

**CITY COUNCIL
ATLANTA, GEORGIA**

13-O-1201

AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW POOL, LOCATED AT 4322 SENTINEL VIEW COURT, A.K.A. 4691 SENTINEL POST ROAD (P.I.N. - 17 02140001002), 1.229ACRES IN LAND LOT 214, 17TH DISTRICT, FULTON COUNTY, GEORGIA. (TO BE ADVERTISED FOR A PUBLIC HEARING) OWNER: MICHAEL AND DEBORAH PILLE APPLICANT: MICHAEL AND DEBORAH PILLE NPU-A DISTRICT 8

COUNCIL

Application File Date	May 20, 2013
Zoning Number	MRPA-13-02
NPU / CD	A/8
Staff Recommendation	Staff concurs with ARC findings
NPU Recommendation	Not required
ZRB Recommendation	Not required

Review List:

Office of Research and Policy Analysis	Completed	07/17/2013 11:15 AM
Zoning Committee	Pending	
Atlanta City Council	Pending	
Zoning Committee	Pending	
Office of Research and Policy Analysis	Pending	

Certified by Presiding Officer	Certified by Clerk
Mayor's Action <i>See Authentication Page Attachment</i>	

LEGISLATION HISTORY – BLUE BACK

**AN ORDINANCE
BY ZONING COMMITTEE**

AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW POOL, LOCATED AT 4322 SENTINEL VIEW COURT, A.K.A. 4691 SENTINEL POST ROAD (P.I.N. - 17 02140001002), 1.229ACRES IN LAND LOT 214, 17TH DISTRICT, FULTON COUNTY, GEORGIA. (TO BE ADVERTISED FOR A PUBLIC HEARING) OWNER: MICHAEL AND DEBORAH PILLE APPLICANT: MICHAEL AND DEBORAH PILLE NPU-A DISTRICT 8

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA as follows:

Section 1. That a certificate under the provisions of the Metropolitan River Protection Act for land disturbance of 53,543 S.F and impervious surface of 37,480 S.F. to enable the construction of a new pool at 4322 SENTINEL VIEW COURT, A.K.A. 4691 SENTINEL POST ROAD (P.I.N. - 17 02140001002) on property of 1.229 acres in Land Lot 214, 17th District, Fulton County, Georgia is hereby granted conditional upon the survey/site plan labeled, "4322 Sentinel View, Atlanta, Georgia - Property of Michael Pille - Lot 15, Block 'D', Section 2, Whitewater Creek Colony", prepared 1-29-13 by Mc Clung Surveying Services, Inc., and stamped received by the Office of Planning 6-26-13.

Section 2. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



REGIONAL REVIEW FINDING

Atlanta Regional Commission • 40 Courland Street NE, Atlanta, Georgia 30303 • phr 404.463.3100 • fax 404.463.3105 • www.atlantaregional.com

DATE: JUNE 24, 2013

ARC REVIEW CODE: V1306131

TO: MAYOR KASIM REED
ATTN TO: TSHAKA WARREN, SENIOR PLANNER, DEVELOPMENT REVIEW DIVISION
FROM: I. Emerson Bryan, Deputy Executive Director *IEB*

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-13-02A 4322 Sentinel View NW
Submitting Local Government: City of Atlanta

Review Type: Metro River Date Opened: June 13, 2013 Date Closed: June 24, 2013

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: None

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 call Andrew Smith at (404) 463-5581. This finding will be published to the ARC website.
The ARC review website is located at: <http://www.atlantaregional.com/land-use/planreviews>.

MRPA -13-02

MAY 20 2013

BUREAU OF PLANNING

APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: CITY OF ATLANTA

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

Name(s): MICHAEL & DEBORAH PULF
Mailing Address: 4322 SENTINEL VIEW CAVA 4091 Sentinel Post Rd
City: ATLANTA State: GA Zip: 30327
Contact Phone Numbers (w/Area Code):
Daytime Phone: 404-822-2070 Fax: 404-974-4331
Other Numbers: 404-669-3465

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

Name(s): _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Contact Phone Numbers (w/Area Code):
Daytime Phone: _____ Fax: _____
Other Numbers: _____

4. Proposed Land or Water Use:

Name of Development: _____
Description of Proposed Use: SWIMMING POOL ADDITION TO EXISTING HOUSE

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

Land Lot(s), District, Section, County: Land Lot 214, 17th District, Fulton County

Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Lot 15 D, White Oaks Creek Colony

Size of Development (Use as Applicable):

Acres: Inside Corridor: 53,543 sq ft (from survey)
Outside Corridor: _____
Total: _____
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: _____

AU-SMS -6/10/13

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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

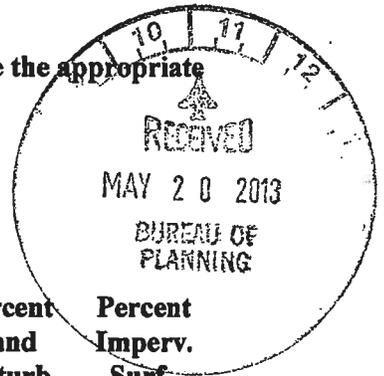
If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): _____

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 _____



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.	Percent Imperv. Surf.
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(Maximums Shown In Parentheses)

A	_____	_____	_____	(90)	(75)
B	_____	_____	_____	(80)	(60)
C	<u>53,543 SF</u>	<u>37,480 SF</u>	<u>24,094 SF</u>	(70) <u>70</u>	(45) <u>45</u>
D	_____	_____	_____	(50)	(30)
E	_____	_____	_____	(30)	(15)
F	_____	_____	_____	(10)	(2)
Total:	<u>53,543 SF</u>	<u>37,480 SF</u>	<u>24,094 SF</u>	N/A	N/A

~~ACC~~ ACC - JMS acc 01/01/13

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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). Attached survey

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)

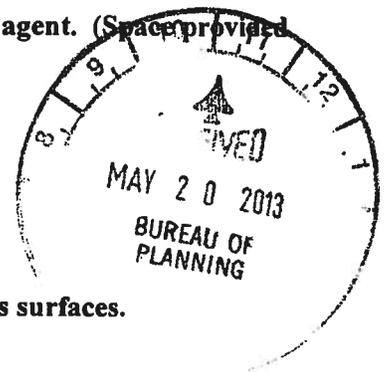
Existing vegetation plan. Attached

Proposed grading plan. Survey attached

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)



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___ 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.

N/A Documentation on adjustments, if any.

Cashier's check or money order (for application fee).

FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):

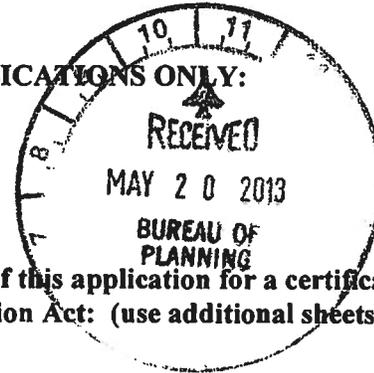
Site plan.

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)

[Signature]

Signature(s) of Owner(s) of Record

5/10/13
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:

[Signature]

Signature(s) of Applicant(s) or Agent(s)

5/10/13
Date

14. The governing authority of CITY OF ATLANTA requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

[Signature]

Signature of Chief Elected Official or Official's Designee

5-22-13
Date