



October 29, 2021

Pam Connor  
City Manager-City of Powder Springs  
Powder Springs GA

RE: Driveway Request Review at County Walk Drive

Pam,

Resolution 2021-164 that would remove any access restriction on parcel 19-075300970 to grant the parcel owner requested access to the parcel from Country Walk Drive in accordance with development standards established in the Unified Development Code was examined. City Code pertaining to driveway access on public streets was explored to determine applicability. Also reviewed were the plats for Country Walk Unit VIII (PT 00135 0072) and PT 00190 0023 for Parcel 19075300970. According to the plat for parcel 19075300970, a no access easement exists along the frontage of Country Walk Drive and a 12ft. access easement exists for the parcel in between 3370 and 3380 Old Lost Mountain Road that would allow access of Old Lost Mountain Road.

Country Walk Drive is classified as a city local street further defined as a residential subdivision street or collector. According to the Cobb County Major Thoroughfare Plan amended in April of 2009, Old Lost Mountain is classified as a county Major Collector. The primary function of a Major Collector is to carry traffic over moderate distances between arterial streets and/or activity centers and whose secondary function is to provide access to abutting land. The primary function of a local street is to provide access to abutting land while also providing for local traffic circulation. Although an access easement and driveway cut exist off old Lost Mountain Road for Parcel 19075300970, access off a major collector is deemed to impact more residents of Powder Springs negatively by potential for accidents than access from a residential local street or collector which is its primary function.

The Unified Development Code section applicable to driveways is found in Article 6 Access, Parking and Loading, Division II. Driveways. Given the landscaping planted along the right-of way of Country Walk Drive fronting parcel 19075300970, the following section would need to be applied to the driveway at the time of the application for permit:

*Sec. 6-28. Vision Clearance at Driveways. With the exception of signposts and other structures less than 8 inches in diameter, structures and landscaping shall not exceed 3 feet in height within a triangle measuring 20 feet along the edge of a driveway and 20 feet along the street right-of-way line.*

An exhibit graphically showing the triangle as defined in Sec. 6-28 above is included in this letter. Exhibit A depicts a 24 ft. wide driveway, 5 ft. off the property corner. The 20'x20' triangle is primarily located within the right-of-way of Country Walk Drive.

**Exhibit A**



Additionally, we looked at the required stopping sight distance for vehicles exiting the Country Walk Subdivision to Old Lost Mountain Road. According to the AASHTO, American Association of State Highway and Transportation Officials, A Policy on Geometric Design of Highways and Streets 2018 Manual Table 3-1 Stopping Sight Distance on Level Roadways, attached to the end of this letter, shows the design stopping sight distance for 25 MPH street at 155 ft. Exhibit B graphically showing the line of sight to a vehicle exiting the proposed driveway and the stopping distance of travel lane a vehicle has to come to a stop is included. Exhibit B shows that a car traveling east along Country Walk Drive can see a vehicle exiting the driveway and according to the AASHTO policy, has the required distance to come to a stop if observing the 25 MPH speed limit. A car traveling west along Country Walk from Old Lost Mountain can see the driveway and has more than 200 ft stopping sight distance.

Based on the information researched, discussed, and shown in this letter, residential driveway access to Country Walk Drive from the subject property in our professional opinion does not create a safety issue for the citizens of Powder Springs. The reasoning is based upon the proposed driveway being installed in accordance with the City's Unified Development Code, in the approximate location as depicted in in Exhibit B, and the required stopping sight distance for vehicles on Country Walk Drive. We would recommend a site plan showing the proposed location be submitted for review at the time of permitting to ensure the driveway placement.

## Exhibit B



Respectfully,

Wayne McGary P.E.  
Croy Engineering, LLC

cc: Tina Garver, City of Powder Springs

Attachment: AASHTO Table 3-1