

**Petition: PZ 21-018**

**Application: Rezoning**

**Original Applicant: Trusted Syndicate, LLC**

**Updated Applicant: Marque Bibbs**

**Petition:** To modify the conditions of zoning to allow a 20' driveway easement through the 20' undisturbed buffer (or landscaped buffer) and no access easement to allow driveway access to the property on Shipp Road (2780 Lost Lakes Drive – aka Lot 128 of Lost Mountain Lakes Subdv).

**Purpose of Request:** To allow site to be developed for single family home with driveway access to the site through the 20' undisturbed buffer on Shipp Rd.

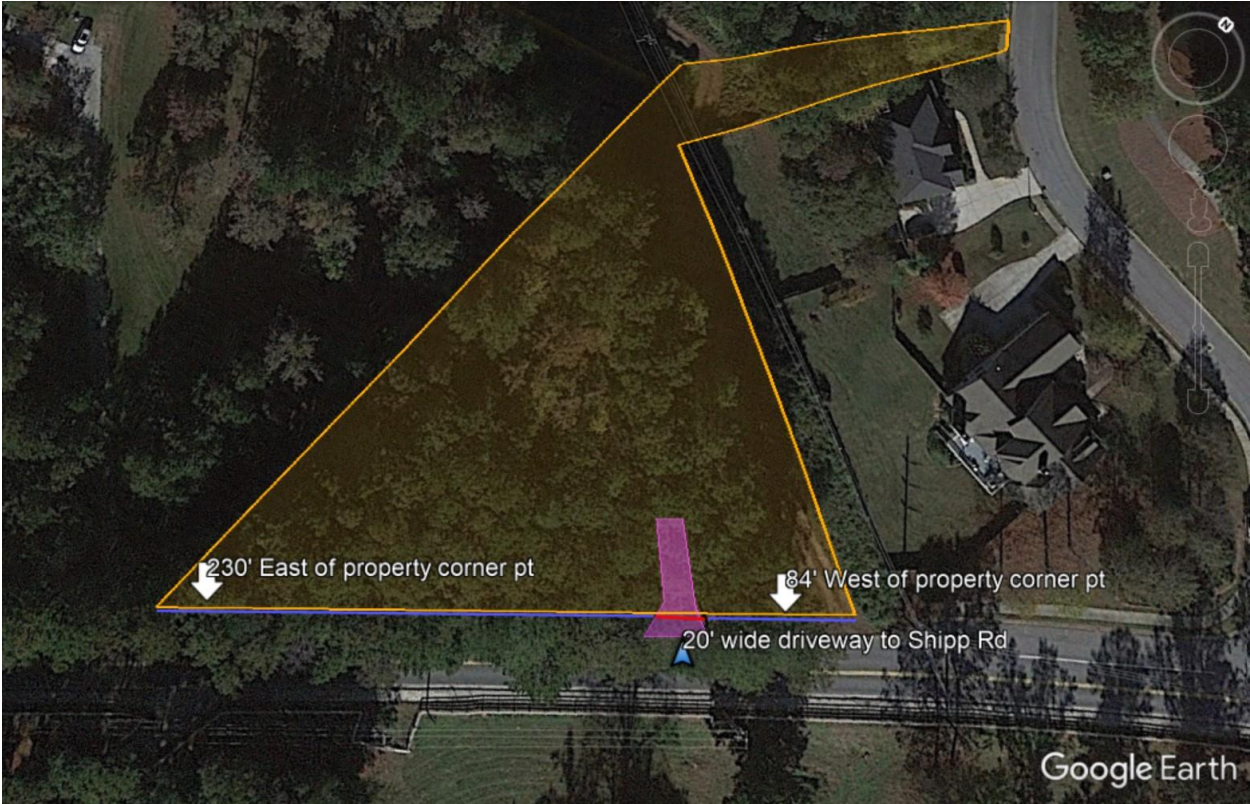
**Location:** 2780 Lost Lakes Drive, within land lots 655 and 678 of the 19th District, 2nd Section, and Cobb County, Georgia. Within the Lost Mountain Lakes Subdivision. PIN: 19067800220 (aka Lot 128 of Lost Mountain Lakes Subdv).

**Responses to Staff Recommendations:**

1. Applicants agree and intend to comply with one 20' driveway access through the undisturbed buffer on Shipp Road.
2. Applicants agree and intend to comply with 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. Applicants propose the 20' driveway would be ~84' west of the SE property corner point, and ~230' east of the SW corner point of the property.
4. Applicants agree and intend to comply with front landscape strip requirements and entry landscaping with Lost Mountain Lakes subdivision.
5. Applicants agree and intend to comply with revising plat 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. Applicants agree and intend to comply with the review of any minor modifications to the added undisturbed buffer.
7. Applicants agree and intend to comply with Shipp Road requirement of a minimum right-of-way of 60 feet, 30 feet from centerline.
8. Applicants agree and intend to comply with curb and gutter and sidewalks requirements along the frontage.
9. Applicants agree and intend to comply with plans that must show actual Right of Way in front of the property.
10. Applicants agree and intend to comply with a formal Sight Distance Profile and Sight Distance Triangle Review. A formal Sight Distance Profile and Sight Distance Triangle Review has been requested by the Crusselle Survey/Engineering firm as advised, completion of this study has not been completed as of 7/14/2021.
11. Applicants agree and intend to comply with back up option to access lot from Lost Lakes Drive.

**Placement of Driveway on Shipp Rd.**

The proposed 20' driveway would be ~84' west of the SE property corner point, and ~230' east of the SW corner point of the property. See below.



### **Preliminary Sight Distance Profile and Sight Distance Triangle Review:**

Although, a formal Sight Distance Profile and Sight Distance Triangle Review has been requested by the Crusselle Survey/Engineering firm as advised, completion of this study has not been completed as of 7/14/2021.

However, with Google earth and Streetview tools, we can show with reasonable confidence that the line of sight along Shipp Rd towards the property's proposed driveway is 400'+ feet in both directions.

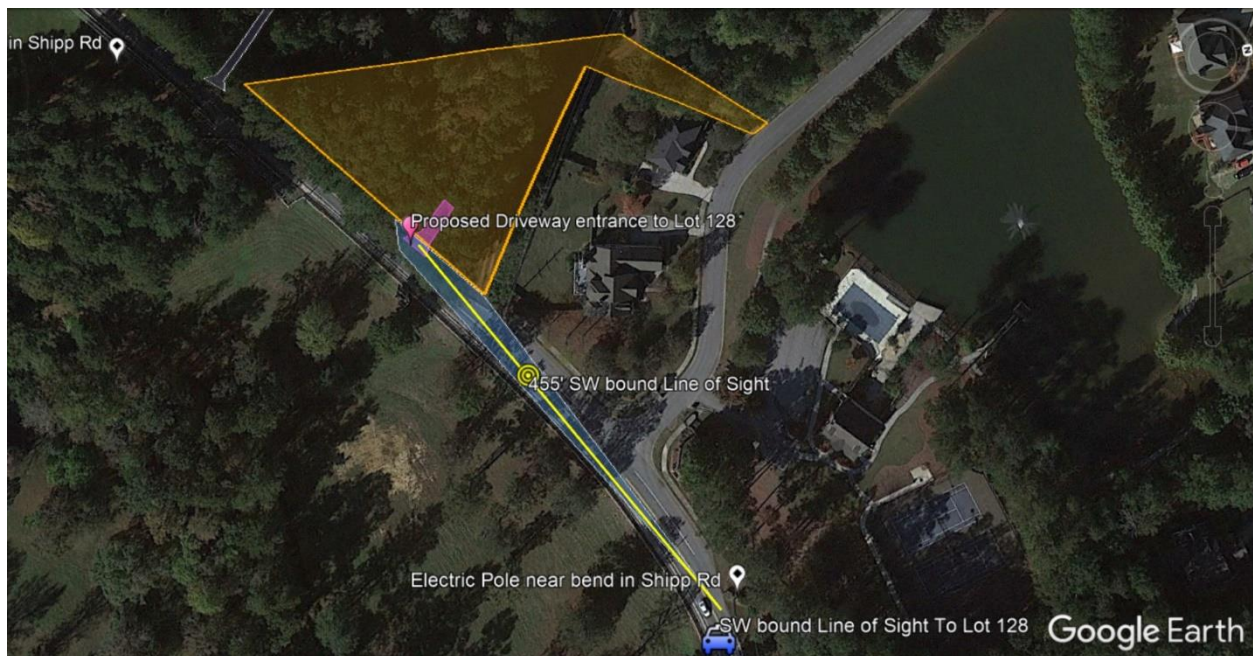
Shipp Rd has less than a 10' incline at the SW direction from the lot as can be seen in the SW bound view. From the crest of the road SW from the proposed driveway NE bound traffic would have 400' of viewable distance. At the posted speed limit of 35 MPH, which converts to 51.33' per second, would be 7.79 seconds of opportunity for reaction from the top of road's crest to the driveway intersection. In addition, the neighboring driveway to the property at 4748 Shipp Rd intersects Shipp Rd even closer to the crest SW of the Shipp Rd, which does not appear to affect the safety of the area.

Traveling SW bound, there is 455' of line of sight from the W-SW bend in Shipp Rd. This is 8.86 seconds of reaction time from the SW traffic.

No safety concerns can be seen from this long straight mostly flat stretch of Shipp Rd.

A formal line of Sight Distance Profile and Sight Distance Triangle Review will be submitted as soon as the firm completes it.

Southwest-bound Shipp Rd in the SW bend in road looking towards Lot 128.





Northeast-bound Shipp Rd in the at top of short crest in road looking towards Lot 128.

