



REGIONAL REVIEW NOTIFICATION

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

DATE: Dec 14 2007

ARC REVIEW CODE: V712141

TO: Chairman Tom Worthan
ATTN TO: Cynde Welch, Douglas County
FROM: Charles Krautler, Director

NOTE: This is digital
signature. Original on file.

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: RC-07-05DC 5859 South River Road

Review Type: Metro River

MRPA Code: RC-07-05DC

Description: An application for a metro review certificate to construct a storage building for farm equipment. The ARC staff preliminary finding is that the proposed development is consistent with the Chattahoochee Corridor Plan.

Submitting Local Government: Douglas County

Land Lot: 7 & 8 **District:** 3 **Section:** 5

Date Opened: Dec 14 2007

Deadline for Comments: Dec 24 2007

Earliest the Regional Review can be Completed: Dec 24 2007

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

ARC LAND USE PLANNING
UPPER CHATTAHOOCHEE RIVERKEEPER
GEORGIA DEPARTMENT OF NATURAL RESOURCES

NATIONAL PARK SERVICE
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
DOUGLAS COUNTY

Attached is information concerning this review.

If you have any questions regarding this review, Please call Haley Fleming, Review Coordinator, at (404) 463-3311. If the ARC staff does not receive comments from you by Monday, December 24th 2007, we will assume that your agency has no additional comments and we will close the review. Comments by email are strongly encouraged.

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

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Dec 14 2007

ARC REVIEW CODE: V712141

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs

FROM: Haley Fleming, Review Coordinator, Extension: 3-3311

Reviewing staff by Jurisdiction:

Land Use: Fleming, Haley

Transportation: N/A

Environmental: Santo, Jim

Research: N/A

Aging: N/A

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Response:

- 1) ☐ Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) ☐ While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 4) ☐ The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 5) ☐ The proposal does NOT relate to any development guide for which this division is responsible.
- 6) ☐ Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

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): Scott & Steve Schoenberger
Mailing Address: 4957 Warmstone Way
City: Smarna State: GA Zip: 30080
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-290-5176 Fax: —
Other Numbers: —
3. Applicant(s) or Applicant's Agent(s):
Name(s): Same
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: N/A acc. building
Description of Proposed Use: Storage of Farm equipment
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL 7+8, District 3, Section 5
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
5959 South River Rd.
Size of Development (Use as Applicable): single farm not subdivision
Acres: Inside Corridor: 25.41 ac
Outside Corridor: 26.18 ac
Total: 51.59 ac
Lots: Inside Corridor: N/A - only (1) 51.59 ac farm - no subdivision
Outside Corridor: N/A
Total: N/A
Units: Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A
Other Size Descriptor (i.e., Length and Width of Easement):
Inside Corridor: N/A
Outside Corridor: N/A
Total: N/A

6. Related Chattahoochee Corridor Development:

- A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? YES - only 10,890 SF of 25.91 ac is being submitted DMS
 If "yes", describe the additional land and any development plans: This is an existing farm 51.59 ac of which 25.41 ac is within the corridor
- B. Has any part of the property in this application, or any right-of-way or easement the corridor 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 N/A - only storage shed no water/sewer/electric
 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 N/A

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

within 2000 feet only

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.
A		42x42	32x32	(90)	(75)
B				(80)	(60)
C				(70)	(45)
D				(50)	(30)
<u>Map 8+9</u> (E)	<u>42 acres or 10890 SF</u>	<u>3267 SF</u> <u>1764 SF</u>	<u>1634 SF</u> <u>1029 SF</u>	(30) <u>30</u>	(15) <u>15</u> <u>9.4</u> <u>all-9m</u>
F				(10)	(2)
Total:	<u>10,890 SF</u>	<u>3,267 SF</u>	<u>1,634 SF</u>	N/A	N/A

all DMS
12/12/07

