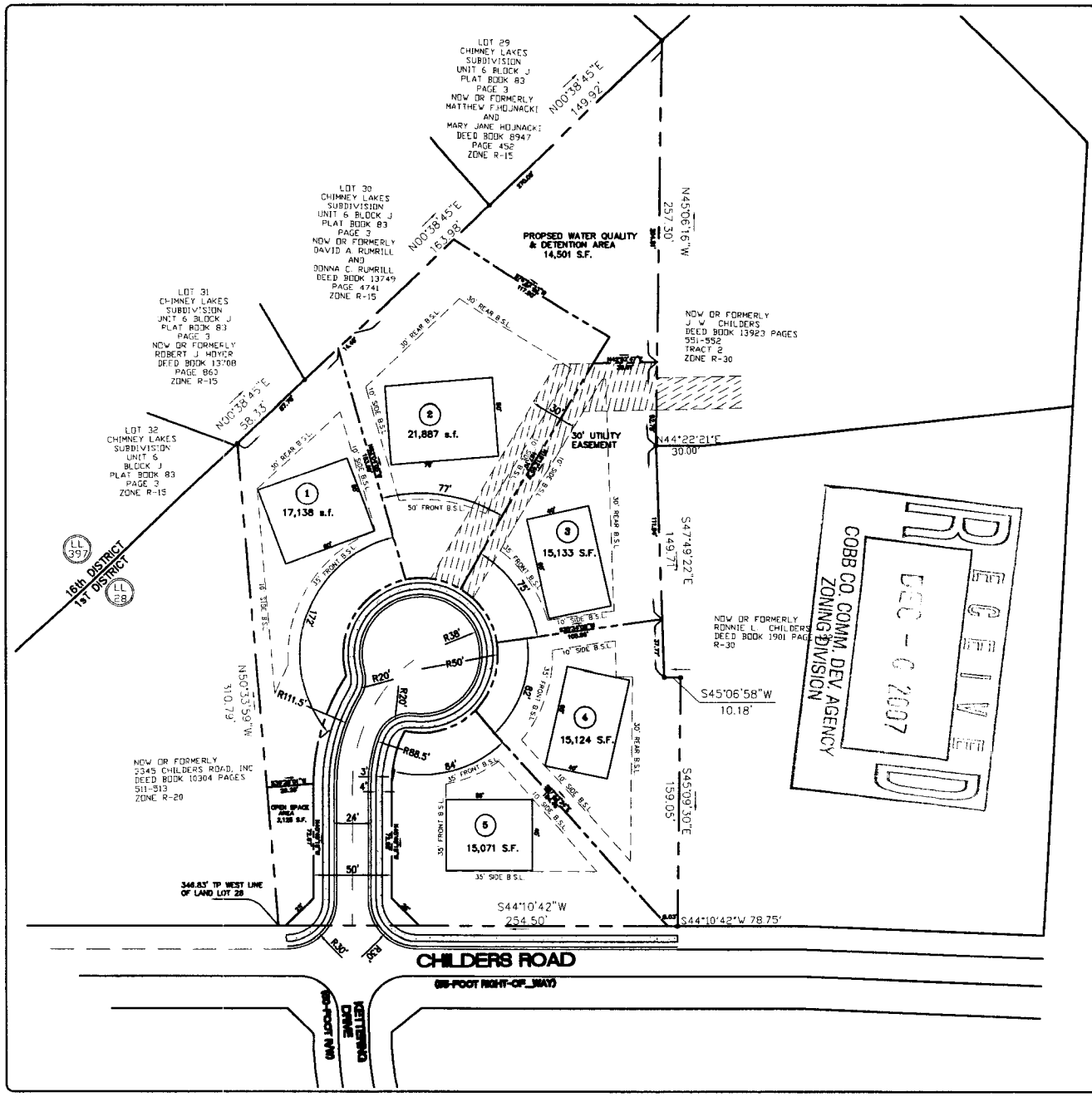
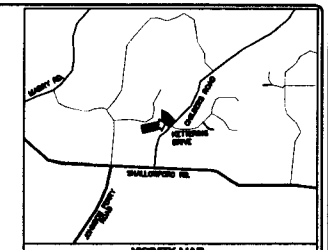



VICINITY MAP
N.T.S.

**EXISTING ZONING: R-30**
**PROPOSED ZONING: R-15**
**TOTAL SITE AREA: 2.65 ACRES**

| LOT | AREA |
|---|---|
| 1 | 17,138 S.F. – 0.39 AC. |
| 2 | 21,887 S.F. – 0.50 AC. |
| 3 | 15,133 S.F. – 0.35 AC. |
| 4 | 15,124 S.F. – 0.35 AC. |
| 5 | 15,071 S.F. – 0.35 AC. |

FLOOD NOTE
NO PROTION OF THIS TRACT OF LAND LIES WITHIN THE 100 YEAR INTERMEDIATE REGIONAL FLOOD, BEING IN ZONE X ZONE AS PER THE FEDERAL MANAGEMENT AGENCY AS SHOWN ON COMMUNITY PANEL #13067000040 F, LAST REVISED AUGUST 18, 1992.

NOTE
EXISTING SEWER MANHOLE IS APPROXIMATELY 400' NORTHEAST OF THE SITE. A PROPOSED 20' SANITARY SEWER EASEMENT HAS BEEN PROVIDED FOR THIS SITE.

NOTE
THERE ARE NO WETLANDS OR STREAMS ON THE SITE.

RECEIVED
DEC - 6 2007
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GEORGIA
REGISTERED
No. 15033
PROFESSIONAL
ENGINEER
SHAHAB KHATAMI
12/5/07

**OWNER/DEVELOPER**
PAUL AMINA AND MEHRI SANAYEI
3611 SUMMERFORD DRIVE
MARIETTA, GEORGIA 30062
24 HR. CONTACT PERSON: PAUL AMINA - (770) 912-5565

GRAPHIC SCALE
( IN FEET )
1 inch = 20 ft.

Z-6

REVISIONS

**VENETIAN**
**SUBDIVISION AT CHILDERS ROAD**
COBB COUNTY, GEORGIA
L.L. 28, 1st. DIST., 2nd SECTION
Prepared For
PAUL AMINA

SDI
Engineering Consultants
20 Mansell Court East
Suite 350 A
Roswell, Georgia 30076
T.:.: 770 642 1811
F.:.: 678 822 9014
www.sdiengineering.net

REZONING
PLAN

307559
RM

**APPLICANT:** Mehri Sanayei
770-912-5565

**REPRESENTATIVE:** Paul Amina
770-912-5565

**TITLEHOLDER:** Mehri D. Sanayei

**PROPERTY LOCATION:** Loacted on the northwesterly side of Childers Road at Kettering Drive.

**ACCESS TO PROPERTY:** Childers Road

**PHYSICAL CHARACTERISTICS TO SITE:** Vacant lot

**PETITION NO:** Z-6

**HEARING DATE (PC):** 02-05-08

**HEARING DATE (BOC):** 02-19-08

**PRESENT ZONING:** R-30

**PROPOSED ZONING:** R-15

**PROPOSED USE:** Subdivision

**SIZE OF TRACT:** 2.65 acres

**DISTRICT:** 1

**LAND LOT(S):** 28

**PARCEL(S):** 2

**TAXES: PAID** X **DUE** ____

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

| | |
|---|---|
| **NORTH:** | R-30/ Single-family house |
| **SOUTH:** | R-20/ Single-family house |
| **EAST:** | R-15/ Coventry Green subdivision |
| **WEST:** | R-20/ Chimney Lakes subdivision |

**OPPOSITION: NO. OPPOSED** ____ **PETITION NO:** ____ **SPOKESMAN** ____

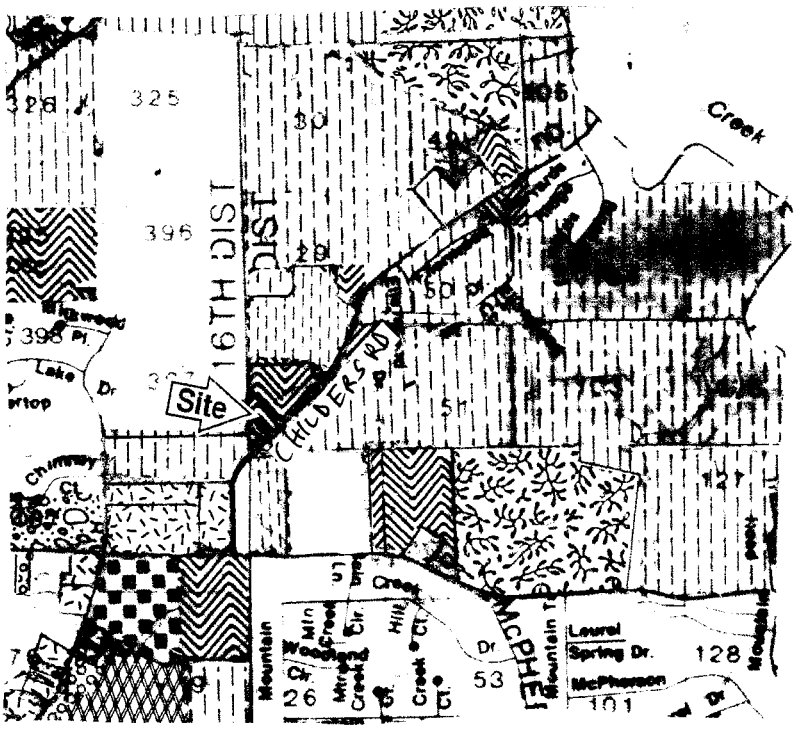
**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** ____ **MOTION BY** ____
**REJECTED** ____ **SECONDED** ____
**HELD** ____ **CARRIED** ____

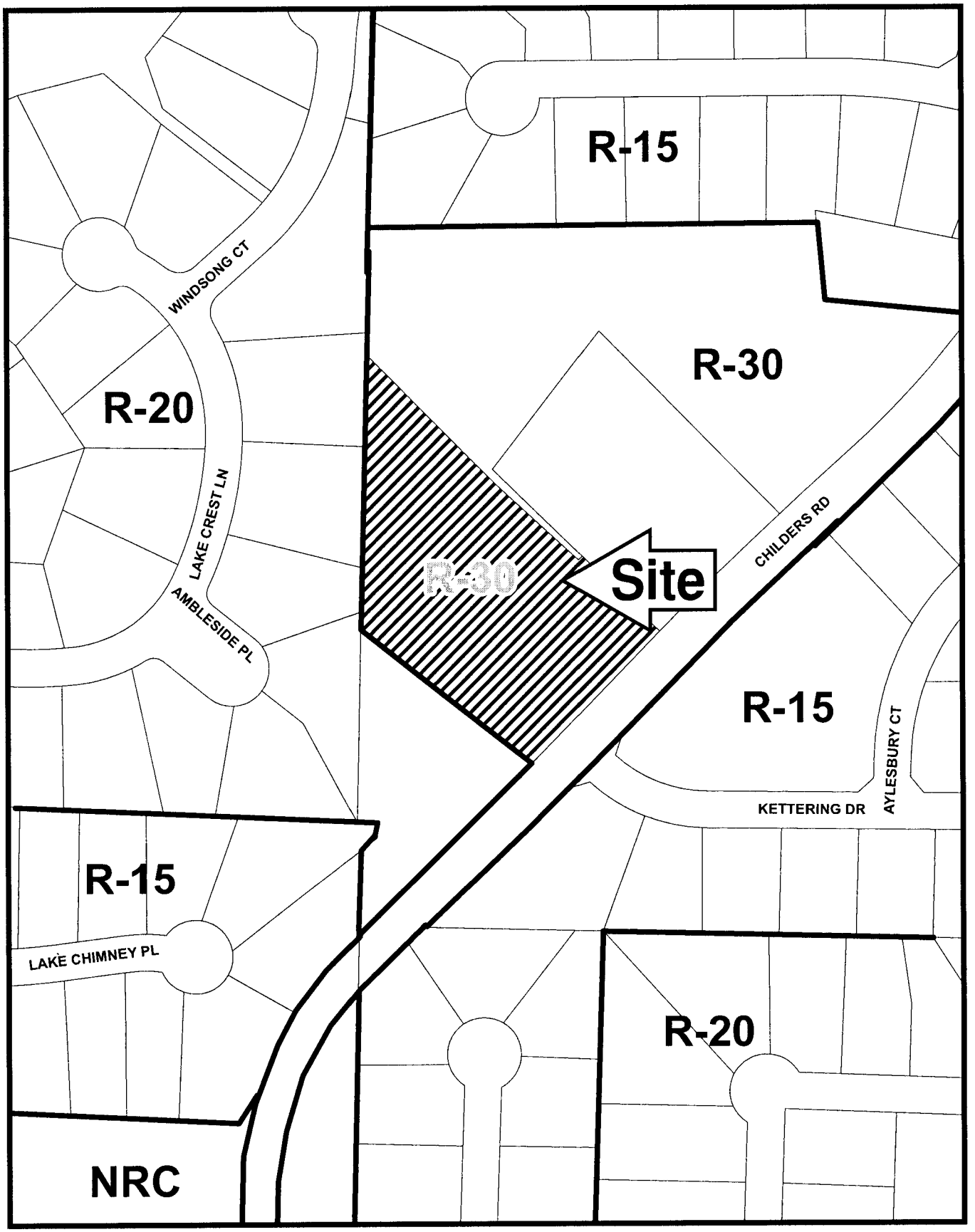
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** ____ **MOTION BY** ____
**REJECTED** ____ **SECONDED** ____
**HELD** ____ **CARRIED** ____

**STIPULATIONS:**



# Z-6




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

100 0 100 Feet

Draft Parcel Boundary

Approximate Zoning Boundary

**APPLICANT:** Mehri Sanayei **PETITION NO.:** Z-6

**PRESENT ZONING:** R-30 **PETITION FOR:** R-15

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**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:** 5 **Overall Density:** 1.89 **Units/Acre**

**Present Zoning Would Allow:** 2 **Units** **Increase of:** 3 **Units/Lots**

The applicant is requesting the R-15 zoning district to develop a small single-family detached subdivision. The houses would be Southern Traditional and European in styling with exteriors consisting of brick, stone, and/or stucco. The houses would be a minimum 4,000 square-feet, and would start selling in the $950,000's. Each house would have an attached three-car garage.

**Historic Preservation:** After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

**Cemetery Preservation:** No comment.

**APPLICANT:** Mehri Sanayei

**PETITION NO.:** Z-6

**PRESENT ZONING:** R-30

**PETITION FOR:** R-15

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**SCHOOL COMMENTS:**

| Name of School | Enrollment | Capacity Status | Number of Portable Classrooms |
|---|---|---|---|
| Tritt | 850 | Under | |
| **Elementary** | | | |
| Hightower Trail | 983 | Under | |
| **Middle** | | | |
| Pope | 1,922 | Over | |
| **High** | | | |

*** School attendance zones are subject to revision at anytime.**

**Additional Comments:**

Approval of this rezoning could adversely impact enrollment at Pope High School.

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**FIRE COMMENTS:**

Fire Hydrant

Residential: Fire hydrant within 500 feet of structure.

**APPLICANT** Mehri Sanayei **PETITION NO.** Z-006

**PRESENT ZONING** R-30 **PETITION FOR** R-15

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**NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.**

## WATER COMMENTS:

| | | |
|---|---|---|
| Available at Development? | ☑ Yes | ☐ No |
| Fire Flow Test Required? | ☑ Yes | ☐ No |

Size / Location of Existing Water Main(s) ***8" CI / NW side Childers 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.

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## SEWER COMMENTS:

| | | |
|---|---|---|
| In Drainage Basin? | ☑ Yes | ☐ No |
| At Development? | ☐ Yes | ☑ No |

Approximate Distance to Nearest Sewer: ***200' W / Lake Crest Ln***

Estimated Waste Generation (in G.P.D.): **A D F** 2000 **Peak** 5000

Treatment Plant: **Big Creek**

| | | | |
|---|---|---|---|
| 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 | |
| Septic Tank Recommended by this Department? | ☐ Yes | ☑ No | |
| Subject to Health Department Approval? | ☐ Yes | ☑ No | |

* 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 responsiblity of the Developer.

Additional Comments:

Sewer extension by developer required to upper property line.
Sewer also available 435 ft NE, approx; easements required

Notes FYI:

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:** **Mehri Sanayei** **PETITION NO.:** **Z-6**

**PRESENT ZONING:** **R-30** **PETITION FOR:** **R-15**

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## DRAINAGE COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Willeo 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: ____

☐ 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 **Lower Chimney Lake (~600')**.
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 **stormdrainage system**.

**APPLICANT:** **Mehri Sanayei** **PETITION NO.:** **Z-6**

**PRESENT ZONING:** **R-30** **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 for project site. Site will limited to 35% maximum allowed by proposed Zoning Category.
☐ 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

1. As indicated in the Downstream Conditions Comments, Lower Chimney Lake is located approximately 600 feet downstream from the site. A pre- and post-development sediment study will be required.
2. The proposed detention pond is located immediately to the rear of two existing homes within the adjacent Chimney Lakes S/D. The landscape plan must include suitable vegetative to provide adequate screening for these existing home owners. If a wall is required to meet detention requirements, the wall must be decoratively faced with masonry or form-liners used to provide an aesthetic view.
3. The detention pond lot must be extended with a 20-foot " flag" to the public R/W to provide adequate pond maintenance access.

**APPLICANT:** Mehri Sanayei **PETITION NO.:** Z-6

**PRESENT ZONING:** R-30 **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 |
|---|---|---|---|---|---|
| Childers Road | 8700 | Minor Collector | 35 mph | Cobb County | 60' |
| | | | | | |

*Based on 2004 traffic counting data taken by Cobb County DOT.*

### COMMENTS AND OBSERVATIONS

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

Childers Road is identified in the SPLOST as a safety and operational improvement project.

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 north side of Childers Road, a minimum of 30' from the roadway centerline.

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

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-6 MEHRI SANAYEI**

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 consistent with other properties in the area.

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 adjacent and nearby properties. The area contains a mixture of residential uses on R-15, R-20, and R-30 zoned property.

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 1.89 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 consistent with the *Cobb County Comprehensive Plan*. The applicant's proposal would be consistent with, and compatible other residential properties in the area. The area contains a mixture of single-family residential uses.

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

- Site plan received by the Zoning Division December 6, 2007, with the District Commissioner approving minor modifications;
- Fire Department 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.**