



Memo

To: Mayor and City Council

From: Bradford D. Townsend, AICP
Planning and Zoning Director

Date: October 29, 2010

Subject: RC10-01R – Metropolitan River Protection Act Certificate
8015 Holcomb Bridge Road, Land Lots 885 and 934
Request for single family home in the river corridor

Enclosed please find the plans for the above referenced river corridor application. The applicant is requesting approval for a new single family home. The project has been reviewed by the Atlanta Regional Commission and their finding is consistent.

The single family home is to be located next to the existing Garrard home. The Garrard property is located along the northern side of Holcomb Bridge Road just past Barnwell Road. Several maps are attached to show the location and zoning of the subject property. The applicant is currently in the division plat process to subdivide the property to create the lot which will contain approximately 6.4 acres in order to obtain a building permit for the house.

In the future, the applicant may propose to build additional homes on his property.

The following plans are enclosed with this application.

1. ARC Site 4 Plan
2. Partial Division Plat
3. Legal Description
4. Erosion, Sediment and Pollution Control (Phase one – Clearing) Plan
5. Erosion, Sediment and Pollution Control (Phase two – Grading) Plan
6. Erosion, Sediment and Pollution Control (Phase three – Final) Plan

The Community Development Department recommends approval of this application for a Metropolitan River Protection Act Certificate with the following condition.

1. A division plat must be approved and recorded prior to the issuance of the building permit for the single family home. The plat shall be in accordance with the plans stamped "Received September 23, 2010 City of Roswell Community Development Department."