



## *"Planning Forward"*

*Doug Rhodes, Chairman  
Cindi Michael, Vice-Chair  
Keisha Danielle Edwards  
Cam Perdue, Dan Harrison,  
Donald Bergwall,  
Joshua Logelin*

### PLANNING COMMISSION Meeting Agenda

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August 1, 2018

7:00PM

City Hall Council Chambers

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NOTE: Planning Commission serves as an Advisory Board that makes recommendations to the Mayor and Council. Anyone giving comments in the public session are to sign in and note that limitation of 10 minutes per side.

#### **I. Call Meeting to Order/Roll Call**

#### **II. Approval of minutes: July 11, 2018**

#### **III. Preliminary Plat**

- Authorization for approval of a preliminary plat submitted by Jeff Smith, LDS Partners, LLC for property located at 3088 Rutledge Road and 3057 Main Street.

Project identified as Cantrell Crossings identified and located within Land Lot 127, Tax Parcel 2 containing 8.83+/- acres. Property zoned PUD-R w/stipulations. Applicant is submitting for preliminary plat to develop project for 70 single family attached townhomes.

#### **IV. Staff Comments**

#### **V. Adjournment**



VICINITY MAP  
SCALE: NTS

Engineer and owner certificate:

I certify that all measurements are correct and were prepared from an actual survey of the property made under my supervision, that monument locations are correctly shown and that the property will drain as shown. Monuments are shown by \_\_\_\_\_.

Signed \_\_\_\_\_ (Seal) Date: \_\_\_\_\_;

\_\_\_\_\_, Engineer, (Surveyor), (Architect), Georgia Regis. No. \_\_\_\_\_

We, the undersigned, owner(s) and/or mortgagee(s) of the subdivision, hereby offer to dedicate and/or reserve for public use the rights-of-way, easements and other ground so shown on this plat.

Owner	Date	Mortgagee	Date

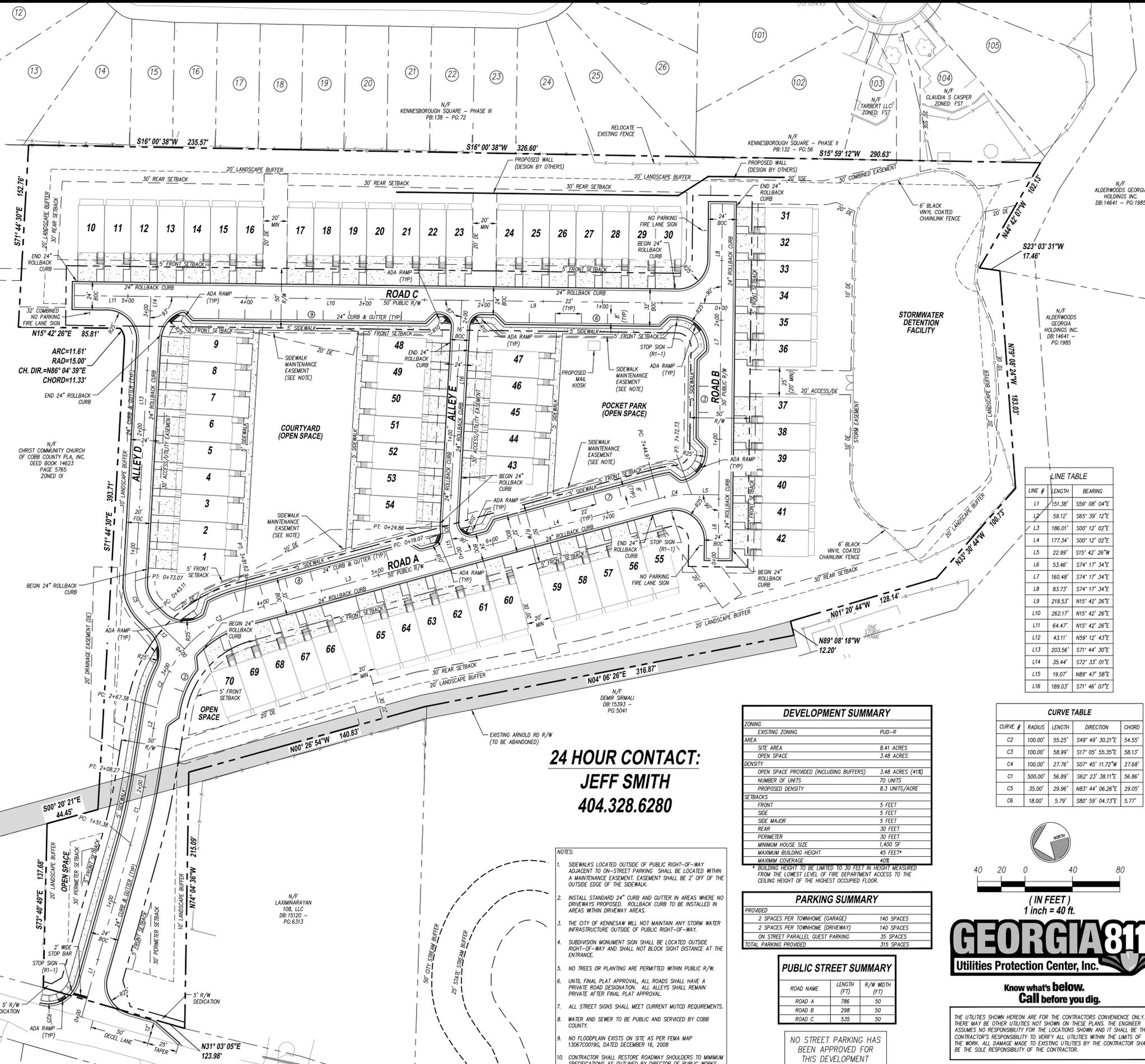
Certificate of preliminary plat approval.

All requirements of the Kennesaw Subdivision Regulations relative to the posting of a performance bond having been fulfilled, approval of the bond is hereby granted.

Date of Execution	City Engineer

All requirements of the Kennesaw Subdivision Regulations relative to the preparation and submittal of a preliminary plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said regulation and to such additional requirements as listed and attached hereto. This certificate shall expire: \_\_\_\_\_; (date); \_\_\_\_\_; (date); \_\_\_\_\_.

Date of Execution	Chairman, Planning Commission



LINE #	LENGTH	BEARING
L1	151.38'	S59° 08' 04"E
L2	59.12'	S65° 39' 12"E
L3	186.01'	S00° 12' 02"E
L4	177.34'	S00° 12' 02"E
L5	22.99'	S15° 42' 26"W
L6	53.46'	S74° 17' 34"E
L7	160.48'	S74° 17' 34"E
L8	83.73'	S74° 17' 34"E
L9	218.53'	N15° 42' 26"E
L10	262.17'	N15° 42' 26"E
L11	64.47'	N15° 42' 26"E
L12	43.11'	N59° 12' 43"E
L13	203.56'	S71° 44' 30"E
L14	35.44'	S72° 33' 01"E
L15	19.07'	N89° 47' 58"E
L16	189.03'	S71° 46' 07"E

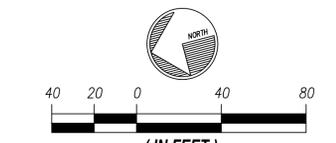
DEVELOPMENT SUMMARY	
ZONING	PUD-R
EXISTING ZONING	PUD-R
AREA	8.41 ACRES
SITE AREA	8.41 ACRES
OPEN SPACE	3.48 ACRES
DENSITY	8.3 UNITS/ACRE
OPEN SPACE PROVIDED (INCLUDING BUFFERS)	3.48 ACRES (41%)
NUMBER OF UNITS	70 UNITS
PROPOSED DENSITY	8.3 UNITS/ACRE
SECTORS	5 FEET
FRONT	5 FEET
SIDE	5 FEET
SIDE MAJOR	5 FEET
REAR	30 FEET
PERIMETER	30 FEET
MINIMUM HOUSE SIZE	1,400 SF
MAXIMUM BUILDING HEIGHT	45 FEET*
MAXIMUM COVERAGE	40%
* BUILDING HEIGHT TO BE LIMITED TO 30 FEET IN HEIGHT MEASURED FROM THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS TO THE CEILING HEIGHT OF THE HIGHEST OCCUPIED FLOOR.	

PARKING SUMMARY	
PROVIDED	315 SPACES
2 SPACES PER TOWNHOME (GARAGE)	140 SPACES
2 SPACES PER TOWNHOME (DRIVEWAY)	140 SPACES
ON STREET PARALLEL GUEST PARKING	35 SPACES
TOTAL PARKING PROVIDED	315 SPACES

PUBLIC STREET SUMMARY		
ROAD NAME	LENGTH (FT)	R/W WIDTH (FT)
ROAD A	786	50
ROAD B	298	50
ROAD C	535	50

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

CURVE TABLE				
CURVE #	RADIUS	LENGTH	DIRECTION	CHORD
C2	100.00'	55.25'	S49° 49' 30.21"E	54.55'
C3	100.00'	58.99'	S17° 05' 55.35"E	58.13'
C4	100.00'	27.76'	S07° 45' 11.72"W	27.68'
C1	500.00'	56.89'	S62° 23' 38.11"E	56.86'
C5	35.00'	29.96'	N83° 44' 06.26"E	29.05'
C6	18.00'	5.79'	S80° 59' 04.73"E	5.77'



THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

24 HOUR CONTACT:  
**JEFF SMITH**  
404.328.6280

- NOTES:
- SIDEWALKS LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY ADJACENT TO ON-STREET PARKING SHALL BE LOCATED WITHIN A MAINTENANCE EASEMENT. EASEMENT SHALL BE 2' OFF OF THE OUTSIDE EDGE OF THE SIDEWALK.
  - INSTALL STANDARD 24" CURB AND GUTTER IN AREAS WHERE NO DRIVEWAYS PROPOSED. ROLLBACK CURB TO BE INSTALLED IN AREAS WITHIN DRIVEWAY AREAS.
  - THE CITY OF KENNESAW WILL NOT MAINTAIN ANY STORM WATER INFRASTRUCTURE OUTSIDE OF PUBLIC RIGHT-OF-WAY.
  - SUBDIVISION MONUMENT SIGN SHALL BE LOCATED OUTSIDE RIGHT-OF-WAY AND SHALL NOT BLOCK SIGHT DISTANCE AT THE ENTRANCE.
  - NO TREES OR PLANTING ARE PERMITTED WITHIN PUBLIC R/W.
  - UNTIL FINAL PLAT APPROVAL, ALL ROADS SHALL HAVE A PRIVATE ROAD DESIGNATION. ALL ALLEYS SHALL REMAIN PRIVATE AFTER FINAL PLAT APPROVAL.
  - ALL STREET SIGNS SHALL MEET CURRENT MUTCD REQUIREMENTS.
  - WATER AND SEWER TO BE PUBLIC AND SERVED BY COBB COUNTY.
  - NO FLOODPLAIN EXISTS ON SITE AS PER FEMA MAP 130670019G, DATED DECEMBER 16, 2008.
  - CONTRACTOR SHALL RESTORE ROADWAY SHOULDERS TO MINIMUM SPECIFICATIONS AS OUTLINED BY DIRECTOR OF PUBLIC WORKS.

CONSTRUCTION PLANS  
**CANTRELL CROSSING**  
LAND LOTS 127 AND 140  
20TH DISTRICT, 2ND SECTION  
KENNESAW, GEORGIA

OWNER/DEVELOPER  
**LDS PARTNERS, LLC**  
6300 POWERS FERRY ROAD  
SUITE 600  
ATLANTA, GA 30339  
PHONE: 404.915.3420

GSWC CERTIFICATION NUMBER: 36629  
EXPIRATION DATE: 08.01.2018



REVISIONS

PRELIMINARY PLAT  
**C110**





Community Development  
Planning & Zoning Department  
2529 J. O. Stephenson Avenue  
770-590-8268

**CAMPAIGN CONTRIBUTIONS**

The Owner and Petitioner herein certify that they **have**  **have not**  made campaign contributions or gifts within two (2) years immediately preceding the filing of this application, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts to a member or members of the Mayor and Council or Planning Commission who will consider the application.

**FINANCIAL INTEREST**

The undersigned Petitioner herein certifies that, to the best of their knowledge, information, and belief, the Mayor, any member of the Planning Commission **does**  **does not** :

- 1) Have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property;
- 2) Have a financial interest (direct ownership interest of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property; and
- 3) Have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above.

The undersigned Petitioner: \_\_\_\_\_

Applicant/Petitioner means any person who makes application and any attorney, other person representing or acting on behalf of a person who makes application to the Mayor and Council and Planning Commission.

**Owner/Applicant Certification**

- The Owner/Petitioner certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Petitioner’s knowledge and belief. Should any portion not be true then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner/Petitioner hereby grants permission to enter on the property for inspection during the time application is pending.

Signed, sealed and delivered in presence of:

Stephen Ward 5/23/2018  
Notary Date



5/23/18  
Date