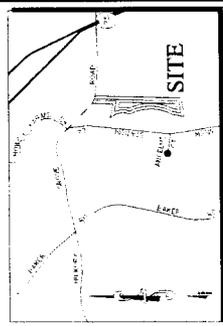


Pyramid Engineering & Development Co., LLC  
 Civil Engineering & Development Consultants  
 4151 Memorial Drive  
 Building A, Suite 210A  
 Decatur, Ga. 30032  
 PH. 404.297.0750  
 FX. 404.297.0751

2191 Hickory Grove Road  
 Land Lots 25 & 52-20th District  
 Cobb County, Georgia

Z-1

Z-1



Vicinity Map

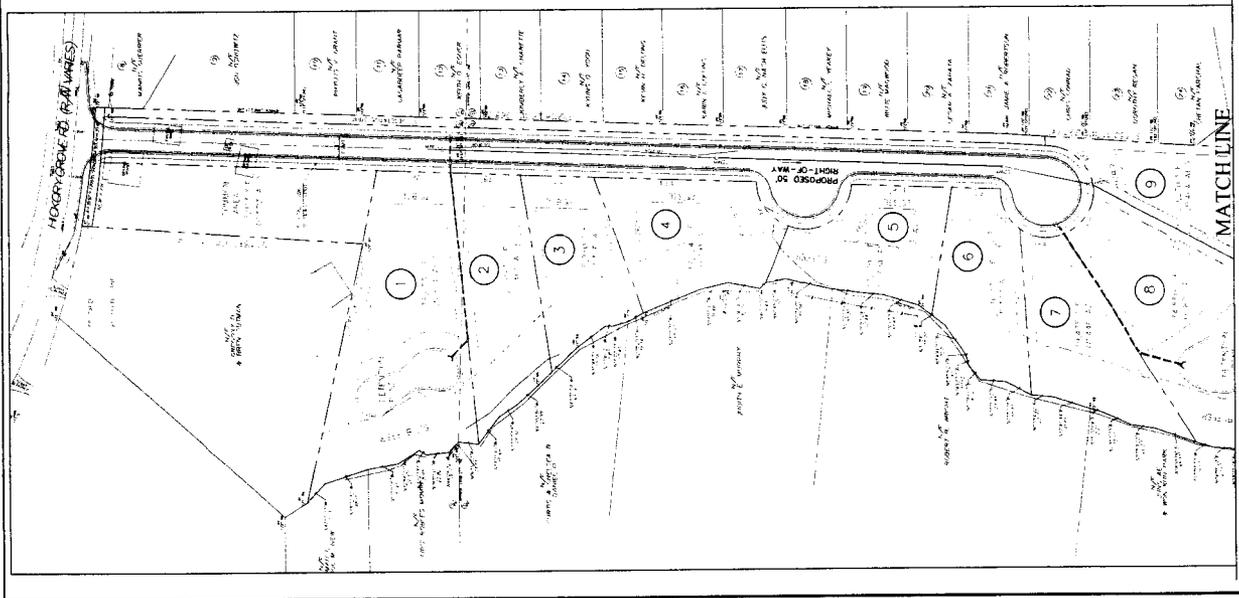
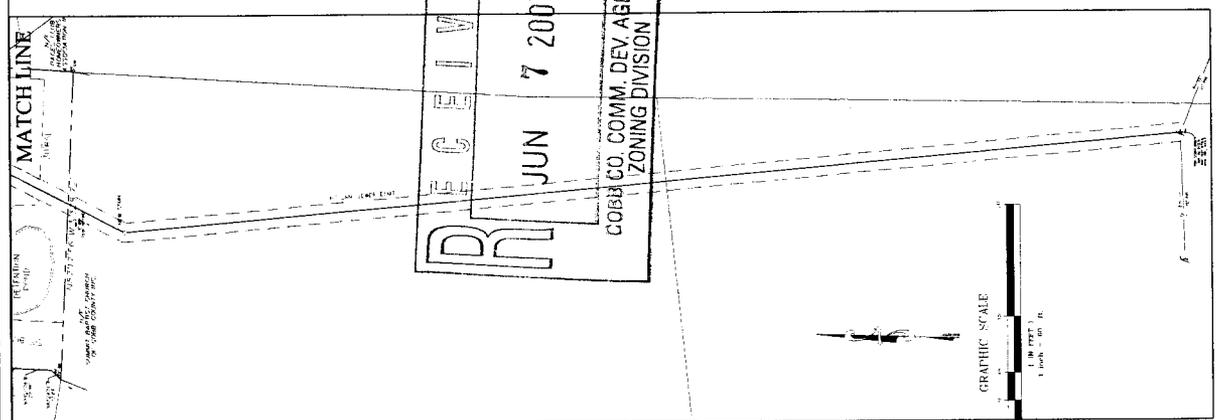
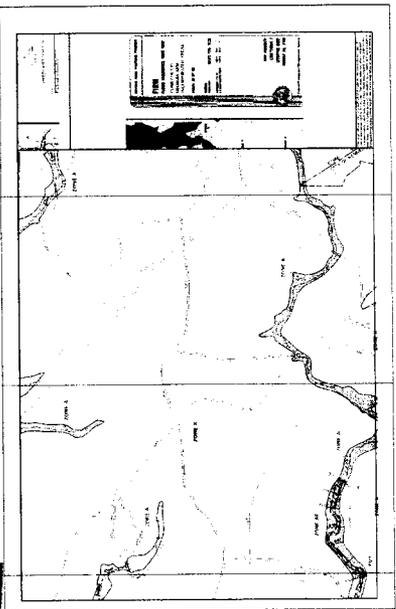
**OWNER & DEVELOPMENT NOTES:**

1. PROPERTY NAMES: HICKORY GROVE ROAD, HICKORY GROVE ROAD, HICKORY GROVE ROAD
2. OWNER/DEVELOPER: PYRAMID ENGINEERING & DEVELOPMENT CO., LLC
3. PURPOSES: PLANNING, ENGINEERING, & DEVELOPMENT FOR THE PROPOSED 9 SINGLE-FAMILY LOTS.
4. THE PROPOSED LOTS ARE: 9 SINGLE-FAMILY LOTS, 15,000 SQ. FT. MINIMUM LOT AREA.
5. THE PROPOSED LOTS ARE: 9 SINGLE-FAMILY LOTS, 15,000 SQ. FT. MINIMUM LOT AREA.

**Site Analysis**

Total Lot Area:	6.81 Acres
Prop. Zoning:	R-15
Prop. Single Family Lots:	9
Minimum Lot Area:	15,000 Sq. Ft.
Setbacks:	50' Distance
Front:	10'
Side:	50'
Rear:	50'

RECEIVED  
 JUN 7 2007  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



ACCORDING TO FIRM FLOOD INSURANCE RATE MAP 13067C0010E DATE AUGUST 18, 1992. THESE ARE NOT DESIGNATED FLOOD HAZARD AREAS WITHIN THE PROPOSED LIMITS OF DEVELOPMENT OF THIS PROJECT.

**Rezoning Exhibit**

**APPLICANT:** Trifecta Holdings, LLC

914-522-1299

**REPRESENTATIVE:** Sams, Larkin & Huff, LLP

Parks F. Huff 770-422-7016

**TITLEHOLDER:** S.T.E.P. Corp.

**PROPERTY LOCATION:** Located on the south side of Hickory

Grove Road, east of Moon Station Lane.

**ACCESS TO PROPERTY:** Hickory Grove Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house on

large lot

**PETITION NO:** Z-72

**HEARING DATE (PC):** 08-07-07

**HEARING DATE (BOC):** 08-21-07

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Subdivision

**SIZE OF TRACT:** 6.81 acres

**DISTRICT:** 20

**LAND LOT(S):** 25, 52

**PARCEL(S):** 10

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** PRD/ Howell Farm subdivision

**SOUTH:** R-15/ wooded

**EAST:** PRD/ Paces Club subdivision

**WEST:** R-15, R-20/ Single-family houses

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

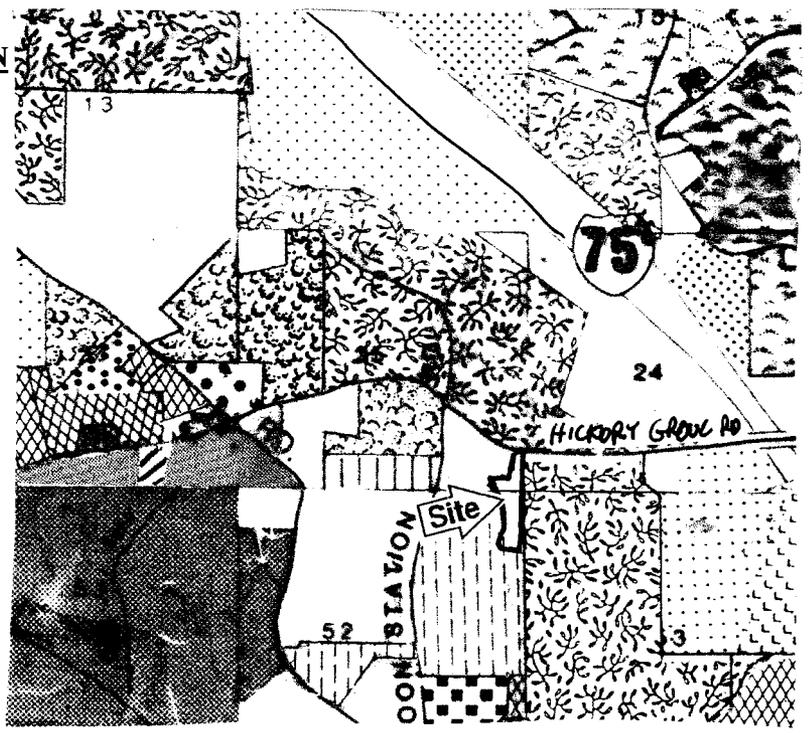
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

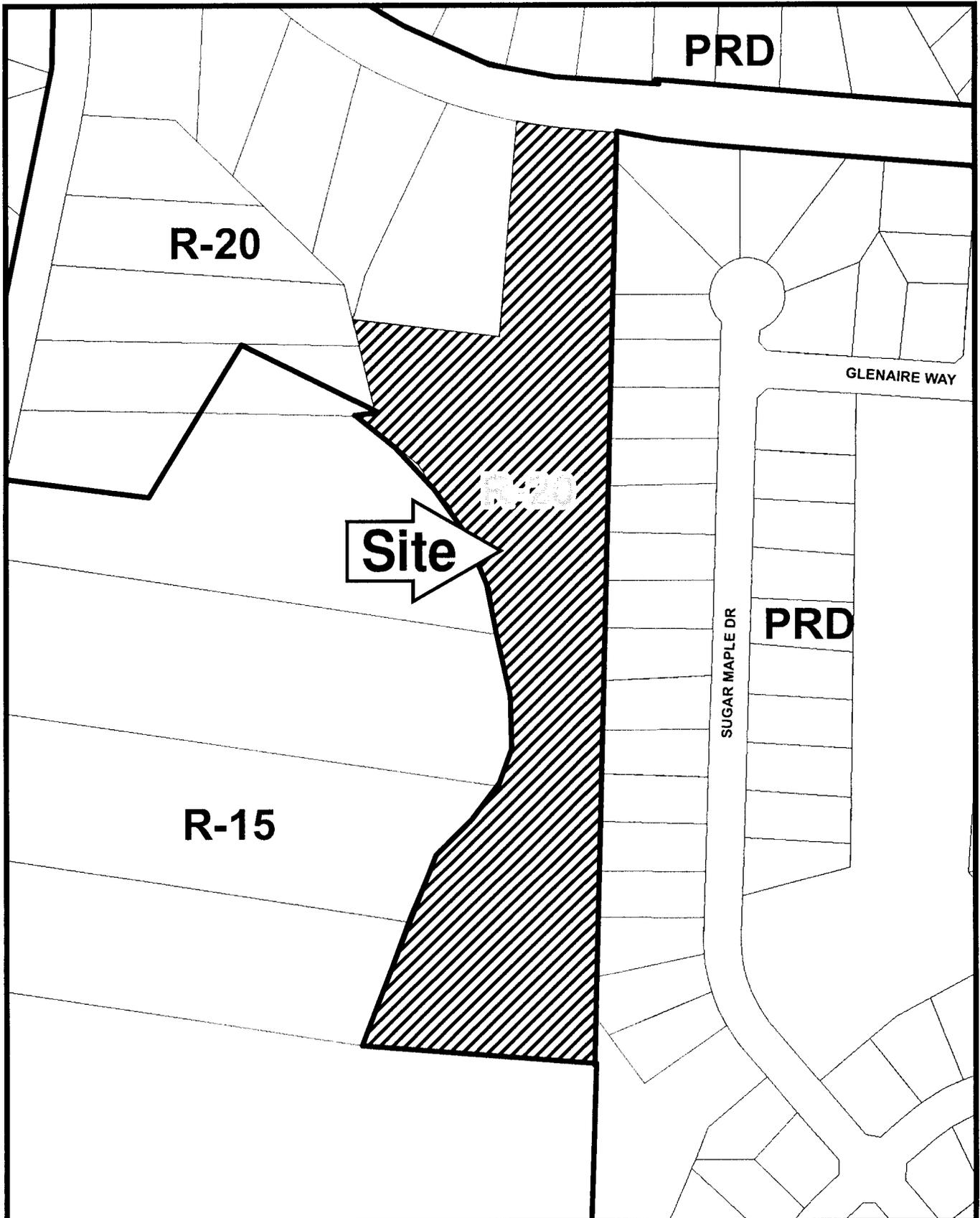
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

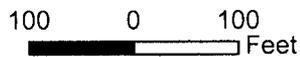
**STIPULATIONS:**



# Z-72



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  Draft Parcel Boundary
-  Approximate Zoning Boundary

APPLICANT: Trifecta Holdings, LLC

PETITION NO.: Z-72

PRESENT ZONING: R-20

PETITION FOR: R-15

\*\*\*\*\*

**PLANNING COMMENTS:**

**Staff Member Responsible:** John P. Pederson, AICP

**Land Use Plan Recommendation:** Low Density Residential (1 to 2.5 units per acre)

**Proposed Number of Units:** 10                      **Overall Density:** 1.46                      **Units/Acre**

**Present Zoning Would Allow:** 12                      **Units**                      **Decrease of:** 2                      **Units/Lots**

The applicant is requesting the R-15 zoning district to develop a single-family detached subdivision. The houses would be traditional in styling with exteriors consisting of brick, stone, cedar shake, stucco and/or masonry siding. The houses would be a minimum 1,800 square-feet, and would start selling in the \$200,000's.

The applicant is showing contemporaneous variance which is to reduce the front setbacks from 35-feet to 25-feet.

**Historic Preservation:** After reviewing various county resources including historic and archeological resource surveys, documented Civil War trench maps, and historic aerial maps, it is determined that a c. 1920 house is located within the project area. Due to the age and location of the structure, information about this resource and its occupants appears to have the potential to contribute significantly to the county's public history. Staff recommends the home either be incorporated into the development or, alternately, documented if destroyed. In order to properly document this structure, its inhabitants, and the role it played in Cobb County's history, staff requests a history of the home and its occupants (as well as archival-quality photographs of the structure, all outbuildings, and its setting) be completed by a cultural resource consultant. These materials should be submitted to the historic preservation planner.

**Cemetery Preservation:** No comment.

APPLICANT: Trifecta Holdings, LLC

PETITION NO.: Z-72

PRESENT ZONING: R-20

PETITION FOR: R-15

\*\*\*\*\*

**SCHOOL COMMENTS:**

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Baker</u>	<u>759</u>	<u>Under</u>	<u>                    </u>
<b>Elementary</b> <u>Barber</u>	<u>943</u>	<u>Under</u>	<u>                    </u>
<b>Middle</b> <u>North Cobb</u>	<u>2,623</u>	<u>Over</u>	<u>                    </u>

**High**

\* School attendance zones are subject to revision at any time.

**Additional Comments:**

Approval of this rezoning could adversely impact enrollment at North Cobb. North Cobb High is in the proposed redistricting for the 2008/2009 school year.

\*\*\*\*\*

**FIRE COMMENTS:**

Fire Hydrant

Residential: Fire hydrant within 500 feet of structure.

APPLICANT Trifecta Holdings, LLC

PETITION NO. Z-072

PRESENT ZONING R-20

PETITION FOR R-15

\*\*\*\*\*

NOTE: Comments reflect only what facilities were in existence at the time of this review.

**WATER COMMENTS:**

Available at Development?  Yes  No

Fire Flow Test Required?  Yes  No

Size / Location of Existing Water Main(s): 12" DI / S side Hickory Grove Rd

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

\*\*\*\*\*

**SEWER COMMENTS:**

In Drainage Basin?  Yes  No

At Development?  Yes  No

Approximate Distance to Nearest Sewer: 1200' S at creek (15" dia)

Estimated Waste Generation (in G.P.D.): **A D F** 3,600 **Peak** 9,000

Treatment Plant: Northwest

Plant Capacity Available?  Yes  No

Line Capacity Available?  Yes  No

Projected Plant Availability:  0 - 5 year  5 - 10 years  over 10 years

Dry Sewers Required?  Yes  No

Off-site Easements Required?  Yes\*  No

Flow Test Required?  Yes  No

Letter of Allocation issued?  Yes  No

Septic Tank Recommended by this Department?  Yes  No

Subject to Health Department Approval?  Yes  No

Additional Comments:

\* If off-site easements are required, Developer must submit easements to CCWS for review / approval as to form and stipulations prior to the execution of easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Trifecta Holdings, LLC

PETITION NO.: Z-72

PRESENT ZONING: R-20

PETITION FOR: R-15

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**DRAINAGE COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Proctor Creek** FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS:  YES  NO  POSSIBLY, NOT VERIFIED

Location: **along existing stream.**

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE:  YES  NO  POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (\_\_\_\_ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: **50'** , **75'** , **100'** or **200'** each side of creek channel.

**DOWNSTREAM CONDITION**

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream **at 4350 Moon Station Road (Summit Baptist Church).**  
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream **Summit Baptist Church Lake (~ 500' downstream).**

APPLICANT: Trifecta Holdings, LLC

PETITION NO.: Z-72

PRESENT ZONING: R-20

PETITION FOR: R-15

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DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill \_\_\_\_\_ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown \_\_\_\_\_
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS/SUGGESTIONS

1. The proposed eyebrow cul-de-sac significantly impacts the buildable area of lots 4 and 5 as well as increases the impervious site area. This cul-de-sac should be eliminated if possible.
2. Two stormwater detention ponds are proposed. These ponds must be placed on separate lots with 20-foot flagged access to the public R/W. This will impact the layout for lots 1 and 8.

**APPLICANT: Trifecta Holdings, LLC**

**PETITION NO.: Z-72**

**PRESENT ZONING: R-20**

**PETITION FOR: R-15**

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**TRANSPORTATION COMMENTS**

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Hickory Grove Rd	20600	Major Collector	35 mph	Cobb County	80'

*Based on 2006 traffic counting data taken by Cobb County DOT.*

**COMMENTS AND OBSERVATIONS**

Hickory Grove Road is classified as a Major Collector and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Hickory Grove Road is identified in the 2005 SPLOST as a road improvement project extending from Baker Road to Wade Green Road.

As necessitated by this development for egress from Hickory Grove Road, a deceleration lane will be required.

Install sidewalk, curb and gutter along the road frontage.

**RECOMMENDATIONS**

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Hickory Grove Road, a minimum of 40' from the roadway centerline.

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed road project.

Recommend a deceleration lane.

Recommend installing sidewalk, curb and gutter along the road frontage.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

## STAFF RECOMMENDATIONS

### Z-72            TRIFECTA HOLDINGS, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The applicant's single-family use would be similar to adjacent single-family uses. The applicant's density (1.46 units per acre) would be less than Paces Club (3.8 units per acre) and Howell Farm (2.5 units per acre).
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The applicant's proposal would be compatible with adjoining properties. Additionally, the R-15 district would allow the applicant some flexibility in lot layout compared to the R-20 zoning district, which the applicant could actually developed two additional lots.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Low Density Residential Land Use Category with densities ranging from 1 to 2.5 units per acre. The proposed density is 1.46 units per acre.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The applicant's proposal is in accordance with the *Cobb County Comprehensive Plan*. The applicant's proposal would be consistent to, and compatible with adjacent and nearby single-family uses. Lastly, the applicants request would allow some flexibility in layout, which is two less lots than current zoning would allow.

Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division June 7, 2007, with the District Commissioner approving minor modifications;
- Fire Department comments;
- Historic Preservation comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations;
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**