



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • www.atlantaregional.com

DATE: MAR 29 2007

ARC REVIEW CODE: V703071

TO: MAYOR JERE WOOD
ATTN TO: STEVE GREEN, PLANNER II
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has completed regional review of the following proposal. Below is the ARC finding. The Atlanta Regional Commission reviewed the proposed project with regard to conflicts 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.

Submitting Local Government: City of Roswell

Name of Proposal: RC-06-8R Bridges Property Old Riverside Road

Review Type: Metro River

Date Opened: Mar 7 2007

Date Closed: Mar 29 2007

FINDING: The ARC staff has completed review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our finding is that the proposed project is inconsistent with the Chattahoochee Corridor Plan and staff has no recommendation to modify the application pursuant to O.C.G.A. Section 12-5-445(b)(2).

Additional Comments: See attached resolution

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC LAND USE PLANNING
GEORGIA CONSERVANCY
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
NATIONAL PARK SERVICE

GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/landuse> .

**RESOLUTION BY THE ATLANTA REGIONAL COMMISSION CONCERNING THE
PROPOSED CONSTRUCTION OF A SINGLE-FAMILY HOUSE ON OLD RIVERSIDE
ROAD ON THE CHATTAHOOCHEE RIVER IN THE CITY OF ROSWELL**

WHEREAS, the Atlanta Regional Commission, in accordance with the provisions of Georgia Code 12-5-443, which is part of the Metropolitan River Protection Act which took effect on March 16, 1973, initially adopted a Plan for the Chattahoochee Corridor on May 23, 1973, and most recently amended the Plan on September 23, 1998, effective October 1, 1998; and

WHEREAS, the amended Plan consists of the following documents:

- (a) A document entitled "Chattahoochee Corridor Plan," attached to the adopting resolution of September 23, 1998, as amended;
- (b) a set of 23 maps entitled "Land Vulnerability" as adopted on May, 23, 1973 and amended by Commission resolution on October 22, 1975, and which pertain to that portion of the stream corridor between Buford Dam and the Atlanta Water Intake Facility located immediately upstream of Peachtree Creek; and
- (c) A set of 24 maps entitled "Land Vulnerability" adopted by the Commission on September 23, 1998, and which pertain to that portion of the stream corridor between the Atlanta Water Intake Facility located immediately upstream of Peachtree Creek and the downstream limits of the Atlanta Region.

WHEREAS, the Commission, in accordance with the provisions of Georgia Code 12-2-445, has reviewed an application for a certificate submitted by the City of Roswell; and

WHEREAS, the land disturbing activity proposed in this application consists of the construction of a single family house on a 5530 square-foot parcel on the Chattahoochee River and entirely within the Chattahoochee River Corridor on Old Riverside Road in Land Lots 574 and 576, 1st District, 2nd Section, City of Roswell, Fulton County; and

WHEREAS, County and City records indicate that the property was platted as a separate lot prior to the adoption of the Metropolitan River Protection Act (Georgia Code 12-5-440 et seq.) on March 16, 1973; and

WHEREAS, the depth of the property in question between Old Riverside Road and the Chattahoochee River ranges from 105 and 110 feet; and

WHEREAS, the impervious surfaces associated with the proposed project will be approximately 57 feet from the river at closest approach; and

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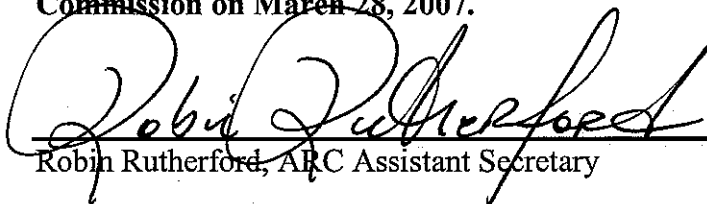
WHEREAS, Part 2.C.2 of the Chattahoochee Corridor Plan states in part that:

impervious surfaces and structures shall not be permitted within, on or over any land that is one-hundred-fifty (150) horizontal feet or less from either bank of the Chattahoochee River and its impoundments,....; and

WHEREAS, the lot configuration platted prior to March 16, 1973 makes it impossible to meet Plan Buffer Zone Standards and for the Commission to make a recommendation of modification to make the proposed land-disturbing activity consistent with the Plan, and

NOW THEREFORE BE IT RESOLVED that the Atlanta Regional Commission finds that there are inconsistencies between the proposed land disturbing activity and the Chattahoochee Corridor Plan, and has no recommendation to modify the application pursuant to O.C.G.A. Section 12-5-445(b)(2).

I do hereby certify that the foregoing resolution was adopted by the Atlanta Regional Commission on March 28, 2007.



Robin Rutherford, ARC Assistant Secretary