



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 6, 2014

ARC REVIEW CODE: V1404251

TO: MAYOR JERE WOOD, CITY OF ROSWELL
ATTN TO: JACKIE DEIBEL, PLANNER III
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-14-01R 180 Azalea Drive (Azalea Townhomes)

Submitting Local Government: City of Roswell

Review Type: Metro River

Date Opened: April 25, 2014

Date Closed: May 5, 2014

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: Comments were received from the National Park Service and are attached for your information. The comments do not affect ARC's final finding on this review. We concur with recommendations, except for the stream buffer item. The stream on this property does not meet the standard for the 35-foot tributary buffer in the Corridor Plan. It is, however, under the jurisdiction of the Roswell Stream Buffer Ordinance and a variance under that ordinance will be necessary for approval of the project. We recommend that the Park Service work with the City using the City Buffer Ordinance as a basis for any buffer that is required.

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

ARC LAND USE PLANNING
NATIONAL PARK SERVICE
COBB COUNTY

ARC ENVIRONMENTAL PLANNING
CHATTAHOOCHEE RIVERKEEPER
CITY OF SANDY SPRINGS

GEORGIA DEPARTMENT OF NATURAL RESOURCES
GEORGIA CONSERVANCY

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 website.

The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

RECEIVED

MAY - 7 2014

City of Roswell
Community
Development
Dept.