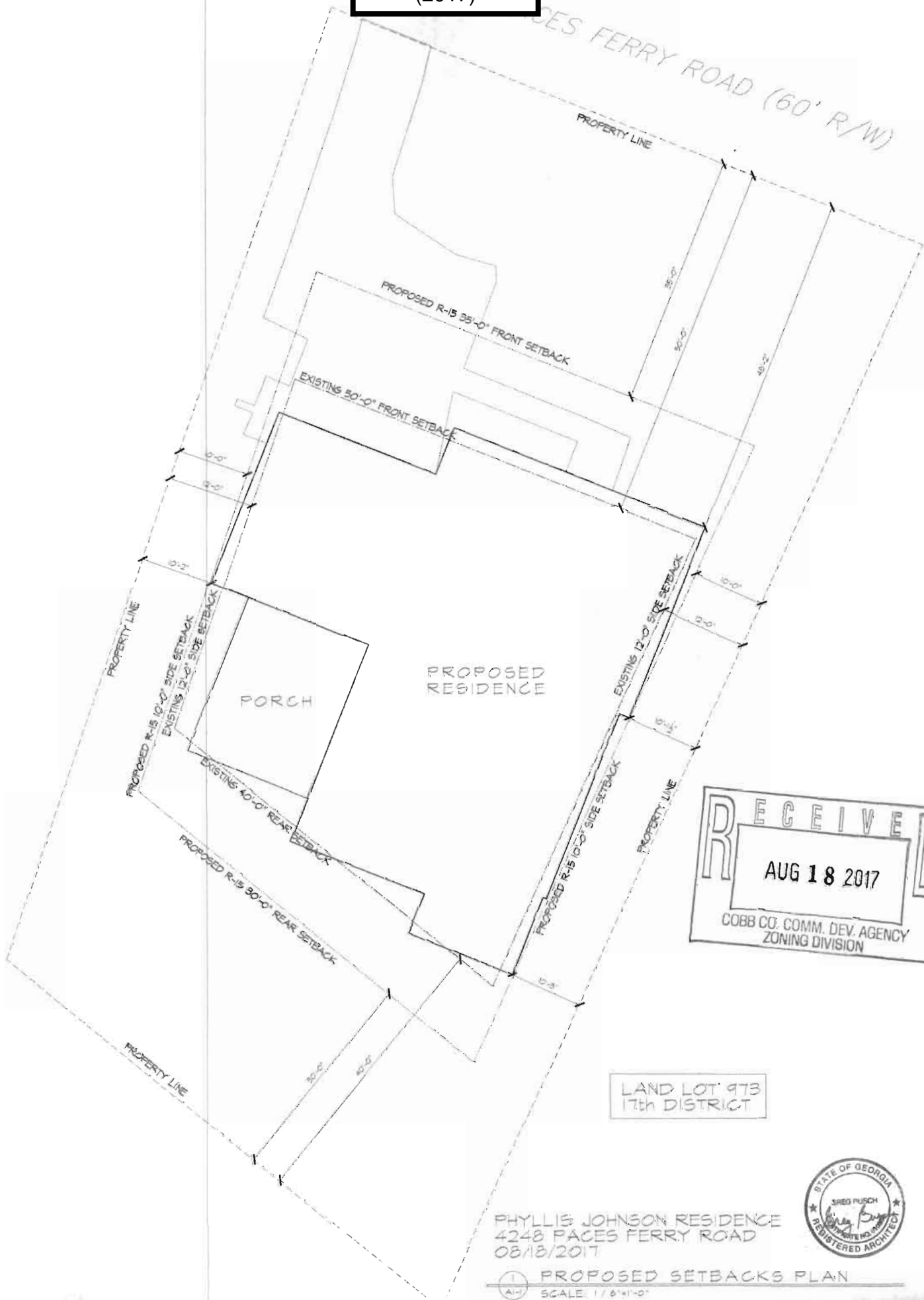


Z-66
(2017)



ACES FERRY ROAD (60' R/W)

PROPERTY LINE

PROPERTY LINE

PROPOSED R-15 35'-0" FRONT SETBACK

EXISTING 30'-0" FRONT SETBACK

PROPOSED RESIDENCE

PORCH

PROPOSED R-15 10'-0" SIDE SETBACK
EXISTING 12'-0" SIDE SETBACK

EXISTING 12'-0" SIDE SETBACK

EXISTING 10'-0" REAR SETBACK
PROPOSED R-15 30'-0" REAR SETBACK

PROPOSED R-15 10'-0" SIDE SETBACK

PROPERTY LINE

PROPERTY LINE



LAND LOT 973
17th DISTRICT

PHYLLIS JOHNSON RESIDENCE
4248 PACES FERRY ROAD
08/18/2017



PROPOSED SETBACKS PLAN
SCALE: 1/8"=1'-0"

APPLICANT: Phyllis R. Johnson

PHONE #: (678) 202-1257 **EMAIL:** phyl@familycapital.biz

REPRESENTATIVE: Monte C. Johnson

PHONE #: (678) 202-202-1257 **EMAIL:** mcj@familycapital.biz

TITLEHOLDER: Phyllis R. Johnson

PETITION NO: Z-66

HEARING DATE (PC): 10-03-17

HEARING DATE (BOC): 10-17-17

PRESENT ZONING: R-30

PROPOSED ZONING: R-15

PROPOSED USE: Single-family house

PROPERTY LOCATION: South side of Paces Ferry Road, east of Randall Road

(4248 Paces Ferry Road)

ACCESS TO PROPERTY: Paces Ferry Road

SIZE OF TRACT: 0.29 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

LAND LOT(S): 973

PARCEL(S): 12

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-30/Cochise Subdivision; Single-family houses

SOUTH: R-20/Lemon's Ridge Subdivision

EAST: R-30/V.A. Robinson Subdivision

WEST: R-30/Paces Oaks Subdivision

Adjacent Future Land Use:

Northeast: Very Low Density Residential (VLDR)

Southeast: Very Low Density Residential (VLDR)

Southwest: Very Low Density Residential (VLDR)

Northwest: Very Low Density Residential (VLDR)

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

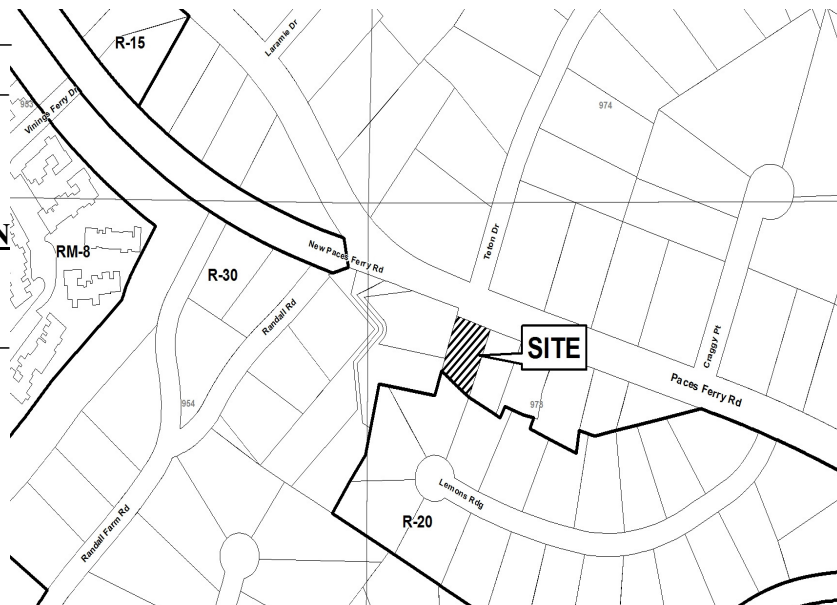
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

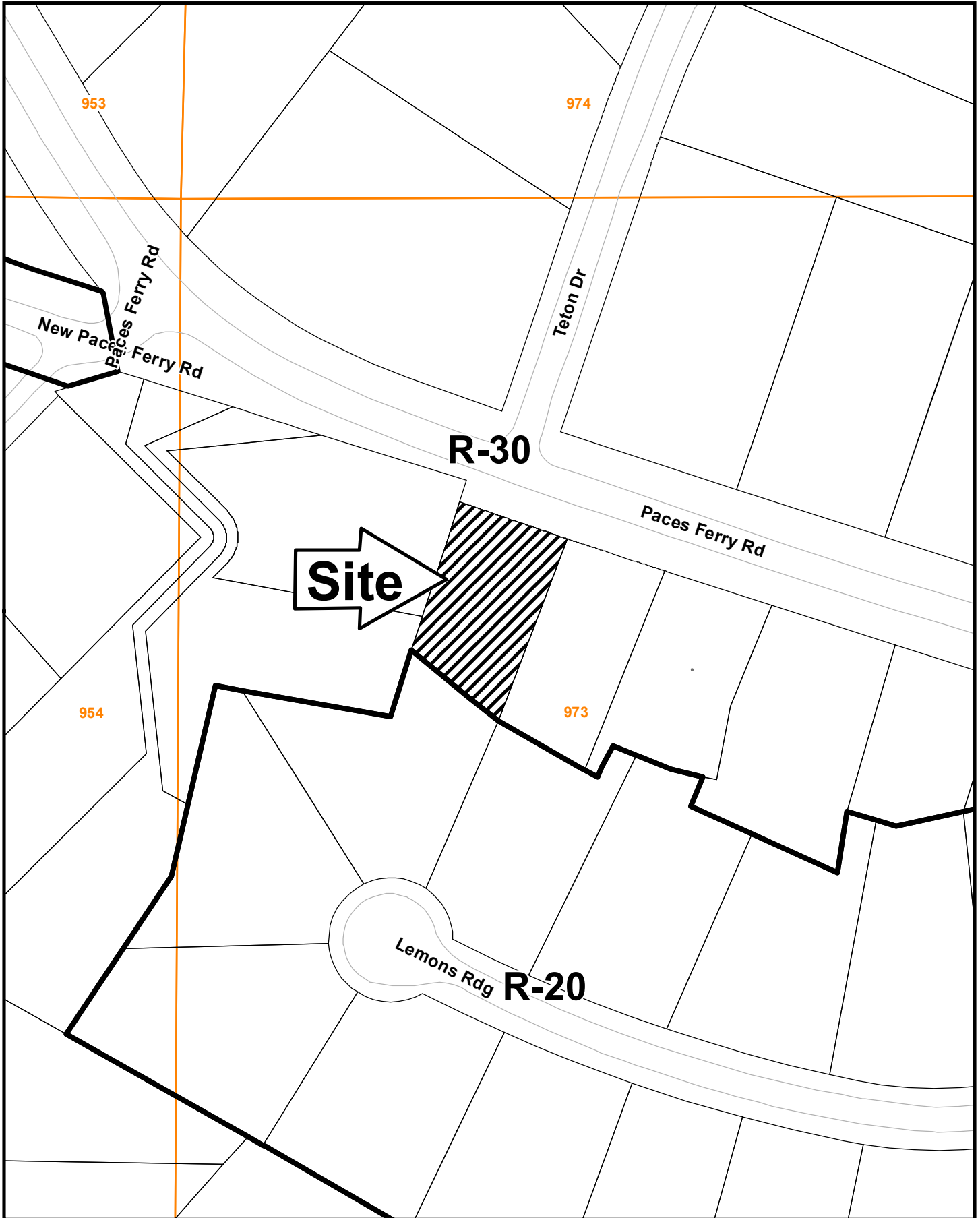
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:

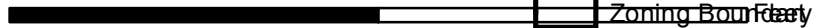


Z-66 2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 200 400



APPLICANT: Phyllis R. Johnson

PETITION NO.: Z-66

PRESENT ZONING: R-30

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Very Low Density Residential (0-2 units per acre)

Proposed Number of Units: 1 **Overall Density:** 3.44 **Units/Acre**

Staff estimate for allowable # of units: 1 **Units*** **Increase of:** 0 **Units/Lots**

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

Applicant is requesting the R-15 zoning district for the purpose of a new single-family residence. The lot size is grandfathered at 12,429 square feet and the existing house was built in 1934, as was the establishment of the lot. The applicant is proposing a new 4,100 square-foot house. The architectural style will be English Cottage, consisting of stone, brick, slate, metal roof, substantially similar to the attached photographs. The proposed elevation and floor plans are also attached. The applicant has submitted consent forms from neighbors in the area of the property.

The applicant will require the following contemporaneous variances:

1. Waive the lot size to the existing 12,429 square feet; and
2. Waive the rear setback for the existing 227 square-foot shed from the proposed rear setback of 30 feet to the existing 4.1 feet (applicant wants to retain the shed as shown on the attached boundary survey).

Cemetery Preservation: No comment.

APPLICANT: Phyllis R. Johnson

PETITION NO.: Z-66

PRESENT ZONING: R-30

PETITION FOR: R-15

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Teasley Elementary</u>	<u>888</u>	<u>771</u>	<u> </u>
<u>Campbell Middle</u>	<u>1451</u>	<u>1203</u>	<u> </u>
<u>Campbell High</u>	<u>2788</u>	<u>2637</u>	<u> </u>

- High**
- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition will not have an impact on the enrollment at Cobb County Schools.

APPLICANT: Phyllis R Johnson

PETITION NO.: Z-66

PRESENT ZONING: R-30

PETITION FOR: R-15

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Phyllis R. Johnson

PETITION NO.: Z-66

PRESENT ZONING: R-30

PETITION FOR: R-15

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-30 to R-15 for the purpose of a new single residential house. The 0.29 acre site is located on the south side of Paces Ferry Road, east of Randall Road (4248 Paces Ferry Road).

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of _____ been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Very Low Density Residential (VLDR) future land use category, with R-30 zoning designation. The purpose of the Very Low Density Residential (VLDR) category is to provide for areas that are suitable for very low density housing, particularly in locations which may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to two (2) dwelling units per acre.

Specific Area Policy Guidelines:

In an effort to mitigate any future land use conflicts and to ensure the preservation of the stable low-density, single-family residential neighborhoods that make up Vinings, it is recommended that the Very Low Density Residential (VLDR) future land use that currently exists on the majority of the residential areas of Vinings, be kept in place and that any future development or redevelopment be compatible with the VLDR future land use category and the surrounding low-density, single-family neighborhoods. This area includes existing VLDR along Stillhouse Road, Paces Mill Road, New Paces Ferry Road, Paces Ferry Road, Woodland Brook Drive, and associated neighborhoods off these major roads in Vinings.

Adjacent Future Land Use:

Northeast: Very Low Density Residential (VLDR)
Southeast: Very Low Density Residential (VLDR)
Southwest: Very Low Density Residential (VLDR)
Northwest: Very Low Density Residential (VLDR)

Master Plan/Corridor Study

The property is located within the boundary of a the Vinings Vision Plan

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No
If yes, design guidelines area _____
Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? Yes No
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

APPLICANT: Phyllis R. Johnson

PRESENT ZONING: R-30

PETITION NO.: Z-66

PETITION FOR: R-15

PLANNING COMMENTS:

CONT.

Is the property within an Enterprise Zone? Yes No

The _____ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the:

- Dobbins Airfield Safety Zone?
- CZ (Clear Zone)
- APZ I (Accident Potential Zone I)
- APZ II (Accident Potential Zone II)
- Noise Zone
- Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Phyllis R. Johnson

PETITION NO. Z-066

PRESENT ZONING R-30

PETITION FOR R-15

WATER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): 12" DI / S side of Paces Ferry Road

Additional Comments: Existing water customer

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: Paces Ferry Road ROW

Estimated Waste Generation (in G.P.D.): A D F= 160 Peak= 400

Treatment Plant: Sutton

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Dry Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Public sewer easement extends to NW property line
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Phyllis R. Johnson

PETITION NO.: Z-66

PRESENT ZONING: R-30

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS

This parcel is located within the Chattahoochee River Corridor and is therefore subject to the provisions of the Metropolitan River Protection Act (MRPA). Approval is subject to the ARC MRPA Certificate review finding.

APPLICANT: Phyllis R. Johnson

PETITION NO.: Z-66

PRESENT ZONING: R-30

PETITION FOR: R-15

TRANSPORTATION COMMENTS:

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Paces Ferry Road	Arterial	35 mph	Cobb County	100'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Paces Ferry Road	East of Lemons Ridge Drive	9,420	D

*Based on 2016AADT counting data taken by GDOT, as published on their website, for Paces Ferry Road.
 Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.
 LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

COMMENTS AND OBSERVATIONS

Paces Ferry Road is classified as an arterial and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Paces Ferry Road, a minimum of 50' from the roadway centerline.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend curb, gutter, and sidewalk along the Paces Ferry Road frontage.

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STAFF RECOMMENDATIONS

Z-66 PHYLLIS R. JOHNSON

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties, which are single family detached houses.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. The property has been used for a single-family residence since 1934 and will continue to be used as single-family residential with the removal of the existing house and construction a new house.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being within the Very Low Density Residential (VLDR) land use category, having a density range of 0-2 units per acre. The subject property's lot size is grandfathered and the current house was built in 1934. Staff believes the existing use has not been in compliance with the VLDR land use designation because of the grandfathered size of the lot. Applicant is proposing to remove the existing house and build a new single-family house. One house on the reduced lot size yields a density over the VLDR range maximum of 2 units per acre. It should be noted that the Board of Commissioners, in making land use decisions, use the future land use map as a guide in the decision making process, but there are circumstances when decisions will be made that are contrary to this document based upon a change in market conditions, information unbeknownst to staff/community in the preparation of this document, or some other condition.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for deleting the applicant's rezoning proposal to R-30. The property has been utilized for one single-family house since the 1930's and will continue to be used in that manner. Staff believes deleting the requested R-15 to R-30 will allow continuity in what has existed for decades and will allow for improvements to the property.

Based on the above analysis, Staff recommends DELETING the request to R-30, subject to the following conditions:

1. Site plan received by the Zoning Division on August 18, 2017, with the District Commissioner approving minor modifications;
2. Variances mentioned in the Zoning Comments section;
3. Applicant to meet setbacks for R-15;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;

Z-66 PHYLLIS R. JOHNSON (Continued)

6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations; and
8. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



Application No. Z-66

Oct. 2017

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) **Proposed unit square-footage(s):** 4,100 sq/ft - 3,090 on 1st floor and 1,010 2nd floor
- b) **Proposed building architecture:** English Cottage - Stone, Brick, Slate and Metal Roof
- c) **List all requested variances:** 1. 10' setback on each side of the lot; 30' setback on the back of the lot; and 35' setback on the front; all of which conform to R-15 - see the attached stamped drawing!
2. R-15 lot size - zoning allows for 25 % variance on lot size - R-15 is 15,000 sq/ft and our lot is approximately 12,429 sq/ft (.29 acres) 3. We want to retain shed on the back of the property - see survey.

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) **Proposed use(s):** _____
- b) **Proposed building architecture:** _____
- c) **Proposed hours/days of operation:** _____
- d) **List all requested variances:** _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

Currently the lot is a "legal non-conforming lot" that was established in 1934. The home was built 1934,
and is non-conforming with regards to the current R-30 front setback and the lot itself, being 12,429 sq/ft.
(See the current attached survey.)

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO

Z-66 (2017)
Current Boundary
Survey

SURVEY NOTES:

- 1.) THE PROPERTY IS LESS THAN 2000 FEET FROM THE CHATTAHOOCHEE RIVER AND IS SUBJECT TO ALL RULES AND REGULATIONS BY THE ATLANTA REGIONAL COMMISSION.
- 2.) PROPERTY IS ZONED R-30. CURRENT ZONING SETBACKS SHOWN. HOUSE WAS BUILT IN 1934 ACCORDING TO COBB COUNTY TAX ASSESSOR OFFICE PRIOR TO THE ADOPTION OF COBB COUNTY ZONING ORDINANCE.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL METER; LINEAR PRECISION OF TRAVERSE: 1/29,819; ANGULAR ERROR ADJUSTED USING THE COMPASS RULE; LINEAR PRECISION OF THIS PLAT: 1/50.

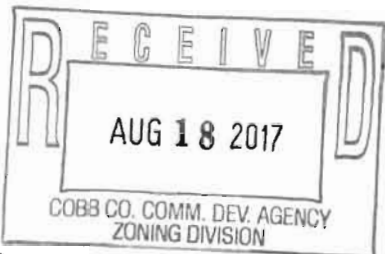
THIS PARCEL OF LAND IS IN ZONE R-30 AND IS IN ZONE PLAIN AND IS IN ZONE COMMUNITY NUMBER # 13067 C 0227 H DATED MARCH 4, 2013

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THIS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

FOR RECORDING INFORMATION
CLERK OF COURT

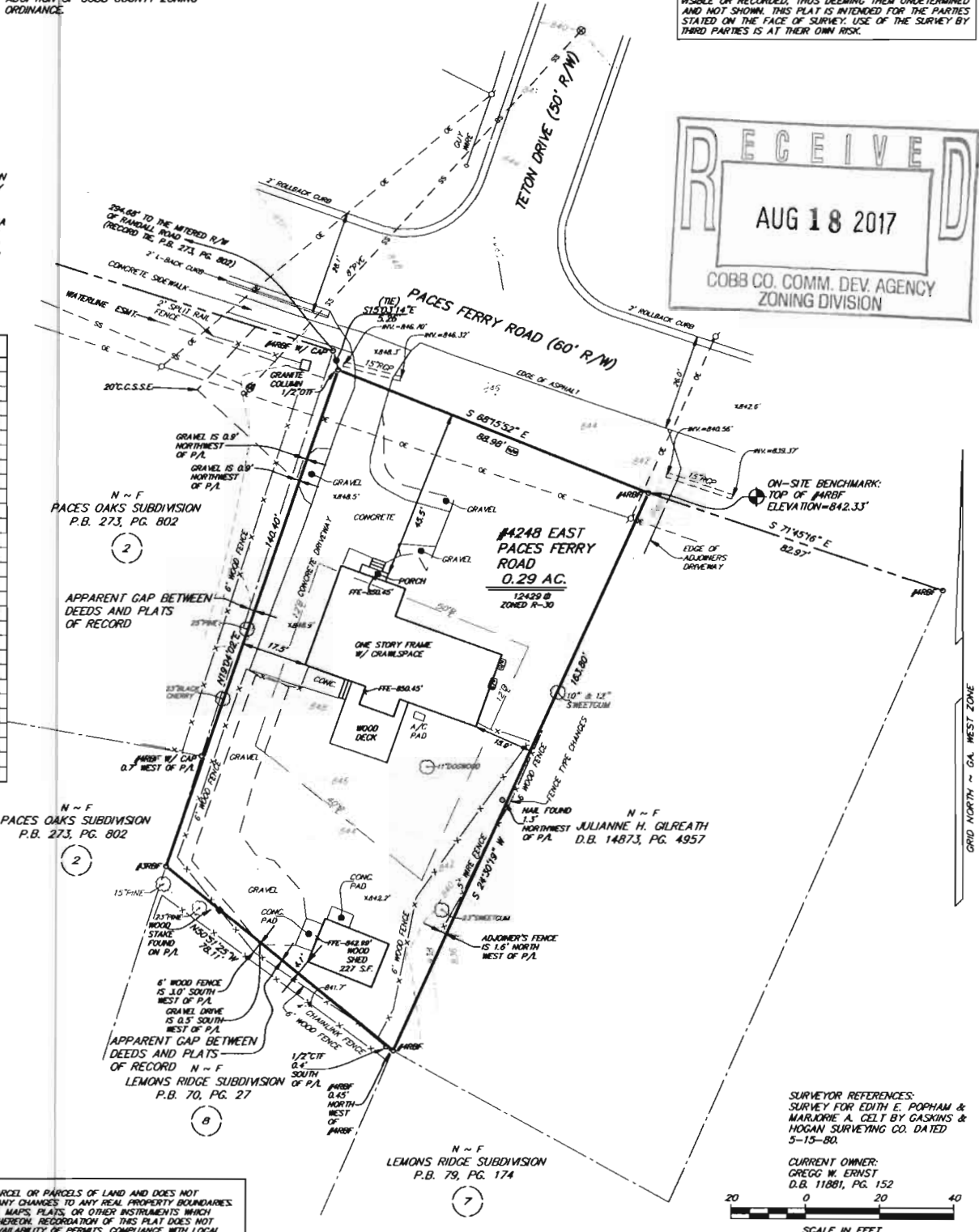
GPS NOTES:

- 1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- 2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.



LEGEND

⊠	P.P. - POWER POLE
⊘	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊙	S.M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊙	G.M. - GAS METER
○	R.B.S. - REINFORCING BAR SET
○	R.B.F. - REINFORCING BAR FOUND
○	C.T.P. - CRIMP TOP PIPE FOUND
○	O.T.P. - GREEN TOP PIPE FOUND
⊠	WOOD STAKE FOUND
-X-	TYPE OF FENCE
○	J.B. - JUNCTION BOX
⊘	D.I. - DROP INLET / YARD INLET
⊠	C.B. - CATCH BASIN
⊠	R.C.P. - REINFORCED CONCRETE PIPE
⊠	C.M.P. - CORRUGATED METAL PIPE
⊠	F.F.E. - FINISHED FLOOR ELEVATION
⊠	WATER VALVE
⊠	C.O. - SEWER CLEAN OUT
⊠	TELEPHONE MANHOLE
⊠	OVERHEAD POWER LINES
⊠	H.W. - HEADWALL
⊠	POWERBOX
⊠	STREET ADDRESS
-W-	WATER LINE
-T-	UNDERGROUND TELEPHONE LINE
-G-	GAS LINE
-E-	UNDERGROUND ELECTRICAL LINE



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.



Dean C. Olson
DATE: 8/17/17

REVISIONS

REV.#1	OFFICE ONLY-
8-17-17	CORRECT ROAD NAME

Gaskins
ENGINEERING SURVEYING AND LAND CONSTRUCTION

Marioneta Office: 1296 Powder Springs Rd, Marietta, GA 30064, Phone: (770) 424-7168
 Canton Office: 147 Elmhardt College Pkwy, Ste. B Canton, GA 30114, Phone: (770) 479-9698

FIELD DATE: 8-1-17
 OFFICE DATE: 8-3-17
 SCALE: 1"=20'

DRAWN BY: MAN
 CHECKED BY: DCO
 FILE: S:/BND/COBBS/17/17...

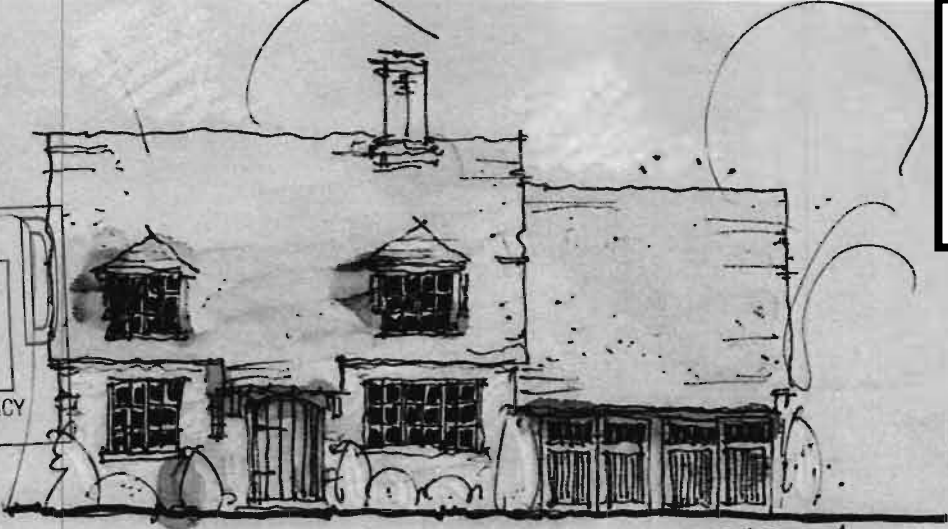
BOUNDARY & TOPOGRAPHICAL SURVEY RETRACEMENT FOR:
PHYLLIS R. JOHNSON
#4248 PACES FERRY ROAD

LOCATED IN L.L. 973
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

GRID NORTH - GA. WEST ZONE

Z-66 (2017)
House Elevation,
Floor Plan,
Photos of
Proposed
Architecture

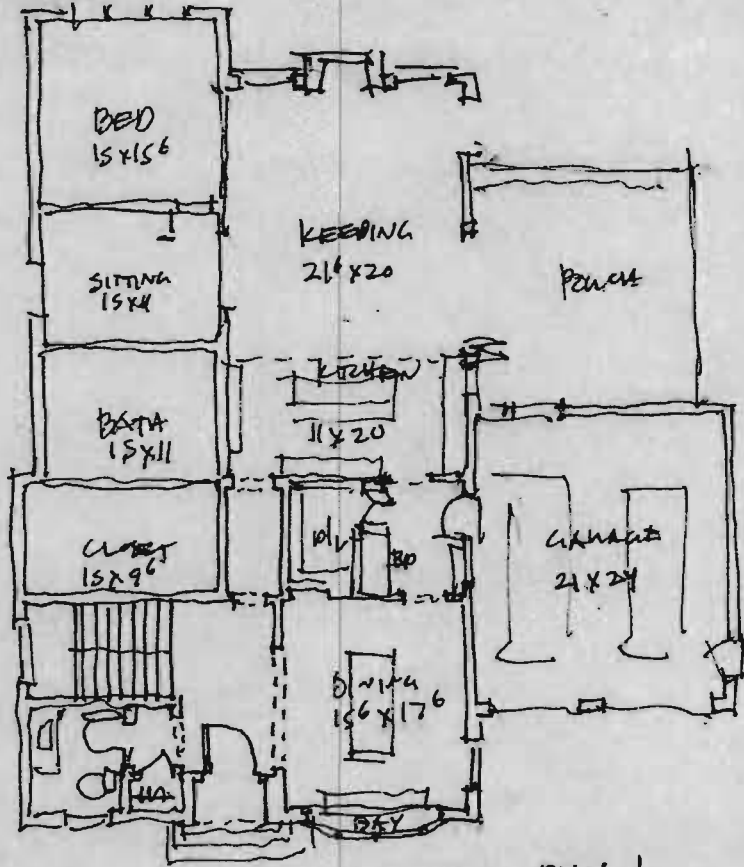
RECEIVED
SEP - 6 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



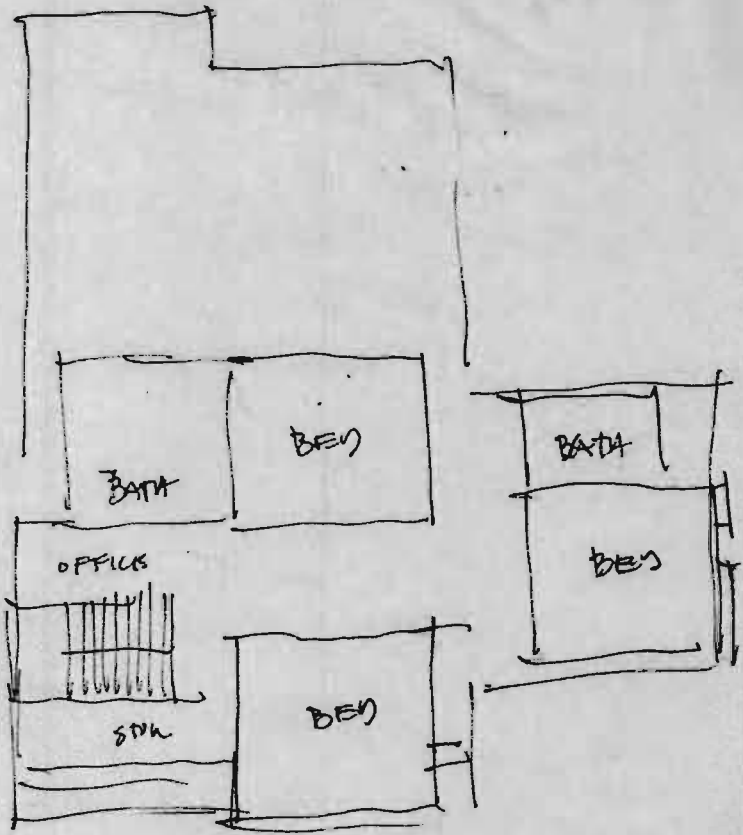
ELEVATION A
0 4 8 12 16



ELEVATION B



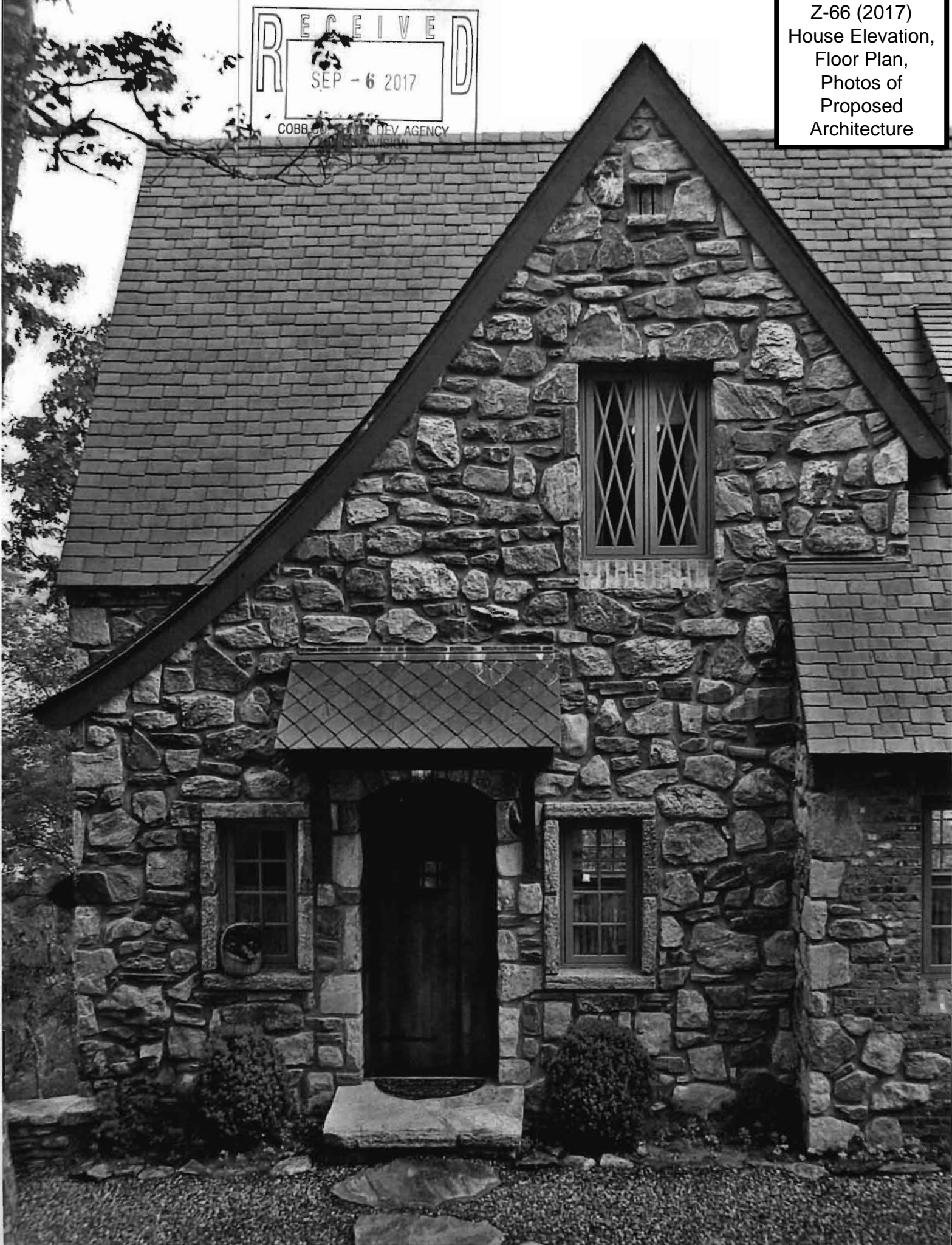
3020 SF PLAN 1



PLAN 2
JOHNSON RESIDENCE 07.26.2017
CUREN BUSBY ARCHITECTS AIA

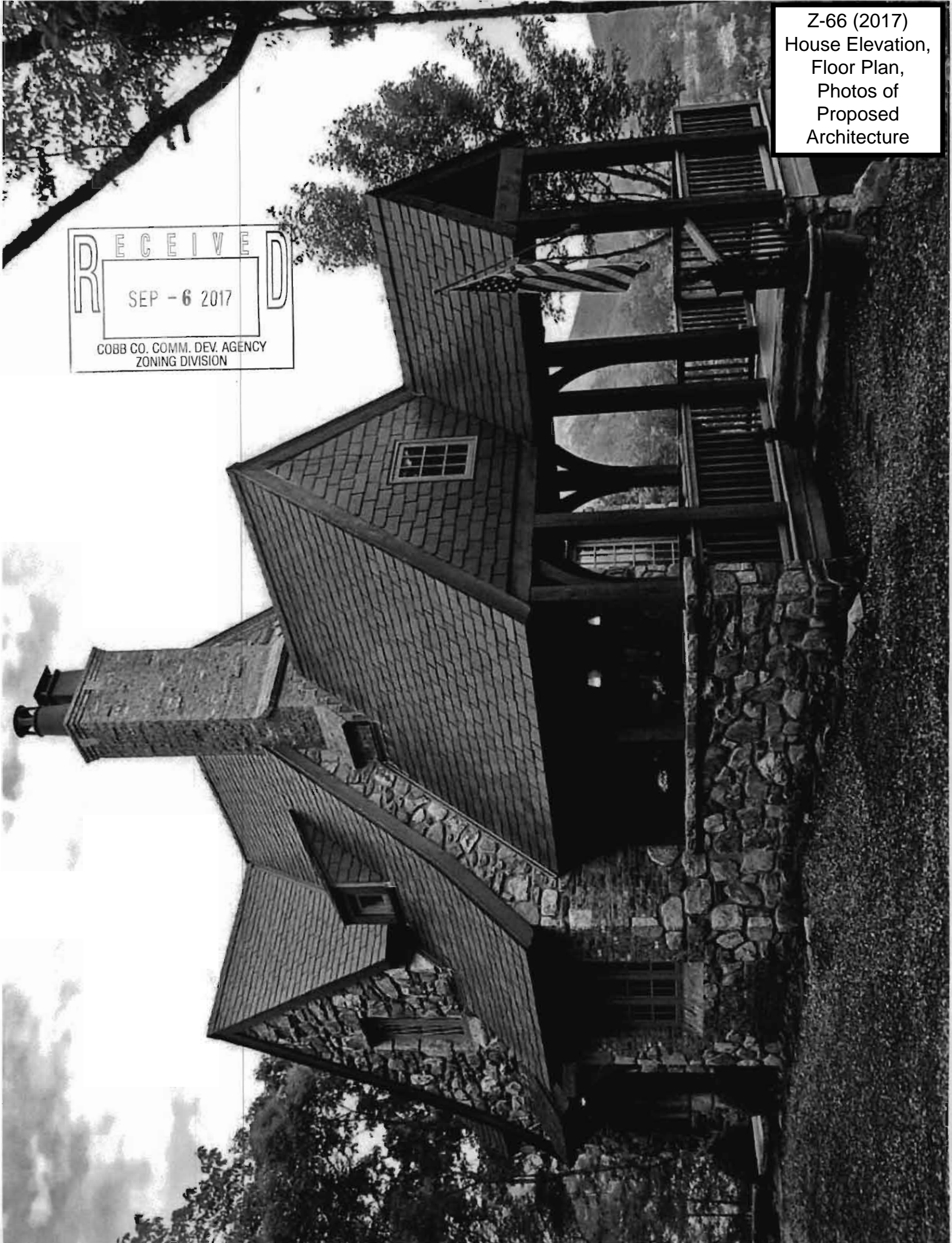
RECEIVED
SEP - 6 2017
COBB COUNTY DEV. AGENCY

Z-66 (2017)
House Elevation,
Floor Plan,
Photos of
Proposed
Architecture



Z-66 (2017)
House Elevation,
Floor Plan,
Photos of
Proposed
Architecture

RECEIVED
SEP - 6 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION





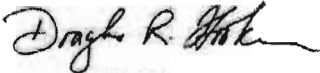
REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 229 Peachtree Street NE | Suite 100 | Atlanta, Georgia 30303 • ph: 404.463.3100 fax: 404.463.3205 • atlantaregional.org

DATE: SEPTEMBER 5, 2017

ARC REVIEW CODE: V1708241

TO: CHAIRMAN MIKE BOYCE, Cobb County
ATTN TO: DAVID BREADEN, SENIOR STORMWATER ENGINEER
FROM: Douglas R. Hooker, Executive Director, ARC


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-17-08CC 4248 Paces Ferry Road
Submitting Local Government: Cobb County

Review Type: Metro River **Date Opened:** August 24, 2017 **Date Closed:** September 5, 2017

FINDING: ARC staff has completed the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's 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 COMMUNITY DEVELOPMENT
CHATTAHOOCHEE RIVERKEEPER
CITY OF ATLANTA

ARC NATURAL RESOURCES
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE/CRNRA

If you have any questions regarding this review, please contact Andrew Smith at (470) 378-1645. This finding will be published to the ARC website at: <http://www.atlantaregional.org/landuse>.

