



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: January 31, 2013

FROM: John McDonough, City Manager

AGENDA ITEM: RC-13-01SS (220 Grograns Landing)

MEETING DATE: For Submission onto the February 5, 2013, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

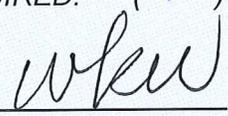
Memorandum

APPROVAL BY CITY MANAGER:  APPROVED

_____ NOT APPROVED

PLACED ON AGENDA FOR: 2/5/2013

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: 

REMARKS:



To: John McDonough, City Manager

From: Angela Parker, Director, Community Development Department

Date: January 7, 2013 for Submission onto the February 5, 2013 City Council Meeting Agenda

Agenda Item: RC-13-01SS (220 Grogans Landing)

Background:

The owner of the property proposes the construction of a swimming pool and pool deck on property currently developed with a single family residence. The site comprises a total of .489 acres and is located within the Chattahoochee River Corridor. As the existing construction on the property predates the River Protection Act, the additional clearing and construction requires the issuance of a Chattahoochee Corridor Certificate.

Discussion:

The subject application was submitted to the Atlanta Regional Commission on December 3, 2012. The Atlanta Regional Commission determined that supporting documentation and the proposed work are consistent with the Chattahoochee Corridor Plan. The process requires that a public hearing be held prior to Council action on this request.

Staff Recommendation:

APPROVAL-Consistent with Chattahoochee River Corridor Plan

*Community
Development*

RC-13-01SS

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: February 5, 2013

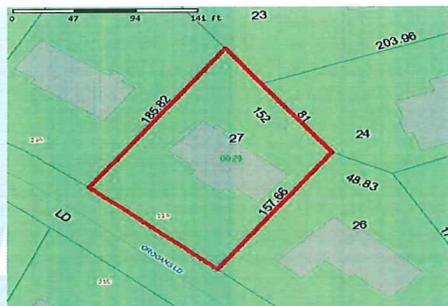
APPLICANT/PETITIONER INFORMATION

Property Owner: Aly Fory, 220 Grogans Landing, Sandy Springs, GA 30328
Petitioner: Rusty Akin, 4158 Stonechat Court, Roswell, GA 30075
Representative: Rusty Akin, 4158 Stonechat Court, Roswell, GA 30075

PROPERTY INFORMATION

Address: 220 Grogans Landing, Sandy Springs, GA 30328
Land Lot, District: LL 29, District 17th
Council District: 2
Vulnerability Category(s): "C", "D"
Frontage and Area: Property has frontage along the northern portion of Grogans Landing. Proper is .489 acres.
Existing Zoning: R-3, 1981Z-0018

PARCEL MAP



Community
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INTENT

The owner of the property proposes the construction of a swimming pool at the existing residence. The total area of the pool, pool deck and paver court is 1166 ft². The site is .489 acres located in vulnerability categories "C" and "D" with a maximum allowed area of impervious of 7645ft² in category "C" and 1057ft² in category "D". These figures include a transfer of 710ft² from category "D" to "C".

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.

*Community
Development*



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: Jan 4 2013

ARC REVIEW CODE: V1301041

TO: Mayor Eva Galambos
ATTN TO: Michael Barnett, City of Sandy Springs
FROM: Douglas R. Hooker, Executive Director
RE: Metropolitan River Protection Act (MRPA) Review

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-13-01SS 220 Grogans Landing
Review Type: Metro River
MRPA Code: RC-13-01SS

Description: An application for a Metropolitan River Protection Act Certificate for the addition of a swimming pool to an existing single-family residence.

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

Submitting Local Government: City of Sandy Springs
Land Lot: 29 **District:** 17
Date Opened: Jan 4 2013
Deadline for Comments: Jan 14 2013
Earliest the Regional Review can be Completed: Jan 14 2013

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
UPPER CHATTAHOOCHEE RIVERKEEPER

ARC ENVIRONMENTAL PLANNING
CITY OF ROSWELL
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
COBB COUNTY

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 01-14-2013, 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/landuse> .

Attached is information concerning this review.

ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

DATE: Jan 4 2013

ARC REVIEW CODE: V1301041

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-13-01SS 220 Grogans Landing

Review Type: Metro River

Description: An application for a Metropolitan River Protection Act Certificate for the addition of a swimming pool to an existing single-family residence.

Submitting Local Government: City of Sandy Springs

Date Opened: Jan 4 2013

Deadline for Comments: Jan 14 2013

Earliest the Regional Review can be Completed: Jan 14 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:

**APPLICATION FOR
METROPOLITAN RIVER PROTECTION ACT CERTIFICATE**

1. Name of Local Government: Sandy Springs
2. Owner(s) of Record of Property to be Reviewed:
Name(s): Aly Ford
Mailing Address: 220 Grogans Landing
City: ATL State: GA Zip: 30328
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-455-5299 Fax: _____
Other Numbers: _____
3. Applicant(s) or Applicant's Agent(s):
Name(s): Rusty Akin
Mailing Address: 4158 Stonechat Ct
City: Roswell State: GA Zip: 30075
Contact Phone Numbers (w/Area Code):
Daytime Phone: 678-794-9280 Fax: _____
Other Numbers: _____
4. Proposed Land or Water Use:
Name of Development: 220 Grogans Landing
Description of Proposed Use: Proposed Swimming Pool
5. Property Description (Attach Legal Description and Vicinity Map):
Land Lot(s), District, Section, County: LL:29 DIST:17 FULTON Co.
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: _____
Lot 27 Grogans Landing
Size of Development (Use as Applicable):
Acres: Inside Corridor: .489 acre lot existing
Outside Corridor: _____
Total: _____
Lots: Inside Corridor: Existing Residence
Outside Corridor: _____
Total: _____
Units: Inside Corridor: 1/66 of proposed
Outside Corridor: Impervious Add.
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 ✓ PROPOSAL DOES NOT REQUIRE ADDITIONAL SEWER CAPACITY

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)
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A _____ (90) _____ (75) _____

B _____ (80) _____ (60) _____

C 15,411 10788 SF 7645* (70) 70 (45) 49.6*

D 5890 2945 SF 1057* (50) 50 (30) 17.9*

E _____ (30) _____ (15) _____

F _____ (10) _____ (2) _____

Total: 21301 13733 N/A N/A

* INCLUDES A TRANSFER OF 710 SF OF IMPERVIOUS SURFACE FROM D TO C AS PER PART 2.A.3.C(1) OF THE CHATTAHOOCHEE CORRIDOR PLAN.

ACCPAGE 2 - JMS
ARC - 12/27/12 JMS

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.

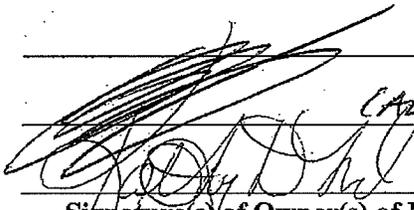
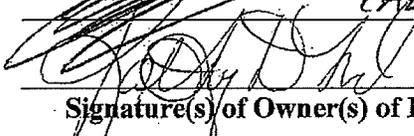
Land-disturbance plan.

FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:

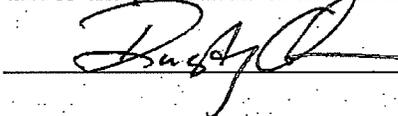
Concept plan.

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

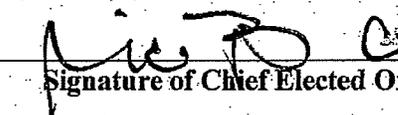
12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

	CAPTAIN FORD	11/19/12
	KATHY FORD	11/19/12
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:

	678-794-9280	
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.

	CECO	12.3.12
Signature of Chief Elected Official or Official's Designee		Date

LAND DISTURBANCE BY CATEGORY

	<u>C category:</u>	<u>D Category</u>
<u>Maximum Land Disturbance</u>	10788 SF (70%)	2945 SF (50%)
<u>Existing Land Disturbance</u>	6432 SF	1057 SF
<u>Proposed Land Disturbance</u>	2913 SF	0 SF
<u>Total Project Land Disturbance</u>	9345 SF	1057 SF
<u>Reserved Land Disturbance</u>	1943 SF	1888 SF

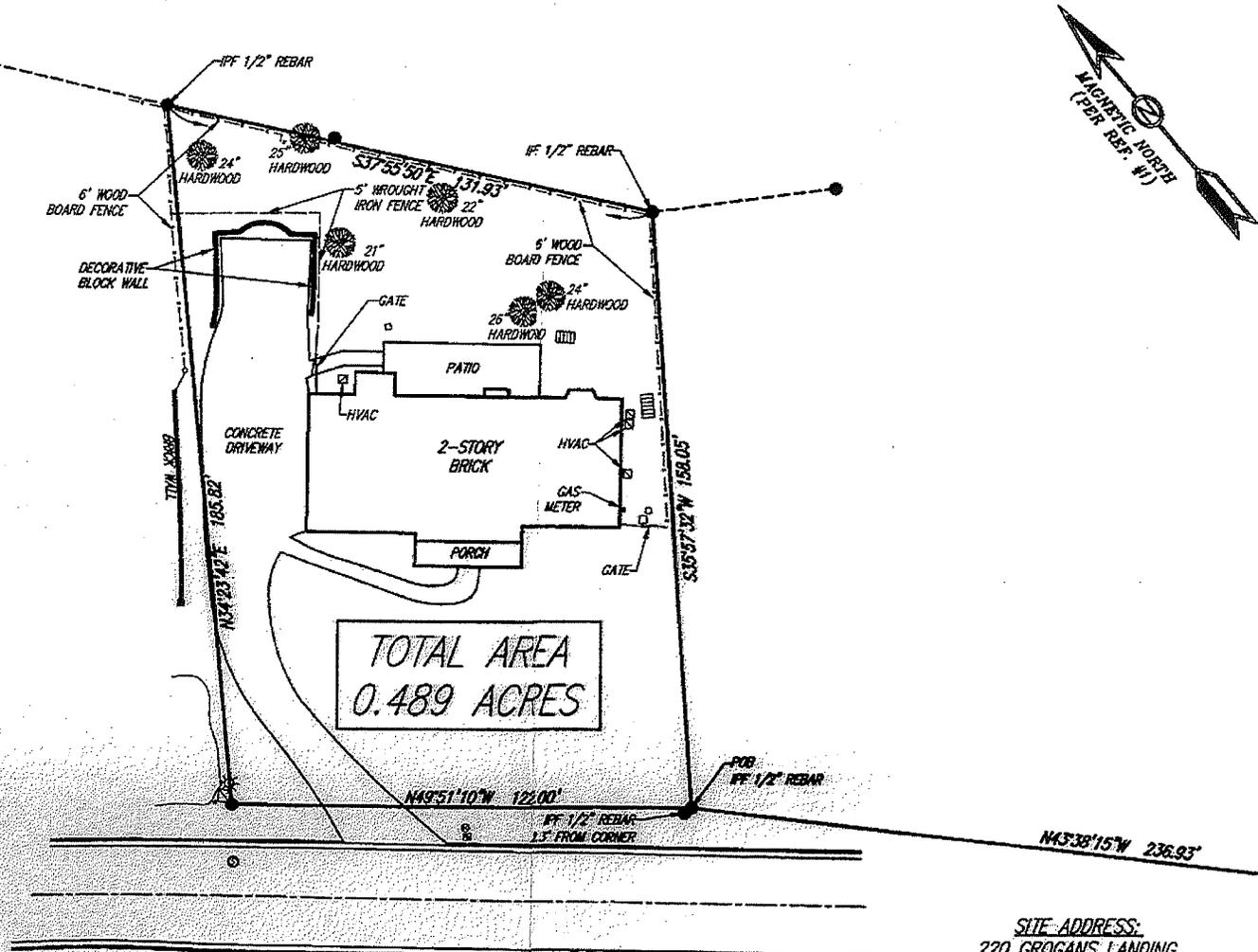
IMPERVIOUS SURFACE BY CATEGORY

	<u>C category:</u>	<u>D Category</u>
<u>Maximum Impervious Surface</u>	6935 SF (45%)	1767 SF (30%)
<u>Existing Impervious Surface</u>	6432 SF	1057 SF
<u>Proposed Impervious Surface</u>	1166 SF	0 SF
<u>Total Project Impervious Surface</u>	7645 SF*	1057 SF*

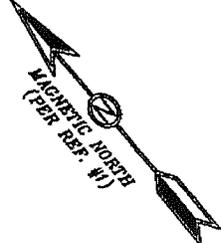
*Includes transfer of 710 SF from D to C as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan

Richard J. [Signature]
12/27/12

- LEGEND**
- POWER POLE (PP)
 - ☆ LIGHT POLE (LP)
 - PROPERTY CORNER
 - IRON PIN FOUND/SET
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - R/W RIGHT OF WAY
 - P/L PROPERTY LINE
 - CMP CORRUGATED METAL PIPE
 - HDPE HIGH DENSITY POLYETHYLENE
 - OCS OUTLET CONTROL STRUCTURE
 - C/L CENTERLINE
 - MB MANHOLE
 - FH FIRE HYDRANT
 - ELEC. ELECTRICAL
 - O.T.P. OPEN TOP PIPE



TOTAL AREA
0.489 ACRES



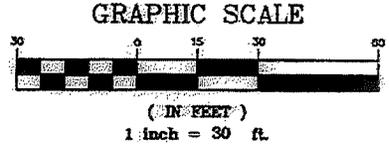
MEASUREMENTS WERE TAKEN WITH A TRIMBLE S2 WITH A CLOSURE PRECISION OF 1/13,957" USING LEAST SQUARES ADJUSTMENT. PLAT PRECISION OF CLOSURE CALCULATED 1/161,588"

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSIDERED AS A TITLE SEARCH OR REPORT AND THIS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

GROGANS LANDING
(50' R/W) (~29' BC-BC)

SITE ADDRESS:
220 GROGANS LANDING
ATLANTA, GA 30350



DES DAVIS
ENGINEERING & SURVEYING
81 CROWN MTN. PLACE
SUITE A-400
DALLONOGA, GA 30533
PHONE: (706) 864-0012
FAX: (706) 864-0052
DAVISENGINEERS.COM

BOUNDARY SURVEY
ALYN FORD
FULTON COUNTY, GEORGIA
LAND LOT 29
17TH DISTRICT

DRAWN BY: JKD
FIELD CREW: AD/RD/LD
DATE: 4/26/12



SHEET NO.
1 of 1

PROJECT NO.
2012-079

SANDY SPRINGS
NOTICE of ATLANTA REGIONAL COMMISSION METROPOLITAN RIVER
PROTECTION ACT CERTIFICATE

Petition Number: RC-12-01SS

Petitioner: Rusty Akin
4158 Stonechat Ct.
Roswell, GA 30075

Location: 220 Grogans Landing
LL 29, 17th District
Council District 2
City of Sandy Springs
Fulton County, GA 30350

Site Acreage: .489 Acre

Request: The owner of the property proposes the construction of a swimming pool at the existing residence. The total area of the pool, pool deck and paver court is 1166 ft². The site is .489 acres located in vulnerability categories "C" and "D" with a maximum allowed area of impervious of 7645ft² in category "C" and 1057ft² in category "D". These figures include a transfer of 710ft² from category "D" to "C".

Public Hearings: Mayor and City Council
February 5, 2011

Location: Sandy Springs City Hall
Morgan Falls Office Park
7840 Roswell Road Building 500
Sandy Springs, Georgia 30350
770-730-5600