

Proposed Parcel Development for Residential Use in Austell, Georgia, USA

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Source: Director Millward
Projection: NAD 1983 StatePlane
Georgia West FIPS 1002 (US Feet)
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Optimal Site Overview: The City of Ausell is exploring the possibility of developing one of three distinct land parcels, each offering different available acres for residential use and challenges. After careful analysis, Site B is chosen as the most optimal location as it meets the minimum 5.63 acres of continuous land and encounters the most relatively straightforward solutions.

Requirements and Constraints: When first analyzing the available land for development, only two sites meet the minimum requirement of 5.63 acres, Site A (C.H. James) and Site B (Perkerson Mills). Due to the nature of the study, only Sites A and B were considered for the remaining variables. With land elevation and slope playing an integral role in the site selection, both parcels had to have a slope grade of less than or equal to 11.3 degrees. As seen throughout most of the map, the City of Austell does meet that requirement for most land development, and the same is true about both parcels. City regulations mandate that a 100- and 150-foot buffer be built around streams, rivers, and state waters. The initial 100 feet must remain undeveloped and cannot belong to a property, while the 50 feet extending from 100 to 150 can be included in a property. However, a restriction applies to this 50-foot section, prohibiting the construction of any impervious structures on it. The fourth restriction for the proposed land prohibits the development of wetlands that sustain ecosystems such as swamps, marshes, and bogs. While development is possible with appropriate permits, this project does not seek to obtain these permits. Therefore, overlapping land between the development parcels and wetlands is excluded.

Considering all restrictions, developing Site A would require the removal of a mixed-use industrial area and some ground levelling. Site B would only need the removal of an equestrian stable and developing the floodplains area to have an effective floodplain management to protect human life and minimize property damage. Due to the city's needs and analyzing the surrounding areas of the development parcels, Site B would best benefit the city as there is a growing population in Austell, and it would place additional housing in an existing residential area.

Development Parcels

Site Acres: A = 11.31, B = 23.65, C = 5.09

