

APPLICANT: Venture Homes, Inc.
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REPRESENTATIVE: Sean G. Randall
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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** _____

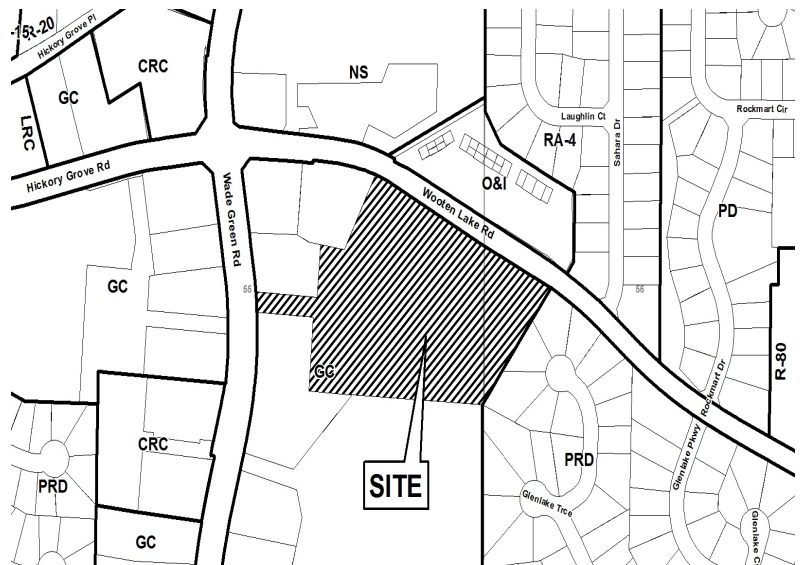
PLANNING COMMISSION RECOMMENDATION

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

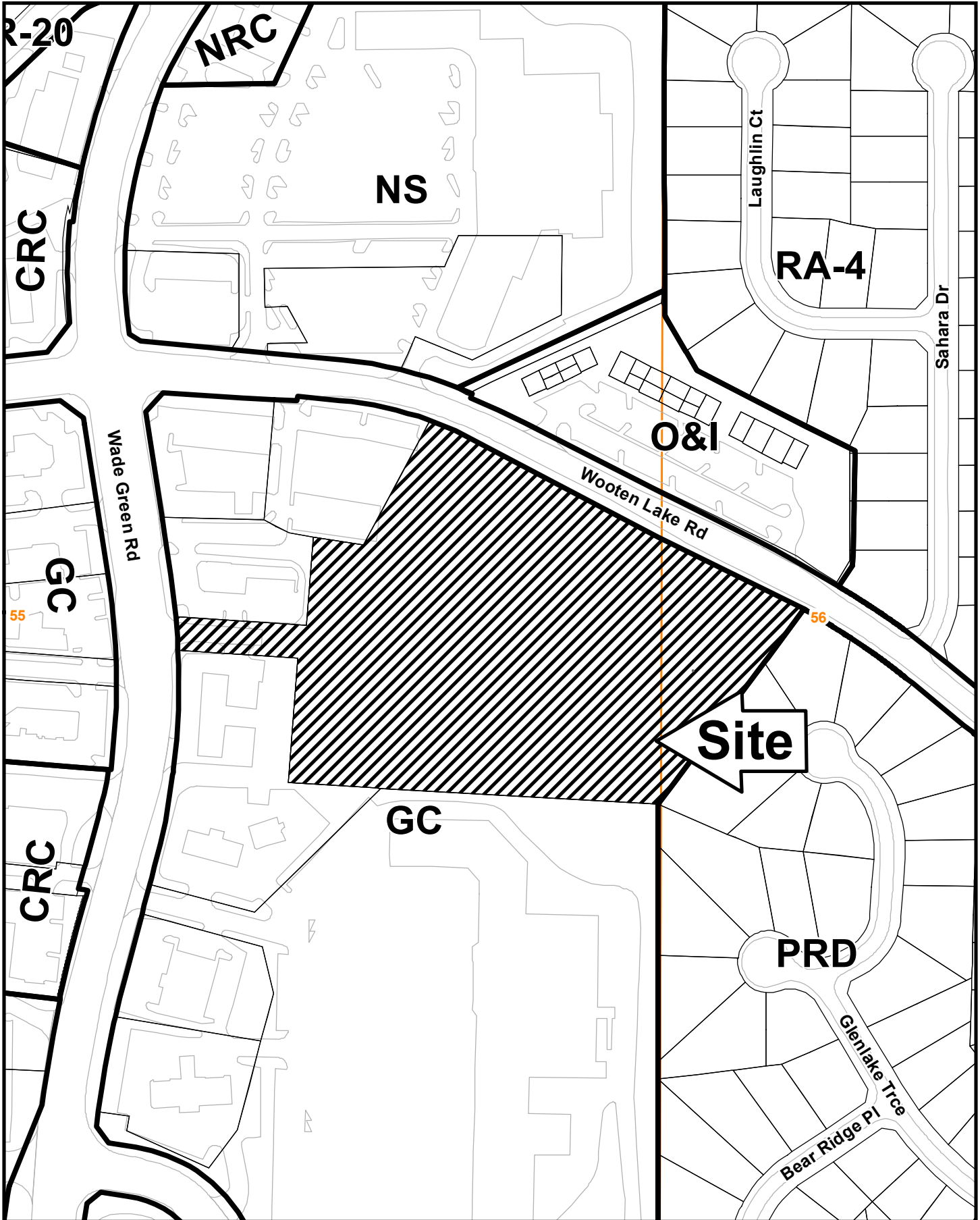
BOARD OF COMMISSIONERS DECISION

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

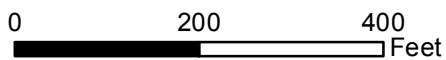
STIPULATIONS:





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.

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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.

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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.

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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)
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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.

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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.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.