

Memorandum

Date: July 19, 2021.

Subject: PZ 21-018

Rezoning Application to revise plat to allow a 20' driveway easement through the 20' undisturbed buffer and no access easement to allow driveway access to the property on Shipp Road. This property is located at 2780 Lost Lakes Drive, within land lots 655 and 678 of the 19th District, 2nd Section, and Cobb County, Georgia.


A motion to approve with the following conditions:

1. One 20' driveway access will be permitted through the undisturbed buffer on Shipp Road.
2. The subject property will remain a part of the Lost Mountain Lakes subdivision. All other zoning stipulations placed on the subdivision will remain in effect.
3. City staff will review driveway location, right-of-way work, sidewalk, and landscaping requirements at the time of building permit. Coordination with Cobb County DOT may be required.
4. If the undisturbed buffer needs to be supplemented or modified, it shall be consistent with front landscape strip requirements and entry landscaping with Lost Mountain Lakes subdivision. Landscaping is subject to staff review.
5. The plat be revised to show the access through the undisturbed buffer on Shipp Road, the buffer be relabeled as appropriate as (undisturbed buffer or landscaped buffer), the address of the parcel be updated to Shipp Road and the access from Lost Lakes Drive be removed and replaced with an undisturbed buffer.
6. Should minor modifications be required to the newly added undisturbed buffer on Lost Lakes Drive such as landscaping or pedestrian access, administrative review is required. Modifications shall not impact the dam breach zone.
7. Shipp Road requires a minimum right-of-way of 60 feet, 30 feet from centerline. This right-of-way shall be confirmed prior to permit issuance.
8. Curb and gutter and sidewalks will be required along the frontage.
9. Plans must show actual Right of Way in front of the property (should not be shown as variable in this portion of the road)
10. Placement of driveway is subject to sight distance profile and sight distance triangle review.
11. In the case that access from Shipp Road is denied due to sight distance profile analysis, then access from Lost Lakes Drive can be considered, subject to review and approval by the Community Development Director.

SO MOTIONED this 19th day of July, 2021.



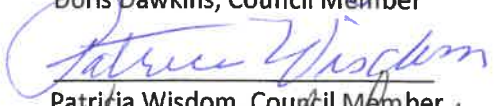
Albert Thurman, Mayor



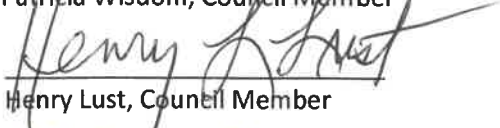
Patrick Bordelon, Council Member



Doris Dawkins, Council Member



Patricia Wisdom, Council Member



Henry Lust, Council Member



Thelma C. Farmer, Council Member

Attest:



Kelly Axt, City Clerk