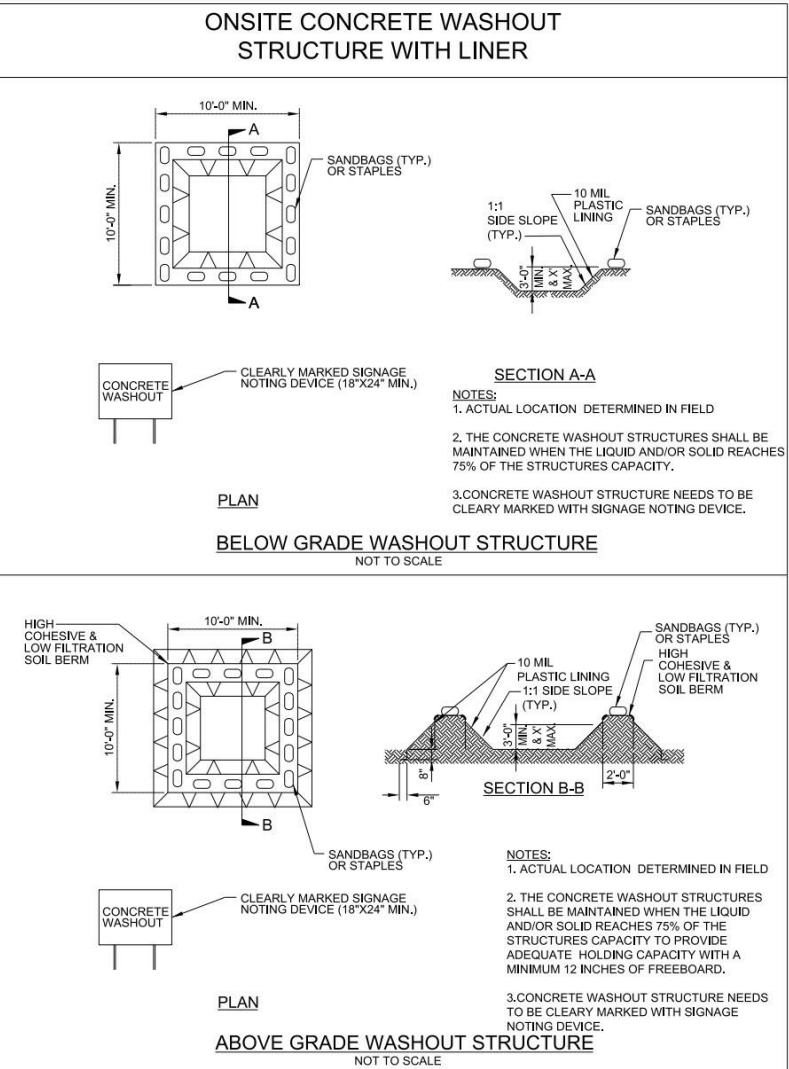
SETBACKS: FRONT 35'

SIDES 10'

REAR 15'

LOT AREA: 32,504 SF

LOT COVERAGE  
EXISTING LOT COVERAGE 7341 SF  
ADDITIONAL LOT COVERAGE 3779 SF  
TOTAL LOT COVERAGE PROPOSED 11,120 SF  
COMPLIES -34.2% (33% ALLOWED)



NO GRADED SLOPE SHALL EXCEED 2h:1V  
SITE IS NOT IN A FEMA FLOOD HAZARD AREA  
THERE ARE NO STATE STREAM WATERS ON  
OR NEAR THE SITE.

knock  
design+build

Michael Miller, RA, LEED AP  
354 Loomis Ave, Atlanta, Ga 30312  
mmiller@knockdesignbuild.com  
678.758.6531



REVISIONS	
PERMIT	10/03/24
1. REV 1 - SITE COMMENTS	10/21/24
2. REV 2 - ARC SITE PLAN	10/30/24
ISSUED FOR CONSTRUCTION	

MOORE RESIDENCE  
5575 AVEN RD, MARIETTA, GA  
NEW GARAGE,  
PORCH ADDITIONS, POOL

SITE PLAN

C1.0

1 SITE PLAN - PROPOSED  
3/32" = 1'-0"

72 HRS. NOTICE IS REQUIRED BEFORE ANY  
LAND DISTURBANCE ACTIVITIES CAN BEGIN  
**GEORGIA811**  
www.Georgia811.com  
Contact 811 before you dig.  
24 HOUR CONTACT  
responsible for erosion, sedimentation  
and pollution controls:  
Mike Roper (General Contractor)  
404-372-3323  
michael@gahomebuilder.com  
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