

AGENDA ITEM NO. _____

TO: Board of Commissioners

FROM: Rob Hosack
Director

DATE: June 21, 2011

PURPOSE

To conduct a public hearing to consider approval of a Chattahoochee Corridor Plan Certificate of Compliance for Marthasville Development, Greenstreet Properties and Jamestown Properties for construction of a proposed multi use project along portions of Riverview Road in Land Lots 171, 172, 175 and 284 of the 18th District.

BACKGROUND

A portion of 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 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



SITE LOCATION MAP (NTS)

SITE DATA:
 OVERALL TOTAL SITE AREA: 9.78 AC (81.95 AD)

ZONING: HI (INDUSTRIAL) & R-20 (RESIDENTIAL)

EXISTING ZONING: PCC (PLANNED VILLAGE COMMUNITY)

PROPOSED ZONING: COBB COUNTY-DEKORDA (#238-2010)

ZONING JURISDICTION: COBB COUNTY-DEKORDA (#238-2010)

PROJECT CONTACT:
 Mr. Walter Brown @ 404-835-8223

ARC Vulnerability Analysis Chart

Category	Average Impervious	% Impervious	Disturbed/Charred	% Disturbed	Undisturbed	Label/foot
A	0.00	0.00	5.32	70%		
B	0.00	3.42	5.32	70%		
C	7.8	3.41	5.31	69.87%	2.29	30.13%
D	0.00	0.00	0.24	30%		
E	0.72	0.18	0.33	29.13%	0.55	69.62%
F	0.00	0.00	0.33	29.13%	0.55	69.62%
Land Area	1.39				1.39	0%
Estimates	0.00					
Lot/acre Allowment	0.01				0.01	

Legend:

- IMPERVIOUS & HARDENED AREA
- CLEARED LAND VEGETATED
- UNDISTURBED LAND



SCALE: 1" = 60'

0 30' 60' 120' 180'

PROJECT: 08031.00

DATE: Dec 10, 2010

REV. DATE: Jan. 21, 2011

DR#: 2152

NOTE: SITE IS ENTIRELY WITHIN COBB COUNTY

REDEVELOPMENT of RIVERVIEW ROAD
 A MASTER PLANNED MIXED USE COMMUNITY

FOR

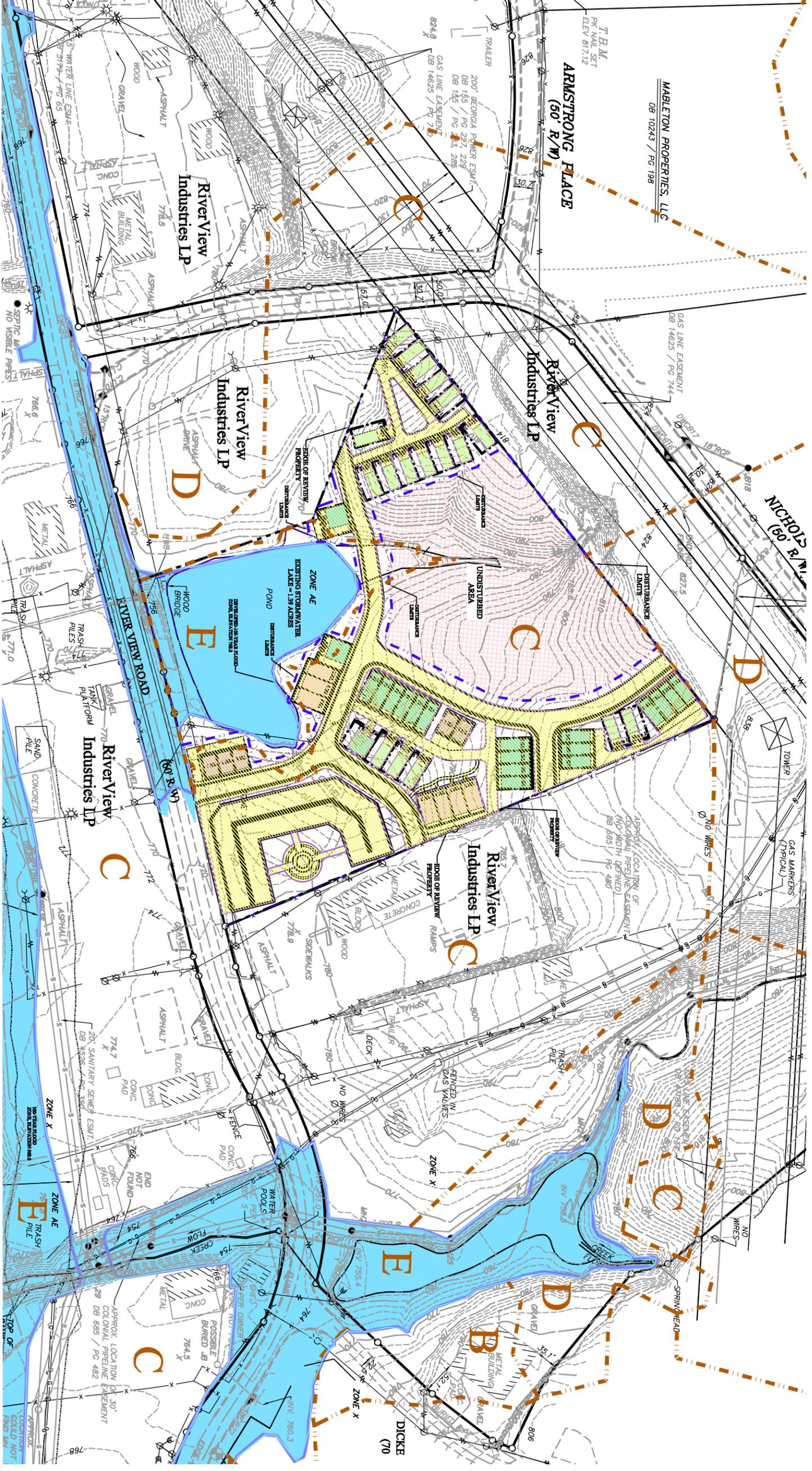
MARTHASVILLE DEVELOPMENT
 9775 HUNT CLUB WAY
 ALPHARETTA, GA 30022
 404-918-0333

GREEN STREET PROPERTIES
 999 PEACHTREE STREET, NE
 SUITE 2820
 ATLANTA, GEORGIA 30309
 PHONE: 404-535-8223

JAMESTOWN
 ONE OVERTON PARK, 12th FLOOR
 3625 CUMBERLAND BLVD.
 ATLANTA, GEORGIA 30339
 PHONE: 770-505-1000

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PROPOSED CONDITIONS



MRPA Review - River View on the Chattahoochee



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: FEB 14 2011

ARC REVIEW CODE: V110231

TO: CHAIRMAN TIM LEE
ATTN TO: DAVID BREADEN, STORMWATER MANAGEMENT DIVISION
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.

Name of Proposal: RC-11-01CB Riverview on the Chattahoochee Portion
Submitting Local Government: Cobb County

Review Type: Metro River

Date Opened: Feb 3 2011

Date Closed: Feb 14 2011

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 finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

Additional Comments: None

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
FULTON COUNTY

ARC ENVIRONMENTAL PLANNING
COBB COUNTY
GEORGIA DEPARTMENT OF NATURAL RESOURCES

UPPER CHATTAHOOCHEE RIVERKEEPER
CITY OF SMYRNA

If you have any questions regarding this review, Please call Jon Tuley at (404) 463-3309. This finding will be published to the ARC website.

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