



# REGIONAL REVIEW FINDING

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • [atlantaregional.org](http://atlantaregional.org)

DATE: DECEMBER 9, 2024

TO: CHAIRWOMAN LISA CUPID, Cobb County Commission  
ATTN TO: ANDREW HEATH, PE, Cobb County  
FROM: Anna Roach, Executive Director, Atlanta Regional Commission

ARC has completed a regional review of the following proposal and made the below finding. ARC reviewed the proposed project's relationship to regional plans, goals, and policies and impacts it might have on the activities, plans, goals, and policies of other local jurisdictions and state, federal, and other agencies.

**Name of Proposal:** RC-24-04CC 5575 Aven Road

**Submitting Local Government:** Cobb County

**Date Opened:** November 26, 2024

**Date Closed:** December 9, 2024

**FINDING:** ARC staff have completed a review of an application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's finding is that the project is consistent with the Chattahoochee River Corridor Plan.

**Additional Comments:** No comments were received.

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED 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

For questions, please contact Donald Shockey at (470) 378-1531 or [dshockey@atlantaregional.org](mailto:dshockey@atlantaregional.org). This finding will be published to the ARC website at <https://atlantaregional.org/plan-reviews>.

# 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.

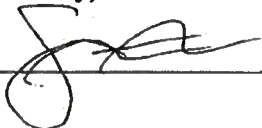
☐ Land-disturbance plan.

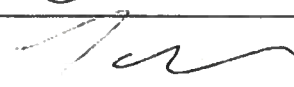
**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

☐ 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:

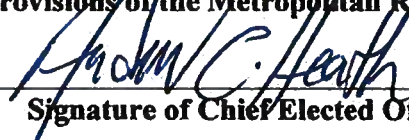
By: Georgia Home Builder and Remodeler Inc.

 Michael Roper 11/8/24

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

Date

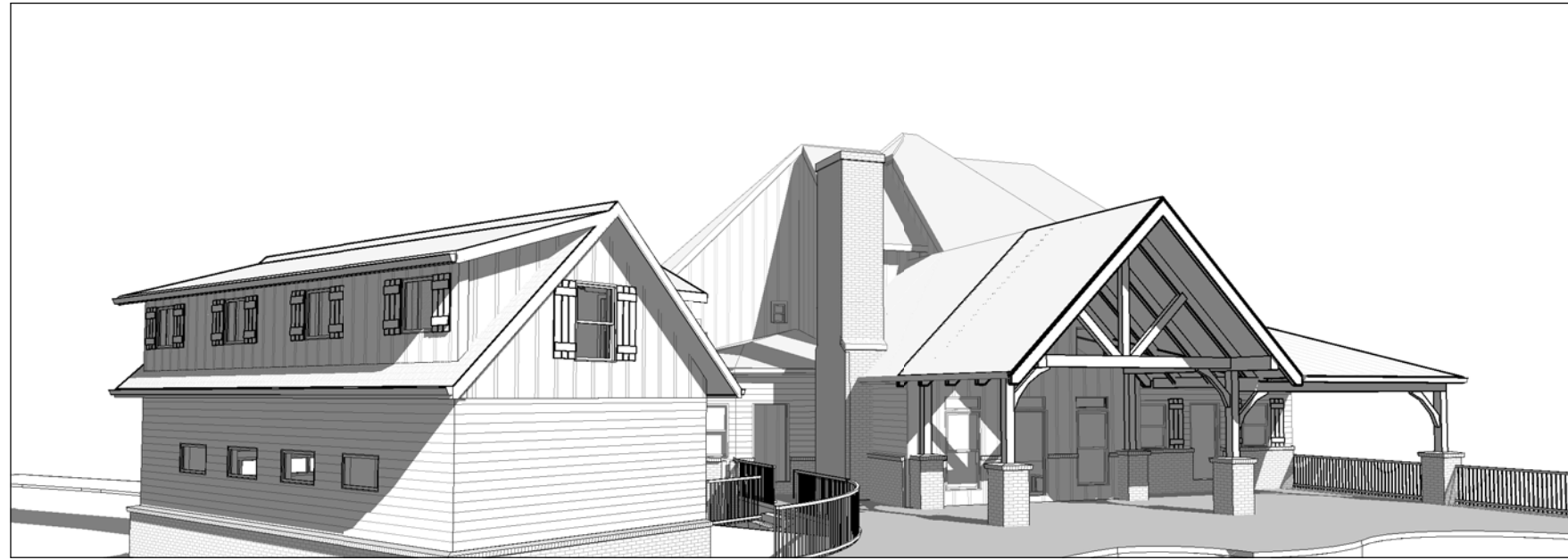
14. The governing authority of COBB COUNTY requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

 Adam C. Heath 11/18/2024

Signature of Chief Elected Official or Official's Designee

Date





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)

# NEW GARAGE, PORCH ADDITIONS, POOL for STEPHANIE MOORE

**5575 AVEN RD  
MARIETTA, GA**

### DESCRIPTION OF WORK

- 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

**OWNER:** Stephanie Moore  
678-464-9773  
smooredmd@gmail.com

**ARCHITECT:** Michael Miller, RA  
678-758-6531  
mmiller@knockdesignbuild.com

**GENERAL CONTRACTOR:** Michael Roper  
404-372-3323  
michael@gahomebuilder.com



### VICINITY MAP

knock  
design+build

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

[illegible]

**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

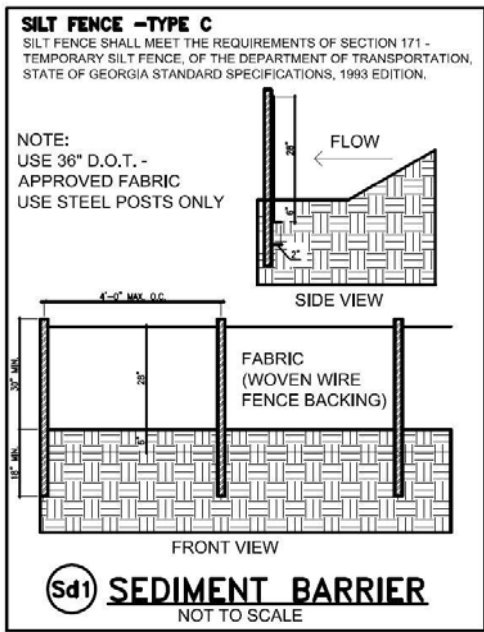
Maximum Allowed: 23,823 SF (70%)

Amount Proposed: 15,137 SF (46.4%)

#### Impervious Surface

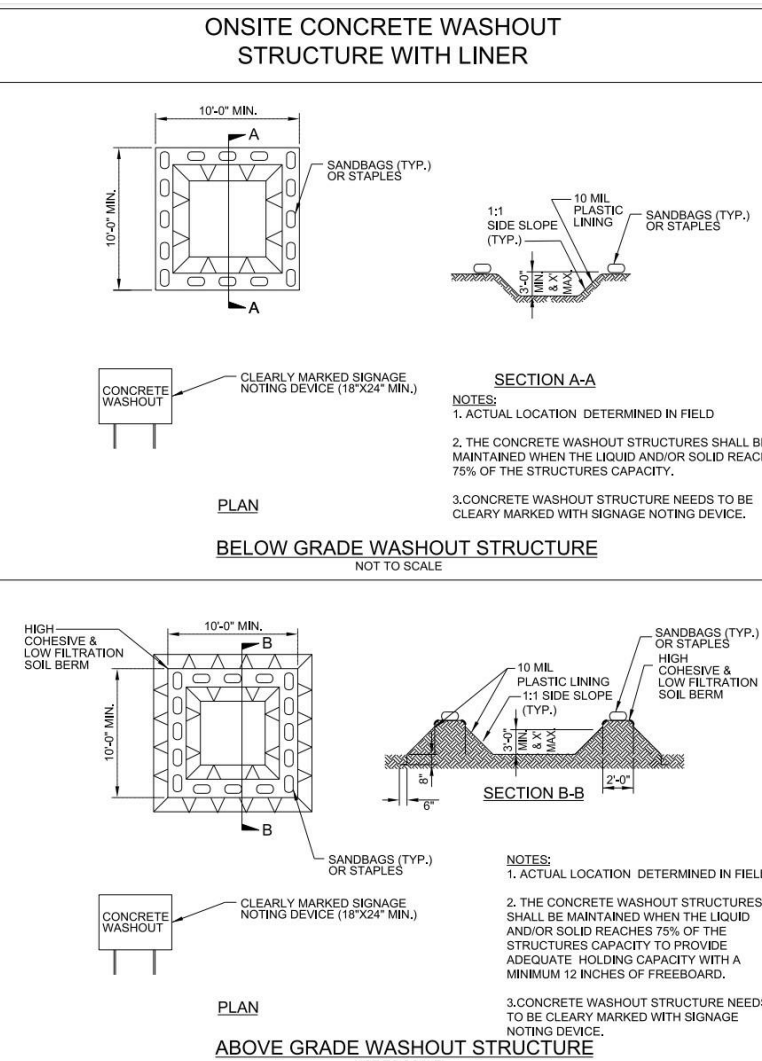
Maximum Impervious Allowed: 14,672 SF (45%)

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	7341 SF
EXISTING LOT COVERAGE	3779 SF
ADDITIONAL LOT COVERAGE	11,120 SF
TOTAL LOT COVERAGE PROPOSED	
COMPLIES - 34.2% (35% 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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