

PAUL W. LITTLE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
2001 STILLMEADOW SPRINGS ROAD, POWDER SPRINGS, GA 30127
PH: (770) 425-2100
FAX: (770) 425-2106
WWW.PWLE.COM

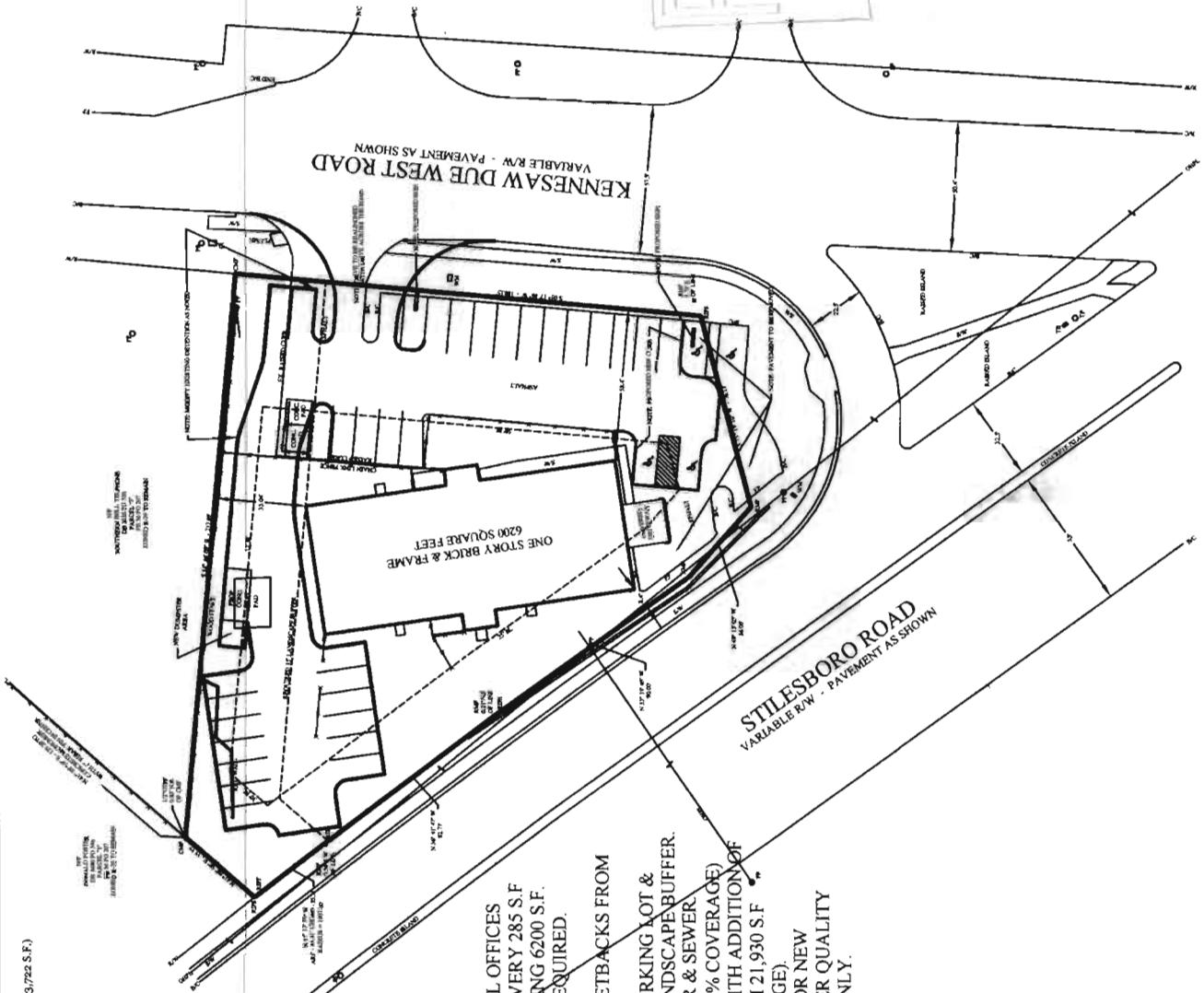
Z-87
(2016)

NO.	DATE	BY	DESCRIPTION
1			AS SHOWN
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			

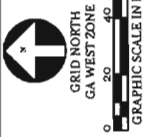
REVISED

SEP - 1 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISED



TOTAL TRACT AREA = 0.77 ACRES (33,722 S.F.)



GENERAL NOTES:

1. PROPERTY ZONED NRC TO REMAIN
2. SETBACKS REQUIRED:
FRONT - 50'
MAJOR SIDE - 25'
MINOR SIDE - 15'
REAR - 30'
3. PROPOSED USE TO BE PROFESSIONAL OFFICES
4. PARKING REQUIRED: 1 SPACE FOR EVERY 285 S.F. NET FLOOR SPACE. EXISTING BUILDING 6200 S.F. 6200 S.F./285 S.F. = 22 SPACES MIN. REQUIRED. AS SHOWN 32 SPACES PROVIDED.
5. VARIANCE REQUIRED TO REDUCE SETBACKS FROM STILESBORO ROAD FROM 25' TO 8'.
6. VARIANCE REQUIRED TO ALLOW PARKING LOT & DUMPSTER IN THE REQUIRED 35' LANDSCAPE BUFFER.
7. PROPERTY SERVED BY COBB WATER & SEWER.
8. EXISTING IMPERVIOUS 18,458 S.F. (55% COVERAGE) PROPOSED REMOVAL OF 2,594 S.F. WITH ADDITION OF 6,066 S.F. WILL LEAVE THE SITE WITH 21,930 S.F. OF TOTAL COVERAGE (65% COVERAGE).
9. PROPOSE TO MODIFY DETENTION FOR NEW IMPROVEMENTS ONLY & ADD WATER QUALITY STRUCTURE FOR IMPROVEMENTS ONLY.

SITE ADDRESS:
1595 KENNESAW DUE WEST ROAD
KENNESAW, GA. 30152
TAX ID# 20021601300
DB 14494 PG 6248

LEGEND
1. CONCRETES W/ 4" REINFORCING BARS
2. CONCRETES W/ 4" REINFORCING BARS
3. CONCRETES W/ 4" REINFORCING BARS
4. CONCRETES W/ 4" REINFORCING BARS
5. CONCRETES W/ 4" REINFORCING BARS
6. CONCRETES W/ 4" REINFORCING BARS
7. CONCRETES W/ 4" REINFORCING BARS
8. CONCRETES W/ 4" REINFORCING BARS
9. CONCRETES W/ 4" REINFORCING BARS
10. CONCRETES W/ 4" REINFORCING BARS
11. CONCRETES W/ 4" REINFORCING BARS
12. CONCRETES W/ 4" REINFORCING BARS
13. CONCRETES W/ 4" REINFORCING BARS
14. CONCRETES W/ 4" REINFORCING BARS
15. CONCRETES W/ 4" REINFORCING BARS
16. CONCRETES W/ 4" REINFORCING BARS
17. CONCRETES W/ 4" REINFORCING BARS
18. CONCRETES W/ 4" REINFORCING BARS
19. CONCRETES W/ 4" REINFORCING BARS
20. CONCRETES W/ 4" REINFORCING BARS
21. CONCRETES W/ 4" REINFORCING BARS
22. CONCRETES W/ 4" REINFORCING BARS
23. CONCRETES W/ 4" REINFORCING BARS
24. CONCRETES W/ 4" REINFORCING BARS
25. CONCRETES W/ 4" REINFORCING BARS
26. CONCRETES W/ 4" REINFORCING BARS
27. CONCRETES W/ 4" REINFORCING BARS
28. CONCRETES W/ 4" REINFORCING BARS
29. CONCRETES W/ 4" REINFORCING BARS
30. CONCRETES W/ 4" REINFORCING BARS
31. CONCRETES W/ 4" REINFORCING BARS
32. CONCRETES W/ 4" REINFORCING BARS
33. CONCRETES W/ 4" REINFORCING BARS
34. CONCRETES W/ 4" REINFORCING BARS
35. CONCRETES W/ 4" REINFORCING BARS
36. CONCRETES W/ 4" REINFORCING BARS
37. CONCRETES W/ 4" REINFORCING BARS
38. CONCRETES W/ 4" REINFORCING BARS
39. CONCRETES W/ 4" REINFORCING BARS
40. CONCRETES W/ 4" REINFORCING BARS
41. CONCRETES W/ 4" REINFORCING BARS
42. CONCRETES W/ 4" REINFORCING BARS
43. CONCRETES W/ 4" REINFORCING BARS
44. CONCRETES W/ 4" REINFORCING BARS
45. CONCRETES W/ 4" REINFORCING BARS
46. CONCRETES W/ 4" REINFORCING BARS
47. CONCRETES W/ 4" REINFORCING BARS
48. CONCRETES W/ 4" REINFORCING BARS
49. CONCRETES W/ 4" REINFORCING BARS
50. CONCRETES W/ 4" REINFORCING BARS

APPLICANT: PE-Georgia, LLC

PETITION NO: Z-87

PHONE#: 678-773-1322 EMAIL: chuckpaas@hotmail.com

HEARING DATE (PC): 10-04-16

REPRESENTATIVE: Garvis L. Sams, Jr.

HEARING DATE (BOC): 10-18-16

PHONE#: 770-422-7016 EMAIL: gsams@slhb-law.com

PRESENT ZONING : NRC with

TITLEHOLDER: Earl's Pearls, LLC

stipulations

PROPERTY LOCATION: Located on the west side of Kennesaw

PROPOSED ZONING: NRC with

Due West Road, and on the northeasterly side of Stilesboro Road

stipulations

(1595 Kennesaw Due West Rd)

PROPOSED USE: Medical offices

ACCESS TO PROPERTY: Kennesaw Due West Road

SIZE OF TRACT: .786 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: One story brick and

LAND LOT(S): 216

frame building

PARCEL(S): 130

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: City of Kennesaw/ Stilesboro Crossing Subdivision

SOUTH: NRC / Texaco

EAST: NRC/ Stilesboro Crossing Business Park

WEST: RSL/ Arbor Green Subdivision

Adjacent Future Land Use:

North: City of Kennesaw

East: Neighborhood Activity Center (NAC)

South: Neighborhood Activity Center (NAC)

Southwest: Neighborhood Activity Center (NAC) and Low Density Residential (LDR)

Northwest: City of Kennesaw

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ VOTE _____

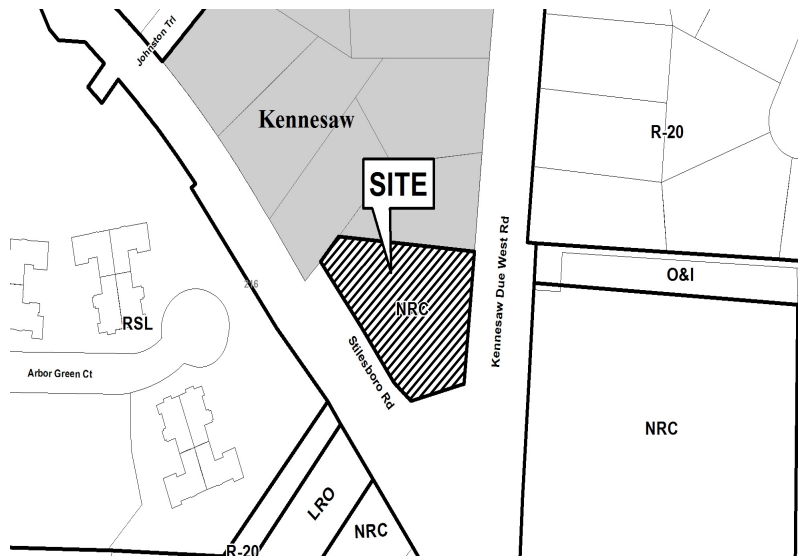
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

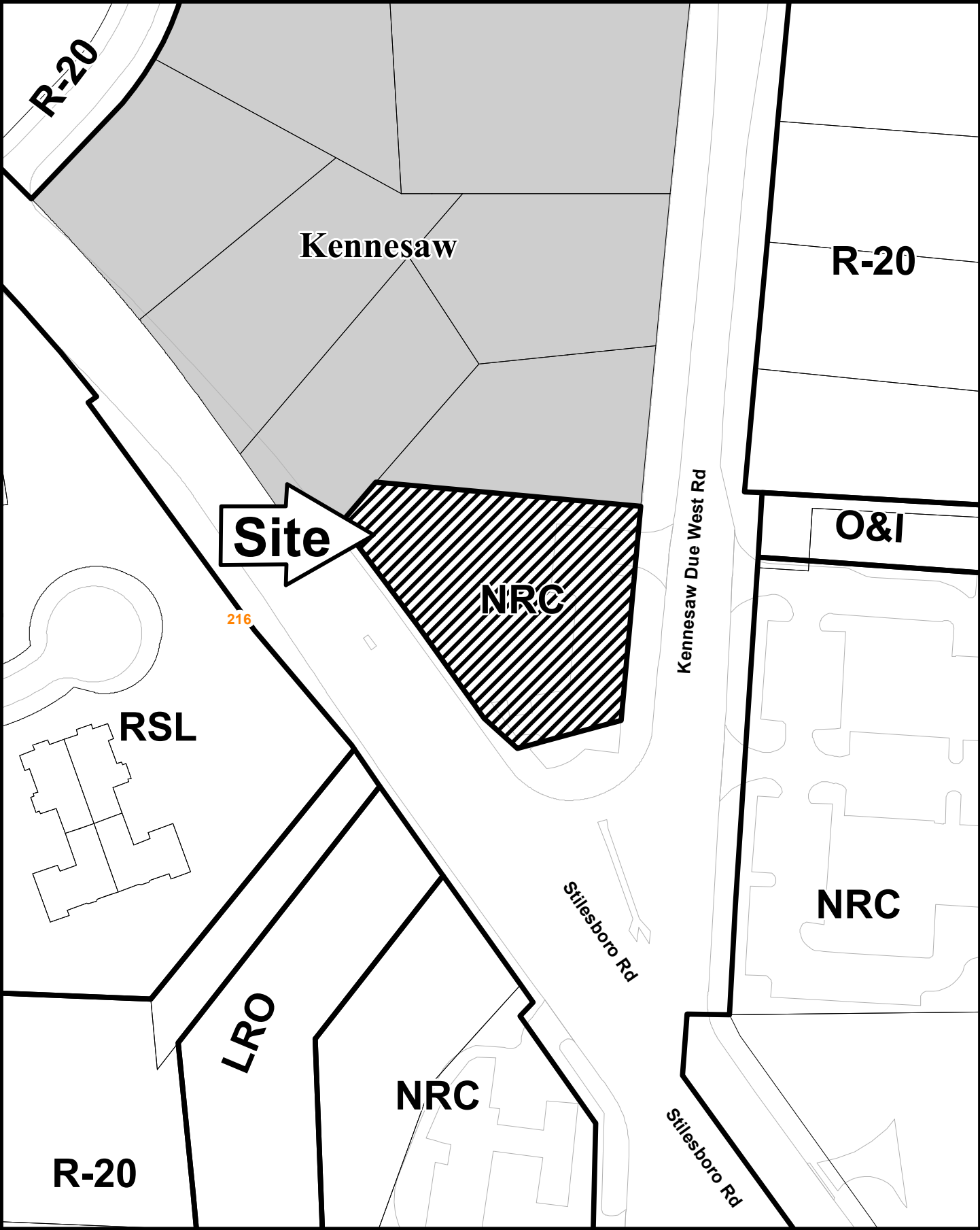
REJECTED _____ SECONDED _____

HELD _____ VOTE _____

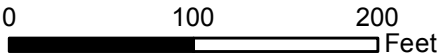
STIPULATIONS:



Z-87-2016 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: PE-Georgia, LLC

PETITION NO.: Z-87

PRESENT ZONING: NRC with stipulations

PETITION FOR: NRC with stipulations

ZONING COMMENTS:

Staff Member Responsible: Kim Wakefield

Land Use Plan Recommendation: Neighborhood Activity Center

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 6200

F.A.R.: 0.18 **Square Footage/Acre:** 7898.60

Parking Spaces Required: 22 **Parking Spaces Provided:** 32

The applicant is requesting a rezoning from NRC with stipulations to NRC with stipulations for the purpose of Medical Offices. This property has been vacant for the past three years. The applicant intends to utilize the property for medical, medically-related offices or other professional offices allowed under the NRC zoning. The hours of operation will be Monday through Friday, 8 a.m. until 6 p.m.

The applicant will need the following variances for this request:

1. Waive the setback along Stilesboro Rd from 25 feet to 8 feet;
2. Allow parking and dumpster in the 35 foot landscape buffer;
3. Waive the required 200 feet of road frontage from 200 feet to 180 in order to allow two signs on Kennesaw Due West Road;
4. Waive 150 foot requirement between two signs on the same lot to approximately 100 feet.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: PE-Georgia, LLC

PETITION NO.: Z-87

PRESENT ZONING: NRC with stipulations

PETITION FOR: NRC with stipulations

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
_____	_____	_____	_____
Elementary	_____	_____	_____
_____	_____	_____	_____
Middle	_____	_____	_____
_____	_____	_____	_____
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.

APPLICANT: PE-Georgia, LLC
PRESENT ZONING: NRC with stipulations

PETITION NO.: Z-87
PETITION FOR: NRC w/ Stips

PLANNING COMMENTS:

The applicant is requesting a rezoning from NRC with stipulations to NRC with stipulations for the purpose of medical offices. The .786 acre site is located on the west side of Kennesaw Due West Road, and on the northeasterly side of Stilesboro 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 Neighborhood Activity Center (NAC) future land use category, with RSL zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Specific Area Policy Guidelines:

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

Adjacent Future Land Use:

North: City of Kennesaw
East: Neighborhood Activity Center (NAC)
South: Neighborhood Activity Center (NAC)
Southwest: Neighborhood Activity Center (NAC) and Low Density Residential (LDR)
Northwest: City of Kennesaw

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: PE-Georgia, LLC
PRESENT ZONING: NRC with stipulations

PETITION NO.: Z-87
PETITION FOR: NRC w/ Stips

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?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT PE-Georgia, LLC

PETITION NO. Z-087

PRESENT ZONING NRC w/stips

PETITION FOR NRC w/stips

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: [X] Yes [] No

Fire Flow Test Required: [X] Yes [] No

Size / Location of Existing Water Main(s): 8" DI / E side of Kennesaw Due West Rd

Additional Comments: Existing water customer

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: [X] Yes [] No

At Development: [X] Yes [] No

Approximate Distance to Nearest Sewer: On Site

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

Treatment Plant: Noontday

Plant Capacity: [X] Available [] Not Available

Line Capacity: [X] Available [] Not Available

Projected Plant Availability: [X] 0 - 5 years [] 5 - 10 years [] over 10 years

Dry Sewers Required: [] Yes [X] No

Off-site Easements Required: [] Yes* [X] 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 [X] No

Letter of Allocation issued: [] Yes [X] No

Septic Tank Recommended by this Department: [] Yes [X] No

Subject to Health Department Approval: [] Yes [X] No

Additional Existing sewer customer Comments:

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: PE-Georgia, LLC

PETITION NO.: Z-87

PRESENT ZONING: NRC w/ stips

PETITION FOR: NRC w/ stips

STORMWATER MANAGEMENT COMMENTS

This is an existing facility and no significant site disturbance is proposed. Subject to onsite stormwater management being upgraded to meet current standards upon redevelopment or substantial improvement.

APPLICANT: PE-Georgia, LLC

PETITION NO.: Z-87

PRESENT ZONING: NRC

PETITION FOR: NRC

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Stilesboro Road	29,100	Arterial	45 mph	Cobb County	100'
Kennesaw Due West Road	19,200	Arterial	45 mph	Cobb County	100'

*Based on 2015 traffic counting data taken by Cobb County DOT for Stilesboro Road.
Based on 2016 traffic counting data taken by Cobb County DOT for Kennesaw Due West Road.*

COMMENTS AND OBSERVATIONS

Powder Springs 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.

Kennesaw Due West 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 be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend proposed sign to be located off of the right-of-way.

Recommend removing parking spaces and pavement that encroaches upon the right-of-way.

Recommend development street directly align with the shopping center entrance across Kennesaw Due West Road per Development Standard 401.10.

REVISED 9-6-16

STAFF RECOMMENDATIONS

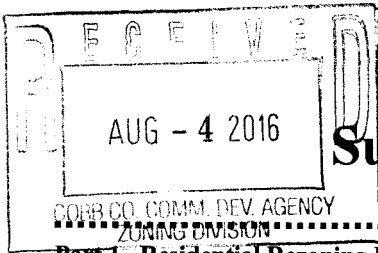
Z-87 PE-GEORGIA, LLC

- 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. With the adjacent properties being zoned for neighborhood retail uses and residential uses, this use will not be out of character.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The proposed use will in fact have a positive effect by allowing the applicant use of the property and preventing an unsightly blight in the neighborhood.
- 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 in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being in the Neighborhood Activity Center (NAC) land use category which is to provide areas that serve neighborhood residents and businesses. The Neighborhood Retail Commercial (NRC) zoning district is compatible with the NAC land use category, and the proposed use is permitted under NRC.
- 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 approving the applicant's rezoning proposal.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

1. Site plan received in Zoning on September 1, 2016, with the District Commissioner approving minor modifications;
2. Letter from Garvis Sams dated September 1, 2016;
3. All variances listed in this analysis;
4. Water and Sewer comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation 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.



Application No. z. 87

PC Hearing: October 4, 2016

BOC Hearing: October 18, 2016

Summary of Intent for Rezoning *

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

- a) Proposed unit square-footage(s): Not applicable.
 - b) Proposed building architecture: _____
 - c) Proposed selling prices(s): _____
 - d) List all requested variances: _____
- _____
- _____
- _____

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

- a) Proposed use(s): Medical Offices
 - b) Proposed building architecture: Minor interior and exterior renovations.
 - c) Proposed hours/days of operation: 8:00 a.m. - 6:00 p.m. - Monday - Friday
 - d) List all requested variances: As shown on site plan.
- _____
- _____
- _____

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

The subject property is located within an area under Cobb County's Future Land Use Map which is denominated as a Neighborhood Activity Center ("NAC") which contemplates the use sought.

-
- 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).** Not Applicable.
- _____
- _____

*Applicant specifically reserves the right to amend and/or revise any information set forth in this Summary of Intent for Rezoning or any portion of the Application for Rezoning at any time during the Rezoning process.