



**APPLICANT:** Venture Homes, Inc.

**PHONE#:** (770) 616-7515 **EMAIL:** seanr@venturehomes.com

**REPRESENTATIVE:** Sean G. Randall

**PHONE#:** (770) 616-7515 **EMAIL:** seanr@venturehomes.com

**TITLEHOLDER:** Bill Jones Holdings, LLC

**PETITION NO:** Z-22

**HEARING DATE (PC):** 06-06-17

**HEARING DATE (BOC):** 06-20-17

**PRESENT ZONING:** GC

**PROPOSED ZONING:** FST

**PROPOSED USE:** Townhomes

**SIZE OF TRACT:** 7.85 acres

**DISTRICT:** 20

**LAND LOT(S):** 55,56

**PARCEL(S):** 16

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**PROPERTY LOCATION:** Southwest side of Wooten Lake Road,  
and on the east side of Wade Green Road  
(1401 Wooten Lake Road)

**ACCESS TO PROPERTY:** Wooten Lake Road

**PHYSICAL CHARACTERISTICS TO SITE:** Wooded, undeveloped  
acreage

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** O&I/Kennesaw Pointe Professional Center;  
GC/Professional Offices

**SOUTH:** GC/Wade Green Crossing Shopping Center

**EAST:** PRD/Glenlake Subdivision

**WEST:** GC/Taco Bell, Professional Offices

*Adjacent Future Land Use:*

Northeast: Community Activity Center (CAC)

Southeast: Medium Density Residential (MDR)

South: Community Activity Center (CAC)

West: Community Activity Center (CAC)

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

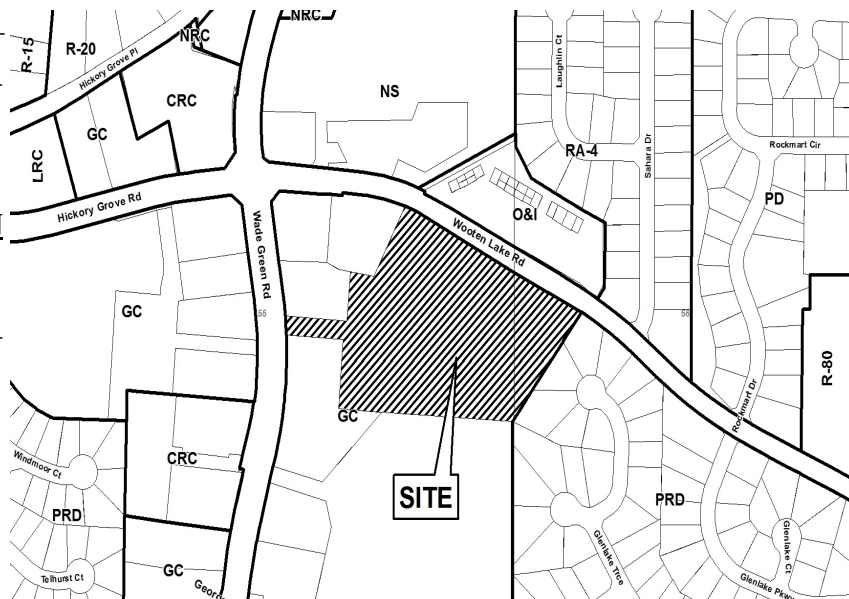
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

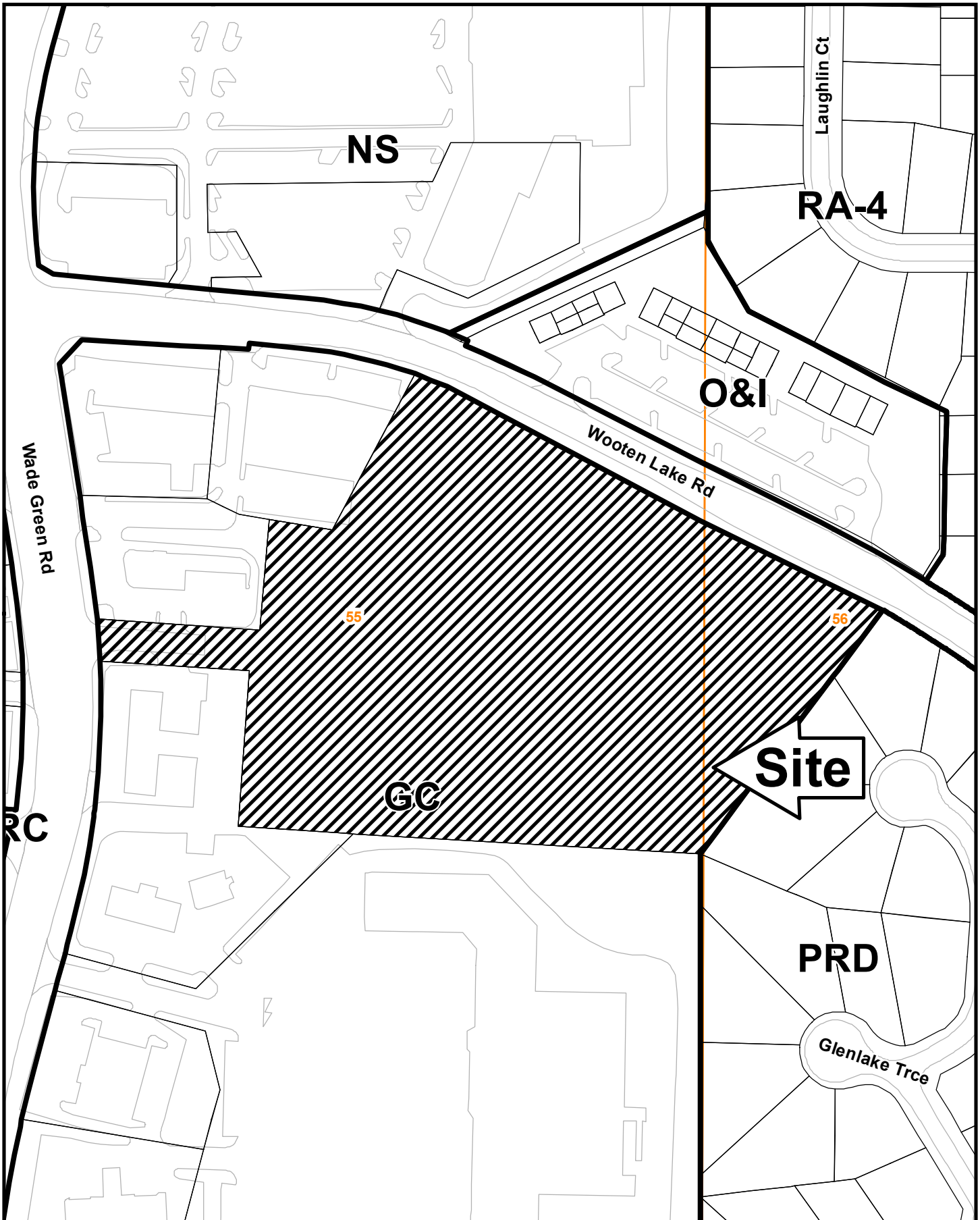
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**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

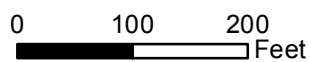
**STIPULATIONS:**





# Z-22-2017-GIS



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Venture Homes, Inc.

**PETITION NO.:** Z-22

**PRESENT ZONING:** GC

**PETITION FOR:** FST

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**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** Community Activity Center (CAC)

**Proposed Number of Units:** 67 **Overall Density:** 8.6 **Units/Acre**

**Staff estimate for allowable # of units:** 0 **Units\*** **Increase of:** 67 **Units/Lots**

\*Estimate could be higher or lower based on engineered plans taking into account topography, shape of property, utilities, roadways, natural features such as creeks, wetlands, etc., and other unforeseen circumstances.

The applicant is requesting the Fee-Simple Townhouse (FST) zoning district for the purpose of developing a 67-unit townhouse subdivision. The units will range in size from 1,800 square feet to 2,400 square feet and the architecture will be traditional/Craftsman. The townhomes will have a mixture of front and rear loading garages as shown on the attached renderings.

The proposed site plan will require the following contemporaneous variances:

1. Waiving the rear setback for exterior lots from the required 35 feet to 25 feet along the southern property line; and
2. Waiving the side setback for exterior lots from the required 40 feet to 20 feet on the north side of the units on the western property line and to 30 feet on the units along the southwest property line.

**Cemetery Preservation:** No comment.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-22

PRESENT ZONING: GC

PETITION FOR: FST

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**SCHOOL COMMENTS:**

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Pitner</u>	<u>974</u>	<u>1098</u>	<u>                    </u>
<b>Elementary</b>			
<u>Palmer</u>	<u>931</u>	<u>1046</u>	<u>                    </u>
<b>Middle</b>			
<u>Kell</u>	<u>1559</u>	<u>1912</u>	<u>                    </u>

**High**

- School attendance zones are subject to revision at any time.

**Additional Comments:** Approval of this petition will not have an impact on the enrollment at Cobb County Schools.

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APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-22

PRESENT ZONING: GC

PETITION FOR: FST

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**PLANNING COMMENTS:**

The applicant is requesting a rezoning from GC to FST for the purpose of townhomes. The 7.85 acre site is located on the southwest side of Wooten Lake Road, and on the east side of Wade Green Road (1401 Wooten Lake Road).

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary?  Yes  No  
If yes, has the city of Kennesaw been notified?  Yes  No / N/A

Comprehensive Plan

The parcel is within a Community Activity Center (CAC) future land use category, with GC zoning designation. The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

Northeast: Community Activity Center (CAC)  
Southeast: Medium Density Residential (MDR)  
South: Community Activity Center (CAC)  
West: Community Activity Center (CAC)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

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.

Design Guidelines

Is the parcel in an area with Design Guidelines?  Yes  No  
If yes, design guidelines area \_\_\_\_\_  
Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone?  Yes  No  
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone?  Yes  No  
The \_\_\_\_\_ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

**APPLICANT: Venture Homes, Inc.**

**PRESENT ZONING: GC**

**PETITION NO.: Z-22**

**PETITION FOR: FST**

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**PLANNING COMMENTS:**

CONT.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?  Yes  No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes  No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes  No

Is this property within the Six Flags Special Service District?

Yes  No

Is the property within the:

Dobbins Airfield Safety Zone?

CZ (Clear Zone)

APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area



APPLICANT Venture Homes

PETITION NO. Z-022

PRESENT ZONING GC

PETITION FOR FST

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**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): 12" DI / S side of Wooten Lake

Additional Comments: Public water system to serve development

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.

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**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: Wooten Lake Rd ROW

Estimated Waste Generation (in G.P.D.): A D F= 10,720 Peak= 26,800

Treatment Plant: Noontday

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

Projected Plant Availability:  0 - 5 years  5 - 10 years  over 10 years

Dry 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 and 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: Possible private sewer on site will have to be removed/reconnected to new public sewer

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.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-22

PRESENT ZONING: GC

PETITION FOR: FST

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Tate Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS:  YES  NO  POSSIBLY, NOT VERIFIED

Location:

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE:  YES  NO  POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (       undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any easements required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream - Wooten Lake (~1800 ').  
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on receiving stream.

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**STORMWATER MANAGEMENT COMMENTS – Continued**

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill \_\_\_\_\_ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

ADDITIONAL COMMENTS

1. This site is located south of Wooten Lake Road just east of its intersection with Wade Green Road. The site is currently undeveloped and completely wooded with a mixture of both hardwood and softwood species. Average slopes on the site range from 5 to 20%. The entire site drains into and through the adjacent Glen Subdivision to the east.
2. Although not indicated on the preliminary site plan, a stormwater management facility will be required and will likely be located at or near the southeast corner of the site at the current discharge point from the site. This will likely result in the loss of Units 64-67.
3. Offsite runoff from the existing commercial developments to the west along Wade Green Road must be conveyed through the site. There are two existing detention ponds located along the western boundary of the site that currently provided stormwater management for the 1415 Wooten Lake Road Medical Building and the Taco Bell located at 4370 Wade Green Road. If left in place these ponds will need to either be deeded to those commercial entities or inter-parcel maintenance agreements provided. If the ponds are removed, stormwater management for those sites must be accounted for and provided in the onsite master detention facility.
4. There is an existing residential structure located upstream of the Glenlake Springs Court culvert crossing with a lowest finished floor elevation below the road's lowpoint. A downstream hydraulic analysis will be required to verify no adverse impact to the headwater pool elevation at this location.

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**TRANSPORTATION COMMENTS:**

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Wooten Lake Road	Major Collector	35 mph	Cobb County	80'
Wade Green Road	Arterial	40 mph	Cobb County	100'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Wooten Lake Road	East of Glenlake Parkway	10,550	D
Wade Green Road	North of Busbee Parkway	35,100	F

*Based on 2016 traffic counting data taken by Cobb County DOT for Wooten Lake Road.*  
*Based on 2015AADT counting data taken by GDOT, as published on their website, for Wade Green Road.*  
*Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.*  
*LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

**COMMENTS AND OBSERVATIONS**

Wooten Lake Road is classified as a major collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Wade Green Road is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

**RECOMMENDATIONS**

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Wooten Lake Road, a minimum of 40' from the roadway centerline.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend one entrance on Wooten Lake Road, to be a minimum of 125' from Kennesaw Pointe entrances.

As necessitated by this development, recommend Wooten Lake Road access include deceleration lane and left turn lane. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.

Recommend applicant verify that minimum intersection sight distance is available for Wooten Lake Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 390'

## STAFF RECOMMENDATIONS

### **Z-22 VENTURE HOMES, INC.**

- A. It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property is surrounded on three sides by commercial.
- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse effect on the usability of adjacent or nearby property. The property is currently access through a driveway extending from Wade Green Road. The proposed site plan will add two driveways on Wooten Lake Road in addition to the existing drive from Wade Green Road.
- C. It is Staff's opinion that the applicant's rezoning proposal will 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 as being within the Community Activity Center (CAC) land use category. The requested FST zoning is not compatible with the CAC land use designation.
- 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 denying the applicant's rezoning proposal. The property is located within the CAC land use category, which does not support to the requested zoning category, and is bounded by commercial on all but one side. The property to the east is zoned PRD for single family residential, detached houses. This parcel is the cut-off for the commercial land use node that encompasses the southeast intersection of Wooten Lake Road and Wade Green Road. The PRD abutting to the east begins the residential (MDR) land use category areas that eventually change to Low Density Residential (LDR) prior to reaching Shiloh Road. Staff would not support the residential use because of the existing zoning, land use and location of the subject property.

Based on the above analysis, Staff recommends DENIAL.

**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.**



Application No. 2-22

June 2017

# Summary of Intent for Rezoning

**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): 1,800 - 2,400+ heated square feet
- b) Proposed building architecture: Traditional / Craftsman
- c) List all requested variances: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

N/A

- a) Proposed use(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Part 3. Other Pertinent Information (List or attach additional information if needed)**

N/A

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

\_\_\_\_\_  
\_\_\_\_\_

Z-22 (2017)  
Detail Plan/  
Elevations



Summary:

- Front-loaded: 51 units
- Rear-loaded: 16 units
- TOTAL: 67 units**

SCALE: 1"=50'

This site plan is for informational purposes only. While accurate based on our knowledge on the date it was prepared, this site plan is not warranted and we make no representation or warranty about this plan.

APR 21 2017

CO. COMM. DEV. AGENCY  
ZONING DIVISION

**VENTURE**  
*Homes*  
Wooten Lake Site Plan

**TSW**  
PLANNERS  
ARCHITECTS  
LANDSCAPE ARCHITECTS



03/14/17

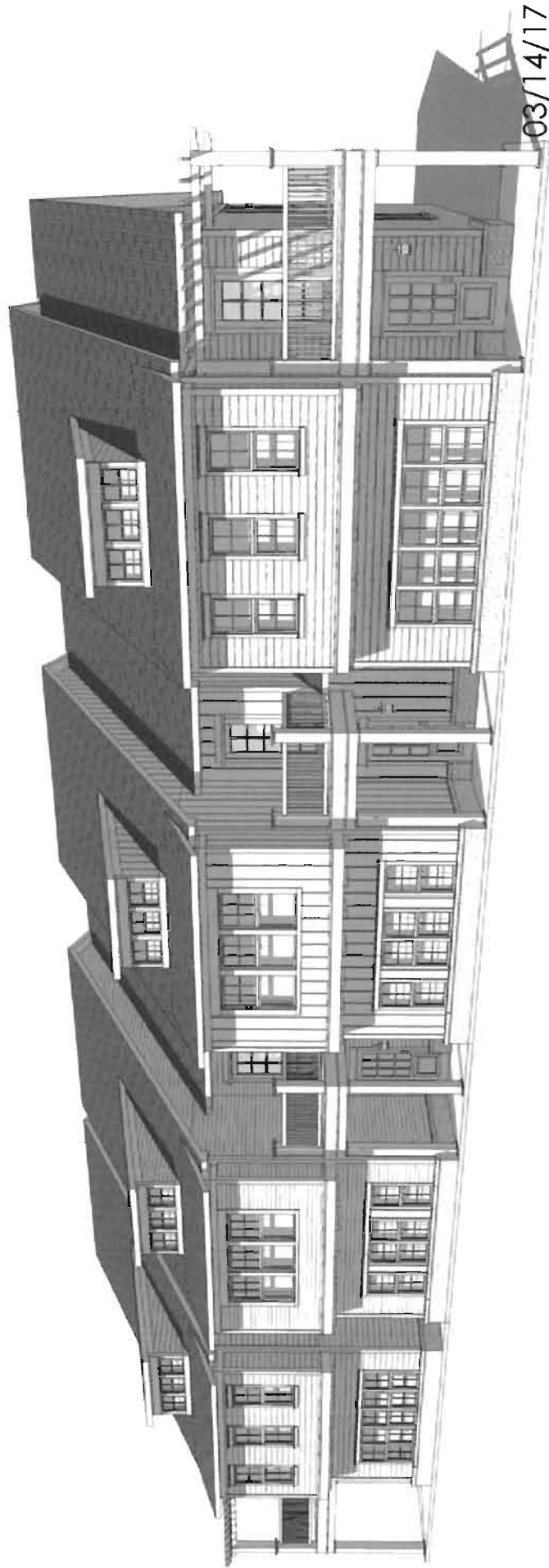


Z-22 (2017)  
Detail Plan/  
Elevations



VIEW OF FRONT ELEVATION OF 24' WIDE REAR-LOADED HOME  
FOR: VENTURE HOMES

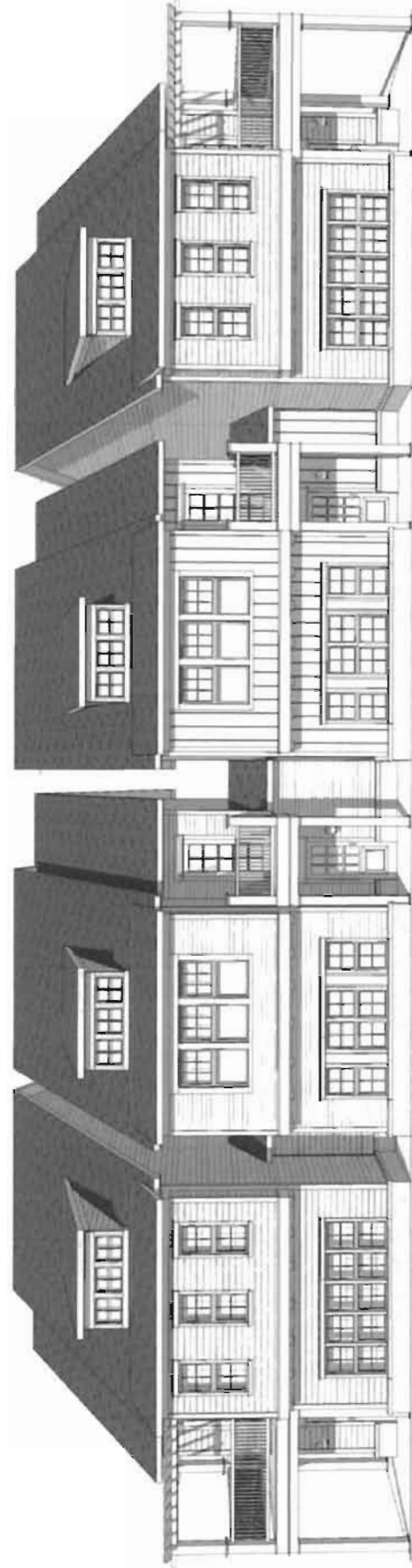




Z-22 (2017)  
Detail Plan/  
Elevations



VIEW OF FRONT ELEVATION OF 24' WIDE REAR-LOADED HOME  
FOR: VENTURE HOMES



03/14/17



Z-22 (2017)  
Detail Plan/  
Elevations



VIEW OF FRONT ELEVATION OF 24' WIDE REAR-LOADED HOME  
FOR: VENTURE HOMES



03/14/17



Z-22 (2017)  
Detail Plan/  
Elevations



VIEW OF FRONT ELEVATION OF 24' WIDE REAR-LOADED HOME  
FOR: VENTURE HOMES



2/10/17



COLONIAL REVIVAL  
CORNER HOME

SHINGLE STYLE

COLONIAL REVIVAL

SHINGLE STYLE

BOARD & BATTEN COLONIAL  
CORNER HOME



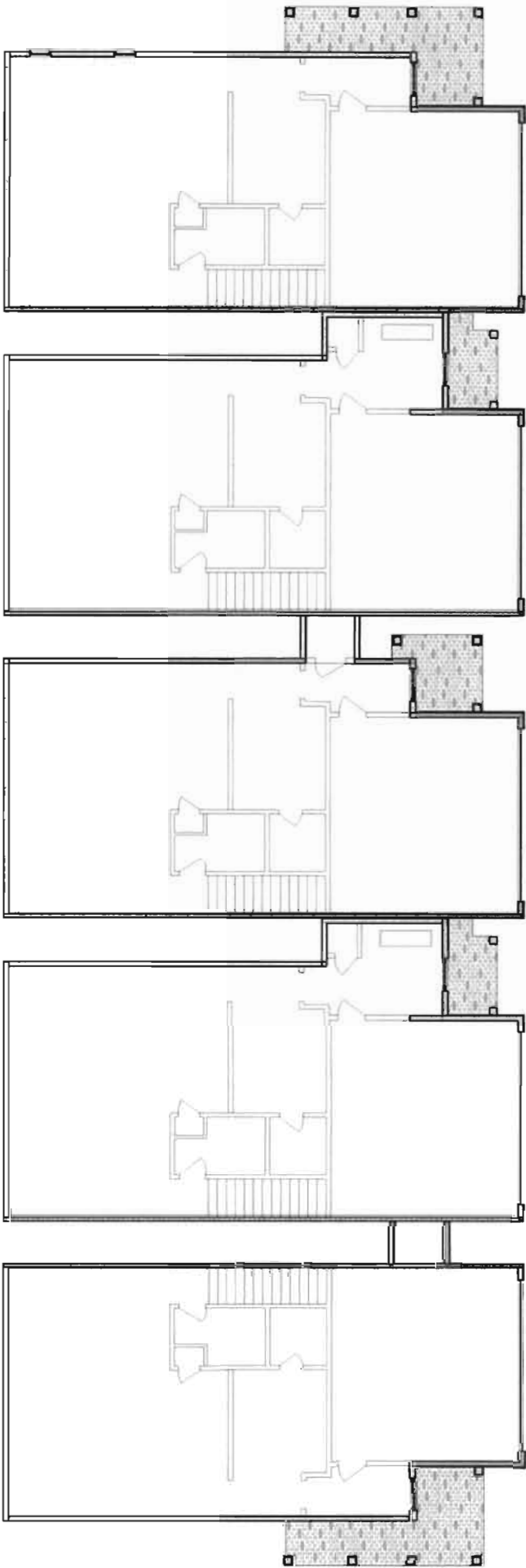
VIEW OF FRONT ELEVATION OF 24' WIDE HOME

FOR: WOODSTOCK POINT – VENTURE HOMES

Z-22 (2017)  
Detail Plan/  
Elevations

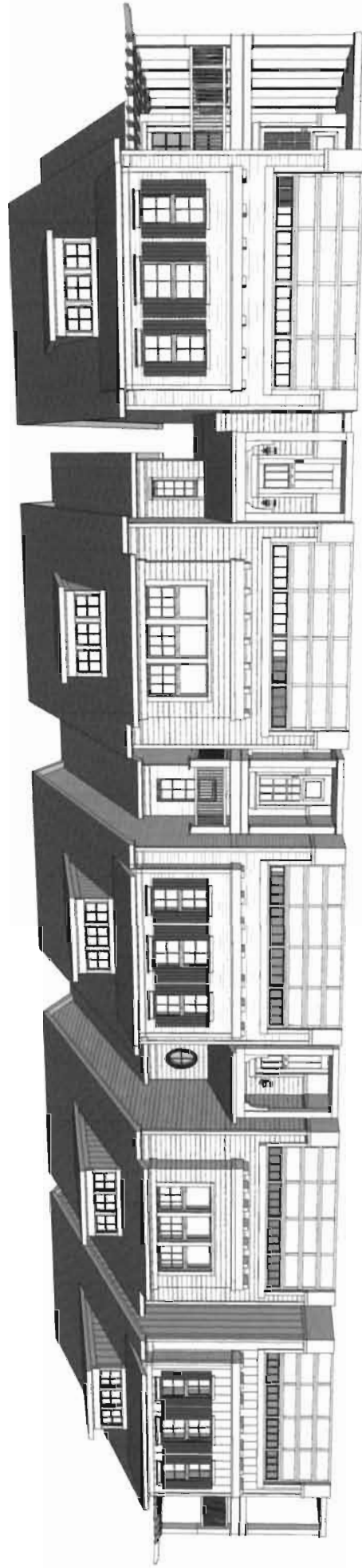


2/10/17



PLAN OF 24' WIDE HOME

FOR: WOODSTOCK POINT – VENTURE HOMES



2/10/17



Z-22 (2017)  
Detail Plan/  
Elevations



VIEW OF 24' WIDE HOME

FOR: WOODSTOCK POINT – VENTURE HOMES

2/10/17



Z-22 (2017)  
Detail Plan/  
Elevations



VIEW OF 24' WIDE HOME

FOR: WOODSTOCK POINT – VENTURE HOMES