

1. Planning Commission Agenda

Documents:

[_JAN 7, 2020 PC AGENDA.PDF](#)

2. Z2020-02 Cole St 104, Fort St 314, 320

Documents:

[Z2020-02 COLE ST 104, FORT ST 314, 320.PDF](#)



City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Agenda

PLANNING COMMISSION

Bob Kinney - Chairman
Jay Davis, Ward 1
Frasure Hunter, Ward 2
Boozer McClure, Ward 3
Byron "Tee" Anderson, Ward 4
Brenda McCrae, Ward 5
Stephen Diffley, Ward 7

Tuesday, January 7, 2020

6:00 PM

City Hall Council Chambers

NOTE: Applicant and those in favor have a total of 15 minutes to make their presentation to the Commission. Applicant may reserve any portion of this time for rebuttal. All those opposed have a total of 15 minutes to present comments to the Commission.

CALL TO ORDER & ROLL CALL:

MINUTES:

20191167 December 3, 2019 Regular Planning Commission Meeting Minutes

Review and Approval of the December 3, 2019 Regular Planning Commission Meeting Minutes.

REZONINGS:

20191100 Z2020-02 [REZONING] THAD HIGGINS (JEAN E. JOHNSON JR & JOHN S. THOMBLEY)

Z2020-02 [REZONING] THAD HIGGINS (JEAN E. JOHNSON JR & JOHN S. THOMBLEY) are requesting the rezoning of 0.52 acres located in Land Lot 1216, District 16, Parcels 0180, 0190, & 0200 of the 2nd Section, Cobb County, Georgia, and being known as **104 Cole Street and 314 & 320 Fort Street** from OI (Office Institutional) to R-4 (Single Family Residential - 4 units/acre). Ward 5A.

ADJOURNMENT:



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2020-02

LEGISTAR: 20191100

LANDOWNERS: Jean E. Johnson Jr. & John S. Thombly
305 Lawrence St
Suite 200
Marietta, GA 30060

APPLICANT: Thad Higgins
2212 Shenley Park Ln
Duluth, GA 30097

PROPERTY ADDRESS: 104 Cole Street and 314 & 320 Fort Street

PARCEL DESCRIPTION: 16121600180, 16121600190, & 16121600200

AREA: 0.52 acres

COUNCIL WARD: 5A

EXISTING ZONING: OI (Office Institutional) & R-4 (Single Family Residential – 4units/acre)

REQUEST: R-4 (Single Family Residential – 4units/acre)

FUTURE LAND USE: MDR (Medium Density Residential)

REASON FOR REQUEST: The applicant is requesting the rezoning of the subject properties from OI & R-4 to R-4 in order to develop three single family detached residences according to the Residential Infill Development Overlay District's development standards.

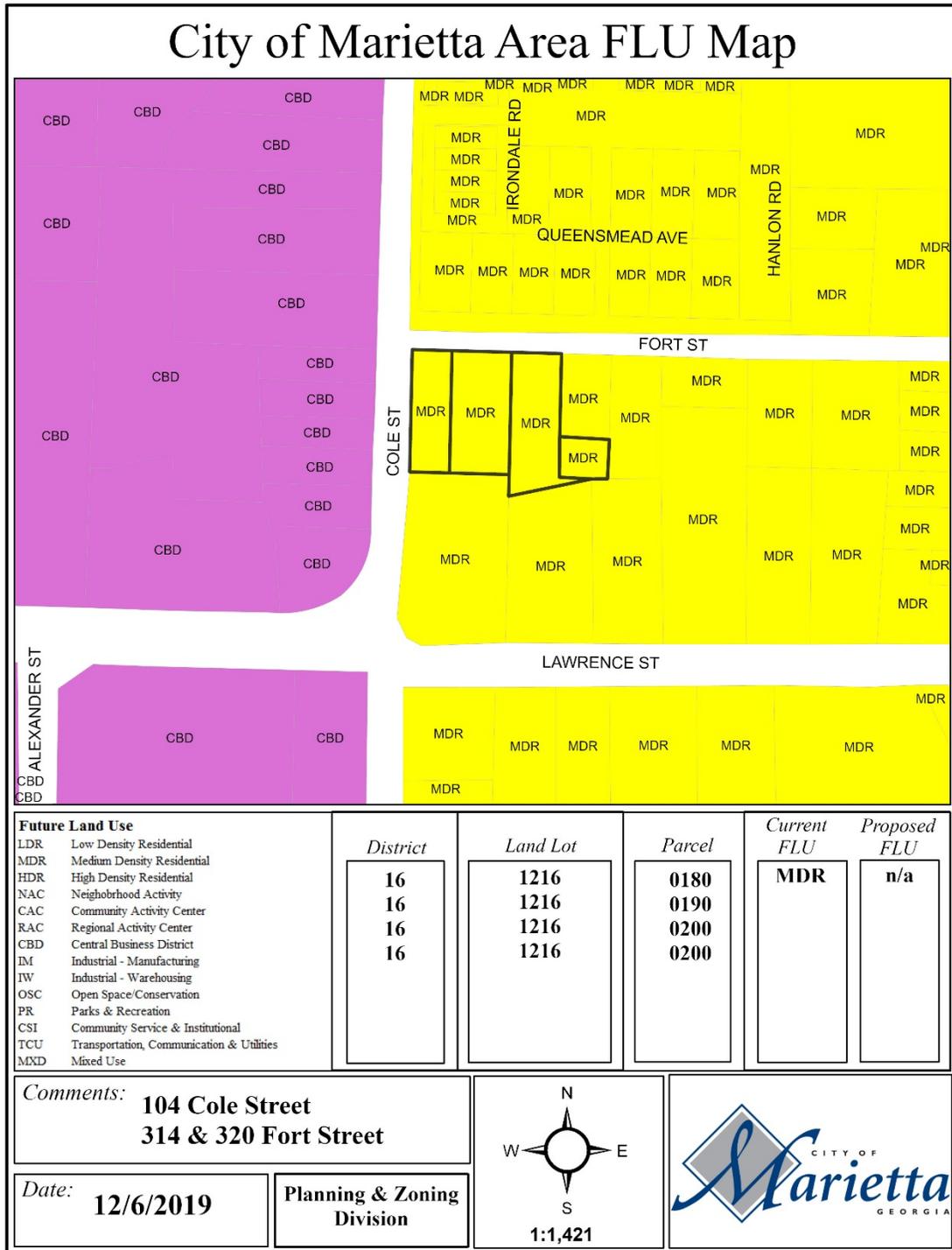
PLANNING COMMISSION HEARING: Tuesday, January 7, 2020 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, January 8, 2020 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



104 Cole Street & 314 Fort Street



320 Fort Street



Existing sidewalk along Fort Street



Existing sidewalk along Cole Street

STAFF ANALYSIS

Location Compatibility

The applicant, Thad Higgins, is requesting the rezoning of three parcels, 104 Cole Street, 314 Fort Street, and 320 Fort Street, totaling approximately 0.52 acres, to R-4 (Single Family Residential – 4 units/acre). The properties are predominantly zoned OI (Office Institutional); however, the property at 320 Fort Street is zoned both OI and R-4. The surrounding properties to the west and south are zoned OI, east of the property is zoned R-4, and the properties north are zoned PRD-SF (Planned Residential Development – Single Family). This rezoning would allow the property lines to be reconfigured for the construction of three (3) single family detached residential units under the Residential Infill Development Overlay District’s (Infill Overlay) development standards.

Use Potential and Impacts

The subject properties are located within the City’s Infill Overlay District, which was implemented to encourage residential development in areas with existing infrastructure, facilities, and public services. Although the proposed zoning would be R-4, the typical development standards associated with R-4 would not be applied. The Infill Overlay promotes redevelopment and growth by allowing an increase in density up to eight (8) units per acre. Other development standards, such as setbacks and lot size, are reduced to allow more flexibility to build within the city center. For properties within 100 feet of a planned development, the Infill Ordinance allows a greater reduction in minimum lot size and setbacks. If rezoned, the proximity of the subject property to the Quad at Meeting Park would allow minimum lot sizes of 4,500 square feet with building setbacks of ten (10) feet on all sides.

The three resulting parcels would range in area from 4,645 square feet to 9,196 square feet. Each home would be two stories, approximately 2,500 square feet in area, and have front loaded garages with access from Fort Street. Overall, three homes on 0.445 acres (after right of way donation) yields a density of 6.74 units/acre. The density of the Quad at Meeting Park is 12 units/acre.

The Infill Ordinance also contains architectural design standards to ensure development is appealing and compatible with general housing trends. Architecturally, the homes must incorporate quality building materials, optimize privacy with strategic placement, and orient the building to provide direct and safe access to the street. In addition, they must achieve a minimum of five (5) out of the ten (10) design elements from the provided list in the ordinance. Although the applicant has not provided any architectural renderings, the letter provided by the applicant states the homes will be traditional or craftsman style with materials consisting of cementitious siding or shake, brick or stone masonry, board and batten, and combinations thereof. If the zoning is approved, staff would require architectural elevations prior to approval of an exemption plat to subdivide the lots.

The Future Land Use of the designated area is classified as MDR (Medium Density Residential). The purpose of the MDR category is to provide for residential areas with densities ranging from five (5) to eight (8) dwelling units per acre, including single-family detached housing, clustered housing, and/or townhomes. As a result, the proposed rezoning would be supported by the City's Comprehensive Plan.

Environmental Impacts

The property is currently vacant and undeveloped except for some asphalt paving. There is no indication of any streams, wetlands, or endangered species on the property.

Economic Functionality

The subject property has been vacant since the 1960s and is a desirable area for residences. The small lot size makes it more suitable for living rather than workspace. Therefore, the property does not have reasonable economic use as it is currently zoned.

Infrastructure

There is a narrow (3-4' wide) sidewalk along both the Cole Street and Fort Street frontages. The Infill Ordinance requires the provision of a 5-foot-wide sidewalk or the donation of right of way for future construction. The applicant indicates the donation of 2,941 square feet of right of way along Fort Street and Cole Street for sidewalks. However, the Public Works Engineers have recommended that the developer should provide the following:

- Widen the roadway to the greater of 12' from centerline to outside back of curb or to 20' from opposite face of curb, add a 2-foot grass strip, and increase sidewalk width to 5'.
- Increase edge of pavement radius at the intersection of Cole and Fort Streets to 25'.
- Construct ADA ramp for the pedestrian crossing over Fort Street at Cole Street.
- Remove existing retaining wall along Fort Street.

The addition of three (3) new single-family homes should not pose any adverse impacts to available water, sewer or other public infrastructure in the area. This location has access to both water and sanitary sewer infrastructure.

The serving elementary school would be Westside Elementary – which currently has exceeded their capacity.

STAFF ANALYSIS CONTINUED

Overhead Electrical/Utilities

There are overhead utilities surrounding the subject properties; however, there is a safe distance between the proposed buildings and should not lead to any issues or conflict.

History of Property

The subject properties were rezoned in 1987 (Z8713) from Multi-Family Planned Development to OI with the intent to build an office building. The following conditions were incorporated into the rezoning;

- Dedication of land to increase the radius to 30 feet with space for a sidewalk at the corner of Cole and Fort Street.
- Seven (7) feet of additional right-way for future widening of Cole Street.

Other Issues

An exemption plat would be required in order to properly move the property lines. Elevations will be required at that time to determine compliance with the architectural standards under the Infill Overlay district.

There is a fire escape attached to the exterior of the office building on the adjoining parcel to the south at 305 Lawrence Street. This exterior stairwell crosses over the property line onto the subject property. To correct this issue, the 294 square feet shown on the southern end of 314 Fort Street would need to be excluded from the rezoning and combined with the adjacent parcel to south.

The Fire Department has stated that the residences on the lots would require sprinklers as required by City Ordinance 2-6-140.

ANALYSIS & CONCLUSION

Thad Higgins is requesting the rezoning of 104 Cole Street, 314 Fort Street, and 320 Fort Street to R-4 for the construction of three (3) single family homes under the Residential Infill Development Overlay District's (Infill Overlay) development standards. The majority of the property is zoned OI; however, the property at 320 Fort Street is zoned both OI and R-4. The surrounding properties are zoned OI, R-4, and PRD-SF.

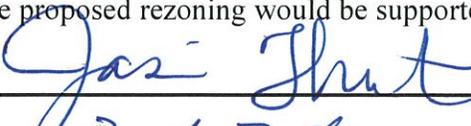
The subject properties are located within the City's Infill Overlay District, which was implemented to encourage residential development in areas with existing infrastructure by allowing an increase in density up to eight (8) units per acre. Other development standards, such as setbacks and lot size, are reduced to allow more flexibility to build within the city center. Under this ordinance, properties within 100 feet of a planned development would be allowed a greater reduction in minimum lot size and setbacks. If rezoned, the proximity of the subject property to the Quad at Meeting Park would allow minimum lot sizes of 4,500 square feet with building setbacks of ten (10) feet on all sides.

The Infill Ordinance also contains architectural design standards where homes must include a minimum of five (5) out of ten (10) design elements, such as gables, covered porches, and shutters. The applicant has not provided any architectural renderings but has stated that the homes will be traditional or craftsman style with materials consisting of cementitious siding or shake, brick or stone masonry, board and batten, and combinations thereof.

The three resulting parcels would range in area from 4,645 sq. ft. to 9,196 sq. ft. The homes would be two stories, approximately 2,500 sq. ft. in area, and have front loaded garages with access from Fort Street. Overall, three homes on 0.445 acres (after right of way donation) would yield a density of 6.74 units/acre. The Public Works Engineers have recommended the following stipulations:

1. Widen the roadway to the greater of 12' from centerline to outside back of curb or to 20' from opposite face of curb, add a 2-foot grass strip, and increase sidewalk width to 5'.
2. Increase edge of pavement radius at the intersection of Cole and Fort Streets to 25'.
3. Construct ADA ramp for the pedestrian crossing over Fort Street at Cole Street.
4. Remove existing retaining wall along Fort Street.

The Future Land Use of the designated area is classified as MDR, which is intended for residential areas with densities ranging from five (5) to eight (8) dwelling units per acre. As a result, the proposed rezoning would be supported by the City's Comprehensive Plan.

Prepared by: 

Approved by: 



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?

If not, how far is the closest water line?

Size of the water line?

Capacity of the water line?

Approximate water usage by proposed use?

CITY OF MARIETTA - WASTEWATER

Is a sewer line adjacent to the property?

If not, how far is the closest sewer line?

Size of the sewer line?

Capacity of the sewer line?

Estimated waste generated by proposed development?

A.D.F
Peak

Treatment Plant Name?

Treatment Plant Capacity?

Future Plant Availability?

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	No
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	N/A
• Full site development required.	

TRANSPORTATION

What is the road affected by the proposed change?	Cole and Fort Streets
What is the classification of the road?	Local (both)
What is the traffic count for the road?	N/A
Estimated # of trips generated by the proposed development?	Daily 29 AM 2 PM 3
Estimated # of pass-by cars entering proposed development?	0
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	No
If yes, what are they?	na

Additional Comments:

- Recommend stipulation requiring the developer to construct similar improvements to sidewalks along Cole and Fort Streets that were implemented as part of the adjacent development to the north. Specifically, widen the roadway to the greater of 12 feet from centerline to outside back of curb or to 20 feet from opposite face of curb, add a 2-foot grass strip, and increase sidewalk width to 5 feet.



- Recommend stipulation requiring the developer to increase the edge of pavement radius at the intersection of Cole and Fort Streets to 25’.
- Recommend stipulation requiring the developer to construct an ADA ramp for the pedestrian crossing over Fort Street at Cole Street.
- Recommend stipulation requiring the developer to remove the existing retaining wall along Fort Street

EMERGENCY SERVICES

Nearest city or county fire station from the development?	51
Distance of the nearest station?	0.4 miles
Most likely station for 1 st response?	51
Service burdens at the nearest city fire station (under, at, or above capacity)?	Under

Comments:

If approved the residences on the lots will more than likely be required to be equipped with automatic fire sprinklers, as required by City Ordinance 2-6-140.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No x

If not, can this site be served? Yes x No _____

What special conditions would be involved in serving this site?

Additional comments:



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	West Side Elementary
Middle School Servicing Development:	Marietta Middle School
High School Servicing Development:	Marietta High School
Capacity at Elementary School:	500
Capacity at Middle School:	1,350
Capacity at Marietta Sixth Grade Academy:	775
Capacity at High School:	2,150
Current enrollment of Elementary School:	530
Current enrollment of Middle School:	1,349
Current enrollment of High School:	2,395
Number of students generated by present development:	0
Number of students projected from the proposed development:	
New schools pending to serve this area:	0
<u>Comments:</u>	

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APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: 22020-02 Legistar #: 20191100 PZ #: 19-515
Planning Commission Hearing: 1-7-20 City Council Hearing: 1-8-20

Owner's Name JEAN E. JOHNSON, JR AND JOHN S. THOMBLEY

EMAIL Address: JJOHNSON@JEJPC.COM

Mailing Address 305 LAWRENCE ST., SUITE 200 MARIETTA, GA Zip Code: 30060 Telephone Number 770.427.8466

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: THAD HILGINS

EMAIL Address: THADHILGINS@GMAIL.COM

Mailing Address 2212 SHENLEY PARK LN DULUTH, GA Zip Code: 30097

Telephone Number 810.459.9755 Email Address: _____

Address of property to be rezoned: 104 COLE ST, 314 & 320 FORT ST

Land Lot (s) 1216 District 16th Parcel 180, 190, 200 Acreage 0.52 Ward 5A Future Land Use: MDR

Present Zoning Classification: O-I, R-1 Proposed Zoning Classification: R-4, RESIDENTIAL INFILL OVERLAY DISTRICT

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.
2. Legal Description. Legal description must be in a WORD DOCUMENT.
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.

Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").
If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
- Acreage, bearing and distances, other dimensions, and location of the tract(s)
- Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
- Detention/retention areas, and utility easements
- Public or private street(s) - right of way and roadway widths, approximate grades
- Location and size of parking area with proposed ingress and egress
- Specific types and dimensions of protective measures, such as buffers
- Landscaping
- Wetlands, stream buffers, and 100 year floodplain

7. A detailed written description of the proposed development/project must be submitted with the application.

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

[Signature]
Signature of Owner

[Signature]
Signature of Applicant

Jean E. Johnson Jr.
Print Name

THAD HIGGINS
Print Name

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

THAD HIGGINS
Print Name

[Signature]
Signature of Applicant

OWNER/APPLICANT CERTIFICATION

- The Owner or Applicant 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 Applicant'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 or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

[Signature]
Signature

Jean E Johnson Jr.
Please Print

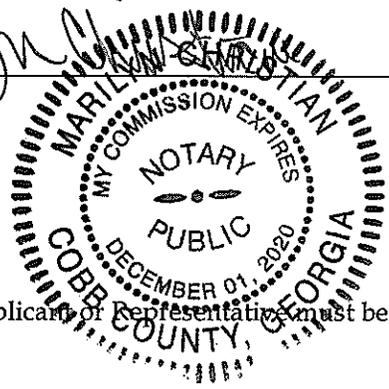
305 Lawrence St Marietta Ga 30060
Address

11/25/19
Date

Signed, sealed and delivered in the presence of:

[Signature]

My Commission Expires: 12-1-20



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

Signature of Owner
[Handwritten Signature]

JOHN S THOMPSON
Print Name

Signature of Applicant

Print Name

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

Print Name

Signature of Applicant

OWNER/APPLICANT CERTIFICATION

- The Owner or Applicant 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 Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
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Signature
[Handwritten Signature]

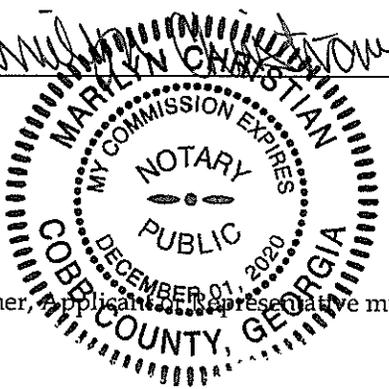
2346 SAINT DAVIDS SQ
Address

JOHN S THOMPSON
Please Print

11-25-19
Date

Signed, sealed and delivered in the presence of:

[Handwritten Signature] _____ My Commission Expires: 12-1-20



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

Fort Street Rezoning Description

The Subject Property consists of 3 tracts, a total of 0.52 acres, more or less, and is located on the southerly side of Fort Street, easterly of Cole Street, being more particularly known as 104 Cole Street, 314 Fort Street and 320 Fort Street, Marietta, Georgia. Property is located within the City of Marietta. The Rezoning Application seeks approval of a request to rezone the Subject Property from the present O-I and R-4 zoning classification to the R-4 Residential Infill Overlay District for the development of three detached residences.

The Subject Property is undeveloped, except for one single-family dwelling that was demolished and removed from the property. Applicant proposes the construction of 3 detached, single-family residences. All residences shall be traditional or Craftsman style architecture and design, with the exteriors consisting of cementitious siding or shake, brick or stone masonry, board and batten, and combinations thereof.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: December 20, 2019

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS and VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, January 7th, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, January 8th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2020-02 [REZONING] THAD HIGGINS (JEAN E. JOHNSON JR & JOHN S. THOMBLEY) are requesting the rezoning of 0.52 acres located in Land Lot 1216, District 16, Parcels 0180, 0190, & 0200 of the 2nd Section, Cobb County, Georgia, and being known as 104 Cole Street and 314 & 320 Fort Street from OI (Office Institutional) to R-4 (Single Family Residential – 4 units/acre). Ward 5A.

A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.mariettaga.gov and enter the case # in the search box.

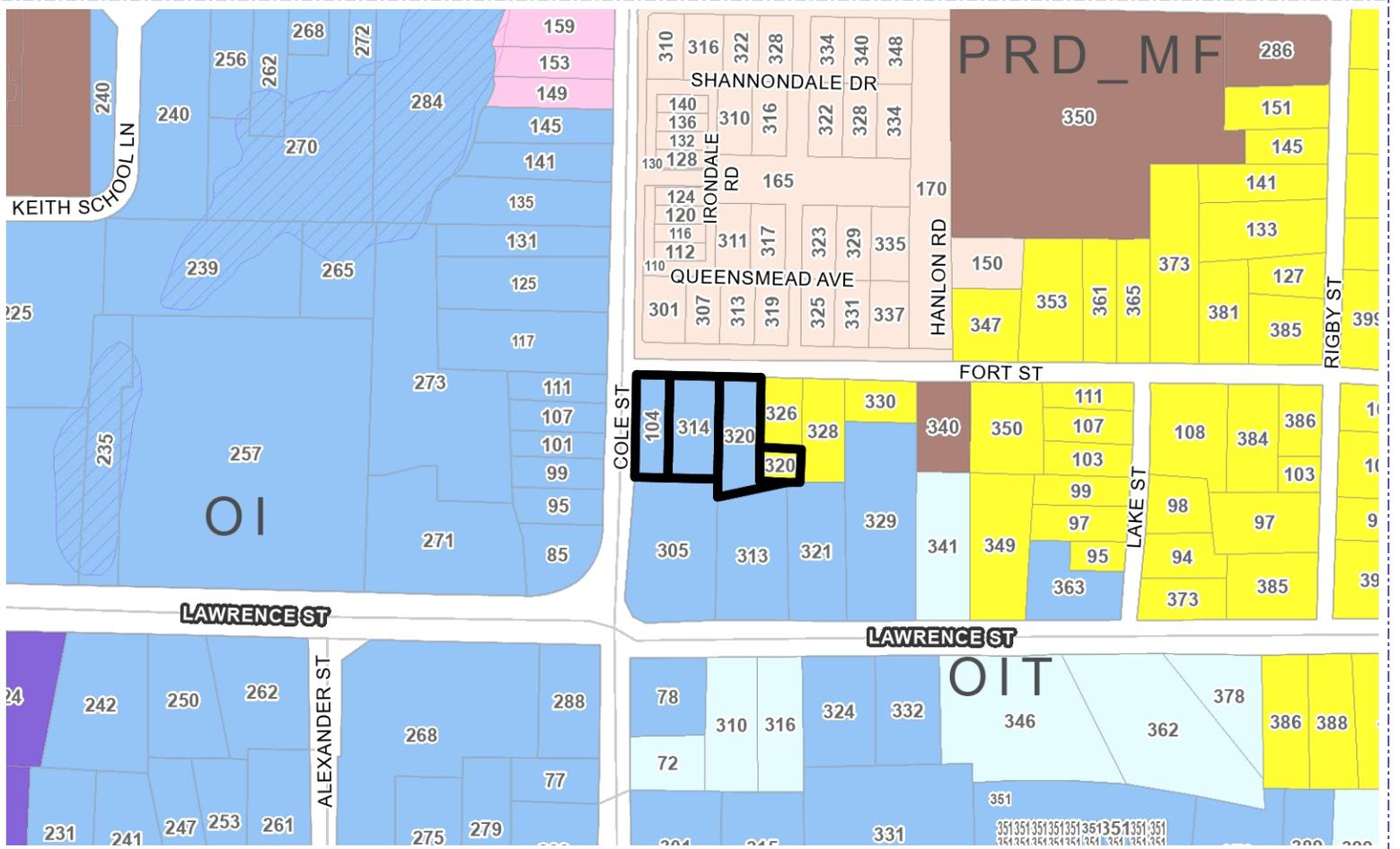
For additional information please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



Rezoning



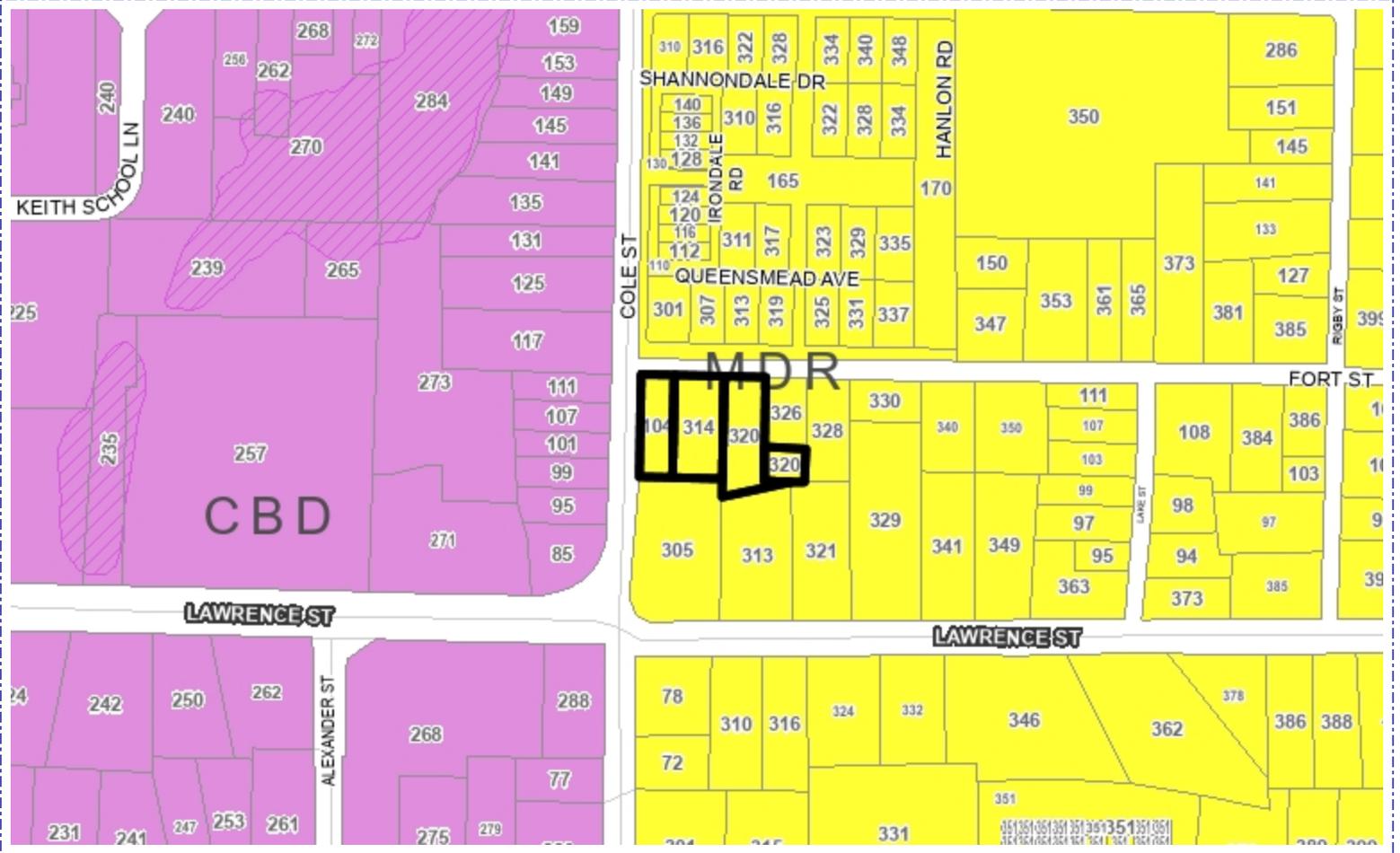
Address	Parcel Number	Acreage	Ward	Zoning	FLU
320 FORT ST	16121600200	0.046	5A	R4	MDR
314 FORT ST	16121600190	0.169	5A	OI	MDR
104 COLE ST	16121600180	0.113	5A	OI	MDR
320 FORT ST	16121600200	0.163	5A	OI	MDR

Property Owner:	Jean E. Johnson, Jr. & John S. Thombley	
Applicant:	Thad Higgins	
Proposed Zoning:	OI to R4	
Agent:		
Proposed Use:		
Planning Commission Date:	01/07/2020	
City Council Hearing Date:	01/08/2020	Case Number: Z2020-02

Zoning Symbols

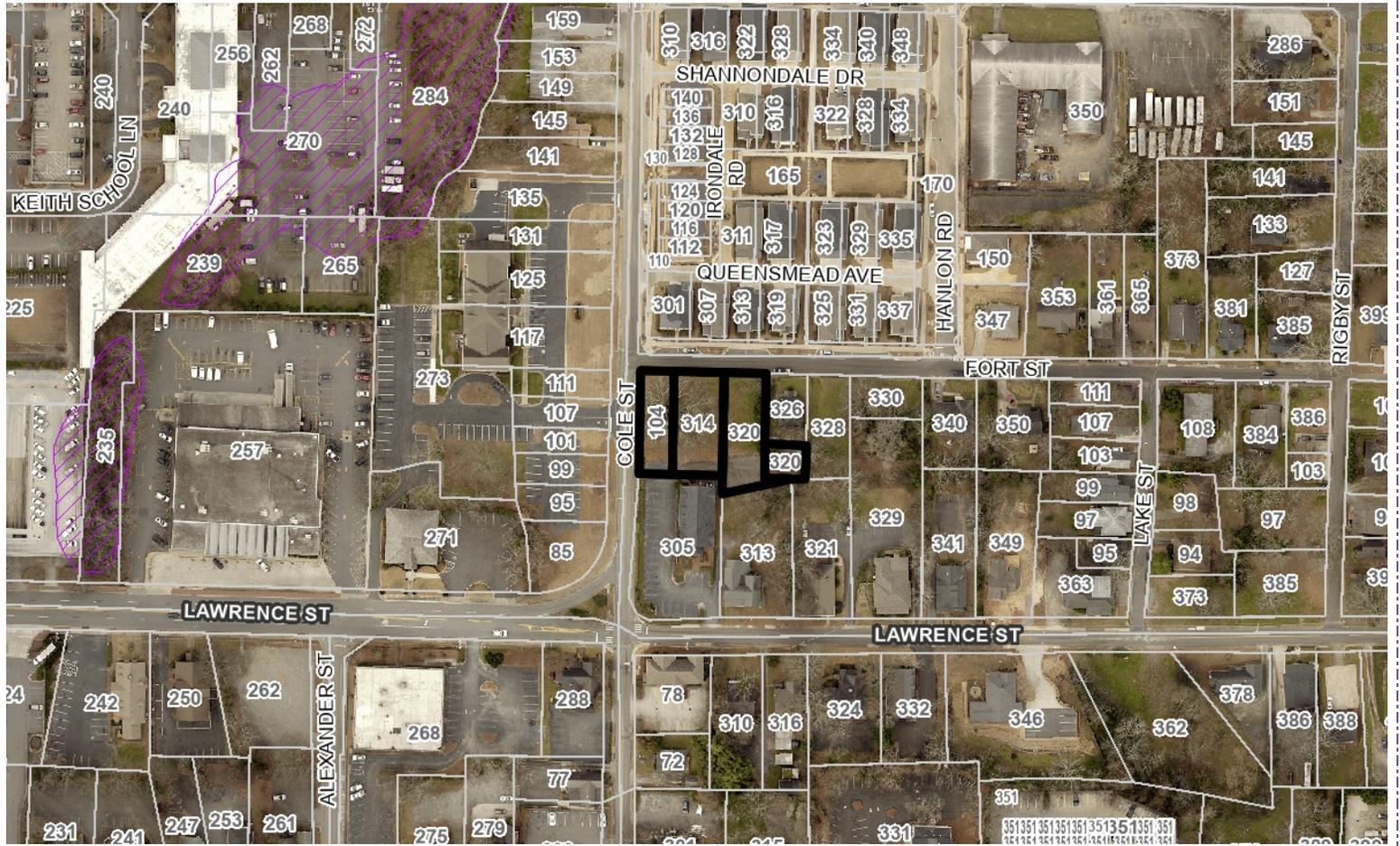
- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

City of Marietta Planning & Zoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
320 FORT ST	16121600200	0.046	5A	R4	MDR
314 FORT ST	16121600190	0.169	5A	OI	MDR
104 COLE ST	16121600180	0.113	5A	OI	MDR
320 FORT ST	16121600200	0.163	5A	OI	MDR

Planning Commission Hearing Date: 01/07/2020	Future Land Use Symbols --- Railroads City Limits Cobb County Pockets RAC - Regional Activity Center CAC - Community Activity Center NAC - Neighborhood Activity Center CBD - Central Business District MXD - Mixed Use Development CSI - Community Service and Institutional HDR - High Density Residential MDR - Medium Density Residential LDR - Low Density Residential OSC - Open Space / Conservation PR - Parks / Recreation IW - Industrial Warehousing IM - Industrial Manufacturing TCU - Transportation and Utilities
City Council Hearing Date: 01/08/2020	
Future Land Use: MDR	
Case Number:	
Comments:	
City of Marietta Planning & Zoning	



Address	Parcel Number	Acreage	Ward	Zoning	FLU
320 FORT ST	16121600200	0.046	5A	R4	MDR
314 FORT ST	16121600190	0.169	5A	OI	MDR
104 COLE ST	16121600180	0.113	5A	OI	MDR
320 FORT ST	16121600200	0.163	5A	OI	MDR

Property Owner: Jean E. Johnson, Jr. & John S. Thombley

Applicant: Thad Higgins

City Council Hearing Date: 01/08/2020

Planning Commission Hearing Date: 01/07/2020

BZA Hearing Date: Case Number: Z2020-02

Comments:

Legend

- Railroads
- City Limits
- Cobb County Pockets

LEGEND				
⊠	P.P. - POWER POLE	⊠	C.B. - CATCH BASIN	
⊠	L.P. - LIGHT POLE	▬	R.C.P. - REINFORCED CONCRETE PIPE	
⊠	F.H. - FIRE HYDRANT	▬	C.M.P. - CORRUGATED METAL PIPE	
⊠	M.H. - SANITARY SEWER MANHOLE	▬	F.F.C. - FINISHED FLOOR ELEVATION	
⊠	W.M. - WATER METER	⊠	W.V. - WATER VALVE	
⊠	G.M. - GAS METER	⊠	S.C.O. - SEWER CLEAN OUT	
⊠	R.B.S. - REINFORCING BAR SET	⊠	⊠	TELEPHONE MANHOLE
⊠	R.B.F. - REINFORCING BAR FOUND	---	---	UNDERGROUND ELECTRICAL LINE
⊠	C.T.F. - CRIMP TOP PIPE FOUND	---	---	OVERHEAD POWER LINES
⊠	O.T.F. - OPEN TOP PIPE FOUND	---	---	H.W. - HEADWALL
⊠	R/W MON. - RIGHT-OF-WAY MONUMENT	⊠	⊠	POWERPOLE
⊠	X - TYPE OF FENCE	---	---	WATER LINE
⊠	J.B. - JUNCTION BOX	---	---	UNDERGROUND TELEPHONE LINE
⊠	D.I. - DROP INLET / YARD INLET	---	---	GAS LINE

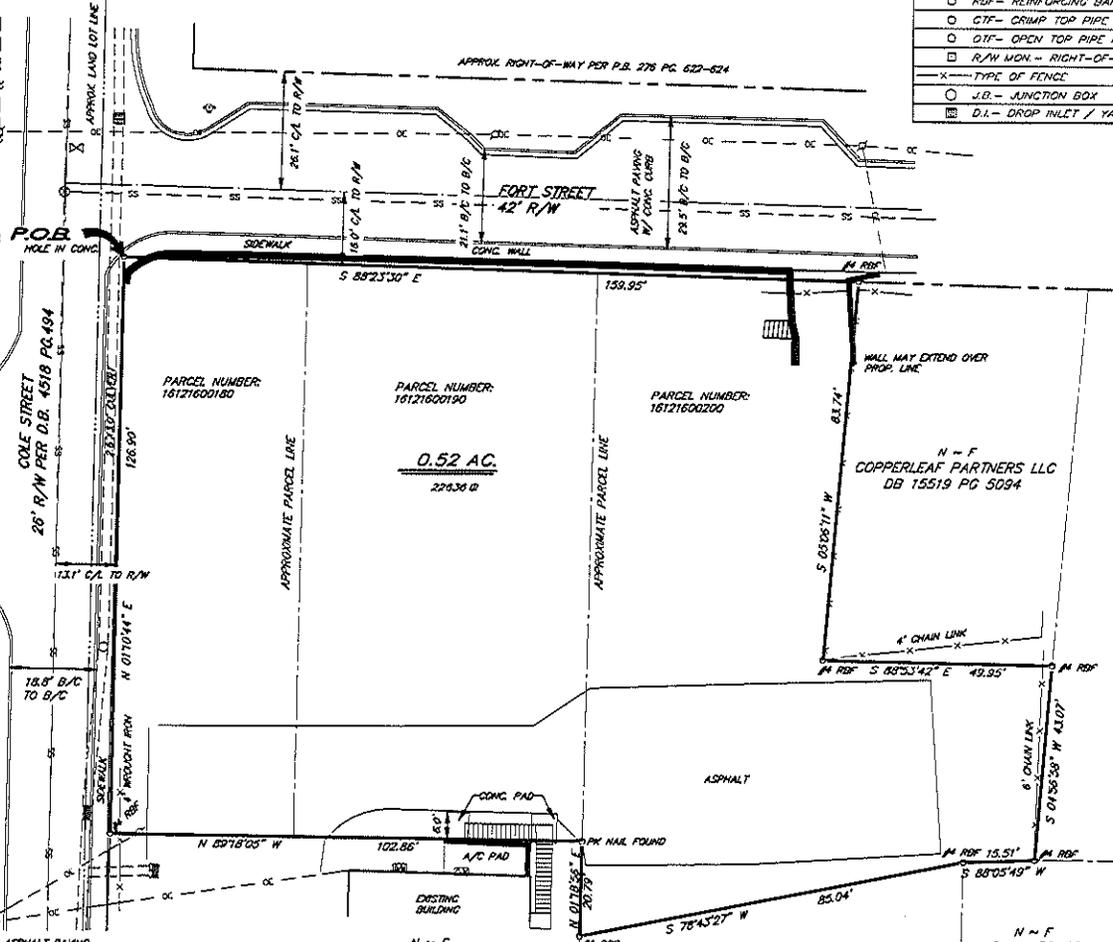
CLERK OF THE SUPERIOR COURT
RECORDING INFORMATION

GPS NOTES:

- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A TRIMBLE 5800 GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A CELL PHONE FROM THE EPOS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EPOS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

LL 1217 LL 1218

APPROX. RIGHT-OF-WAY PER P.B. 276 PG. 622-624



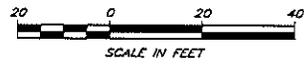
NOTE: TAX MAPS SHOW PROPERTY AS THREE PARCELS. HOWEVER, THE RECORD DESCRIPTION IN D.B. 4518, PG. 494 DESCRIBES ONE PARCEL AS SHOWN.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



10-16-19
JASON A. HOPKINS, RLS
GA RLS NO. 3215
EMAIL: JHOPKINS@GCSURVEY

SURVEYOR REFERENCES:
D.B. 4518 PG. 494
CURRENT OWNER:
JEAN E. JOHNSON JR.



LOCATION OF UTILITIES DISTINGUISH OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED. THUS DEEMING THEM UNDETERMINED AND NOT SHOWN, THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X-1; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130226, MAP NUMBER # 13057C0108J DATED MARCH 4, 2013.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/46,110; ANGULAR ERROR: 04" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/419,211. MATTERS OF TITLE ARE EXCEPTED.

REVISIONS



FIELD DATE: 10/14/19
OFFICE DATE: 10/16/19
SCALE: 1" = 20'
DRAWN BY: JES
CHECKED BY: JAH
FILE: S/BND/COBB/16_1216

BOUNDARY RETRACEMENT SURVEY FOR:
JEAN E. JOHNSON, JR.
TAX PARCELS 16121600180,
16121600190 & 16121600200
LOCATED IN L.L. 1216
16th DISTRICT, 2ND SECTION
CITY OF MARIETTA
COBB COUNTY, GA.

L.L. 1217 L.L. 1216

SITE DATA

PARCEL IDs: 16121600180, 16121600190, 16121600200

CURRENT ZONING: O-1, R-4
 PROPOSED ZONING: R-4, RESIDENTIAL INFILL OVERLAY DISTRICT

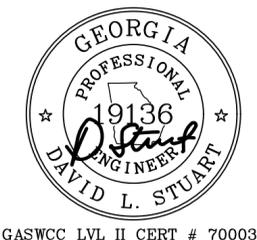
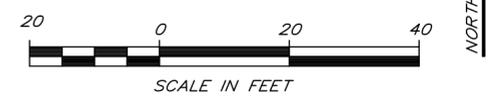
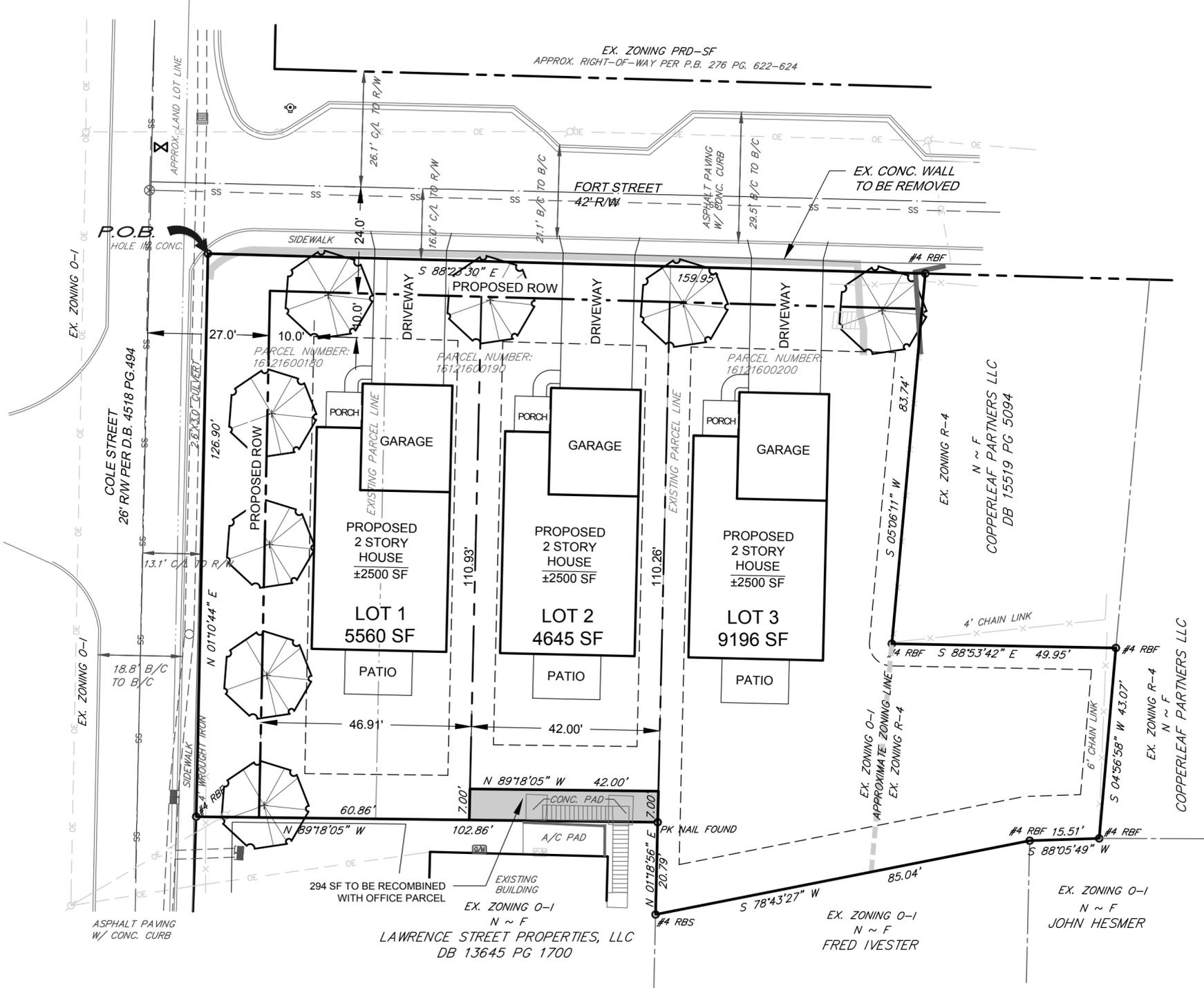
CURRENT USE: 3 VACANT LOTS
 PROPOSED USE: 3 SINGLE FAMILY DETACHED HOMES

REZONING SITE AREA: 22,342 SF
 ROW DEDICATION: 2,941 SF
 NET SITE AREA: 19,401 SF

MIN. LOT SIZE: 4500 SF
 MIN. LOT WIDTH: 40'
 MAX. BUILDING HEIGHT: 35'
 MAX. IMPERVIOUS COVERAGE: 75%
 MIN. FLOOR AREA: 1800 SF

MIN. BUILDING SETBACKS
 • FRONT: 10'
 • SIDE: 5'
 • REAR: 10'

THERE ARE NO WETLANDS OR FLOODPLAIN ON-SITE.
 BOUNDARY SURVEY PROVIDED BY GASKINS DATED 10.16.19.



GASWCC LVL II CERT # 70003

REVISIONS

Gaskins
 ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT
 www.gscsurvey.com

Marietta: 1266 Powder Springs Rd. Marietta, GA 30064
 Lawrenceville: 558 Old Norcross Rd., Ste. 204 Lawrenceville, GA 30046
 Canton: 147 Reinhardt College Pkwy. Ste. 3 Canton, GA 30114
 Phone: 770.424.7168 Phone: 770.424.7168 Phone: 770.479.9698

FIELD DATE: N/A	DRAWN BY: HLS
OFFICE DATE: 11/22/19	CHECKED BY: DFS
SCALE: 1"=20'	FILE:

REZONING SITE PLAN:
 FORT STREET AND COLE STREET
 104 COLE STREET
 314 & 320 FORT STREET
 MARIETTA, GA 30060
 LOCATED IN L.L. 1216
 COBB COUNTY, GA.