



To: John McDonough, City Manager

From: Michelle Alexander, Director, Community Development Department

Date: July 27, 2016 for Submission onto the August 16, 2016 City Council Meeting Agenda-River Corridor Review (*Corrected August 17, 2016 to reflect accurate zip code*)

Agenda Item: RC-16-02SS (285 Crosstree Lane)

Property Owner:	Ryan Benjamin
Petitioner:	Ryan Benjamin
Representative:	Ryan Benjamin
Address:	285 Crosstree Lane, Sandy Springs, GA 30328
Land Lot, District:	LL 129, District 17 th
Council District:	3
Area:	0.825 Acre
Existing Zoning:	R 2A Cond Z73-51

Background:

Properties within 2000' of the Chattahoochee River are subject to the Chattahoochee River Corridor Protection Act. The regulations call for review and approval by the Atlanta Regional Commission (ARC), a public hearing and approval by the local governing authority, and issuance of a Metro River Certificate. The review focuses on whether the project is consistent with the Chattahoochee Corridor Plan which limits clearing and impervious surface within the corridor.

Project Summary:

This project calls for the addition of pool and 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

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): Ryan Benjamin
 Mailing Address: 285 CROSS TREE LANE
 City: Atlanta State: GA Zip: _____
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 404 642 7281 Fax: _____
 Other Numbers: _____

3. Applicant(s) or Applicant's Agent(s):
 Name(s): Rich McDermott
 Mailing Address: 710 Dunwoode CT
 City: Roswell State: GA Zip: 30075
 Contact Phone Numbers (w/Area Code):
 Daytime Phone: 404 384 1547 Fax: _____
 Other Numbers: _____

4. Proposed Land or Water Use:
 Name of Development: CROSS TREE
 Description of Proposed Use: Swimming Pool / Deck

5. Property Description (Attach Legal Description and Vicinity Map):
 Land Lot(s), District, Section, County: Lot 129, 17th District, Fulton

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection:
CROSS TREE LOT 129 285 CROSS TREE LANE 100 YARDS

Size of Development (Use as Applicable):
 Acres: Inside Corridor: 38971 SQ. FT.
 Outside Corridor: 0
 Total: 38971 SQ. FT.

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? _____

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 NO CHANGES MADE TO SEWER

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.
A				(90)	(75)
B				(80)	(60)
C				(70)	(45)
D				(50)	(30)
E	<u>38971</u>	<u>11,690</u>	<u>5845</u>	(30)	<u>30%</u> (15) <u>15%</u>
F				(10)	(2)
Total:				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)

Property Profile for 285 CROSSTREE LN

Property Tax Information

Tax Year	2016
Parcel ID	17 012600060536
Property Address	285 CROSSTREE LN
Owner	BENJAMIN RYAN C
Mailing Address	285 CROSSTREE LN NE ATLANTA GA 30328
Total Appraisal	\$304,200
Improvement Appraisal	\$229,700
Land Appraisal	\$74,500
Assessment	\$121,680
Tax District	59
Land Area	0.825 ac
Property Class	Residential Lots
Land Use Class	Residential 1 family
TAD	
CID	

Zoning

Zoning Class	not available
Overlay District	
2030 Future Development	not available

Political

Municipality	Sandy Springs
Commission District	3
Commission Person	Lee Morris
Council District	District 3
Council Person	Graham McDonald
Voting Precinct	SS18A
Poll Location	Abernathy Arts Center, 254 Johnson Ferry Rd
Congressional District	006
State Senate District	032
State House District	052

School Zones

Elementary School	Spalding Drive Charter
Middle School	Sandy Springs
High School	North Springs

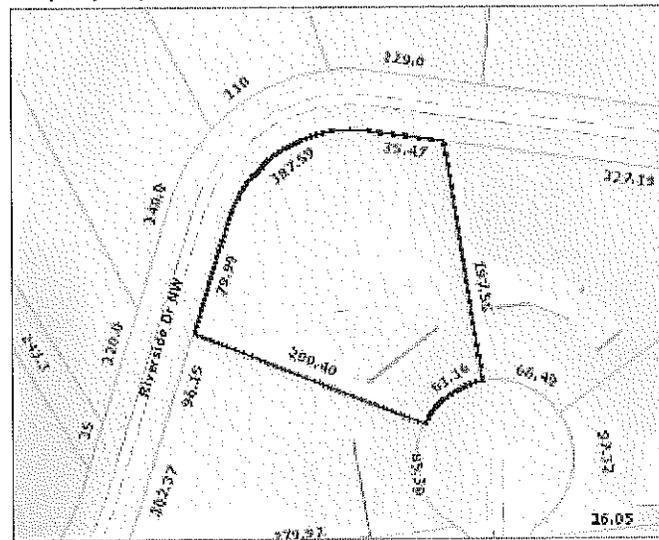
Other Information

Zip Code	30328
Census Tract	102.04
In Less Developed Census Tract	No

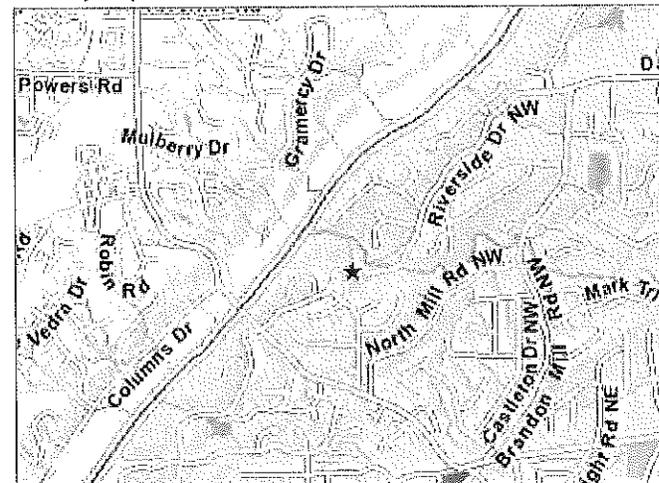
Aerial View



Property Map



Vicinity Map





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: JULY 21, 2016

ARC REVIEW CODE: V1607111

TO: MAYOR RUSTY PAUL, CITY OF SANDY SPRINGS
ATTN TO: MICHAEL BARNETT, CHIEF ENVIRONMENTAL COMPLIANCE OFFICER
FROM: Douglas R. Hooker, Executive Director, ARC

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-16-02SS 285 Crosstree Lane
Submitting Local Government: City of Sandy Springs

Review Type: Metro River

Date Opened: July 11, 2016

Date Closed: July 21, 2016

FINDING: ARC staff has completed the review of the application for a Metro River 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: See attached comments from National Park Service/CRNRA.

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES RECEIVED NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT DIVISION
CHATTAHOOCHEE RIVERKEEPER

ARC NATURAL RESOURCES DIVISION
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES
NATIONAL PARK SERVICE

If you have any questions regarding this review, please contact Andrew Smith at (404) 463-5581 or asmith@atlantaregional.com. This finding will be published to the ARC review website at <http://www.atlantaregional.com/land-use/planreviews>.



United States Department of the Interior



National Park Service
Chattahoochee River
National Recreation Area
1978 Island Ford Parkway
Sandy Springs, GA 30350

IN REPLY REFER TO:

L7619 (CHAT)

July 20, 2016

Andrew Smith
Atlanta Regional Commission
40 Courtland Street, NE
Atlanta, GA 30303

Dear Mr. Smith

This letter is a notification of receipt of the MRPA Review Notification RC-16-02SS 285 Crosstree Lane, for Ryan Benjamin, Fulton County, Georgia. This project will involve the addition of a pool and deck to an existing single family residence. The analysis estimates that 11,690 square feet of land disturbance and 5845 square feet of impervious area meet the criteria for vulnerability category E.

Congress established the Chattahoochee River National Recreation Area (CRNRA), a unit of the National Park Service (NPS), in 1978 to assure the preservation and protection of a 48-mile stretch of the Chattahoochee River from Buford Dam to Peachtree Creek. CRNRA consists of the river and its bed along with the lands, waters, and interests within the park's authorized boundary. Congress expressly provided the Secretary of the Interior, acting through the National Park Service (NPS) and CRNRA, with the authority to protect the "natural, scenic, recreation, historic and other values" of the Chattahoochee River. We are concerned that the project could cause detrimental impacts to park resources if proper Best Management Practices (BMPs) are not followed and maintained. It is with these concerns in mind that NPS offers the following comments and recommendations:

Erosion and Sedimentation

In general, to protect the stream and water quality during construction, Best Management Practices (BMPs) should be designed and implemented to comply with the standards and specifications outlined in the *Manual for Erosion and Sediment Control in Georgia* (Georgia Soil and Water Conservation Commission, 2014). An approved erosion and sedimentation control plan should be implemented before soil disturbances occur within the project site to avoid violating the Erosion and Sedimentation Act of 1975.

Currently, the Chattahoochee River near the proposed project site is listed as impaired on the state of Georgia's 303(d) listing for not fully meeting its designated uses. CRNRA is vested in improving the current state of this water body, as/and any addition of sediment or run-off would further disrupt the current water quality condition. Due to the proximity of this proposed project to the Chattahoochee River, caution is advised to prevent a flush of sediment deposits during the construction process.

Recommendation: After proper installation, continued and unfailing maintenance and repair of the BMP's should be guaranteed in order to ensure their effectiveness and specifically to control, as far as possible, the effects of this project on the river.

Introduce/Promote Non-native Species

Construction activities have the potential to transport exotic invasive plant and animal species. **Recommendation:** We request that all equipment be washed and cleaned of mud and debris that may transport unwanted pests before being brought on-site. The NPS encourages the project applicant to use only native grass seed or native vegetation for stabilizing the project area following construction. Non-native species are easily transported downstream and can start new colonies in CRNRA.

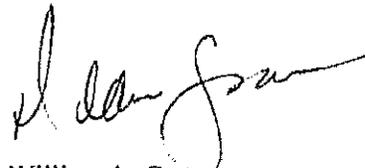
Cumulative Impacts

As the Atlanta metropolitan region grows, incremental impacts from many small-scale projects contribute significantly to overall land-disturbance within the Chattahoochee River corridor. CRNRA is concerned that the growing number of permits issued for construction purposes pose a cumulative threat to the protection of the river corridor.

Recommendation: We request that the Fulton County review process for all land-disturbing activities consider the cumulative impacts from erosion and sedimentation, use of culverts, stream channelizing and piping, stormwater management, and spread of non-native invasive species.

We appreciate your consideration of these comments. Please feel free to contact park's Chief of Planning and Resource Management, Deanna Greco, directly if you have any questions or concerns that we could help to address. She can be reached at 678-538-1321 or by email at Deanna_Greco@nps.gov.

Thank you,



William L. Cox
Superintendent