

**OCTOBER 18, 2011 ZONING HEARING  
"OTHER BUSINESS"  
COMMISSION DISTRICT 2**

**ITEM #4**

TO: Board of Commissioners

FROM: Rob Hosack  
Director

DATE: October 18, 2011

**PURPOSE**

To conduct a public hearing to consider approval of a Chattahoochee Corridor Plan Certificate of Compliance for Samuel L. Jackson for construction of a single family residence at 3210 Farmington Drive in Land Lots 970 of the 17th District.

**BACKGROUND**

The subject property was submitted to the Atlanta Regional Commission for review and comment on the development as mandated by the Georgia Assembly Act No. 66, the Metropolitan River Protection Act of 1973. The basic process of certification under the Act requires that local governments review land-disturbing activity proposed in the Chattahoochee Corridor and certify those, which are consistent with the guidelines for development in the Atlanta Regional Commission's *Chattahoochee Corridor Plan*. The Atlanta Regional Commission staff has completed a preliminary review and found the development plans to be consistent with the guidelines of the *Chattahoochee Corridor Plan*.

**FUNDING**

Not Applicable.

**RECOMMENDATION**

The Board of Commissioners conducts a public hearing and considers approval of the Chattahoochee Corridor Certificate, subject to the rules and guidelines of the Metropolitan River Protection Act and all applicable Cobb County development standards and regulations.

**ATTACHMENT**

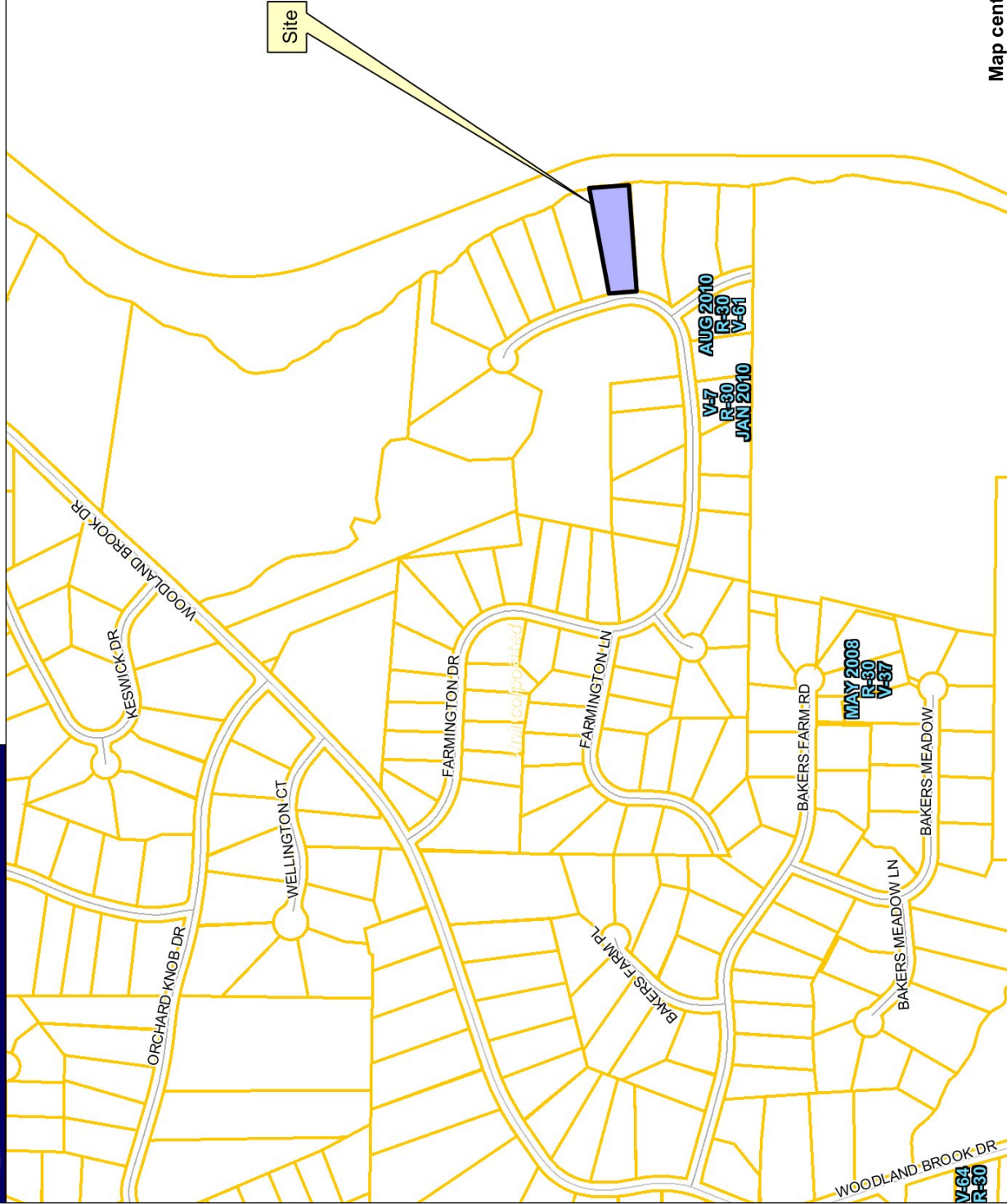
Site Map  
Site Plan  
ARC Finding



**Cobb County Georgia**

Online Mapping

**3210 Farmington Drive**



Map center: 33° 50' 59.4" N, 84° 27' 42.7" W



Scale: 1:6,535


Notes: October 18, 2011  
Chattahoochee Corridor Certificate of Compliance

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

**PLANNERS AND ENGINEERS COLLABORATIVE**  
WE PROVIDE SOLUTIONS.  
3210 FARMINGTON DRIVE  
SARASOTA, FLORIDA 34234  
PHONE: 941-551-1122  
FAX: 941-551-1122  
SARASOTA OFFICE  
1211 W. VAN DYKE AVE., SUITE 100  
SARASOTA, FL 34234-5122

NO.	DATE	BY	DESCRIPTION	STATUS
1			ISSUED FOR PERMITS	
2			REVISIONS	
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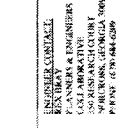
**ARC STUDY PLAN**  
SCALE: 1" = 20'  
DATE: JULY 18, 2011  
PROJECT: IIR800



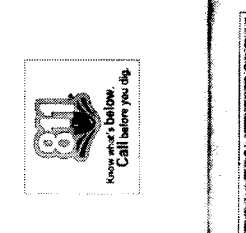
1

**MEMBER CONTACT:**  
JAMES L. JACKSON, P.E.  
3210 FARMINGTON DRIVE  
SARASOTA, FLORIDA 34234  
PHONE: (941) 551-1122  
FAX: (941) 551-1122

**ENGINEER CONTACT:**  
JAMES L. JACKSON, P.E.  
3210 FARMINGTON DRIVE  
SARASOTA, FLORIDA 34234  
PHONE: (941) 551-1122  
FAX: (941) 551-1122



**LAND VULNERABILITY**



Know what's below  
Call before you dig

ARC = 134.80'  
RAD = 210.52'  
CH = 83.92'  
524.26237°  
(CH. TO N.W.)

LIMITS OF DISTURANCE  
AREA: 11,655.8 SQ'

**SITE INFORMATION:**

1. REVIEW AND APPROVE THE DESIGN AND CONSTRUCTION OF THE PROJECT AND THE EFFECTS OF THE PROJECT ON THE ADJACENT PROPERTIES.
2. THE DESIGN AND CONSTRUCTION OF THE PROJECT IS BASED ON DATA DEVELOPED ON JULY 20, 2011. THE DESIGN AND CONSTRUCTION OF THE PROJECT IS BASED ON THE DATA DEVELOPED ON JULY 20, 2011. THE DESIGN AND CONSTRUCTION OF THE PROJECT IS BASED ON THE DATA DEVELOPED ON JULY 20, 2011.
3. THE DESIGN AND CONSTRUCTION OF THE PROJECT IS BASED ON THE DATA DEVELOPED ON JULY 20, 2011. THE DESIGN AND CONSTRUCTION OF THE PROJECT IS BASED ON THE DATA DEVELOPED ON JULY 20, 2011.
4. APPROVED TO WORK WITHIN THE 100-FOOT BUFFER SETBACK TO THE CHATTAHOOCHEE RIVER.

**SITE DATA:**

1. SITE AREA: 1.388 ACRES (60,000 SQ. FT.)
2. TOTAL LOT AREA: 1.388 ACRES (60,000 SQ. FT.)
3. EXISTING AS PAVED DRIVEWAY AREA: 0.001 ACRES (4,356 SQ. FT.)
4. PROPOSED DRIVEWAY AREA: 0.001 ACRES (4,356 SQ. FT.)
5. PROPOSED DRIVEWAY WIDTH: 12.0 FT.
6. PROPOSED DRIVEWAY CURVE RADIUS: 10.0 FT.
7. PROPOSED DRIVEWAY CURVE CENTERLINE OFFSET: 10.0 FT.
8. PROPOSED DRIVEWAY CURVE LENGTH: 10.0 FT.
9. PROPOSED DRIVEWAY CURVE AREA: 10.0 SQ. FT.
10. PROPOSED DRIVEWAY CURVE PERCENTAGE: 10.0%.

**FERM**  
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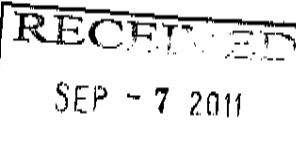
# REGIONAL REVIEW NOTIFICATION

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

DATE: Aug 17 2011

ARC REVIEW CODE: V1108171

TO: Chairman Tim Lee  
 ATTN TO: David Breden, Cobb County  
 FROM: I. Emerson Bryan, Interim Executive Director *IEB*



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-11-02CB 3210 Farmington Drive

**Review Type:** Metro River

**MRPA Code:** RC-11-02CB

**Description:** An application for a Metropolitan River Protection Act Certificate for the construction of a single family home.

**Preliminary Finding:** The ARC staff has completed the review of the application for a Metro River Certificate for this proposed project in the Chattahoochee River Corridor. Our preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** Cobb County

**Land Lot:** 970 District: 17

**Date Opened:** Aug 17 2011

**Deadline for Comments:** Aug 27 2011

**Earliest the Regional Review can be Completed:** Aug 27 2011

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

ARC LAND USE PLANNING  
 NATIONAL PARK SERVICE  
 CITY OF SMYRNA

ARC ENVIRONMENTAL PLANNING  
 GEORGIA DEPARTMENT OF NATURAL RESOURCES

UPPER CHATTAHOOCHEE RIVERKEEPER  
 CITY OF ATLANTA

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. If the ARC staff does not receive comments from you by 2011-08-27, 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>.

Attached is information concerning this review.