



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: May 17, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: RC-13-04SS (1050 Mountain Creek Trail)

MEETING DATE: For Submission onto the May 21, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Regional Review Notification
Application

APPROVAL BY CITY MANAGER: JFM APPROVED

PLACED ON AGENDA FOR: 5/21/2013

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: Wkw

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 over the "From:" line.

Date: April 26, 2013 for Submission onto the May 21, 2013 City Council Meeting Agenda-River Corridor Review

Agenda Item: RC-13-04SS (1050 Mountain Creek Trail)

Background:

Property Owner: W. Scott Madrid & Frances McKay Madrid

Petitioner: Guerry Barton

Representative: Guerry Barton

Address: 1050 Mountain Creek Trail

Land Lot, District: LL 172, District 17th

Council District: 3

Area: .68 Acres

Existing Zoning: R-2A, 1962Z-0086

Project Summary:

Addition of a wooden deck to 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 NOTIFICATION

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

DATE: April 17, 2013

ARC REVIEW CODE: V1304171

TO: Mayor Eva Galambos
ATTN TO: Michael Barnett, City of Sandy Springs
FROM: Douglas R. Hooker, Executive Director 

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-13-04SS 1050 Mountain Creek Trail

Review Type: Metro River

MRPA Code: RC-13-04SS

Description: An application for a Metropolitan River Protection Act Certificate for the installation of a new wooden deck on an existing single-family residence.

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

Submitting Local Government: City of Sandy Springs

Land Lot: 172 **District:** 17 **Section:** D

Date Opened: April 17, 2013

Deadline for Comments: April 29, 2013

Earliest the Regional Review can be Completed: April 29, 2013

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
GEORGIA CONSERVANCY

ARC ENVIRONMENTAL PLANNING
COBB COUNTY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
UPPER CHATTAHOOCHEE RIVERKEEPER

If you have any questions regarding this review, please call Jon Tuley at (404) 463-3307. If ARC staff does not receive comments from you by April 29, 2013 at 5:00 p.m., 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/land-use/planreviews>.

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: April 17, 2013

ARC REVIEW CODE: V1304171

TO: ARC Land Use, Environmental, Transportation, Research, and Aging Division Chiefs
FROM: Jon Tuley, Extension: 3-3307

Reviewing staff by jurisdiction:

| | |
|----------------------------------|----------------------------|
| Land Use: Tuley, Jon | Transportation: N/A |
| Environmental: Santo, Jim | Research: N/A |
| Aging: N/A | |

Name of Proposal: RC-13-04SS 1050 Mountain Creek Trail

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act Certificate for the installation of a new wooden deck on an existing single-family residence.

Submitting Local Government: City of Sandy Springs

Date Opened: April 17, 2013

Deadline for Comments: April 29, 2013

Earliest the Regional Review can be Completed: April 29, 2013

Response:

- 1) Proposal is CONSISTENT with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) The proposal is INCONSISTENT with the following regional development guide listed in the comment section.
- 4) The proposal does NOT relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

COMMENTS:

| |
|--|
| |
| |
| |
| |
| |
| |



40 Courtland Street, NE
Atlanta, Georgia 30303
atlantaregional.com

April 9, 2013

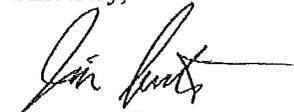
Mr. Michael Barnett, Manager
Building and Development
Community Development Department
City of Sandy Springs
7840 Roswell Road, Building 500
Sandy Springs, GA 30307

Dear Michael:

As we discussed in our phone call, here are the reanalysis table, the revised application and the revised site plan for the property at 1050 Mountain Creek Trail. The site plan and vulnerability table categories are based on my reanalysis and measurements of the category areas. I used the existing and proposed land disturbance and impervious numbers supplied by the applicant, with a little extra added, for the table on the site plan. The table in the application is for the maximums in each category. I have initialed all my changes, including all of Page Two of the application.

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

Sincerely,

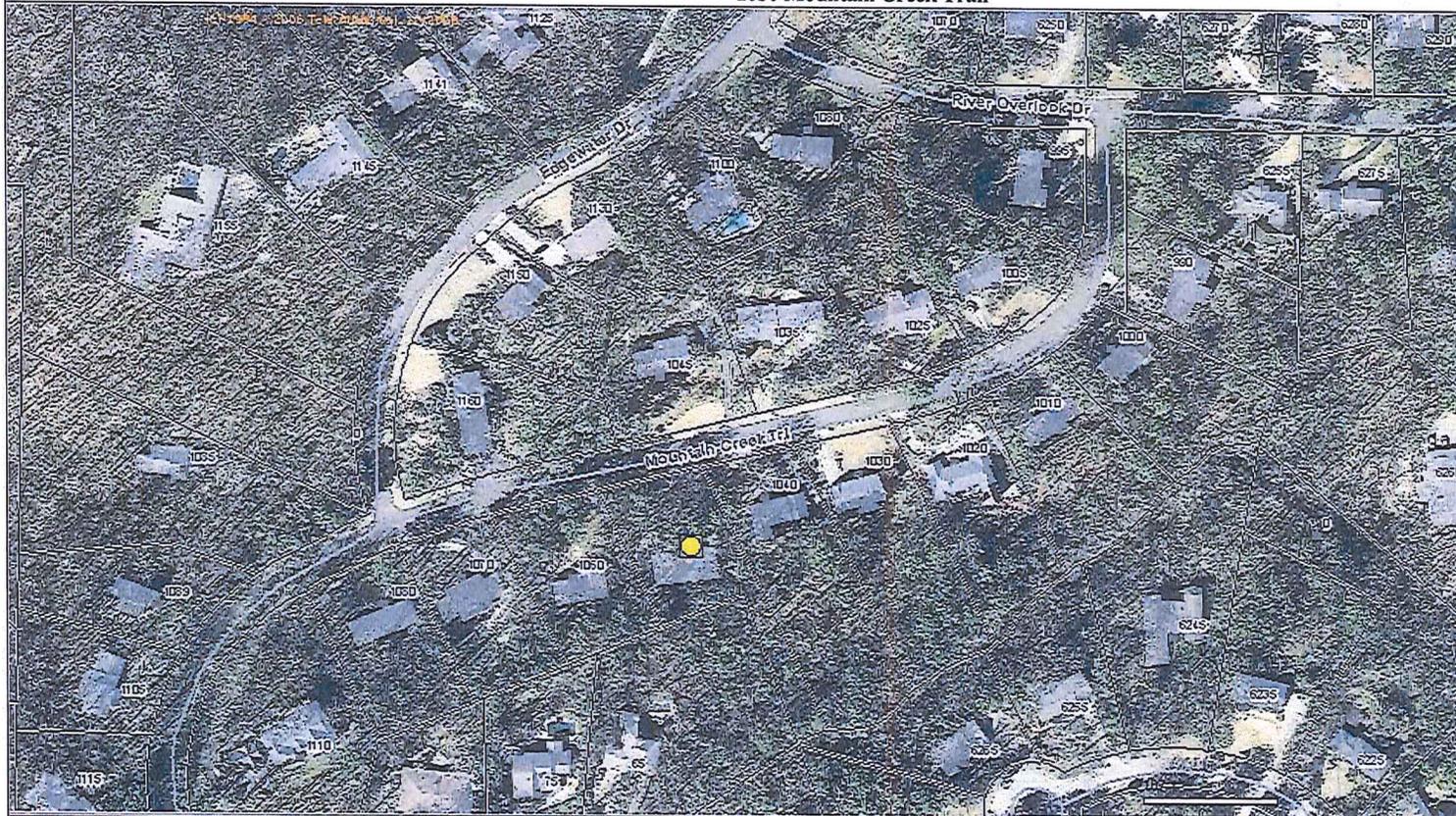


James M. Santo
Principal Planner

Attachments



1050 Mountain Creek Trail



- ### Legend
- Base Map
 - City Limit
 - City Hall
 - Private School
 - Major Road
 - City Street
 - Public Street
 - Private Street
 - Sandy Springs 2010 Address Point
 - Building Footprint
 - City Parcel/Parcel
 - Fc parcel 2010 (w/o label)
 - Fc parcel 2010
 - Parcel
 - Aerial 2010
 - Red Band_1
 - Green Band_2
 - Blue Band_3

Map Printed On {2013-04-29 09:37}

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.

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): W. SCOTT MADRID & FRANCES MCKAY MADRID
 Mailing Address: 1050 MOUNTAIN CREEK TRAIL NW
 City: SANDY SPRINGS State: GA Zip: 30328
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 404 303.9025 Fax: _____
 Other Numbers: FRANK C. 678.778.5879 (BEST) SCOTT C. 678.778.5890

3. Applicant(s) or Applicant's Agent(s):

Name(s): Guerry Barton
 Mailing Address: 6365 Mountain Brook Way
 City: Sandy Springs State: GA. Zip: 30328
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 404-290-4424 Fax: _____
 Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: _____
 Description of Proposed Use: Install new wooden deck on existing residence

5. Property Description (Attach Legal Description and Vicinity Map):

Land Lot(s), District, Section, County: Land lot 172 Section D
17th District Fulton County GA.
 Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Riverside
Subdivision 1050 Mountain Creek Trail 785' to River Overlook Dr.
 Size of Development (Use as Applicable):

| | | | |
|--------|-------------------|--------------------------------------|--|
| Acres: | Inside Corridor: | .68 acre (29,407 SF) (5725 - 4/2/13) | |
| | Outside Corridor: | | |
| | Total: | .68 acre (29,407 SF) (5725 - 4/2/13) | |
| Lots: | Inside Corridor: | | |
| | Outside Corridor: | | |
| | Total: | | |
| Units: | Inside Corridor: | | |
| | Outside Corridor: | | |
| | Total: | | |

Other Size Descriptor (i.e., Length and Width of Easement):
 Inside Corridor: _____
 Outside Corridor: _____
 Total: _____

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? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

7. **How Will Sewage from this Development be treated?**

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 X

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. | Percent Imperv. Surf. |
|------------------------|--------------------------------|---|--|---------------------------------|-----------------------|
| | | | | (Maximums Shown In Parentheses) | |
| A | _____ | _____ | _____ | (90) | (75) |
| B | _____ | _____ | _____ | (80) | (60) |
| C | _____ | _____ | _____ | (70) | (45) |
| D | <u>25,587 SF</u> | <u>12,794 SF</u> | <u>7,676 SF</u> | (50) <u>50</u> | (30) <u>30</u> |
| E | <u>3,820 SF</u> | <u>1,146 SF</u> | <u>573 SF</u> | (30) <u>30</u> | (15) <u>15</u> |
| F | _____ | _____ | _____ | (10) | (2) |
| Total: | <u>29,407 SF</u> | <u>13,940 SF</u> | <u>8,249 SF</u> | N/A | N/A |

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

If "yes", indicate the 100-year floodplain elevation: _____

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)

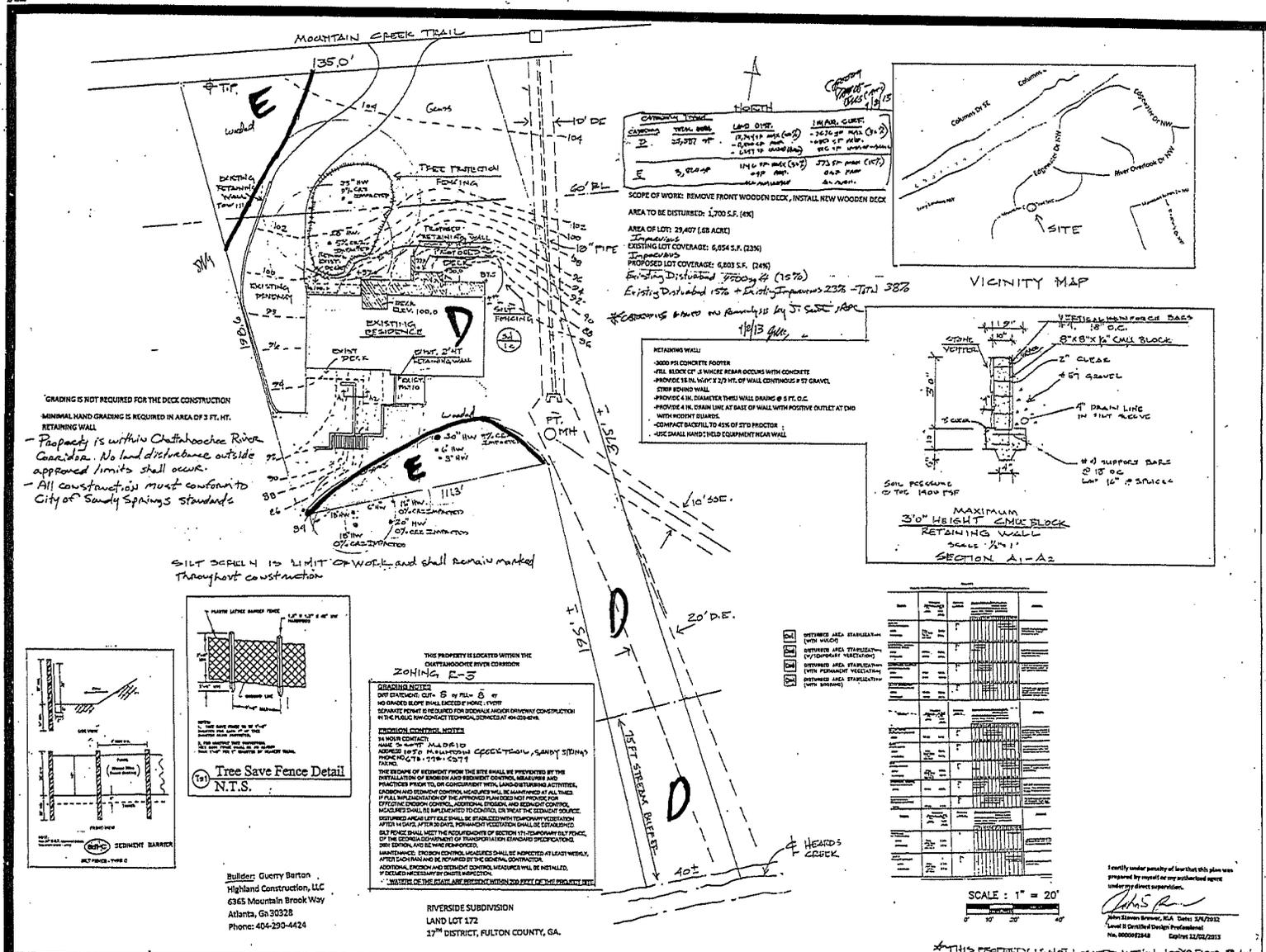
FM Madrid 03.15.13
FM Madrid 3/15/13
Signature(s) of Owner(s) of Record Date

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

FM Madrid 03.15.13
FM Madrid 3/15/13
Signature(s) of Applicant(s) or Agent(s) Date

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

Nic P 04.1.13
Signature of Chief Elected Official or Official's Designee Date



STEVE BREWER, ASLA
 LANDSCAPE ARCHITECT

2477 Levine Road, N.E.
 Atlanta, Georgia 30329

404-320-3430

www.stevewbrewer.com

Owner
 Scott & Fran Madrid
 1050 Mountain Creek Trail
 Sandy Springs, Georgia
 478-776-5879

Scott & Fran Madrid
 1050 Mountain Creek Trail
 Sandy Springs, Georgia

THIS PROPERTY IS NOT LOCATED WITHIN 100-YEAR FLOOD PLAIN

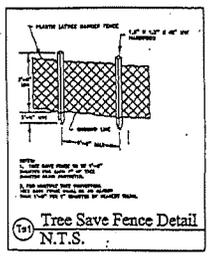
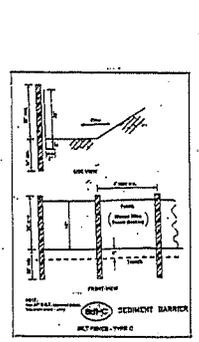
REV. 3-21-13

| | | | |
|-------|----------|----------|---|
| DATE | 3-2-12 | JOB NO. | |
| SE | PL | CHECKED | |
| SCALE | 1" = 20' | APPROVAL | |
| SHEET | 1 | OF | 1 |

*GRADING IS NOT REQUIRED FOR THE DECK CONSTRUCTION
 MINIMAL HAND GRADING IS REQUIRED IN AREA OF 3 FT. HT. RETAINING WALL

- Property is within Chattahoochee River Corridor. No land disturbance outside approved limits shall occur.
 - All construction must conform to City of Sandy Springs standards

SILT DEFEND IS LIMIT OF WORK and shall remain marked throughout construction



THIS PROPERTY BELONGS WITHIN THE CHATTAHOOCHEE RIVER CORRIDOR
ZONING E-3

GRADING NOTES
 1. ALL GRADING SHALL BE TO FINISH GRADE.
 2. ALL GRADING SHALL BE TO FINISH GRADE.
 3. ALL GRADING SHALL BE TO FINISH GRADE.
 4. ALL GRADING SHALL BE TO FINISH GRADE.

Builder: Query Barton
 Highland Construction, LLC
 6365 Mountain Brook Way
 Atlanta, Ga 30328
 Phone: 404-290-4424

RIVERSIDE SUBDIVISION
 LAND LOT 172
 17TH DISTRICT, FULTON COUNTY, GA.