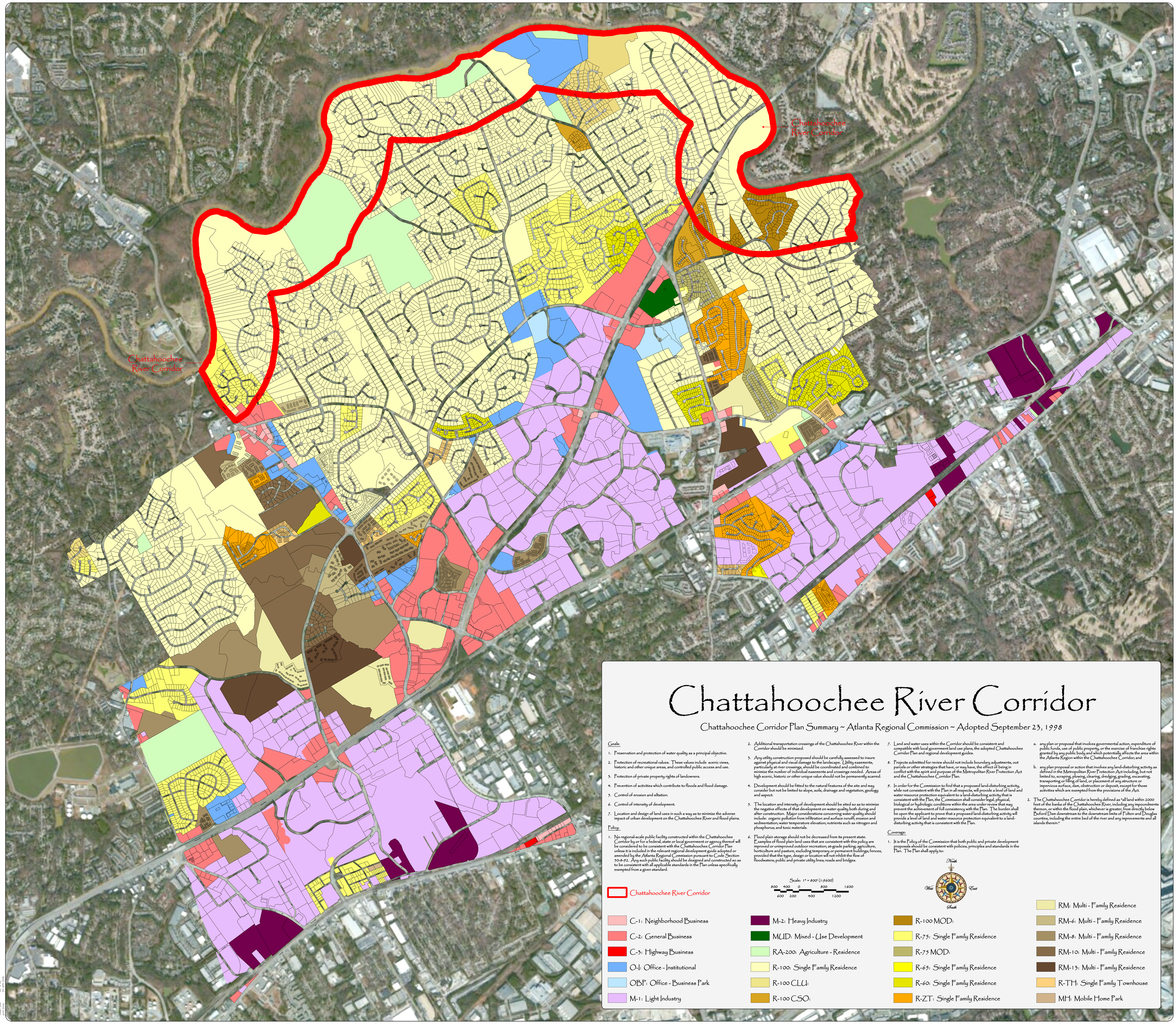

Chattahoochee River Corridor

Chattahoochee Corridor Plan Summary ~ Atlanta Regional Commission ~ Adopted September 23, 1998

Goals:

1. Preservation and protection of water quality as a principal objective.
2. Protection of recreational values. These values include scenic views, historic and other unique areas, and controlled public access and use.
3. Protection of private property rights of landowners.
4. Prevention of activities which contribute to floods and flood damage.
5. Control of erosion and siltation.
6. Control of intensity of development.
7. Location and design of land uses in such a way as to minimize the adverse impact of urban development on the Chattahoochee River and flood plains.

Policy:

1. No regional-scale public facility constructed within the Chattahoochee Corridor by or for a federal, state or local government or agency thereof will be considered to be consistent with the Chattahoochee Corridor Plan unless it is included in the relevant regional development guide adopted or amended by the Atlanta Regional Commission pursuant to Code Section 50-8-92. Any such public facility should be designed and constructed so as to be consistent with all applicable standards in the Plan unless specifically exempted from a given standard.
2. Additional transportation crossings of the Chattahoochee River within the Corridor should be minimized.
3. Any utility construction proposed should be carefully assessed to insure against physical and visual damage to the landscape. Utility easements, particularly at river crossings, should be coordinated and combined to minimize the number of individual easements and crossings needed. Areas of high scenic, historic or other unique value should not be permanently scarred.
4. Development should be fitted to the natural features of the site and may consider but not be limited to slope, soils, drainage and vegetation, geology and aspect.
5. The location and intensity of development should be sited so as to minimize the negative effects of that development on water quality both during and after construction. Major considerations concerning water quality should include: organic pollution from infiltration and surface runoff; erosion and sedimentation; water temperature elevation; nutrients such as nitrogen and phosphorus; and toxic materials.
6. Flood plain storage should not be decreased from its present state. Examples of flood plain land uses that are consistent with this policy are improved or unimproved outdoor recreation; at-grade parking; agriculture, horticulture and pasture, excluding temporary or permanent buildings; fences, provided that the type, design or location will not inhibit the flow of floodwaters; public and private utility lines; roads and bridges.
7. Land and water uses within the Corridor should be consistent and compatible with local government land use plans, the adopted Chattahoochee Corridor Plan and regional development guides.
8. Projects submitted for review should not include boundary adjustments, out parcels or other strategies that have, or may have, the effect of being in conflict with the spirit and purpose of the Metropolitan River Protection Act and the Chattahoochee Corridor Plan.
9. In order for the Commission to find that a proposed land-disturbing activity, while not consistent with the Plan in all respects, will provide a level of land and water resource protection equivalent to a land-disturbing activity that is consistent with the Plan, the Commission shall consider legal, physical, biological or hydrologic conditions within the area under review that may prevent the achievement of full consistency with the Plan. The burden shall be upon the applicant to prove that a proposed land-disturbing activity will provide a level of land and water resource protection equivalent to a land-disturbing activity that is consistent with the Plan.

Coverage:

1. It is the Policy of the Commission that both public and private development proposals should be consistent with policies, principles and standards in the Plan. The Plan shall apply to:
   a. any plan or proposal that involves governmental action, expenditure of public funds, use of public property, or the exercise of franchise rights granted by any public body and which potentially affects the area within the Atlanta Region within the Chattahoochee Corridor; and
   b. any plan proposal or action that involves any land-disturbing activity as defined in the Metropolitan River Protection Act including, but not limited to, scraping, plowing, clearing, dredging, grading, excavating, transporting or filling of land, or placement of any structure or impervious surface, dam, obstruction or deposit, except for those activities which are exempted from the provisions of the Act.
2. The Chattahoochee Corridor is hereby defined as "all land within 2000 feet of the banks of the Chattahoochee River, including any impoundments thereon, or within the flood plain, whichever is greater, from directly below Buford Dam downstream to the downstream limits of Fulton and Douglas counties, including the entire bed of the river and any improvements and all islands therein."

Scale: 1" = 800' (1:9600)

800 400 0 800 1600
600 200 400 1200

North
West East
South

Chattahoochee River Corridor

C-1: Neighborhood Business
C-2: General Business
C-3: Highway Business
O-I: Office - Institutional
OBP: Office - Business Park
M-1: Light Industry
M-2: Heavy Industry
MUD: Mixed - Use Development
RA-200: Agriculture - Residence
R-100: Single Family Residence
R-100 CLU:
R-100 CSO:
R-100 MOD:
R-75: Single Family Residence
R-75 MOD:
R-65: Single Family Residence
R-60: Single Family Residence
R-ZT: Single Family Residence
RM: Multi - Family Residence
RM-6: Multi - Family Residence
RM-8: Multi - Family Residence
RM-10: Multi - Family Residence
RM-13: Multi - Family Residence
R-TH: Single Family Townhouse
MH: Mobile Home Park

Source: Sheet File: Chattahoochee River Corridor Map.dgn
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