

OCTOBER 15, 2013 ZONING HEARING  
"OTHER BUSINESS"  
COMMISSION DISTRICT 2

**OTHER BUSINESS AGENDA ITEM NO. 5**

TO: Board of Commissioners

FROM: Rob Hosack  
Director

DATE: October 15, 2013

**PURPOSE**

To conduct a public hearing to consider approval of a Chattahoochee Corridor Plan Certificate of Compliance for Ralph Reilly for construction of a single family residence at 4213 Paces Ferry Road in Land Lots 973 and 974 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.

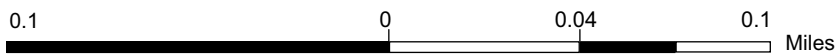
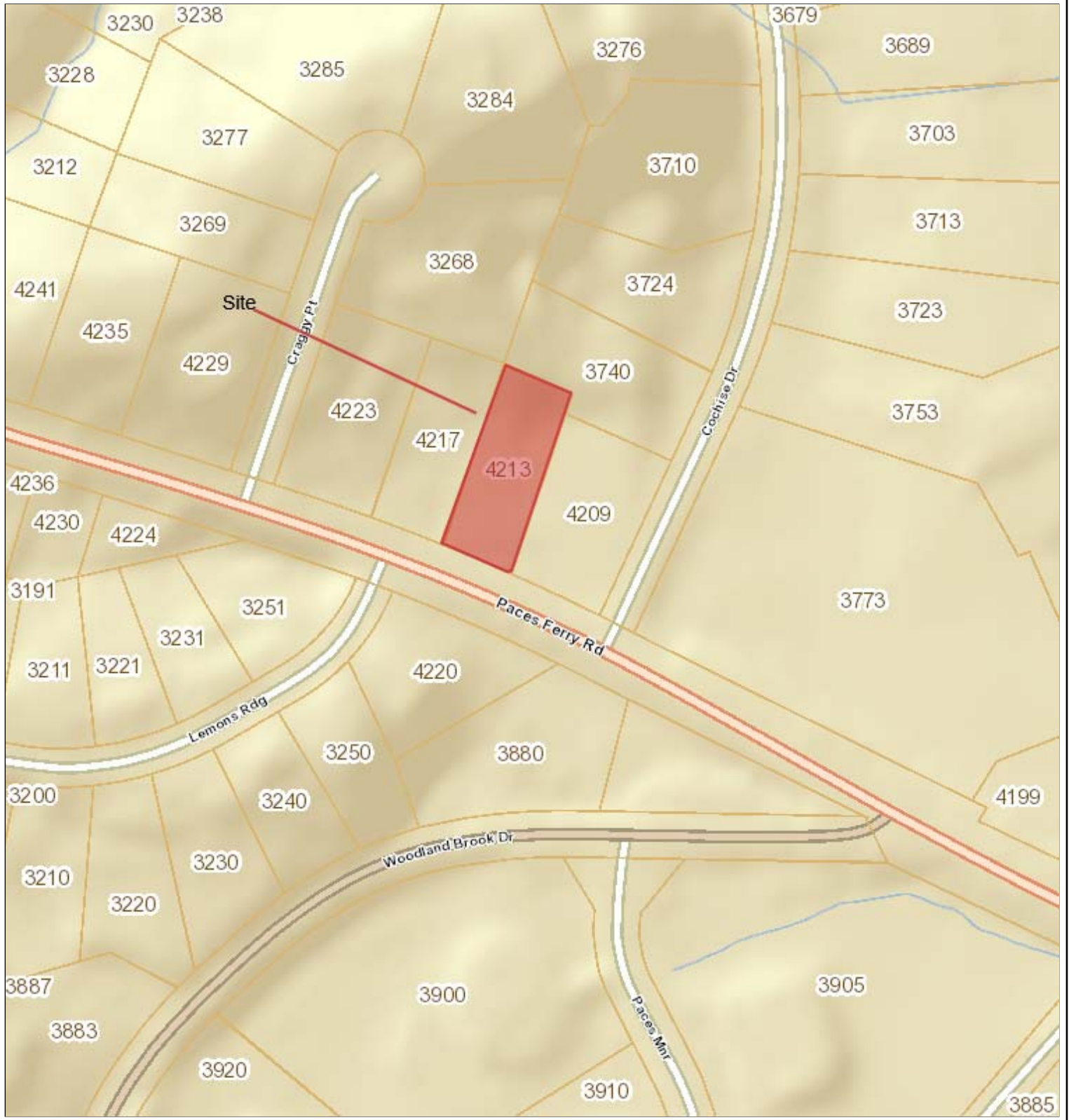
**Water & Sewer Comments:** House must be at least 10' from edge of sanitary sewer easement. Walls are not permitted within sewer easement ("existing wall"). Applicant must meet with Cobb County Water System to discuss resolution.

**ATTACHMENTS**

Site Map, Site Plan, and Atlanta Regional Commission Finding



# 4213 Paces Ferry Road



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Cobb County Georgia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1:2,516



**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Map Notes: Certificate of Compliance 10-15-13



SITE LOCATION MAP

NO WORK SHALL BE DONE ON THE SITE UNLESS THE OWNER HAS OBTAINED ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.

- NOTES**
- 1. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.
  - 2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S TREE PRESERVATION ORDINANCES AND ALL APPLICABLE REGULATIONS.
  - 3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S EROSION CONTROL ORDINANCES AND ALL APPLICABLE REGULATIONS.
  - 4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S DISTURBANCE ORDINANCES AND ALL APPLICABLE REGULATIONS.
  - 5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S SANITARY ORDINANCES AND ALL APPLICABLE REGULATIONS.
  - 6. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S FENCE ORDINANCES AND ALL APPLICABLE REGULATIONS.
  - 7. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S DRIVEWAY ORDINANCES AND ALL APPLICABLE REGULATIONS.
  - 8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S SIDEWALK ORDINANCES AND ALL APPLICABLE REGULATIONS.
  - 9. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S CURB AND GUTTER ORDINANCES AND ALL APPLICABLE REGULATIONS.
  - 10. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S EROSION CONTROL ORDINANCES AND ALL APPLICABLE REGULATIONS.
- GENERAL NOTES ( SITE PLAN )**
- THE EXISTING DISTURBANCE FROM THE SITE SHALL BE IDENTIFIED BY THE LIMITS OF DISTURBANCE LINE.
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**FLOOD NOTE**

THE FLOOD HAZARD ZONING MAP, AS ADOPTED BY THE CITY OF ATLANTA, SHOWS THAT THE PROPOSED CONSTRUCTION IS LOCATED IN A FLOOD HAZARD ZONE. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S FLOOD HAZARD ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.

**NO GRADED SLOPES SHALL EXCEED 2H:1V**

**TREE SAVE STATUS:**

INDICATES TREE TO BE REMOVED

INDICATES TREE TO BE PRESERVED

**OLD HOUSE**

FEE 786.24

**GSM/C**

CONSTRUCTION NUMBER: 1234567890

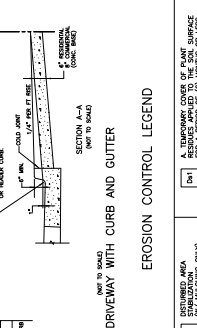
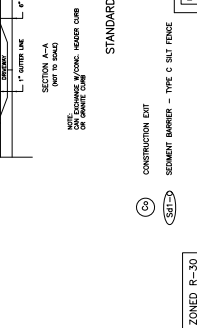
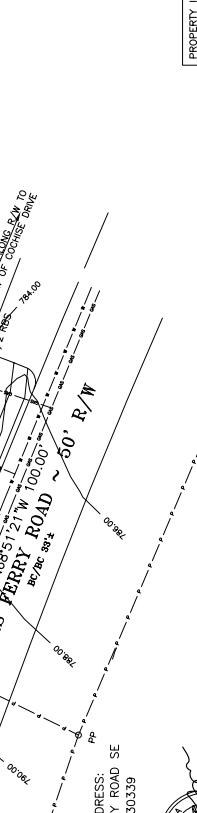
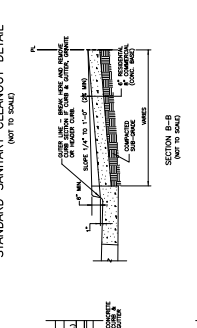
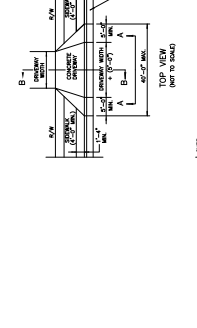
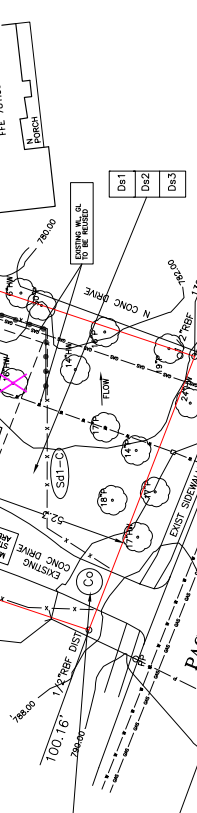
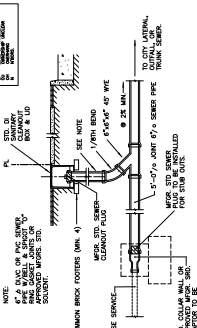
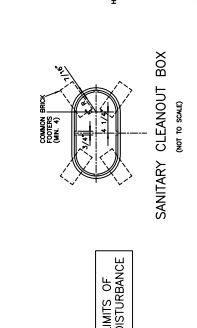
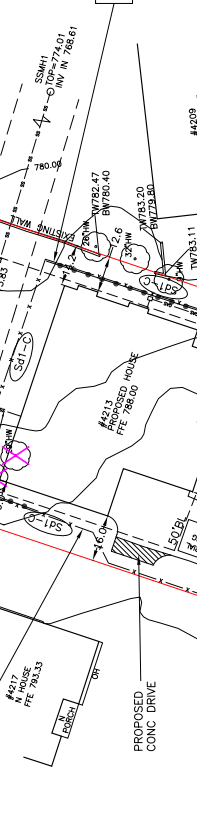
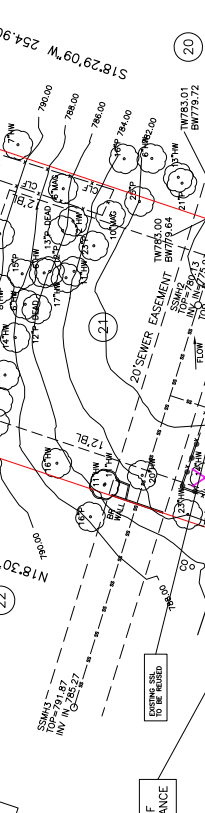
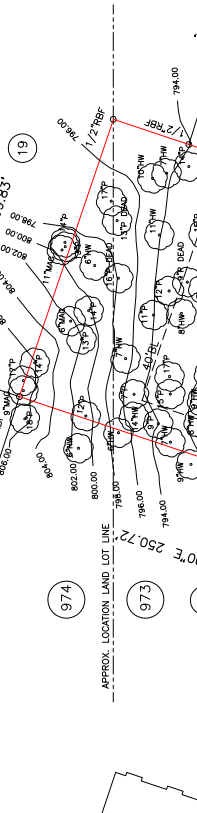
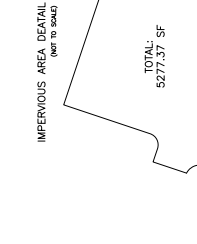
CONSTRUCTION NUMBER: 1234567890

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**INDICATES SILT FENCE-TYPE C**

FIBER REINFORCED TO PROTECT FROM ROOTS

USE STEEL POSTS - ONLY



NAME, ADDRESS, AND PHONE NUMBER OF DEVELOPER:  
 TRATON HOMES  
 720 Kennesaw Avenue Marietta, GA 30060  
 24-HRS CONTACT: Ralph Reilly  
 TEL: 678-612-6550

DATE OF PREPARATION: AUG 21, 2013  
 PRINTED/SIGNED: AUG 23, 2013

PROPERTY ADDRESS: 4213 PACES FERRY ROAD SE, ATLANTA GA 30339

UNIT: UNIT ONE  
 SUBDIVISION: COCHISE  
 BLOCK: BLOCK D  
 DISTRICT: 17TH DISTRICT  
 SECTION: 2ND SECTION

COBB COUNTY, GEORGIA  
 DB 6006 PG 263

DATE OF PREPARATION: AUG 21, 2013  
 PRINTED/SIGNED: AUG 23, 2013

COORD: 20130831  
 JOB#: 20130831  
 INFO@INVELANDPRESS.COM



# 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: SEPTEMBER 16, 2013

ARC REVIEW CODE: V1309051

TO: CHAIRMAN TIM LEE, COBB COUNTY BOARD OF COMMISSIONERS  
ATTN TO: DAVID BREADEN, SENIOR ENGINEER, COBB COUNTY WATER SYSTEM  
FROM: Douglas R. Hooker, Executive Director, Atlanta Regional Commission

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-13-02CC 4213 Paces Ferry Road

**Submitting Local Government:** Cobb County

**Review Type:** Metro River

**Date Opened:** September 5, 2013

**Date Closed:** September 16, 2013

**FINDING:** 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:**

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

ARC LAND USE PLANNING  
NATIONAL PARK SERVICE  
CITY OF ATLANTA

ARC ENVIRONMENTAL PLANNING  
CHATTAHOOCHEE RIVERKEEPER

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
GEORGIA CONSERVANCY

If you have any questions regarding this review, please call Andrew Smith at (404) 463-5581. This finding will be published to the ARC website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.