

Z-4
(2015)

REVISIONS	DATE
FOR REVIEW	12/15/14
3353 Childers Road LOT SPLIT 2ND SECTION COBB COUNTY, GEORGIA	
LDP Design Group LAND DEVELOPMENT & PLANNING ARCHITECTURAL, FINANCIAL, INSURANCE 1110 IGA DRIVE ROSWELL, GA 30076 PHONE: (770) 442-8070 FAX: (770) 442-8070 EMAIL: hazzard@lwpd.com	
DEVELOPER BURNELL CONSTRUCTION GROUP 1000 W. WOODRIDGE ROSWELL, GEORGIA 30076 PHONE: (770) 842-8400	
DATE	12/15/2014
SCALE	AS-SHOWN
JOB NO.	14-114
SHEET	C-1.2
OF SHEETS	

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
2. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
3. ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.
4. SITE DOES NOT HAVE STATE WATERS REQUIRING UNDISTURBED BUFFERS.
5. THERE ARE NO CRITICAL EROSION AREAS ON SITE.
6. THERE IS NO VEGETATION ON LIMIT OF CONSTRUCTION.
7. THERE IS NO WETLAND, OR LAKE WITHIN 500' ON PROPERTY.

SITE DEVELOPMENT NOTES:

1. THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
2. CONSTRUCTION WASTE AND/OR VEGETATIVE MATERIAL MAY NOT BE BURIED OR BURNED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
3. OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:30 AM TO 7:00 PM MONDAY TO FRIDAY; 8:00 AM TO 6:00 PM ON SATURDAY, AND THERE WILL BE NO OUTSIDE CONSTRUCTION ON SUNDAY.
4. ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
5. ALL STORM WATER SHALL BE DIRECTED AWAY FROM THE NEW BUILDING AND TO THE COMMON DRAINAGE SYSTEM. ALL STORM WATER SHALL BE DIVERTED TO THE COMMON DRAINAGE SYSTEM.
6. ALL DRAINAGE SWALES SHALL CONTAIN SOG OR BE SUPPLEMENTED WITH MATTING, (SOG).

DEVELOPMENT DATA:

GENERAL: SINGLE FAMILY RESIDENTIAL
 DEVELOPMENT TYPE: PROPOSED R-30 TO R-15
 ZONING: PROPOSED R-30 TO R-15
 PROJECT DATA: 51,180 SF. = 1.17 ACRES
 TOTAL AREA: LOT 1 30,474 SF. LOT 2 20,706 SF.

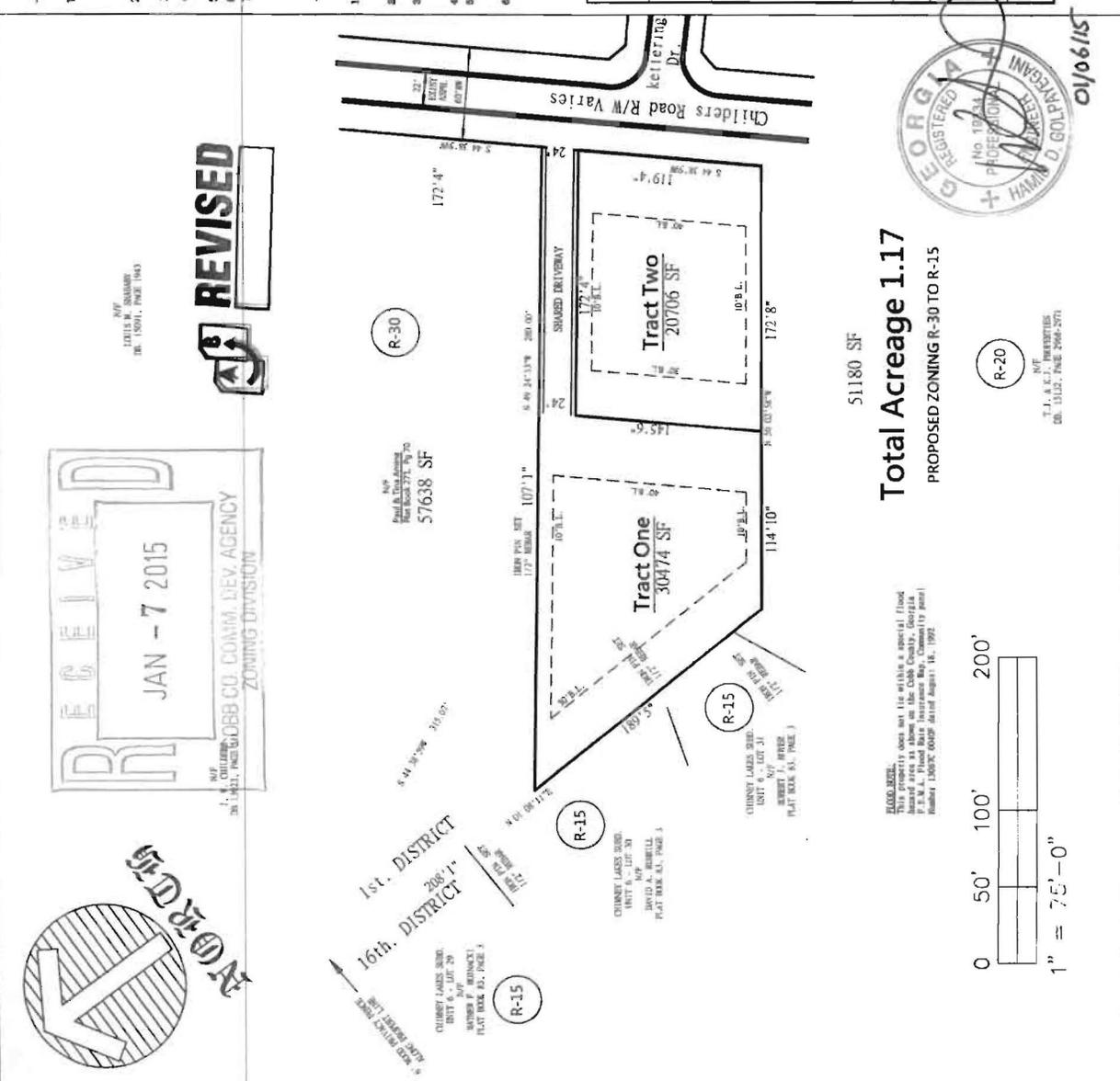
BUILDING DATA:
 NEW TWO STORY SINGLE FAMILY RESIDENTIAL
 LOTS 1 & 2:
 FLOOR AREA = 2,206 SF.
 TOTAL GARAGE AREA = 2,206 SF.
 TOTAL BUILT FLOOR AREA = 2,206 SF.
 TOTAL 3-DOOR GARAGE AREA = 742 SF.
 CONCRETE PATIO AREA = 196 SF.
 BUILDING FOOT PRINT AREA = 2,206 SF.

SANITARY SERVICE:
 COBB COUNTY PUBLIC SEWER SYSTEM

WATER SERVICE:
 COBB COUNTY PUBLIC WATER.

BUILDING SETBACKS:
 FRONT BUILDING LINE: 40 FT.
 REAR BUILDING LINE: 30 FT.
 SIDE BUILDING LINE: 10 FT.

TOTAL IMPERVIOUS AREA = 3285 SF. = 0.08 ACRE
 LOT 1 COVERAGE = 8.78% LOT 2 COVERAGE = 15.86%



APPLICANT: Mehri Sanayei

PETITION NO: Z-4

PHONE#: 770-912-5565 **EMAIL:** Paulamina59@gmail.com

HEARING DATE (PC): 02-03-15

REPRESENTATIVE: Paul Amina

HEARING DATE (BOC): 02-17-15

PHONE#: 770-912-5565 **EMAIL:** Paulamina59@gmail.com

PRESENT ZONING: R-30

TITLEHOLDER: Mehri D. Sanayei

PROPOSED ZONING: R-15

PROPERTY LOCATION: Westerly side of Childers Road at Kettering Drive.

PROPOSED USE: Two Single-Family Houses

ACCESS TO PROPERTY: Childers Road

SIZE OF TRACT: 1.17 acres

PHYSICAL CHARACTERISTICS TO SITE: Undeveloped lot

DISTRICT: 1

LAND LOT(S): 28

PARCEL(S): 60

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-30/Single Family Home on large lots

SOUTH: R-20/Single Family Home on large lots

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** _____

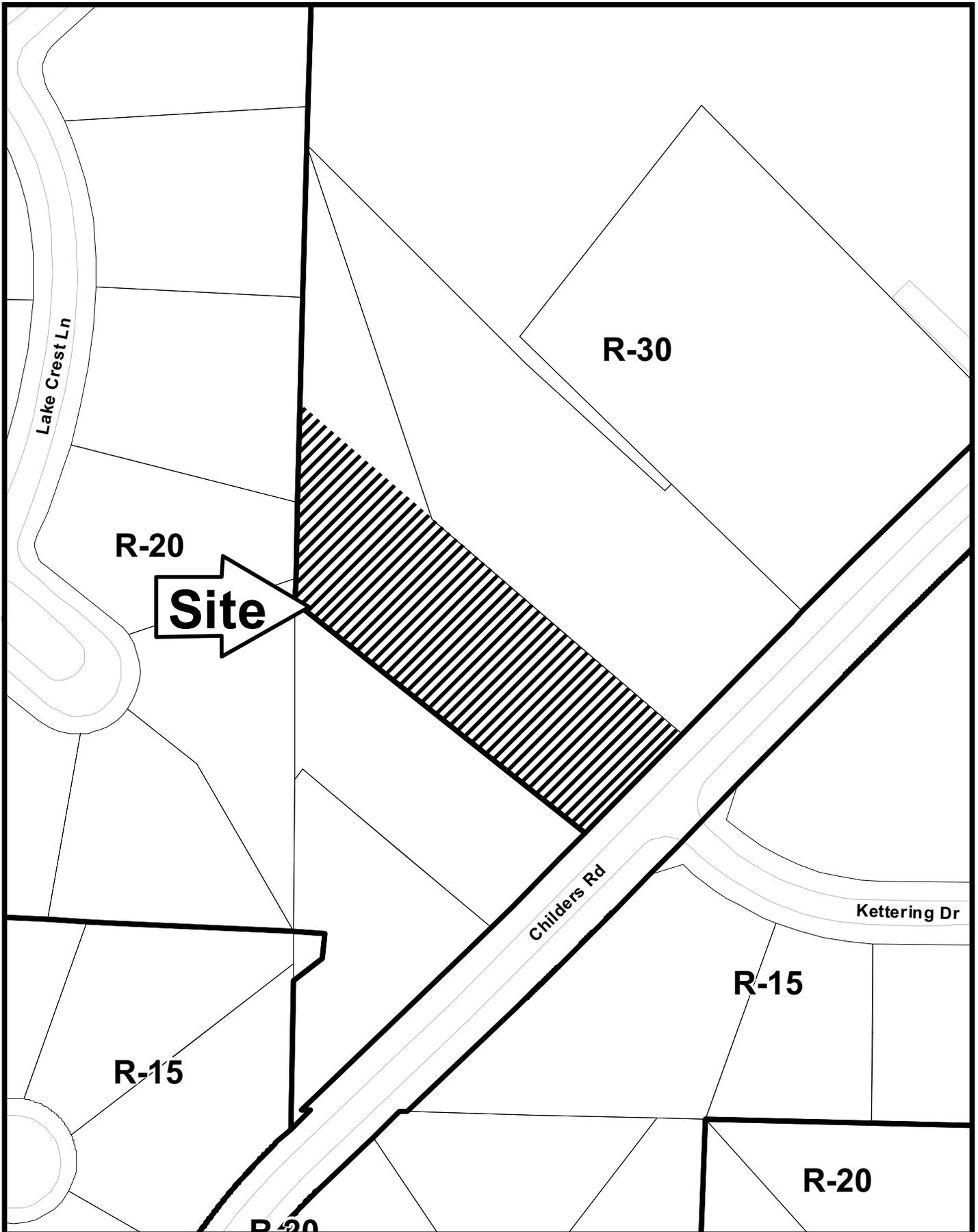
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

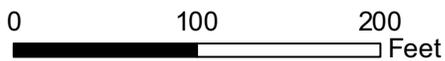
STIPULATIONS:



Z-4



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Mehri Sanayei

PETITION NO.: Z-4

PRESENT ZONING: R-30

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: Kim Wakefield

Land Use Plan Recommendation: Low Density Residential

Proposed Number of Units: 2 Overall Density: 1.71 Units/Acre

Staff estimate for allowable # of units: 1 Units* Increase of: 1 Units/Lots

*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

The applicant is proposing to subdivide the large tract of land for 2 residential lots. The homes will be European in style. The house sizes will range from 3,500 - 5,000 square feet. The prices of the homes are anticipated to be \$800,000 and up.

The applicant will need a variance to reduce the required 75 feet of road frontage to 24 feet.

Cemetery Preservation: No comment.

APPLICANT: Mehri Sanayei

PETITION NO.: Z-4

PRESENT ZONING: R-30

PETITION FOR: R-15

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
Tritt	892	Over	
Elementary Hightower Trail	1,063	Over	
Middle Pope	1,929	Over	

High

- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition could **adversely** affect the enrollment at Tritt Elementary School, Hightower Trail Middle School and Pope High School, **all** of which are over capacity at this time.

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Mehri Sanayei

PETITION NO.: Z-4

PRESENT ZONING: R-30

PETITION FOR: R-15

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-30 to R-15 for purposes of two single-family houses. The 1.43 acre site is located westerly side of Childers Road at Kettering Drive.

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) future land use category, with R-30 zoning designation. The purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Master Plan/Corridor Study

Not applicable.

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.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

APPLICANT: Mehri Sanayei _____

PETITION NO.: Z-4 _____

PRESENT ZONING: R-30 _____

PETITION FOR: R-15 _____

PLANNING COMMENTS: (Continued)

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

APPLICANT Mehri Sanayei

PETITION NO. Z-004

PRESENT ZONING R-30

PETITION FOR R-15

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

Available at Development: Yes No

Fire Flow Test Required: Yes No

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

Additional Comments: Meters must be placed at edge of ROW

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

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: On site at Childers Road

Estimated Waste Generation (in G.P.D.): A D F= 320 Peak= 800

Treatment Plant: Big Creek

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

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

Drv Sewers Required: Yes No

Off-site Easements Required: 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 easements by the property owners. All easement acquisitions are the responsibility of the Developer

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: Manhole in Childers may not be deep enough to serve Tract 1. Easement to Lake Crest Lane may be necessary

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 offsite easements, dedication of on and/or offsite 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-4

PRESENT ZONING: R-30

PETITION FOR: R-15

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sweat Mountain 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 Chimney Lakes S/D.
Elevated 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 _____

APPLICANT: Mehri Sanayei

PETITION NO.: Z-4

PRESENT ZONING: R-30

PETITION FOR: R-15

STORMWATER MANAGEMENT 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

1. Dry wells will be required to meet water quality requirements for the new lots. Lot plan permitting will require Stormwater Management approval of dry well design and proposed site grading.

APPLICANT: Mehri Sanavei

PETITION NO.: Z-4

PRESENT ZONING: R-30

PETITION FOR: R-15

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	8,700	Minor Collector	35	Cobb	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 may not meet the minimum requirements for this classification.

RECOMMENDATIONS

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

Recommend applicant verify that minimum right-of-way is available for Childers Road and if it is not, recommend applicant consider entering into a development agreement pursuant to 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 west side of Childers Road, a minimum of 30' from the roadway centerline upon redevelopment.

STAFF RECOMMENDATIONS

Z-4 MEHRI SANAYEI

- A. It is Staff's opinion that the applicant's rezoning proposal may permit a use that is suitable in view of the use and development of adjacent and nearby properties. Adjacent parcels are developed for single family uses within subdivisions that are zoned R-15 and R-20. With the immediately adjacent parcels, being zoned R-20. The applicant's proposal demonstrates the ability to meet R-20 requirements both in lot size and setbacks resulting in developments similar to neighboring properties.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. The applicant's development of the property into two (2) parcels will result in a density similar or less than neighboring subdivisions. The property at 1.43 acres can reasonably accommodate the two (2) proposed 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 projects this site to be within a Low Density Residential area with densities ranging from 1 to 2.5 units per acre. This proposed plan has a density of 1.71 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 proposed plan would add one (1) single family home.

Based on the above analysis, Staff recommends **DELETING TO R-20** subject to the following conditions:

- Revised site plan received by the Zoning Division on January 7, 2015, with setback changes to reflect R-20;
- Fire Department Comments and recommendations;
- Water and Sewer comments and recommendations;
- Stormwater comments and recommendations;
- Department of Transportation comments and recommendations; and
- 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.



Application #: Z-4
PC Hearing Date: 2-3-15
BOC Hearing Date: 2-17-15

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 3500-5000 Sq. Ft. (each of 2 new)
- b) Proposed building architecture: European
- c) Proposed selling prices(s): 800K-1200K
- d) List all requested variances: _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

It is estimated each new home will create approximately 3000 SF of Impervious Impact areas.

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). N/A

Part 5. Is this application a result of a Code Enforcement action? No ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: Mehri Sanayi by Pulita AIF Date: 11-24-14

Applicant name (printed): Mehri Sanayi