



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: March 25, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: RC-13-02SS (110 and 105 River North Court)

MEETING DATE: For Submission onto the April 2, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum
Application for Certificate

APPROVAL BY CITY MANAGER: 4/2/2013 APPROVED

PLACED ON AGENDA FOR: [Signature]

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: [Signature]

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: March 8, 2013 for Submission onto the April 2, 2013 City Council Meeting Agenda-River Corridor Review

Agenda Item: RC-13-02SS (110 and 105 River North Court)

Intent:

The owner of the two properties proposes to sell Lot 7 address 105 River North Court for the construction of a single family residence. The two lots combined total 1.48 acres with .65 acres on lot 8 (110 River North Court) and .83 acres on lot 7 (105 River North Court) and are located in vulnerability categories "C" 48,697 sq.ft., "D" 7,801 sq.ft., and "E" 7,934 sq.ft. The property is treated as pre-Act and as such requires a reanalysis for additional impervious surface to be constructed.

Process:

The subject application was submitted to the Atlanta Regional Commission on February 20, 2013, for a reanalysis. The application was found to be consistent with the Chattahoochee Corridor Plan.

Staff Recommendation:

APPROVAL-Consistent with Chattahoochee River Corridor Plan

Community
Development



RC-13-02-SS

HEARING AND MEETING DATES

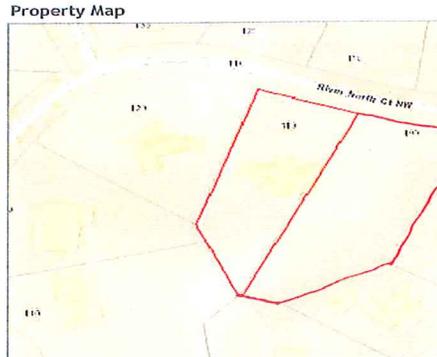
Community Zoning Information Meeting: N/A
Design Review Board Meeting: N/A
Planning Commission Hearing: N/A
Mayor and City Council: April 2, 2013

APPLICANT/PETITIONER INFORMATION

Property Owner: Walt and Susan Spranov, 110 River North Ct., Sandy Springs, GA 30328
Petitioner: Edgar "Gar" Muse, 652 Rover Place, Sandy Springs, GA 30342
Representative: Edgar "Gar" Muse, 652 Rover Place, Sandy Springs, GA 30342

PROPERTY INFORMATION

Address: 110 & 105 River North Ct
Land Lot, District: LL 127, District 17th
Council District: 3
Vulnerability Category(s): "C", "D", "E"
Frontage and Area: Property has frontage along the southern portion of River North Ct.
Combined property is 1.48 acres
Existing Zoning: R-2A, 1964Z-0041



INTENT

The owner of the two properties proposes to sell Lot 7 address 105 River North Court for the construction of a single family residence. A tennis court is currently located on the property at 105 River North Ct. and will be removed prior to house construction. The property is located in vulnerability categories "C" 48,697 sq.ft., "D" 7,801 sq.ft., and "E" 7,934 sq.ft. The maximum impervious and clearing allotment for each category respectfully is "C", 33,500 sq.ft. and 22,000 sq.ft., "D" 3,910 sq.ft. and 2,035 sq.ft., "E" 2,300 sq.ft. and 1,150 sq.ft. The proposed residence will fall below the allowable clearing and impervious allotment as shown in the attached documentation.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

APPROVAL-FOUND TO BE CONSISTENT BY ATLANTA REGIONAL COMMISSION

Public Participation:

Notice of Atlanta Regional Commission Metropolitan River Protection Act Certificate Public Hearing-Mayor and City Council Meeting.

Planning Analysis:

Upon review, staff is of the opinion that the applicant is within both disturbed area and impervious surface thresholds set by the ARC Chattahoochee River Corridor Plan.

Staff recommends APPROVAL of the proposed Metropolitan River Protection Act Certificate.

Attached: Supporting Documentation.

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: City of Sandy Springs, Fulton County

2. Owner(s) of Record of Property to be Reviewed:

Name(s): Walt & Susan Sapronov

Mailing Address: 110 River North Ct.

City: Sandy Springs State: GA Zip: 30328

Contact Phone Numbers (w/Area Code):

Daytime Phone: 770.399.9100 Fax: 770.395.0505

Other Numbers: 770.309.0462

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

Name(s): Edgar "Gar" Muse

Mailing Address: 652 Royer Place

City: Sandy Springs State: GA Zip: 30342

Contact Phone Numbers (w/Area Code):

Daytime Phone: 404.237.2000 Fax: 404.237.0326

Other Numbers: 404.219.3895

4. Proposed Land or Water Use:

Name of Development: _____

Description of Proposed Use: New Single Family Residence on Lot 105
adjoining existing single family residence on Lot 110

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

Land Lot(s), District, Section, County: lots 8 & 7; District 17; parcel numbers: 17 012700040099 & 17 012700040091; Fulton County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: 110 & 105 River North Ct., Sandy Springs, GA; 200ft to Riverside Dr.

Size of Development (Use as Applicable):

Acres: Inside Corridor: 1.48 acres

Outside Corridor: 0

Total: 1.48 acres

Lots: Inside Corridor: Lot 8: 0.65 acres; Lot 7: 0.83 acres

Outside Corridor: _____

Total: 1.48 acres

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? Yes

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): Review No: RC 8332FC

7. How Will Sewage from this Development be Treated?

A. Septic tank No

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 Yes

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 <u>Disturb.</u> (Maximums Shown In Parentheses)	Percent Imperv. <u>Surf.</u> (Maximums Shown In Parentheses)
A				(90)	(75)
B				(80)	(60)
C	<u>48,697</u>	<u>33,500</u>	<u>22,000</u>	(70) <u>69</u>	(45) <u>45</u>
D	<u>7,801</u>	<u>3,910</u>	<u>2,035</u>	(50) <u>50</u>	(30) <u>26</u>
E	<u>7,934</u>	<u>2,300</u>	<u>1,150</u>	(30) <u>29</u>	(15) <u>14</u>
F				(10)	(2)
Total:	<u>64,432</u>	<u>39,710</u>	<u>25,185</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: The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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: The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

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).

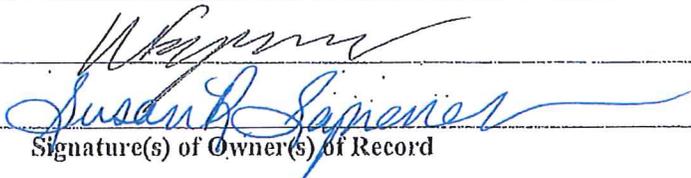
FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

- Site plan.
- Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

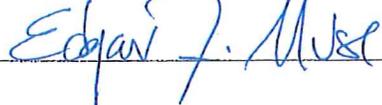
- Concept plan.
- Lot-by-lot and non-lot allocation tables.

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)


1/29/13

 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:

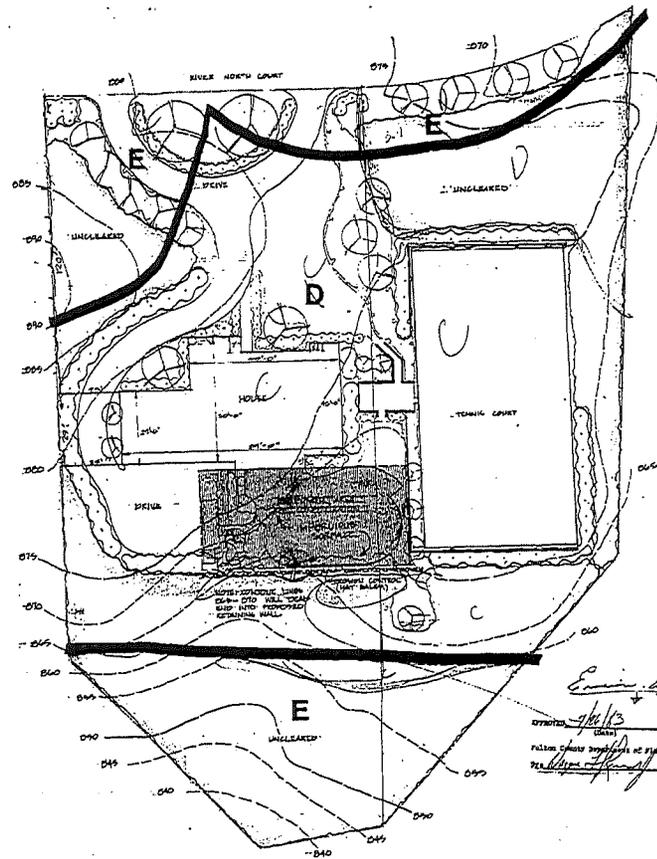

2/1/13

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.


2/1/13

 Signature of Chief Elected Official or Official's Designee Date



Erwin Applegate
 7/11/13
 Full Scale Drawing of Plan
 Plan Scale 1/8" = 1'-0"

NOTE:
 - PLANS TO CONSTRUCTION LIMITS OF CLEARING SHALL BE GRABBED ON DATE & SHALL REMAIN IN PLACE THE DURATION OF CONSTRUCTION
 - PLANS TO CONSTRUCTION EROSION CONTROL SHALL BE IN PLACE
 - EXISTING VEGETATION IN CORRIDOR OF (UNLEAKED) HARDWOODS, PINE, CUMMINSVILLE WOODS, AND UPRAND COVER (CLEANING)
 - HIGH RESISTANCE TO BE PLANTED IN 2000 OR POSSIBLE LATER BY CONTRACTOR OR NEARBY GROUP

SITE PLAN

1" = 20'-0"

- LEGEND**
- EXISTING HARDWOODS
 - EXISTING PINE
 - EXISTING GRASS
 - EXISTING GROUND COVER
 - EXISTING GRASS LINE
 - EXISTING TREE CANOPY IN NATURAL AREA
 - LIMITS OF PROPOSED CONSTRUCTION
 - EROSION CONTROL - HAY BALES



REC
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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: February 20, 2013

ARC REVIEW CODE: VI302201

TO: Mayor Eva Galambos
ATTN TO: Michael Barnett, Chief Environmental Compliance Officer
FROM: Douglas R. Hooker, Executive Director


for Douglas Hooker

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-13-02SS 105 River North Court
Review Type: Metro River
MRPA Code: RC-13-02SS

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a 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: 127 (Lots 7 and 8) **District:** 17 **Section:** Unit 3
Date Opened: February 20, 2013
Deadline for Comments: March 2, 2013
Earliest the Regional Review can be Completed: March 2, 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 the ARC staff does not receive comments from you by March 2, 2013, we will assume that your agency has no additional comments, and we will close the review. Comments by e-mail 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: February 20, 2013

ARC REVIEW CODE: V1302201

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-13-02SS 105 River North Court

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act Certificate for the construction of a single-family residence.

Submitting Local Government: City of Sandy Springs

Date Opened: February 20, 2013

Deadline for Comments: March 2, 2013

Earliest the Regional Review can be Completed: March 2, 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:
