

Z-73
(2017)



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Drawing scale
1" = 50'



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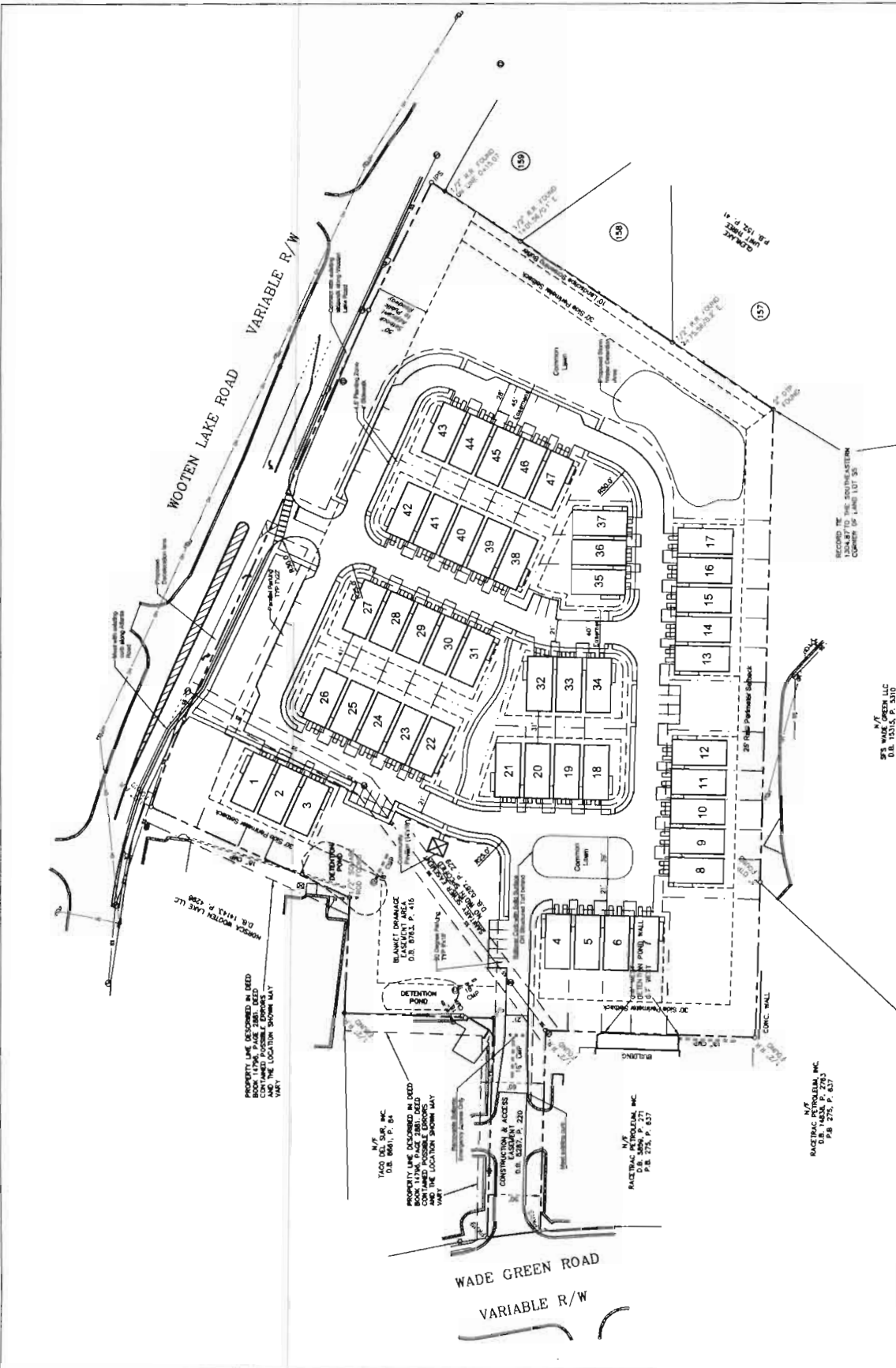
Checked by:
Adam Williamson
License No. LA 001359



Project title
Wooten Lake
Site Plan

Venture
Homes

Drawing date
09.05.2017



Item	Quantity	Notes
Total Impervious Units	47 units	
Total units per gross acre	65 units per acre	
Maximum Density Allowed	10 units per acre	
Units per Acre	6	
Units per Lot	1-47	
Garage parking spaces provided (1 per unit)	84	
Other potential parking spaces provided	31	
Total parking spaces provided	115	

Item	Quantity	Notes
2,775 Acres		
176 Acres		
170 Acres		
46.5% of total site area		

Item	Quantity	Notes
10' Buffer		
20' Buffer		
30' Buffer		
40' Buffer		
50' Buffer		
60' Buffer		

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APPLICANT: Venture Homes, Inc.
PHONE #: (678) 996-6598 **EMAIL:** joia@venturehomes.com
REPRESENTATIVE: Sean G. Randall
PHONE #: (678) 996-6593 **EMAIL:** seanr@venturehomes.com
TITLEHOLDER: Bill Jones Holding, LLC

PETITION NO: Z-73
HEARING DATE (PC): 11-07-17
HEARING DATE (BOC): 11-21-17
PRESENT ZONING: GC

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

PROPOSED ZONING: FST

PROPOSED USE: Townhomes

ACCESS TO PROPERTY: Wooten Lake Road and Wade Green Road

SIZE OF TRACT: 7.73 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: Wooded, undeveloped acreage

LAND LOT(S): 55,56

PARCEL(S): 16

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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)
 Northwest: Community Activity Center (CAC)

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

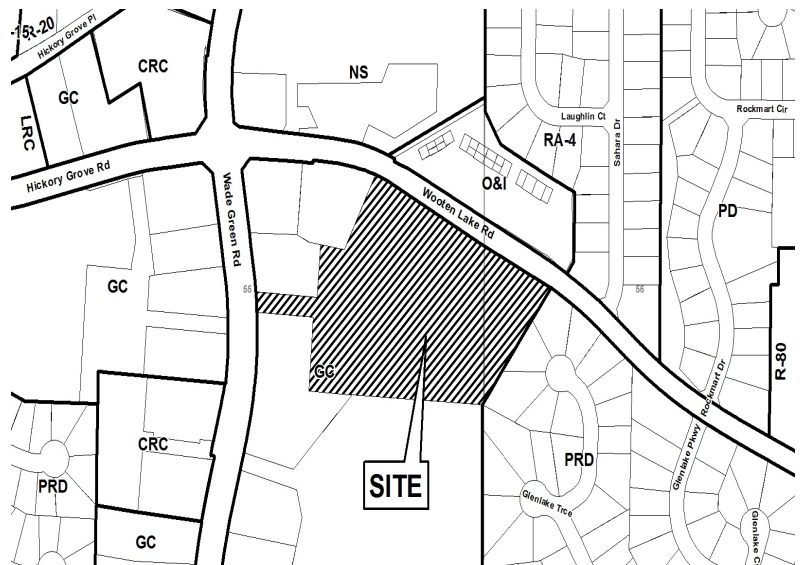
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

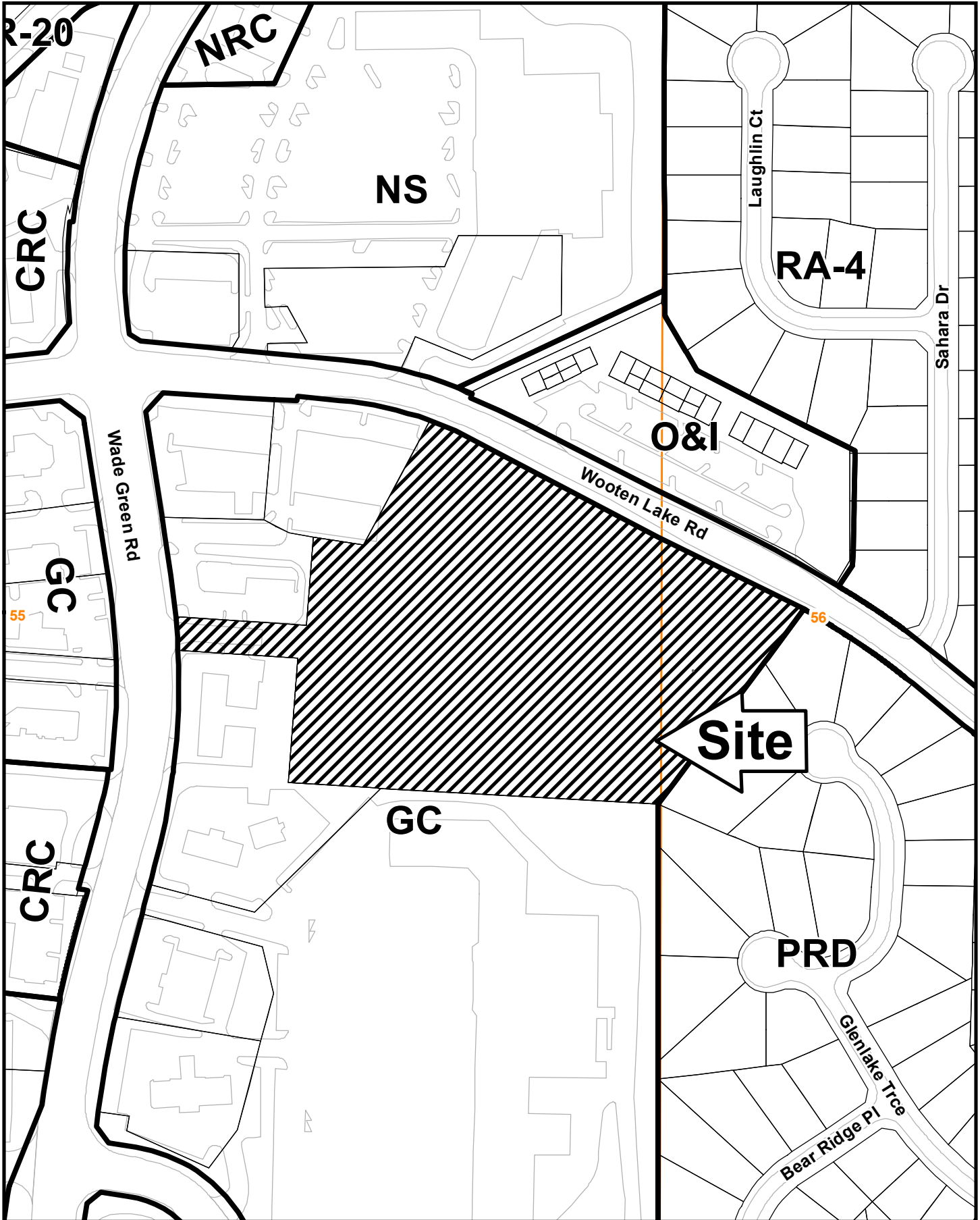
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

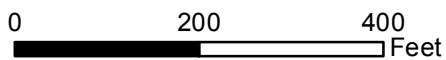
STIPULATIONS:



Z-73 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-73

PRESENT ZONING: GC

PETITION FOR: FST

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center (CAC)

Proposed Number of Units: 47 **Overall Density:** 6.0 **Units/Acre**

Staff estimate for allowable # of units: 0 **Units*** **Increase of:** 47 **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 47-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. Each unit will have a front-loaded, 2-car garage.

The proposed site plan will require a contemporaneous variance to waive the rear setback from the required 35 feet to 25 feet along the southern property line

Cemetery Preservation: No comment.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-73

PRESENT ZONING: GC

PETITION FOR: FST

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>
Elementary			
<u>Palmer</u>	<u>931</u>	<u>1046</u>	<u> </u>
Middle			
<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 these schools.

APPLICANT: Venture Homes

PETITION NO.: Z-73

PRESENT ZONING: GC

PETITION FOR: FST

FIRE COMMENTS:

Modifications will be required to incorporate the Cobb County Fire Marshal's Office comments.

GUEST PARKING: Unless a driveway is provided for each unit that is 2 vehicles wide and 20-ft deep as measured from the back of the sidewalk or the back of the curb -where a sidewalk is not present- guest parking is recommended to be at least 1 dedicated parking space for every unit. The current plan dated 09/05/2017 would require an additional 16 guest parking spaces for the 47 units proposed.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-73

PRESENT ZONING: GC

PETITION FOR: FST

PLANNING COMMENTS:

The applicant is requesting a rezoning from GC to FST for the purpose of townhomes. The 7.73 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 the Community Activity Center (CAC) future land use category, with General Commercial 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)
Northwest: 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-73

PETITION FOR: FST

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.org>.

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)

Noise Zone

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Venture Homes, Inc.

PETITION NO. Z-073

PRESENT ZONING GC

PETITION FOR FST

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 Rd

Additional Comments: Individual CCWS meter required for each unit

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: Wooten Lake Rd ROW

Estimated Waste Generation (in G.P.D.): A D F= 7,520 Peak= 18,800

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 Sewer capacity study may be required at Plan Review. Existing on-site sewer is private line
Comments: for 4350 Wade Green Rd.

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-73

PRESENT ZONING: GC

PETITION FOR: FST

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.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-73

PRESENT ZONING: GC

PETITION FOR: FST

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. 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.
3. 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.

APPLICANT: Venture Homes, Inc.

PETITION NO.: Z-73

PRESENT ZONING: GC

PETITION FOR: FST

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	36,900	F

Based on 2016 traffic counting data taken by Cobb County DOT for Wooten Lake Road.

Based on 2016AADT 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.

As necessitated by this development, recommend Wooten Lake Road access include a 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'.

Recommend entrance on Wade Green Road be emergency access only.

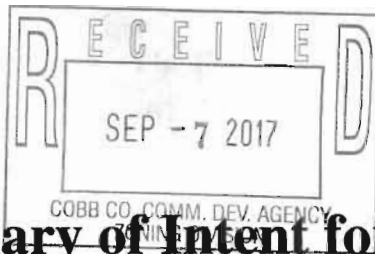
STAFF RECOMMENDATIONS

Z-73 VENTURE HOMES

- 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 accessed through a driveway extending from Wade Green Road. The proposed site plan will have a driveway on Wooten Lake Road in addition to the existing drive from Wade Green Road. Approval of residential at this location will place buffers that would not otherwise be in effect that could inhibit future redevelopment potential of the surrounding commercial properties.
- 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 is 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. The FST zoning district is for properties delineated as being the Medium Density Residential (MDR), High Density Residential (HDR) or Regional Activity Center (RAC) land use categories.
- 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 with the CAC land use category, which does not support 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. Z-73

Nov. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 1800-2400(±) 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).