

Z-3
(2015)

LAND LOT 196, 16th. DISTRICT 2nd. SECTION
COBB COUNTY GEORGIA

LDP Design Group
LAND DEVELOPMENT & PLANNING
RECORDERS DESIGN GROUP INC.
ARCHITECTS, PLANNERS, ENGINEERS

1160 LEA DRIVE
ROSWELL, GEORGIA 30076

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SUNBELT CONSTRUCTION GROUP
3357 CHILDERS ROAD
ROSSELL, GEORGIA 30075
PHONE: (770) 912-5666

DATE 11/26/2014

AS-SHOWN

13-114

C-1.2

EROSION CONTROL NOTES:

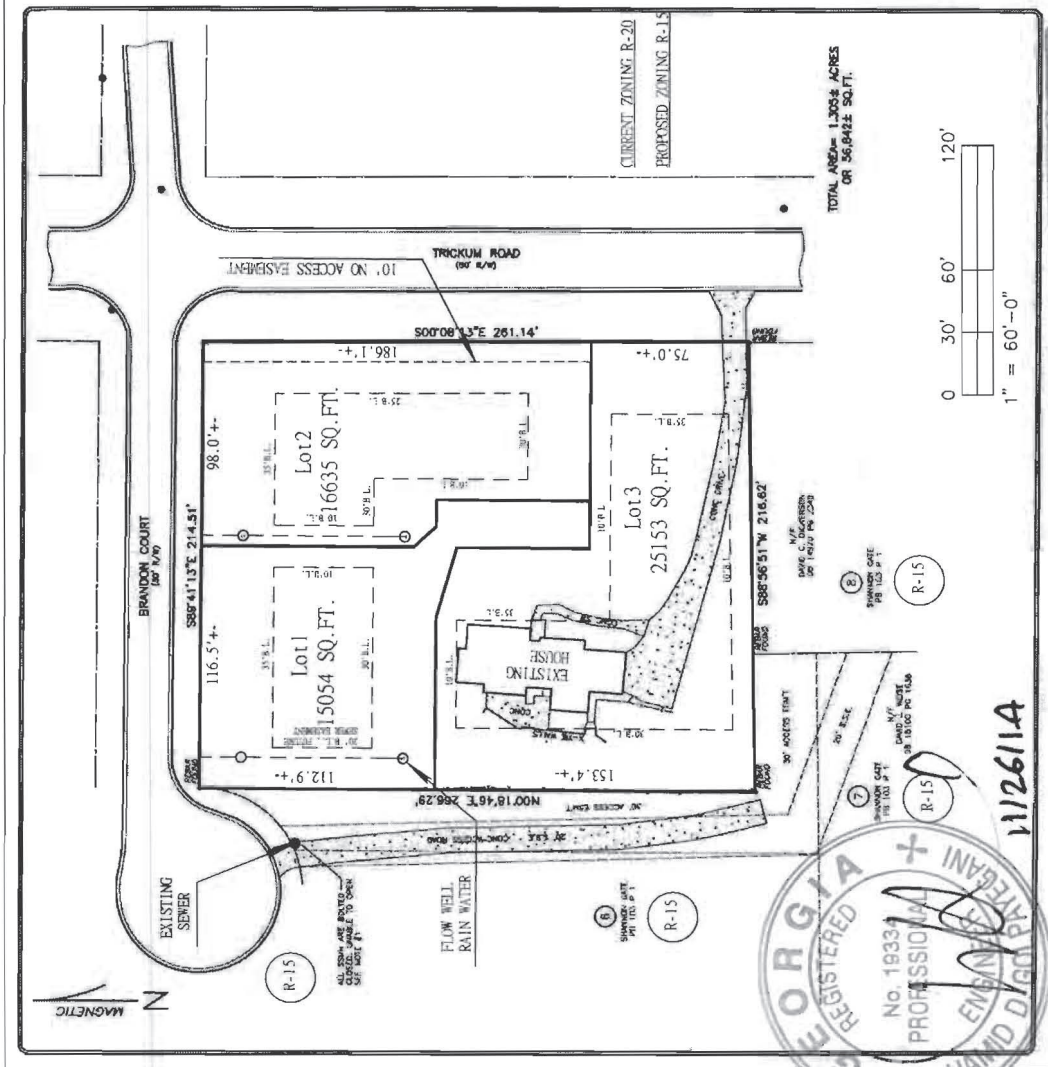
1. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
2. ALL CUT AND FILL SLOPES 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 BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
3. OUTSIDE CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 7:30 AM TO 5:00 PM, MONDAY THROUGH FRIDAY, AND SHALL NOT BE ON A SUNDAY.
4. ALL UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
5. ALL SIDEWALK (AS APPLICABLE) FOR AND SUB-GRADE SHALL BE INSPECTED PRIOR TO POURING.
6. ALL STORM WATER SHALL REDIRECTED AWAY FROM THE NEW BUILDING AND SHALL NOT BE ALLOWED TO RUN DOWN THE SIDE OF THE BUILDING.
7. THE TOP SOIL OR POSTEXISTING TOP SOIL SHALL BE SUPPLEMENTED WITH DRAINAGE SWALES SHALL CONTAIN SOIL OR BE SUPPLEMENTED WITH MATTING. (MB).

DEVELOPMENT DATA:

| | |
|---|---|
| GENERAL: DEVELOPMENT TYPE: ZONING: | SINGLE FAMILY RESIDENTIAL PROPOSED R-20 TO R-15 |
| PROJECT DATA: TOTAL AREA: (PROJECT) TOTAL AREA: (LOT 1) TOTAL AREA: (LOT 2) TOTAL AREA: (LOT 3) | 56,842 SF. = 1.30 ACRES 15,054 SF. = 0.345 ACRES 16,635 SF. = 0.382 ACRES 25,153 SF. = 0.577 ACRES |
| BUILDING DATA: NEW TWO STORY SINGLE FAMILY RESIDENTIAL | LOTS 1 & 2: |
| FIRST FLOOR AREA = 1,649 SF. SECOND FLOOR AREA = 2,121 SF. TOTAL HEATED FLOOR AREA = 3,870 SF. TOTAL UNHEATED FLOOR AREA = 1,092 SF. CONCRETE PATIO AREA = 200 SF. BUILDING FOOT PRINT AREA = 1,684 SF. DRIVEWAY AREA = 700 SF. | |
| SANITARY SERVICE: COBB COUNTY PUBLIC SEWER SYSTEM | |
| WATER SERVICE: | COBB COUNTY PUBLIC WATER. |
| BUILDING SETBACKS: FRONT BUILDING LINE: REAR BUILDING LINE: SIDE BUILDING LINE: | 35 FT. 30 FT. 10 FT. |
| TOTAL IMPERVIOUS AREA PER LOT= 3,286 SF. = 0.074C LOT 1 COVERAGE = 21.82% LOT 2 COVERAGE = 19.75% | |



RECEIVED
DEC 1 2014

DEC 1 2014

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: Paul Amina and Pradeep Gutta

PHONE#: 770-912-5565 **EMAIL:** paulamina59@gmail.com

REPRESENTATIVE: Paul Amina

PHONE#: 770-912-5565 **EMAIL:** paulamina59@gmail.com

TITLEHOLDER: Paul Amina and Pradeep Gutta

PROPERTY LOCATION: At the southwest intersection of Trickum

Road and Brandon Court

ACCESS TO PROPERTY: Trickum Road and Brandon Court

PHYSICAL CHARACTERISTICS TO SITE: Existing Single

Family Home.

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-15/ Shannon Gate Subdivision

SOUTH: R-15/ Shannon Gate Subdivision

EAST: R-20/ Brandon Ridge Subdivision

WEST: R-15/ Shannon Gate Subdivision

PETITION NO: Z-3

HEARING DATE (PC): 02-03-15

HEARING DATE (BOC): 02-17-15

PRESENT ZONING: R-20

PROPOSED ZONING: R-15

PROPOSED USE: Three Single-Family

Houses

SIZE OF TRACT: 1.3 acres

DISTRICT: 16

LAND LOT(S): 196

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____ **REJECTED** _____ **SECONDED** _____

HELD _____ **CARRIED** _____

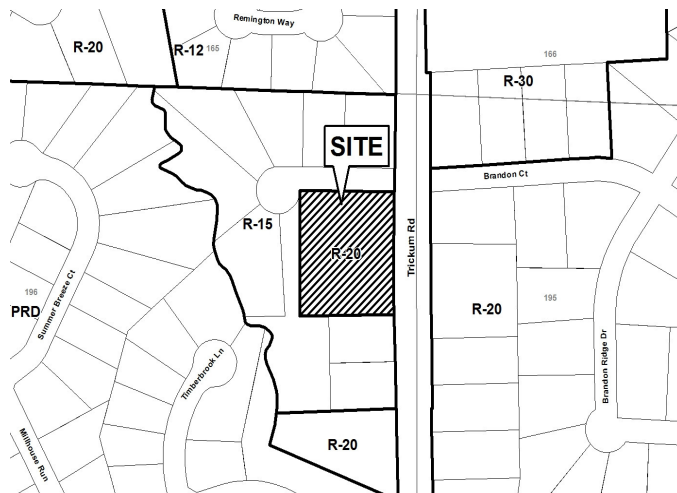
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

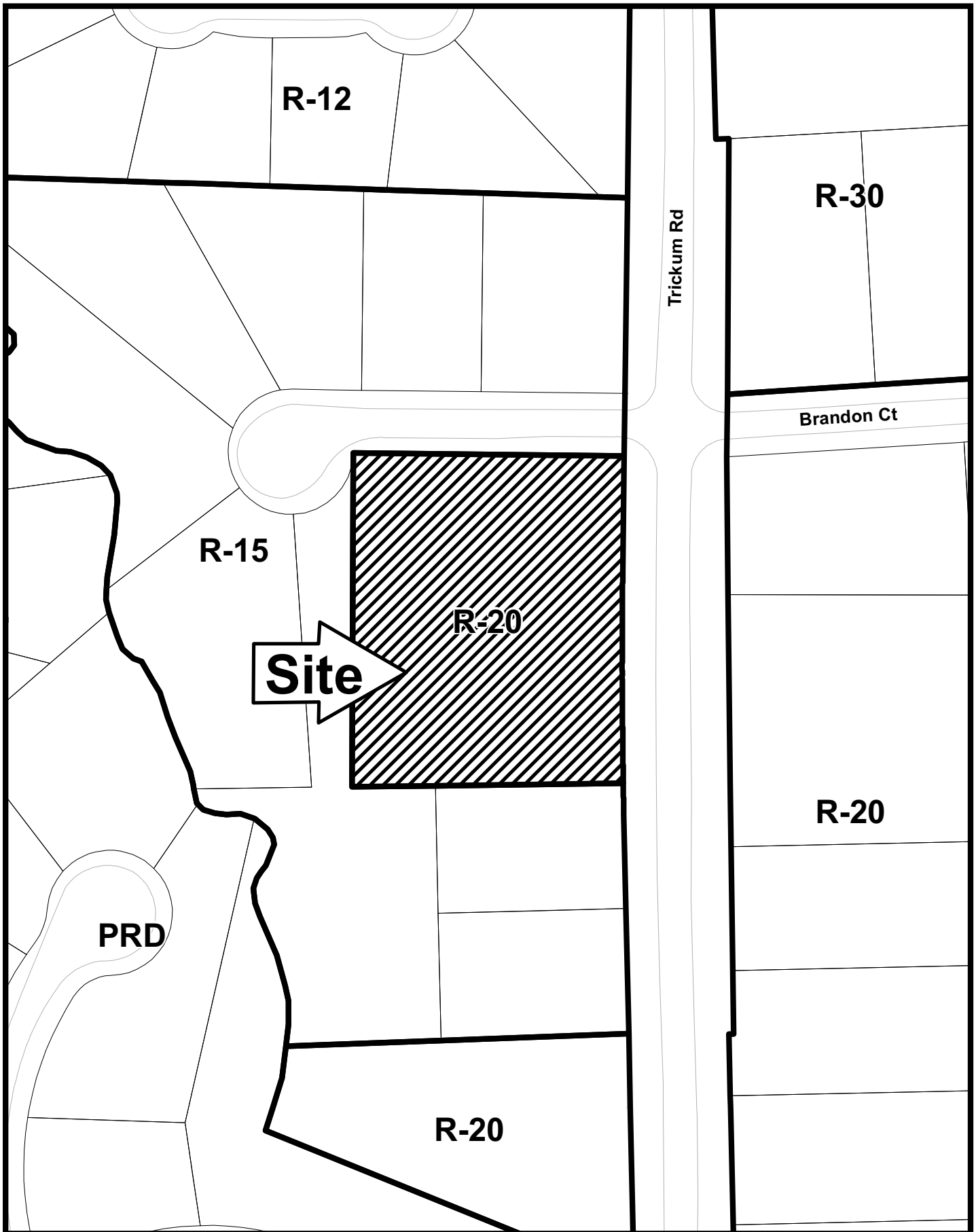
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-3



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

0 100 200 Feet



City Boundary
Zoning Boundary

APPLICANT: Paul Amina and Pradeep Gutta

PETITION NO.: Z-3

PRESENT ZONING: R-20

PETITION FOR: R-15

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

Land Use Plan Recommendation: Low Density Residential (LDR)

Proposed Number of Units: 3 **Overall Density:** 2.30 **Units/Acre**

Staff estimate for allowable # of units: 2 **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 requesting the R-15 zoning category for the purpose developing a three-lot detached subdivision. The houses will be European styled and the sizes will range from 3,000-4,000 square feet. The proposed selling prices will range from \$450,000 to \$550,000. The existing house on the property will remain and not be disturbed in any way. The applicant does not intend to need any variances and will follow R-15 restrictions.

Cemetery Preservation: No comment.

APPLICANT: Paul Amina and Pradeep Gutta

PETITION NO.: Z-3

PRESENT ZONING: R-20

PETITION FOR: R-15

SCHOOL COMMENTS:

| | | Capacity | Number of |
|----------------|------------|----------|------------|
| | | Status | Portable |
| Name of School | Enrollment | | Classrooms |
| Rocky Mount | 606 | Under | |
| Elementary | | | |
| Mabry | 890 | Under | |
| Middle | | | |
| Lassiter | 2,131 | Under | |

High

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

Additional Comments:

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: Paul Amina and Pradeep Gutta

PETITION NO.: Z-3

PRESENT ZONING: R-20

PETITION FOR: R-15

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to R-15 for purpose of three single family houses. The 1.3 acre site is located at the southwest intersection of Trickum Road and Brandon Court.

Comprehensive Plan

The parcel is within a Low Density Residential (**LDR**) future land use category, with R-20 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: Paul Amina and Pradeep Gutta

PETITION NO.: Z-3

PRESENT ZONING: R-20

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 Paul Amina and Pradeep Gutta

PETITION NO. Z-003

PRESENT ZONING R-20

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 / W side of Trickum Road

Additional Comments: Also 6" DI / S side of Brandon Court

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: 25' W in Brandon Ct

Estimated Waste Generation (in G.P.D.): A D F= 480 Peak= 1200

Treatment Plant: Noonday

Plant Capacity: ☒ Available ☐ Not Available

Line Capacity: ☒ Available ☐ Not Available

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

Drw 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: Depending on final grades, sewer easement may not be necessary (sewer in Brandon Court)

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: Paul Amina and Pradeep Gutta

PETITION NO.: Z-3

PRESENT ZONING: R-20

PETITION FOR: R-15

| |
|---------------------------------------|
| STORMWATER MANAGEMENT COMMENTS |
|---------------------------------------|

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

DRAINAGE BASIN: Trickum 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 North Landing.
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: Paul Amina and Pradeep Gutta

PETITION NO.: Z-3

PRESENT ZONING: R-20

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. Discharge pop-ups must discharge to the Brandon Court R/W. Lot plan permitting will require Stormwater Management approval of dry well design.

APPLICANT: Paul Amina and Pradeep Gutta

PETITION NO.: Z-3

PRESENT ZONING: R-20

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 |
|--------------|------------------------|---------------------------|----------------|---------------------------|-----------------------------|
| Trickum Road | 10,500 | Major Collector | 35 | Cobb | 80' |
| | | | | | |

Based on [2010] traffic counting data taken by Cobb County DOT

COMMENTS AND OBSERVATIONS

Trickum Road is classified as a major collector and according to the available information the existing right-of-way does 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 driveway access be limited to Brandon Court.

Recommend curb, gutter, and sidewalk along the Trickum Road frontage.

STAFF RECOMMENDATIONS

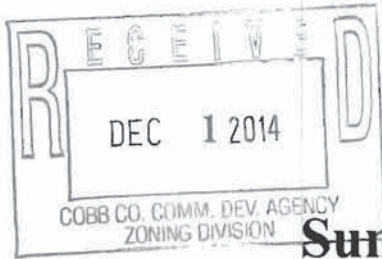
Z-3 PAUL AMINA AND PRADEEP GUTTA

- 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 subdivisions in the area are detached single family and R-15 category is keeping with existing subdivisions.
- 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 surrounding subdivision (Shannon Gate Subdivision) is R-15 and was platted in 1985.
- 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 the Low Density Residential (LDR) land use category. The property abuts an existing R-15 subdivision (Shannon Gate Subdivision) to the west, north, and south. The proposed 2.30 units per acre is within the LDR density range of 1-2.5 units per acre. Shannon Gate Subdivision is approximately 1.76 units per acre. Spencer's Mill Subdivision unit 1 (west of Shannon Gate Subdivision) is zoned PRD (Z-6 of 1996) and is approximately 2.07 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 subject property abuts an R-15 development and is consistent with the density ranges in the area. Staff believes that R-15 with a density within the LDR range of 1-2.5 units per acre would be consistent with the area.

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

- Site plan received by Zoning Division on December 1, 2014;
- Stormwater Management Division comments and recommendations;
- Fire Department comments and recommendations; and
- Department of Transportation comments and recommendations.

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-3
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): 3000-4000 sq.ft. (each of 2 new)
b) Proposed building architecture: ~~2 side brick~~ European P.A.
c) Proposed selling prices(s): 450K - 550K
d) List all requested variances: None

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

- a) Proposed use(s): NA
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 that each new home will create approximately 3300 sq.ft. of impervious area (2300 - home, 700 - driveway and 200 - deck pad) - total of 6,600 sq.ft. sq.ft. The applicants intend to install Flo-Well systems to manage excess rain water, as shown on the plat. The existing home will not be disturbed.

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). NA

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:   NA Date: 11/24/2014
Applicant name (printed): PRADEEP GUTTA, PAUL AMINA