

---

**CITY COUNCIL AGENDA ITEM**

---

**TO:** Mayor & City Council

**DATE:** July 11, 2013

**FROM:** John McDonough, City Manager

**AGENDA ITEM:** RC-13-05SS (2915 Coles Way)

**MEETING DATE:** For Submission onto the July 16, 2013, City Council Regular Meeting Agenda

---

*BACKGROUND INFORMATION: (Attach additional pages if necessary)*

See attached:

Memorandum  
Regional Review Finding  
Application for Certificate

---

APPROVAL BY CITY MANAGER:  APPROVED

PLACED ON AGENDA FOR: 7/16/2013

CITY ATTORNEY APPROVAL REQUIRED: (  ) YES (  ) NO

CITY ATTORNEY APPROVAL: 

REMARKS:



To: John McDonough, City Manager

From: Angela Parker, Director, Community Development Department

A handwritten signature in black ink, appearing to be "AP", is written to the right of the "From:" line.

Date: June 6, 2013 for Submission onto the July 16, 2013 City Council Meeting Agenda-River Corridor Review

Agenda Item: RC-13-05SS (2915 Coles Way)

---

***Background:***

**Property Owner:** Jeff Irvan  
**Petitioner:** Mark Bennett  
**Representative:** Mark Bennett  
**Address:** 2915 Coles Way  
**Land Lot, District:** LL 366, District 6<sup>th</sup>  
**Council District:** 1  
**Area:** 1.014 Acres  
**Existing Zoning:** CUP, 1982Z-0146

***Project Summary:***

Construction of pool at an existing single family residence.

***ARC Finding:***

Consistent with the Chattahoochee Corridor Plan

***Department of Community Development Recommendation:***

**APPROVAL**-Consistent with Chattahoochee Corridor Plan



# 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: MAY 20, 2013

ARC REVIEW CODE: V1305091

TO: MAYOR EVA GALAMBOS  
ATTN TO: MICHAEL BARNETT, CHIEF ENVIRONMENTAL COMPLIANCE OFFICER  
FROM: Douglas R. Hooker, Executive Director

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-13-05SS 2915 Coles Way  
**Submitting Local Government:** City of Sandy Springs

**Review Type:** Metro River      **Date Opened:** May 9, 2013      **Date Closed:** May 20, 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 SANDY SPRINGS

ARC ENVIRONMENTAL PLANNING  
UPPER CHATTAHOOCHEE RIVERKEEPER  
CITY OF ROSWELL

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>.

# APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Sandy Springs
2. Owner(s) of Record of Property to be Reviewed:

Name(s): Leff Ivan

Mailing Address: 2915 Coles Way

City: Sandy Springs State: GA Zip: 30075

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770.510.5999 Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_
3. Applicant(s) or Applicant's Agent(s):

Name(s): Mark Bennett - Bennett Pool & Supply

Mailing Address: 4209 B West Pike Crk.

City: Lawrenceville State: GA Zip: 30046

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404.925.5842 Fax: \_\_\_\_\_

Other Numbers: \_\_\_\_\_
4. Proposed Land or Water Use:

Name of Development: \_\_\_\_\_

Description of Proposed Use: Construction of Pool
5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: LL 3106 - 6th Dist Fulton Co.

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Habersham Place, Block A, Lot 18, 2915 Coles Way, 1500 to Nesbit Fry RD

Size of Development (Use as Applicable):

Acres:	Inside Corridor:	<u>1.014 ac</u>	<u>11.50 -</u>	<u>99,168 SF</u>	<u>(cont)</u>
	Outside Corridor:	<u>0.0</u>	<u>0.0</u>		
	Total:	<u>1.014 ac</u>	<u>11.50 -</u>	<u>99,168 SF</u>	<u>(cont)</u>
Lots:	Inside Corridor:	<u>N/A</u>			
	Outside Corridor:	<u>N/A</u>			
	Total:				
Units:	Inside Corridor:	<u>N/A</u>			
	Outside Corridor:	<u>N/A</u>			
	Total:				

Other Size Descriptor (i.e., Length and Width of Easement):

Inside Corridor: N/A

Outside Corridor: N/A

Total: \_\_\_\_\_

Cheryl - SMS - MC  
4/3/13

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: \_\_\_\_\_

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? YES

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): RC-83-14FC - HarborShades Ferry - 1983

7. How Will Sewage from this Development be Treated? N/A

A. Septic tank \_\_\_\_\_

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 \_\_\_\_\_

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

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. (Maximums Shown In Parentheses)
A	_____	_____	_____	(90)	(75)
B	_____	_____	_____	(80)	(60)
C	_____	_____	_____	(70)	(45)
D	<u>35,105 SF</u>	<u>17,552 SF</u>	<u>10,532 SF</u>	<u>(50)</u>	<u>50%</u> <u>(30)</u> <u>30%</u>
E	<u>9,063 SF</u>	<u>2,719 SF</u>	<u>1,359 SF</u>	<u>(30)</u>	<u>30%</u> <u>(15)</u> <u>15%</u>
F	_____	_____	<u>f</u>	(10)	(2)
Total:	<u>44,168 SF</u>	<u>20,271 SF</u>	<u>11,891 SF</u>	N/A	N/A

*All - 5.6 acres (total)  
5/2/13 JMS*

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? Yes  
If "yes", indicate the 100-year floodplain elevation: 992

**NOTE:** For this review, river floodplain is determined from the U.S. Army Corps of Engineers' "Floodplain Information - Chattahoochee River, Buford Dam to Whitesburg, Georgia", November, 1973 and its Supplement of March, 1982.

**NOTE:** All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No  
If "yes", indicate the 500-year flood plain elevation: \_\_\_\_\_

**NOTE:** Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

**FOR ALL APPLICATIONS:**

Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

\_\_\_\_ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

Written consent of all owners to this application. (Space provided on this form)

Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

Description of proposed use(s). (Space provided on this form)

Existing vegetation plan.

Proposed grading plan.

Certified as-builts of all existing land disturbance and impervious surfaces.

Approved erosion control plan.

Detailed table of land-disturbing activities. (Both on this form and on the plans)

Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

Documentation on adjustments, if any.

Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

Site plan.

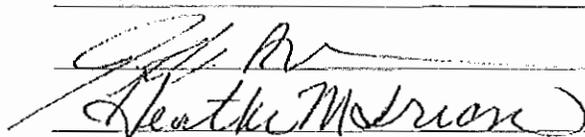
Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

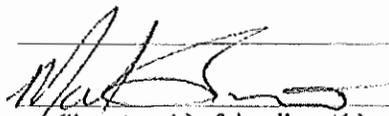
Concept plan.

Lot-by-lot and non-lot allocation tables.

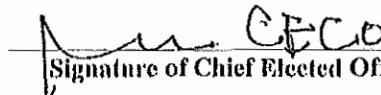
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

  
Signature(s) of Owner(s) of Record  
4/25/13  
Date

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

  
Signature(s) of Applicant(s) or Agent(s)  
4-25-13  
Date

14. The governing authority of Sandy Springs requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

  
Signature of Chief Elected Official or Official's Designee  
4-23-2013  
Date

May 6, 2013

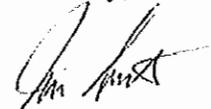
Mr. Michael Barnett, Manager  
Building and Development  
Community Development Department  
City of Sandy Springs  
7840 Roswell Road, Building 500  
Sandy Springs, GA 30307

Dear Michael:

As we discussed last week, I made changes to the first two pages of the application form and site plan table to reflect the larger E area I found in measuring the plans. I am enclosing the revised application pages and site plan for the property at 2915 Coles Way. I have initialed all my changes.

If you have any questions or need any other information, please call me at (404) 463-3258.

Sincerely,



James M. Santo  
Principal Planner

Attachments





### Legend

- Base Map
- City Limit
- City Hall
- Private School
- Major Road
- City Street
- Public Street
- Private Street
- Private Drive
- Sandy Springs 2010 Address Point
- Building Footprint
- City Plans/Parcel
- Fc parcel id year 2010 (white)
- Fc parcel id year 2010
- Park
- Area 2010
- Red Band\_1
- Green Band\_2
- Blue Band\_3

Map Printed On (2013-06-05 10:52)

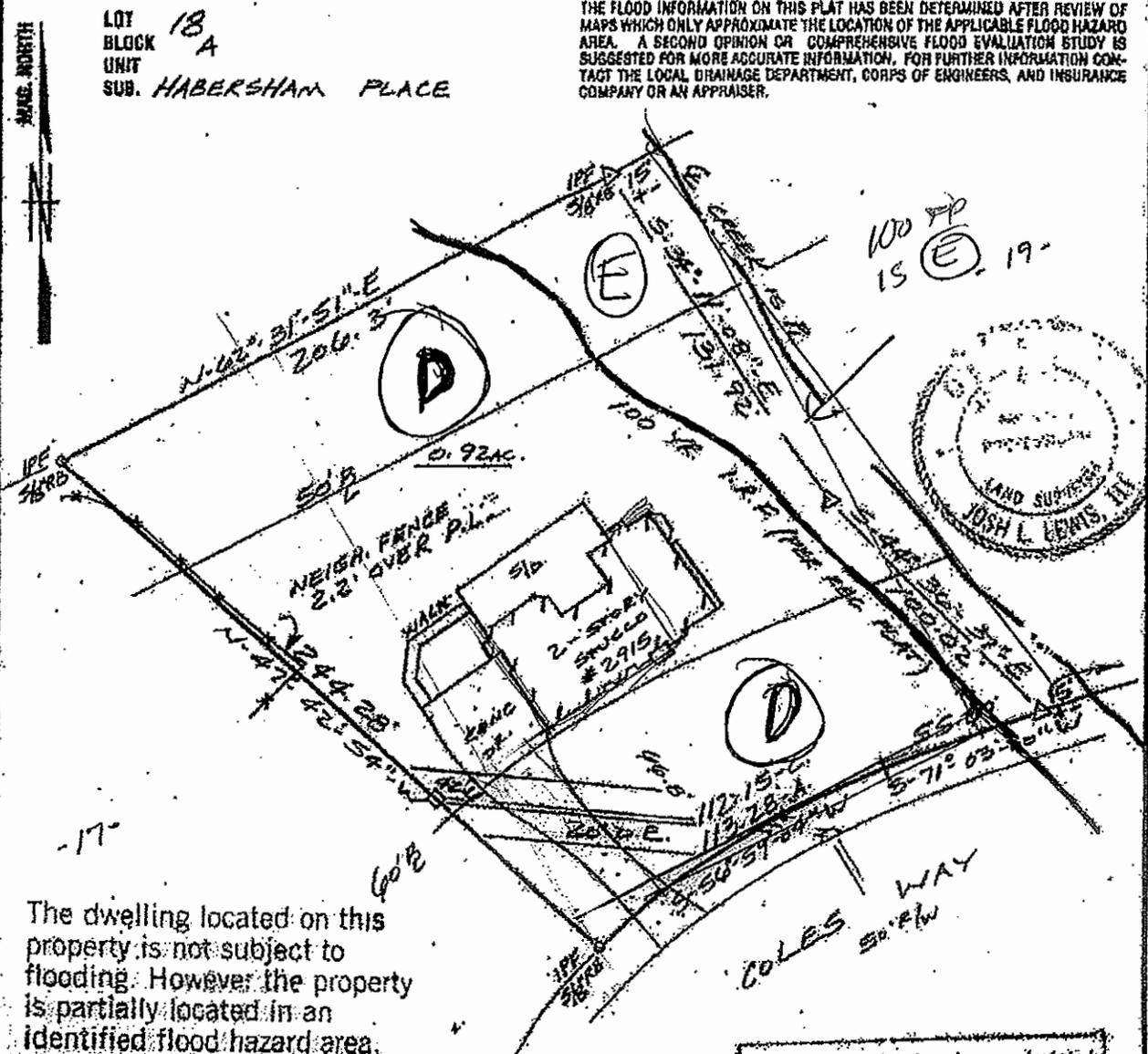
Copyright This map has been compiled from the most accurate source data from Fulton County and the City of Sandy Springs. This map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Sandy Springs.



# EXHIBIT B

LOT 18 A  
BLOCK UNIT  
SUB. HABERSHAM PLACE

THE FLOOD INFORMATION ON THIS PLAT HAS BEEN DETERMINED AFTER REVIEW OF MAPS WHICH ONLY APPROXIMATE THE LOCATION OF THE APPLICABLE FLOOD HAZARD AREA. A SECOND OPINION OR COMPREHENSIVE FLOOD EVALUATION STUDY IS SUGGESTED FOR MORE ACCURATE INFORMATION. FOR FURTHER INFORMATION CONTACT THE LOCAL DRAINAGE DEPARTMENT, CORPS OF ENGINEERS, AND INSURANCE COMPANY OR AN APPRAISER.



The dwelling located on this property is not subject to flooding. However the property is partially located in an identified flood hazard area.  
*AS PER REFERRED PLAT*

This plat has been calculated for area and is found to be accurate within one foot in 15,585 sq ft.

RICHARD L. TYRE

LAND LOT 334 4TH DISTRICT

FULTON COUNTY, GEORGIA

SCALE 1" = 50' DATE: 12-9-04

REG. LAND SURVEYOR NO. 1781  
GEORGIA LAND SURVEYING CO., INC.

THIS MAP IS BASED ON AN OPEN TRAVERSE  
I have, this date, examined the "FIA OFFICIAL FLOOD HAZARD MAP" and the referenced parcel does appear to be in an area having special flood hazards.  
1312100160E J

THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE. ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAYS, PUBLIC OR PRIVATE.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED.

135-76 *[Signature]* NO. 181926  
12-2-93 IND.