

APPLICANT: Kennesaw State University Foundation, Inc.
770-423-6901

REPRESENTATIVE: W. Robert Heflin, Jr.
770-423-6901

TITLEHOLDER: Kennesaw State University Foundation, Inc.

PROPERTY LOCATION: Located on Campus Loop Road, south of
Frey Lake Road.

ACCESS TO PROPERTY: Campus Loop Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: Z-19

HEARING DATE (PC): 07-08-10

HEARING DATE (BOC): 07-20-10

PRESENT ZONING: R-20

PROPOSED ZONING: OI

PROPOSED USE: Office

SIZE OF TRACT: 0.6339 acre

DISTRICT: 20

LAND LOT(S): 97

PARCEL(S): 39

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ KSU ROTC Center
- SOUTH:** R-20/ KSU Catholic Center
- EAST:** R-20/ Kennesaw State University
- WEST:** R-20/ Wetherbyrne Woods subdivision

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

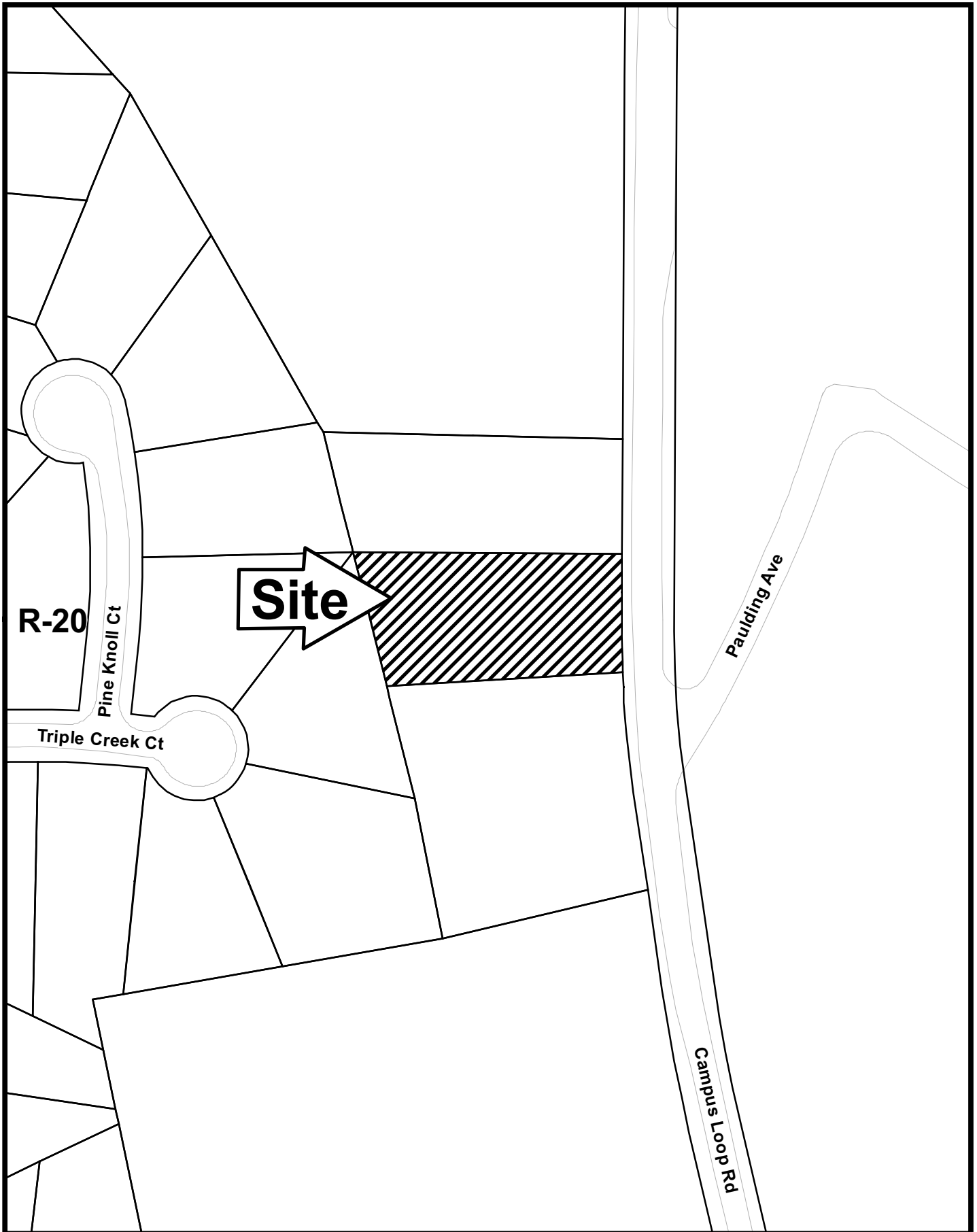
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

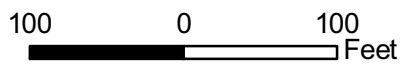
STIPULATIONS:



Z-19



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



- City Boundary
- Zoning Boundary

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PETITION FOR: OI

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting rezoning to use this house for general office space for Kennesaw State University. The office would be open Monday through Friday, from 8:00 am to 6:00 pm. There would be 5 to 6 employees with approximately 8 visitors coming to the house per week. The customers and employee would park in the driveway, and there will be a sign that matches other non-residential signs in the area.

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.

Cemetery Preservation: No comment.

FIRE COMMENTS:

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius or Hammerhead turnaround – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Must provide design specifications for existing drive bridge.

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

Must obtain Certificate of Occupancy through the Cobb County Fire Marshal’s Office.

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PRESENT ZONING R-20

PETITION FOR OI

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 Campus Loop Rd

Additional Comments: Records show property as connected and active

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: 20' W of western property line

Estimated Waste Generation (in G.P.D.): **A D F** 400 **Peak=** 1000

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

Drv 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 ans 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: Records show property connected

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.

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PETITION FOR: O&I

DRAINAGE COMMENTS

This parcel is located downstream of Frey Lake on Noonday Creek Tributary #7. The newly revised flood maps for Cobb County show the existing structure partially within the 100-year floodplain of Tributary #7. Any remodeling or structural improvements which cumulatively exceed 50% of the current value of the existing structure will require that the entire structure be brought up to current code requirements of the Cobb County Flood Damage Prevention Ordinance. Any additions to the building, regardless of value, will be required to meet the requirements of the Flood Damage Prevention Ordinance.

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PETITION FOR: LUP

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
Campus Loop Road	7600	Local	25 mph	Cobb County	60'

Based on 2009 traffic counting data taken by Cobb County DOT (Campus Loop Road)

COMMENTS AND OBSERVATIONS

Campus Loop Road is classified as a local 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.

STAFF RECOMMENDATIONS

Z-19 KENNESAW STATE UNIVERSITY FOUNDATION, INC.

- 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 property is located adjacent to other KSU utilized properties. A rezoning would not be the best vehicle to allow the applicant's use. Other KSU properties have been granted Special Land Use Permits (SLUP) for other house-to-office conversions along this road (Z-12 of 2002 and Z-53 of 2004).
- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse affect on the usability of adjacent or nearby property. Rezoning the property to OI may encourage other requests that are not consistent with the area. The applicant's proposal would be compatible with other properties in the area, if deleted to a SLUP.
- 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 not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Low Density Residential Land Use Category.
- 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 deleting the applicant's rezoning proposal to a SLUP. The applicant's proposal is not consistent with the *Cobb County Comprehensive Plan*, which delineates this property to be Low Density Residential. Additionally, there is not any commercially zoned property in the area. However, the Board of Commissioners did approve Special Land Use Permits (SLUP) for similar KSU house-to-office conversions further south on Campus Loop Road. The applicant's proposal is located on the outer edge of a platted subdivision, and is located directly across the street from Kennesaw State University (KSU). The houses along this part of Campus Loop Road have transitioned to offices associated with Kennesaw State University (KSU) over the last few years.

Based on the above analysis, Staff recommends DELETION to a SLUP subject to:

- Site plan received by the Zoning Division May 6, 2010;
- All parking be done in the driveway, or at KSU;
- Signage to match other house-to-office conversions on this side of Campus Loop Road;
- Fire Department comments;
- Stormwater Management comments and recommendations; and
- DOT 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.