1. Agenda

   Documents:

   021220RM.PDF

2. Z2020-03 W Dixie Ave 224

   Documents:

   Z2020-03 W DIXIE AVE 224.PDF

3. Z2020-04 SLUP Birney St 460

   Documents:

   Z2020-04 SLUP BIRNEY ST 460.PDF

4. V2020-06 Cherokee St 191-Rev

   Documents:

   V2020-06 CHEROKEE ST 191-REV.PDF

5. V2020-07 Kennesaw Ave 855

   Documents:

   V2020-07 KENNESAW AVE 855.PDF

City of Marietta

205 Lawrence Street
Post Office Box 609
Marietta, Georgia 30061

Meeting Agenda

CITY COUNCIL

R. Steve Tumlin, Mayor
Cheryl Richardson, Ward 1
Grif Chalfant, Ward 2
Johnny Walker, Ward 3
G. A. (Andy) Morris, Ward 4
Reggie Copeland, Ward 5
Michelle Cooper Kelly, Ward 6
Joseph R. Goldstein, Ward 7

Wednesday, February 12, 2020 **7:00 PM** **Council Chamber**

CALL TO ORDER:

INVOCATION:

Council Member Cheryl Richardson, Ward 1

PLEDGE OF ALLEGIANCE:

PRESENTATIONS:

20200066 **Vanderlande**

Recognition of Vanderlande for their donation of 21 new mattresses to the Marietta Fire Department.

20200117 **Rugby ATL**

Presentation from Mayor Tumlin and Council Member Cheryl Richardson to Welcome and Celebrate “Rugby ATL” our newest Major League sports team affiliated within our City.

PROCLAMATIONS:

ANNOUNCEMENTS OF GENERAL COMMUNITY INFORMATION BY THE MAYOR, COUNCIL AND/OR CITY MANAGER:

SCHEDULED APPEARANCES:

Each speaker is allotted five (5) minutes.

20200105 **Scheduled Appearance**

Scheduled Appearance - William Dunaway.

20200125 **Scheduled Appearance**

Scheduled Appearance - Dr. H. Benjamin Williams

20200126 **Scheduled Appearance**

Scheduled Appearance - Sally Riddle

20200128 **Scheduled Appearance**

Scheduled Appearance - Larry Wills

CONSENT AGENDA:

Consent agenda items are marked by an asterisk (*). Consent items are approved by majority of council. A public hearing will be held only for those items marked by an asterisk that require a public hearing (also noted on agenda).

MINUTES:

* **20200096** **Regular Meeting - January 8, 2020**

Review and approval of the January 8, 2020 regular meeting minutes.

Council Member Richardson abstaining

* **20200097** **Executive Session Minutes**

Review and approval of the following executive session minutes:

December 10, 2018 Agenda Work Session
December 19, 2018 Special Called City Council Meeting
January 31, 2019 Special Called Agenda Work Session
March 7, 2019 Agenda Work Session
March 13, 2019 Agenda Review Session

MAYOR'S APPOINTMENTS:

CITY COUNCIL APPOINTMENTS:

***** **20200050** **Marietta Welcome Center & Visitors Bureau Appointment**

Appointment of Joseph R. Goldstein as Council Representative to the Marietta Welcome Center & Visitors Bureau for a two-year term.

Council Member Goldstein abstaining

***** **20200106** **Marietta Civil Service Board - Post 5**

Appointment of Philip Hynninen to the Marietta Civil Service Board (Post 5), for a one-year term expiring January 31, 2021.

ORDINANCES:

20191115 **Z2020-03 [REZONING] PETER VARLJEN**

Z2020-03 [REZONING] PETER VARLJEN is requesting the rezoning of 0.36 acres located in Land Lot 287, District 17, Parcel 0090 of the 2nd Section, Cobb County, Georgia, and being known as 224 West Dixie Avenue from OIT (Office Institution Transitional) to R-4 (Single Family Residential - 4 units/acre). Ward 1A.

Mr. Diffley made a motion, seconded by Mr. Hunter to recommend approval as submitted. The motion carried 7-0-0.
If Council approves the rezoning, the following variance would be incorporated as conditions of zoning:

Variance:
Variances to allow the garage to remain in place and as-is. [§708.04 (F)]

Public Hearing (All parties sworn in)

20191202 **Z2020-04 [SPECIAL LAND USE PERMIT] TURNER HILL COMMUNITY DEVELOPMENT CORPORATION**

Z2020-04 [SPECIAL LAND USE PERMIT] TURNER HILL COMMUNITY DEVELOPMENT CORPORATION is requesting a Special Land Use Permit for 0.299 acres located in Land Lot 1143, District 16, Parcel 0520, 2nd Section, Marietta, Cobb County, Georgia, and being known as 460 Birney Street (aka 462 Birney Street) from R-4 (Single Family Residential - 4 units/acre) to R-4 (Single Family Residential - 4 units/acre) with a special land use permit for a halfway house. Ward 5A.

Mr. Diffley made a motion, seconded by Ms. McCrae, to recommend approval as stipulated. The motion carried 4-3-0. Mr. Anderson, Mr. Davis and Mr. McClure opposed.
If Council approves the Special Land Use Permit, the following stipulation would be incorporated as conditions of the Special Land Use Permit:

Stipulation:
The Special Land Use Permit shall expire if the property is sold.

Public Hearing (All parties sworn in)

RESOLUTIONS:

CITY ATTORNEY'S REPORT:

CITY MANAGER'S REPORT:

MAYOR'S REPORT:

COMMITTEE REPORTS:

1. Economic/Community Development: Johnny Walker, Chairperson

2. Finance/Investment: Joseph R. Goldstein, Chairperson

3. Judicial/Legislative: G. A. (Andy) Morris, Chairperson

* **20191153** **Smoking in Outdoor Cafes**

Motion to approve the amendments to Chapter 8-39, Outdoor Cafes, to restrict smoking in encroachment areas.

First Reading

Council member Goldstein disclosed that members of his family and entities owned by himself and family members within the proposed no smoking district.

* **20200132** **No Smoking District**

Motion to approve the amendment to Chapter 10-4-210, Smoking prohibited, for the establishment of the downtown No Smoking District.

First Reading

Council member Goldstein disclosed that members of his family and entities owned by himself and family members within the proposed no smoking district.

4. Parks, Recreation and Tourism: Michelle Cooper Kelly, Chairperson

20200048 **2020 Street Closure Requests**

Motion to approve the street closures needed to conduct special events during the 2020 Calendar Year as presented; and, to approve the Taste of Marietta, Art in the Park and Chalktoberfest as city-sanctioned events and to permit alcohol sales and consumption for those events in accordance with the applicable portions of City Code Section 10-04-070.

Street Closures:

- Glover Park Concert Series
- Taste of Marietta
- May-retta Daze Spring Arts and Crafts Festival
- Juneteenth
- Fourth in the Park
- Art in the Park
- Marietta Reads
- Marietta StreetFest
- Cruisin' at The Strand with the Creepers
- Chalktoberfest
- HarvestFest
- MUST Ministries Gobble Jog

Alcohol Requests:

- Taste of Marietta
- Art in the Park
- Chalktoberfest

Council Member Goldstein disclosed that the Friends of the Strand is a tenant of Herbert S. Goldstein Family Limited Partnership. Philip Goldstein is an owner of the partnership and is Council member Goldstein's father.

Council Member Goldstein discloses that he is a member of the Marietta Cobb Museum of Art.

5. Personnel/Insurance: Cheryl Richardson, Chairperson

***** **20200076** **2020 City/BLW Line Worker Pay Plan Amendment**

Motion approving an ordinance amending the 2020 City/BLW Line Worker Pay Plan.

* **20200035** **2020 Appointed Officials Review**

Motion approving an ordinance to set salaries of the following appointed officials payable in installments per city administrative procedures retroactive to January 1, 2020:

Administrative Assistant to the Mayor: $53,560 per year, and amendment of the associated employment agreement.

- City Clerk: $80,017.60 per year.
- City Manager: $228,259.20 per year, and amendment of the associated employment agreement.
- BLW General Manager: $143,208.00 per year.
- Municipal Court Judge: $72,883.20 per year, and the associated employment agreement.
- Prosecuting Attorney: $69,305.60 per year, and the associated employment agreement.

Additionally, the compensation of the position of Associate Judge shall be set at $250.00 per session effective upon passage and not retroactive. The compensation of the position of Assistant Prosecuting Attorney shall be set at $225.00 per session effective upon passage and not retroactive.

6. Public Safety Committee: Reggie Copeland, Chairperson

* **20200065** **Revisions to Marietta Fire Department Code**

Motion to approve the revisions for the Marietta Fire Department for the Fire Prevention and Protection Code.

7. Public Works Committee: Grif Chalfant, Chairperson

* **20200053** **Lovena Drive SE Utilities**

Motion authorizing a variance from the Underground Utilities ordinance to allow the installation of fiber to be over lashed on existing fiber along Lovena Drive SE from South Marietta Parkway to Lucile Avenue SE. This motion does not grant a perpetual variance. MCIMetro/Verizon must relocate underground at their expense if other utilities at the location are moved underground.

* **20200054** **Barnes Mill Road Utilities**

Motion authorizing a variance from the Underground Utilities ordinance to allow the installation of fiber to be over lashed on existing fiber along Barnes Mill Road from Wallace Road to Coventry Township Place. This motion does not grant a perpetual variance. MCIMetro/Verizon must relocate underground at their expense if other utilities at the location are moved underground.

* **20200055** **Gresham Rd NE Utilities**

Motion authorizing a variance from the Underground Utilities ordinance to allow the installation of fiber to be over lashed on existing fiber along Gresham/Wallace Rd NE from Cobb Parkway North to North Marietta Parkway. This motion does not grant a perpetual variance. MCIMetro/Verizon must relocate underground at their expense if other utilities at the location are moved underground.

* **20200060** **Gresham Avenue Utilities**

Motion authorizing a variance from the Underground Utilities ordinance to allow the installation of fiber to be over lashed on existing fiber along Gresham Avenue from Washington Avenue to North Cobb Parkway. This motion does not grant a perpetual variance. MCIMetro/Verizon must relocate underground at their expense if other utilities at the location are moved underground.

* **20200057** **Lawrence Street Traffic Calming**

Motion authorizing Public Works to conduct the speed study of the Lawrence Street area from Cole Street to Fairground Street to determine if traffic calming devices are needed.

* **20200058** **Roosevelt Circle Traffic Calming**

Motion authorizing Public Works to conduct the speed study of the Roosevelt Circle area to determine if traffic calming devices are needed.

* **20200059** **Manning Road Traffic Calming**

Motion authorizing Public Works to conduct the speed study of the Manning Road area to determine if traffic calming devices are needed.

* **20200116** **AT&T**

Motion to authorize and direct city staff and the city attorney to investigate and explore the methods to require AT&T to comply with the underground utility ordinance of the city of Marietta and any other applicable ordinances of the city of Marietta in order to allow the Powder Springs Street Road project to proceed without further delay.

* **20190773** **2022 Proposed SPLOST**

Motion to approve the Draft for the anticipated 2022 SPLOST for the projects for the City.

OTHER BUSINESS:

20191166 **V2020-06 [VARIANCE] THE BOTTOMS GROUP, LLC (191 MARIETTA PROPERTIES, LLC)**

V2020-06 [VARIANCE] THE BOTTOMS GROUP, LLC (191 MARIETTA PROPERTIES, LLC)
is requesting variances for properties located in Land Lot 1159, District 16, Parcel 0540, 2nd Section of Cobb County, Marietta, Georgia and being known as 191 Cherokee Street. Ward 3A.
Variances:
Variance to reduce the minimum lot size from 20,000 sq.ft. to 10,200 sq.ft. [§708.23 (H)]
Variance to reduce the front yard setback from 40 ft. to 12 ft. [§708.23 (H)]
Variance to reduce the major side setback from 25 ft. to 6 ft. [§708.23 (H)]
Variance to reduce the minor side setback from 15 ft. to 5.5 ft. [§708.23 (H)]
Variance to allow new a/c units within 10 ft. of the property line. [§708.23 (F.7.)]
Variance to allow a monument sign within 5 ft. of the property line. [§714.04 (F.2.)]
Variance to waive the Commercial Corridor Overlay District-Tier B standards. [§712.09(G)]
Variance to waive 10-foot landscape strip on both frontages. [§712.08 (G.2.)]
Variance to reduce the required parking ratio for professional office from 1 per 350 sq.ft. to 1 per 369 sq.ft. [§716.07 (E)]
Variance to reduce the width of a paved 2-way driveway from 20 ft. to 19.25 ft.[§716.06(B)]

Public Hearing (All parties sworn in)

20191174 **V2020-07 [VARIANCE] KEVIN KNOX (WHITAKER INVESTMENTS, LLC)**

V2020-07 [VARIANCE] KEVIN KNOX is requesting variances for properties located in Land Lot 1006, District 16, Parcels 0840 & 0830, 2nd Section of Cobb County, Marietta, Georgia and being known as 855 & 861 Kennesaw Avenue. Ward 4A.
Variances:
Variance to allow a private road to not meet the minimum right of way width and pavement width required for by ordinance. [*§726.03 (A.)*]
Variance to waive the requirement that an applicant be required to improve an access point to insure proper access to the proposed subdivision. [*§732.02*]

Public Hearing (All parties sworn in)

20200127 **SPLOST Special Called Meeting**

Motion to have a Special Called Meeting on February 24, 2020, for the SPLOST 2022. There will be visuals and graphs in the lobby prior to public comment and City vote.

* **20200124** **Ordinance Amendment Related to Assistant Prosecuting Attorneys**

Motion approving an Ordinance amending Marietta Municipal Code Section 1-12-040 to remove paragraph G in its entirety and waive the Second Reading.

* **20200118** **1101 Powder Springs Street**

Motion to approve the Second Amendment to Purchase and Sale Agreement for the property at 1101 Powder Springs Street.

* **20200130** **Resolution Opposing House Bill 302 and Senate Bill 172**

Motion to approve the Resolution to voice their support of Locally Established Building Design Standards for Residential Dwellings.

* **20200129** **Demolition of property on Franklin Gateway**

Motion to award the demolition of 550 Franklin Gateway, to include the parking lot, to Southern Environmental Services Inc. for $297,830.00.

***** **20200133** **Powder Springs ROW and Easement**

Motion authorizing the Mayor to execute the Sale Closing Statement with the State of Georgia through the State Properties Commission.

***** **20200134** **547 Bouldercrest Drive**

Motion authorizing acquisition of the easements at 547 Bouldercrest Drive from Samuel Walter Henderson and Lane B. Henderson for the purpose of constructing the Bouldercrest Drive Sidewalk Enhancements project in exchange for $2,089.00.

***** **20200135** **555 Bouldercrest Drive**

Motion authorizing acquisition of the easements at 555 Bouldercrest Drive from Joseph Paolozzi and Kathryn Fellows for the purpose of constructing the Bouldercrest Drive Sidewalk Enhancements project in exchange for $4,319.00 and stipulation as listed below:

· The City is using tall shaded fescue sod, not seed when replacing the yard.

***** **20200136** **563 Bouldercrest Drive**

Motion authorizing acquisition of the easements at 563 Bouldercrest Drive Juliana Mello Hardy for the purpose of constructing the Bouldercrest Drive Sidewalk Enhancements project in exchange for $3,631.00 and stipulations as listed below.

- The City is to relocate sprinkler heads to back of sidewalk.

***** **20200137** **711 Walnut Drive**

Motion authorizing acquisition of the easements at 711 Walnut Drive from Mark S. and Diane W. Adams for the purpose of constructing the Bouldercrest Drive Sidewalk Enhancements project in exchange for $3,217.00 and stipulations as listed below.

- The City is to relocate sprinkler heads to back of sidewalk.

***** **20200123** **BLW Actions of February 10, 2020**

Review and approval of the February 10, 2020 actions and minutes of Marietta Board of Lights and Water.

UNSCHEDULED APPEARANCES:

Each speaker is allotted five (5) minutes.

ADJOURNMENT:

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2020-03 **LEGISTAR: 20191115**

LANDOWNERS: **Peter Varljen**
31 Whitlock Drive
Marietta, GA 30064

APPLICANT: **Same as above**

AGENT: **n/a**

PROPERTY ADDRESS: **224 West Dixie Avenue**

PARCEL DESCRIPTION: **17th District, Land Lot 287, Parcel 0090**

AREA: 0.36 acres **COUNCIL WARD: 1A**

EXISTING ZONING: **OIT (Office Institution Transitional)**

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

FUTURE LAND USE: **MDR (Medium Density Residential)**

REASON FOR REQUEST: The applicant is requesting this rezoning so the property can be improved and used as a single-family residence.

PLANNING COMMISSION HEARING: Tuesday, February 4, 2020 – 6:00 p.m.

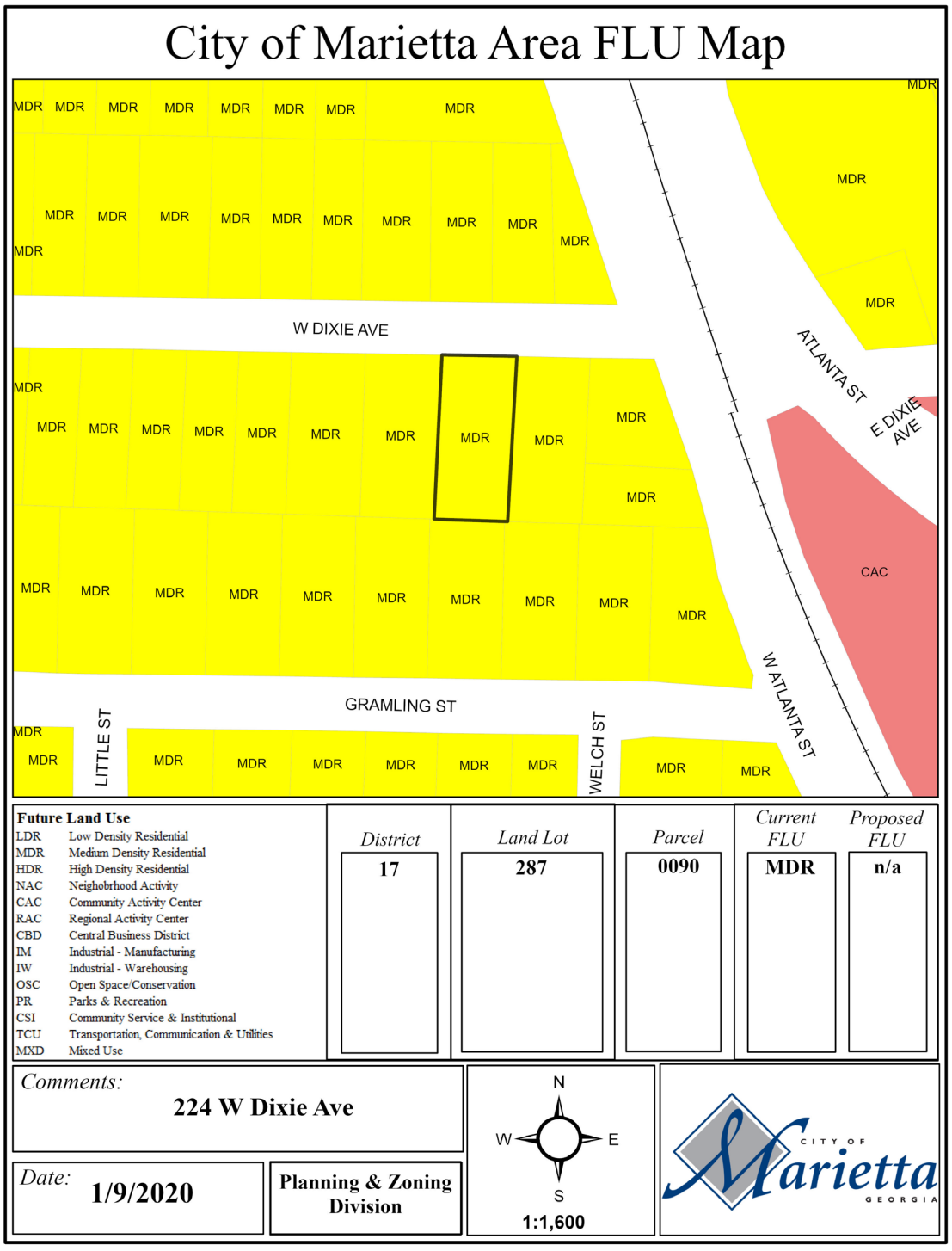
CITY COUNCIL HEARING: Wednesday, February 12, 2020 – 7:00 p.m.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

MAP

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

FLU MAP



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

PICTURES OF PROPERTY

2016 Google Street View of Property

224 West Dixie Avenue (unpermitted land disturbance) – December 2019

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

224 West Dixie Avenue (unpermitted land disturbance) – December 2019

Rear yard of 224 West Dixie Avenue

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

STAFF ANALYSIS

Location Compatibility

The owner and applicant, Peter Varljen, is requesting to rezone the property located at 224 West Dixie Avenue from OIT (Office Institution Transitional) to R-4 (Single Family Residential – 4 units/acre) so it may be used as a single-family residence. The adjacent properties to the west and south are zoned R-4 (Single Family Residential – 4units/ acre) while the property to the east is zoned OI (Office Institutional). Overall, this section of West Dixie is a mixture of OIT, R-4 and OI zonings.

Use Potential and Impacts

The subject property was originally built as a residential structure in the 1920's but was rezoned to OIT in 1999 along with several other adjacent properties. City records indicate the structure was converted to commercial occupancy in 2005 and used as a counseling office between 2006 and 2009. A large portion of the front yard was paved for parking during this time.

Most of the surrounding properties, despite their commercial zoning, have never been used as a business other than a home occupation. The surrounding area is mostly residential in nature aside from the few businesses at the end of the block along West Atlanta Street. The use of this property as a residence would be consistent with the area and should have no negative impacts on surrounding properties if rezoned. The home immediately to the west was similarly rezoned in August 2019.

Because this property was built originally as a residence and previously zoned R-4, it appears to meet all the bulk and area regulations and would not need variances. The applicant has indicated that the renovations would be within the existing footprint and would not include any additions or expansions. However, there are two detached accessory structures in the rear yard that are not identified on the survey. Without an updated survey that includes these structures, staff cannot determine whether they comply with the size and setback restrictions for accessory structures. While the playhouse is likely compliant, the detached garage appears to be very close to the side and rear property lines. The garage would have to be removed unless variances were granted with the rezoning:

- Variances to allow the garage to remain in place and as-is. [*§708.04 (F)*]

The Future Land Use designation of this area is MDR (Medium Density Residential). MDR is intended for residential densities ranging from five (5) to eight (8) units per acre. As a result, this request to rezone from OIT to R-4 would be supported by the City's Comprehensive Plan.

Environmental Impacts

The applicant has already removed a substantial amount of paving in the front and rear yards, as well as a large magnolia tree in the front yard. Plans indicate the applicant will stabilize the yard with sod and provide a smaller asphalt driveway and parking pad.

Economic Functionality

The subject property has been zoned for office use (OIT) since 1999 but has not experienced much use during that time. Most of the surrounding properties are used residentially and, due to its size and construction type, this property would be better suited for residential use as well.

Infrastructure

The proposed use as a single-family residence would have minimal impact on the transportation, education, water, sewer, electricity, or other public infrastructure in the area. The new driveway and parking pad will satisfy the requirement of having two parking spaces for a single-family home.

Overhead Electrical/Utilities

There are overhead utilities along the south side of West Dixie Avenue. Preservation of the required front setback of twenty-five (25) feet should eliminate any potential conflict with existing overhead utilities.

History of Property

The subject property was one of nine properties that were rezoned as a group (Z-9908) in 1999. The rezoning included the following addresses: 175, 185, 191, 196, 197, 206, 209, 214 & 224 West Dixie Avenue. Otherwise, there is no history of any variances or special land use permits for this property.

Other Issues

The applicant purchased the subject property in November 2019 and began making interior and exterior modifications with the goal of using the structure as a single-family residence. These modifications were made without applying for or obtaining permits through the Marietta Building Division. City Staff issued a Stop Work Order on December 11, 2019 and informed the applicant of the property's commercial zoning classification. The applicant submitted for a building permit and rezoning application as instructed but also continued to work, despite being advised to stop. On December 16, 2019, the City's Engineering Division, assisted by Code Enforcement and Marietta Police Department, issued citations to the applicant and contractor for failing to comply with a Stop Work Order.

The applicant and contractor appeared in Municipal Court on January 8, 2020. The contractor paid a fine while the applicant has requested a nonjury trial before the judge, scheduled for January 29, 2020. The applicant has been issued a building permit for limited work on the home while the rezoning is pending.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

ANALYSIS & CONCLUSION

The owner and applicant, Peter Varljen, is requesting to rezone the property located at 224 West Dixie Avenue from OIT to R-4 so it may be used as a single-family residence. The adjacent properties to the west and south are zoned R-4 while the property to the east is zoned OI. Overall, this section of West Dixie is a mixture of OIT, R-4 and OI zonings.

The subject property was originally built as a residential structure in the 1920's but was rezoned to OIT in 1999 along with several other adjacent properties. Most of the surrounding properties, despite their commercial zoning, have never been used as a business other than a home occupation. The use of this property as a residence would be consistent with the area and should have no negative impacts on surrounding properties if rezoned. The home immediately to the west was similarly rezoned in August 2019.

Because this property was built originally as a residence and previously zoned R-4, it appears to meet all the bulk and area regulations and would not need variances. However, there are two detached accessory structures in the rear yard that are not identified on the survey. While the playhouse is likely compliant, the detached garage appears to be very close to the side and rear property lines and would need the following variance to remain:

- Variances to allow the garage to remain in place and as-is. [*§708.04 (F)*]

The applicant purchased the subject property in November 2019 and began making interior and exterior modifications without applying for building permits. City Staff issued a Stop Work Order on December 11, 2019 and informed the applicant of the property's commercial zoning classification. The applicant continued to work and on December 16, 2019, the City's Engineering Division, assisted by Code Enforcement and Marietta Police Department, issued citations to the applicant and contractor for failing to comply with a Stop Work Order. The applicant is currently awaiting a nonjury trial before the judge on January 29, 2020. The applicant has been issued a building permit for limited work on the home while the rezoning is pending.

The Future Land Use designation of this area is MDR, which is intended for residential densities ranging from five (5) to eight (8) units per acre. As a result, this request to rezone from OIT to R-4 would be supported by the City's Comprehensive Plan.

Prepared by: Shelly Stein

Approved by: Rusty Roth

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

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? _____

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

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?	Olley 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?	No

Additional Comments:
Code Enforcement case; citations issued to the property owner and grading contractor for violating a stop-work order; arraignment held on January 8, 2020; contractor pleaded no lo contender and paid $150 fine; property owner opted for non-jury trial to be held on January 29, 2020

TRANSPORTATION

What is the road affected by the proposed change?	
What is the classification of the road?	
What is the traffic count for the road?	
Estimated # of trips generated by the proposed development?	
Estimated # of pass-by cars entering proposed development?	
Do sidewalks exist in the area?	
Transportation improvements in the area?	
If yes, what are they?	

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	54 (Chestnut Hill)
Distance of the nearest station?	1.1 miles
Most likely station for 1st response?	54
Service burdens at the nearest city fire station (under, at, or above capacity)?	Under

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes___x_____ No_____

If not, can this site be served? Yes_____ No_____

What special conditions would be involved in serving this site?

Additional comments:

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	**Hickory Hills**
Middle School Servicing Development:	**Marietta Middle School**
High School Servicing Development:	**Marietta High School**
Capacity at Elementary School:	**425**
Capacity at Middle School:	**1,350**
Capacity at Marietta Sixth Grade Academy:	**775**
Capacity at High School:	**2,150**
Current enrollment of Elementary School:	**351**
Current enrollment of Middle School:	**1,390**
Current enrollment of High School:	**2,502**
Number of students generated by present development:	**0**
Number of students projected from the proposed development:	**1**
New schools pending to serve this area:	**0**
Comments:	

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Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440

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 #: 22020-03 **Legistar #:** 20191115 **PZ #:** 19-538
Planning Commission Hearing: 2-4-20 **City Council Hearing:** 2-12-20

Owner's Name PETER VARLTEN

EMAIL Address: VARLTENPC@EARTHLINK.NET

Mailing Address 224 W. DIXIE AVE SW MARIETTA Zip Code: 30008 Telephone Number 404-309-2426

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____

EMAIL Address: _____

Mailing Address _____ Zip Code: _____

Telephone Number _____ Email Address: _____

Address of property to be rezoned: ~~244~~ 224 W. DIXIE AVE SW, MARIETTA GA 30008

Land Lot (s) 79 District 17 Parcel 00090 (170287) Acreage .361 (.368) Ward 3 1A Future Land Use: RESIDENTIAL MDR

Present Zoning Classification: ~~HS~~ OIT (0287 00090) Proposed Zoning Classification: RESIDENTIAL R4

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 ½" 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

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.

Peter J. Varljen
Signature of Owner

Peter J. Varljen
Signature of Applicant

PETER J. VARLJEN
Print Name

PETER J. VARLJEN
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.

PETER J. VARLJEN
Print Name

Peter J. Varljen
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.

Peter J. Varljen
Signature

PETER J. VARLJEN
Please Print

224 W DIXIE AVE SW MARIETTA GA 30008
Address

12/12/19
Date

Signed, sealed and delivered in the presence of: LARRY PARRISH

Larry Parrish NOTARY PUBLIC Cobb COUNTY, GA MY COMM. EXPIRES JAN 19, 2023

My Commission Expires: 1-19-23

Proposed Scope of Work

224 W. Dixie Avenue SW Marietta GA 30008

1. Remove walls in main area to create more open space (engineer diagram provided showing required structural requirements).

2. Add a hallway wall to create separate room on left side of house.

3. Replace old electrical wiring and upgrade electrical systems to current code. Half of house was previously upgraded to new wiring.

4. Replace old plumbing and upgrade plumbing systems to current code. Half of house was previously upgraded to newer plumbing.

5. Add required Smoke and CO detectors

6. Cosmetic upgrades to include:
   - inside repainting
   - upgrade existing bathroom and kitchen fixtures and cabinets

7. Repaint outside of house

8. Level landscaping and add new sod to front yard of house and seed back yard

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TO: **Marietta Daily Journal**

FROM: **City of Marietta**

RUN AD DATE: **January 17, 2020**

CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, 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, February 4th, 2020, 6:00 P.M.,** City Hall, for a recommendation to the City Council at their meeting on **Wednesday, February 12th, 2020, 7:00 p.m.,** City Hall, for a final decision to be made.

Z2020-03 [REZONING] PETER VARLJEN is requesting the rezoning of 0.36 acres located in Land Lot 287, District 17, Parcel 0090 of the 2nd Section, Cobb County, Georgia, and being known as 224 West Dixie Avenue from OIT (Office Institution Transitional) to R-4 (Single Family Residential – 4 units/acre). Ward 1A.

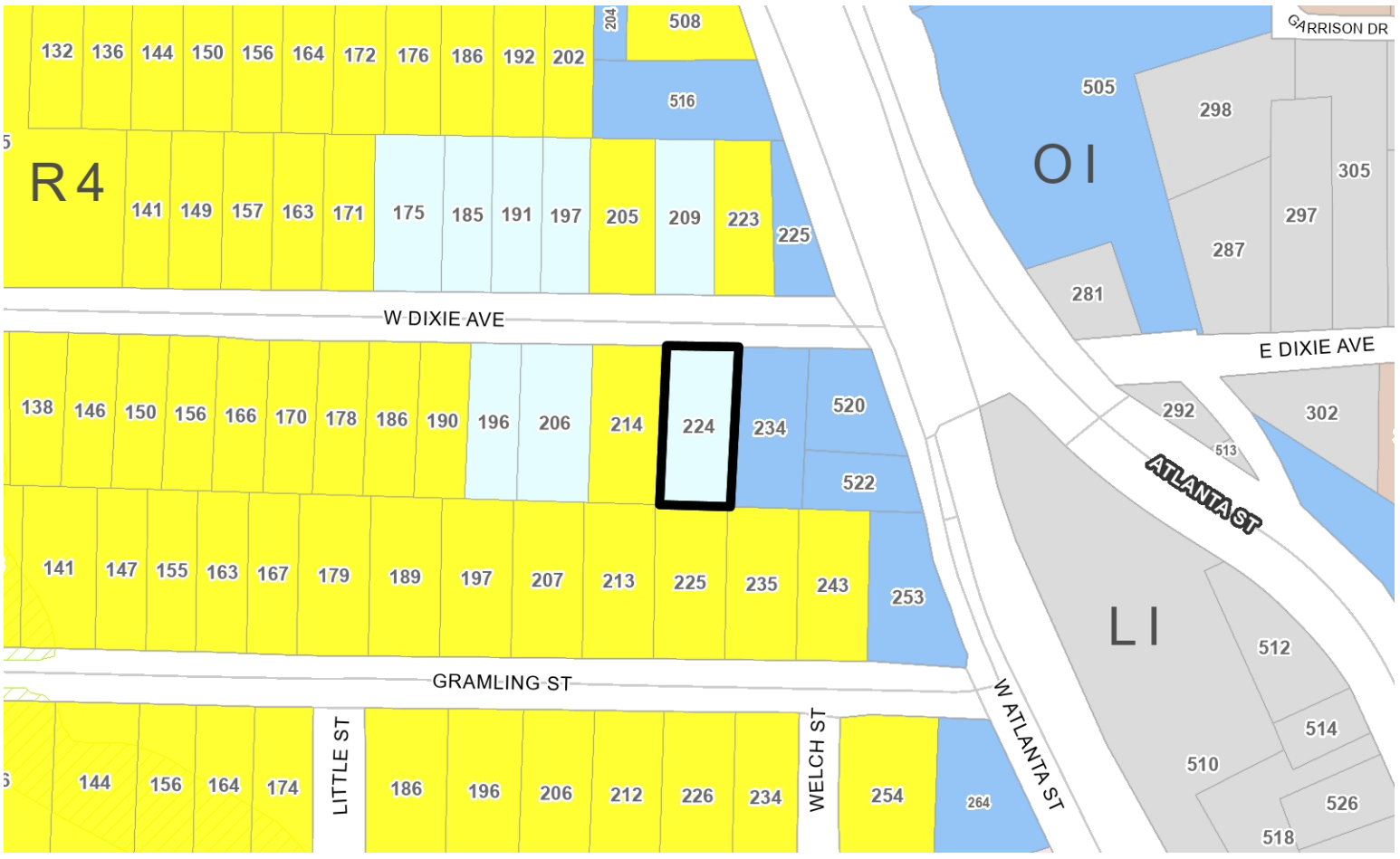
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative 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*
224 W DIXIE AVE	17028700090	0.368	1A	OIT	MDR

Property Owner: Peter Varljen

Applicant:

Proposed Zoning: OIT to R4

Agent:

Proposed Use:

Planning Commission Date: 02/04/2020

City Council Hearing Date: 02/12/2020 Case Number: Z2020-03

City of Marietta Planning & Zoning

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 - Moble 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

Future Land Use

Address	Parcel Number	Acreage	Ward	Zoning	FLU
224 W DIXIE AVE	17028700090	0.368	1A	OIT	MDR

Planning Commission Hearing Date:	02/04/2020
City Council Hearing Date:	02/12/2020
Future Land Use:	MDR
Case Number:	
Comments:	

City of Marietta Planning & Zoning

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

Aerial Map

Address	Parcel Number	Acreage	Ward	Zoning	FLU
224 W DIXIE AVE	17028700090	0.368	1A	OIT	MDR

Property Owner: Peter Varljen

Applicant:

City Council Hearing Date: 02/12/2020

Planning Commission Hearing Date: 02/04/2020

BZA Hearing Date: Case Number: Z2020-03

Comments:

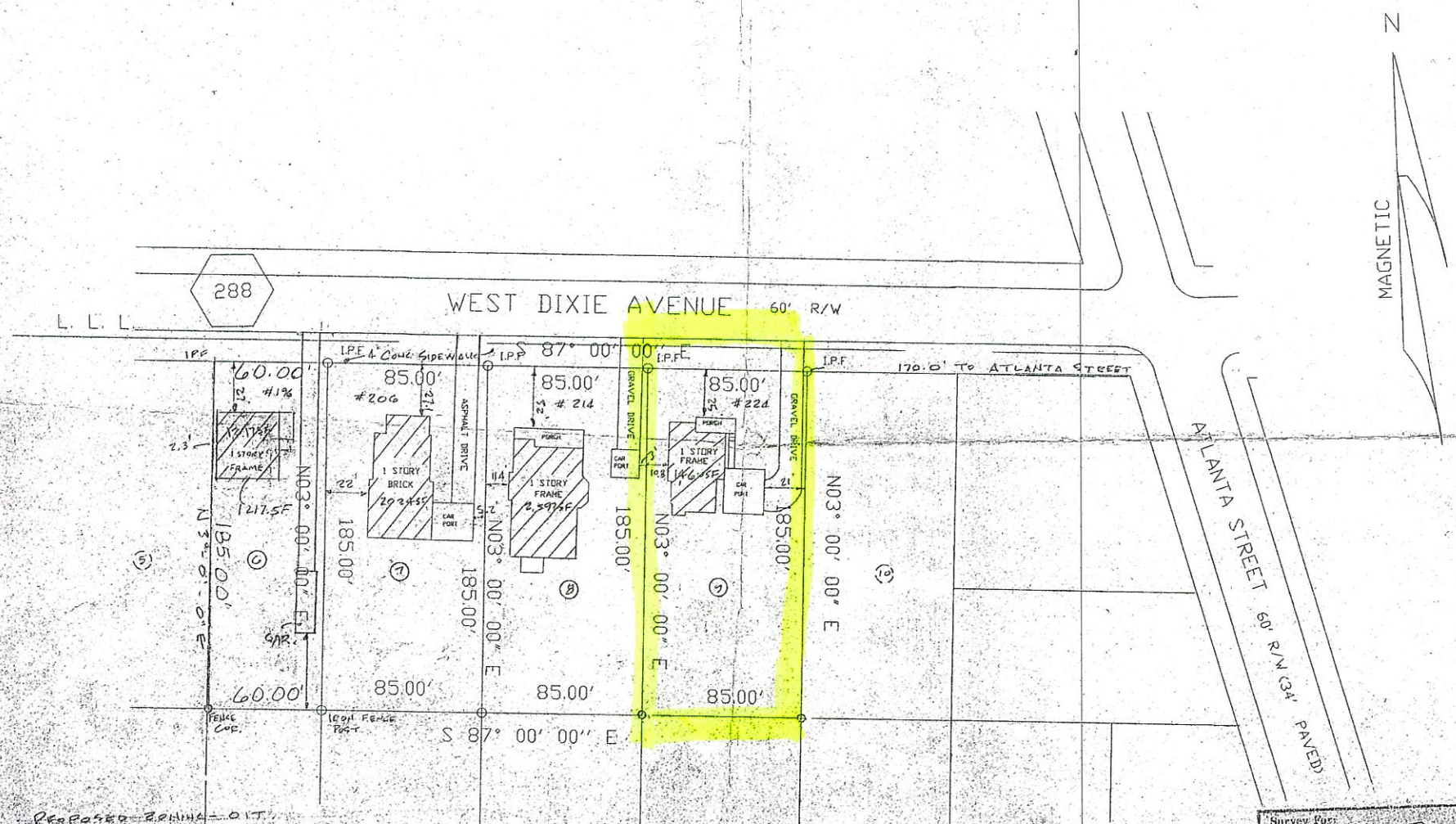
City of Marietta Planning & Zoning

Legend

- Railroads
- City Limits
- Cobb County Pockets

CURRENT SET BACKS & LOT SIZES

ADDRESS	FRONT S.B.	SIDE S.B.	REAR S.B.	GARAGE REAR S.B.	LOT SIZE
196	27'	2.3'	30	N.A.	11,100 S.F.
206	27.1'	5.2'	30	38'	15,725 S.F.
214	32'	11.4	30	N.A.	15,725 S.F.
224	25'	10.8'	30	N.A.	15,725 S.F.



PROPOSED ZONING - OIT

PROPOSED USE: PROFESSIONAL OFFICE BUILDINGS

SETBACKS:

FRONT - 25'
SIDE - 15'
REAR - 30'

NOTE - NO EASEMENTS, LAKES, STREAMS, WETLAND, 100 YEAR FLOOD PLAIN, CEMETERIES, BUFFERS OR ACCESS POINTS ON THIS LAND.

GEORGIA REGISTERED No. 1445 DAVID W. LYNAH

0 40 80 120 160

GRAPHIC SCALE

I HAVE THIS DATE EXAMINED THE F.I.R.M. OFFICIAL FLOOD MAP AND FOUND REFERENCED LOT THIS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD.

COMMUNITY 130226

Map 4050F

Survey For: NANCY DOOLEY

LOTS 6, 7, 8, & 9

GLOVERS GROVE ESTATE

Land Lot 287 District 17TH 2ND

COBB County, Georgia

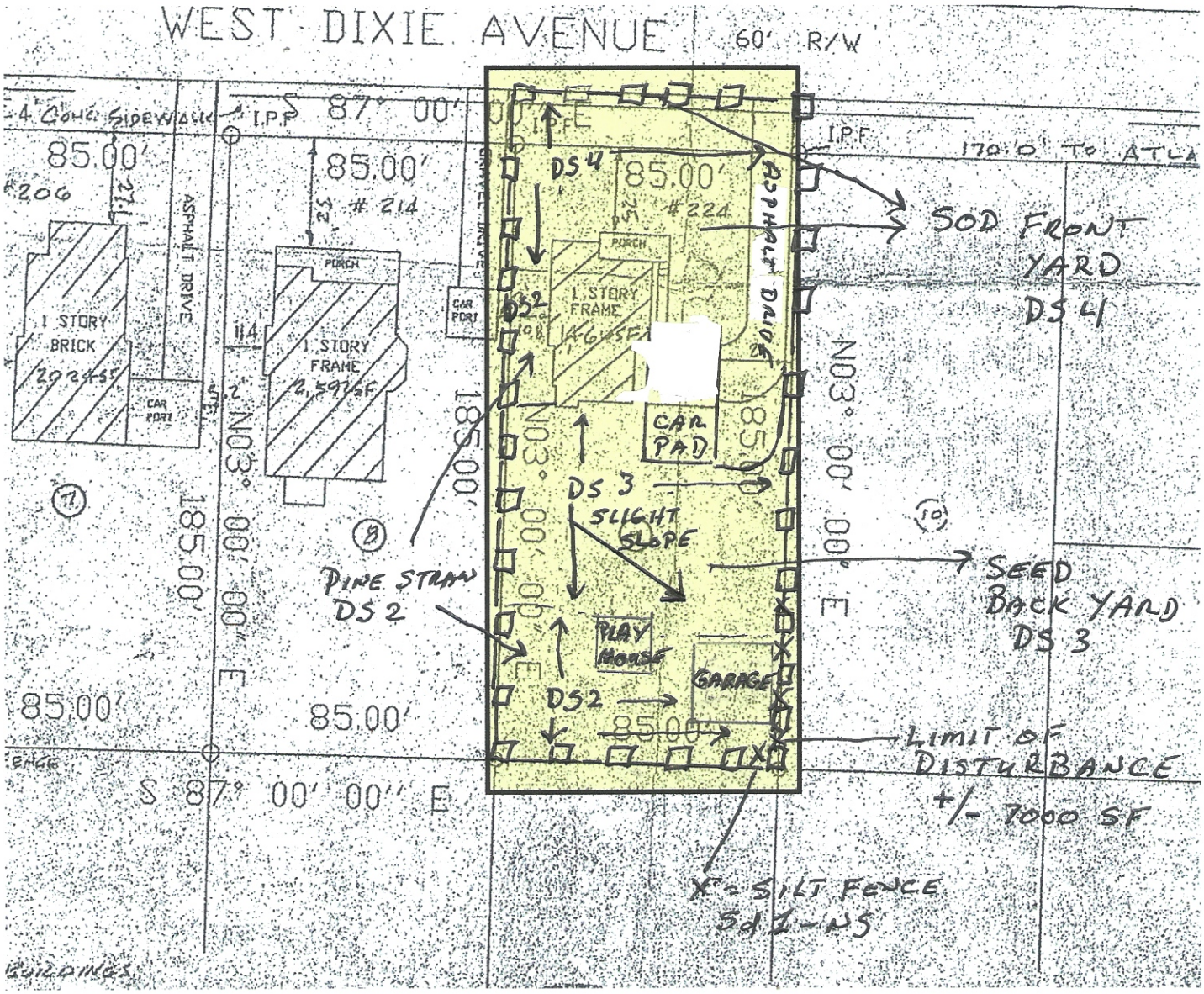
Scale 1" = 40' Date MARCH 2, 1999

D. W. Lynah Surveyors

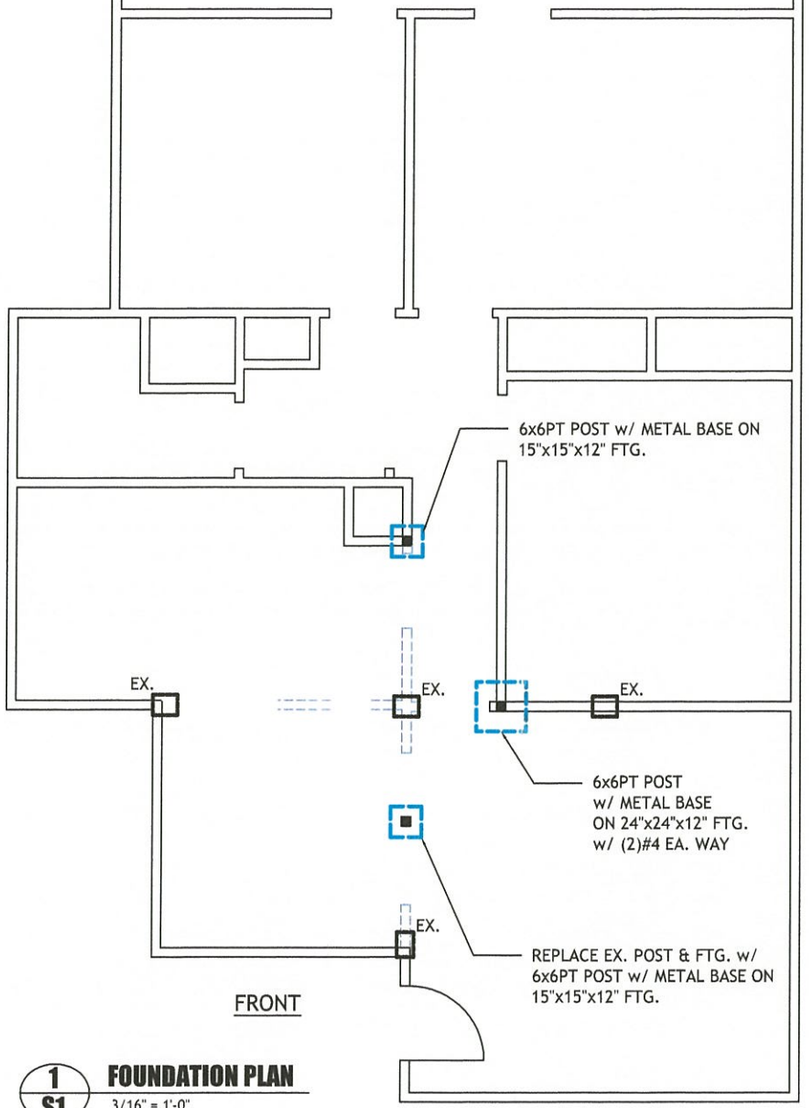
Smyrna, Georgia (404) 433-2660

Landscape Design Plan

224 West Dixie Avenue, Marietta GA

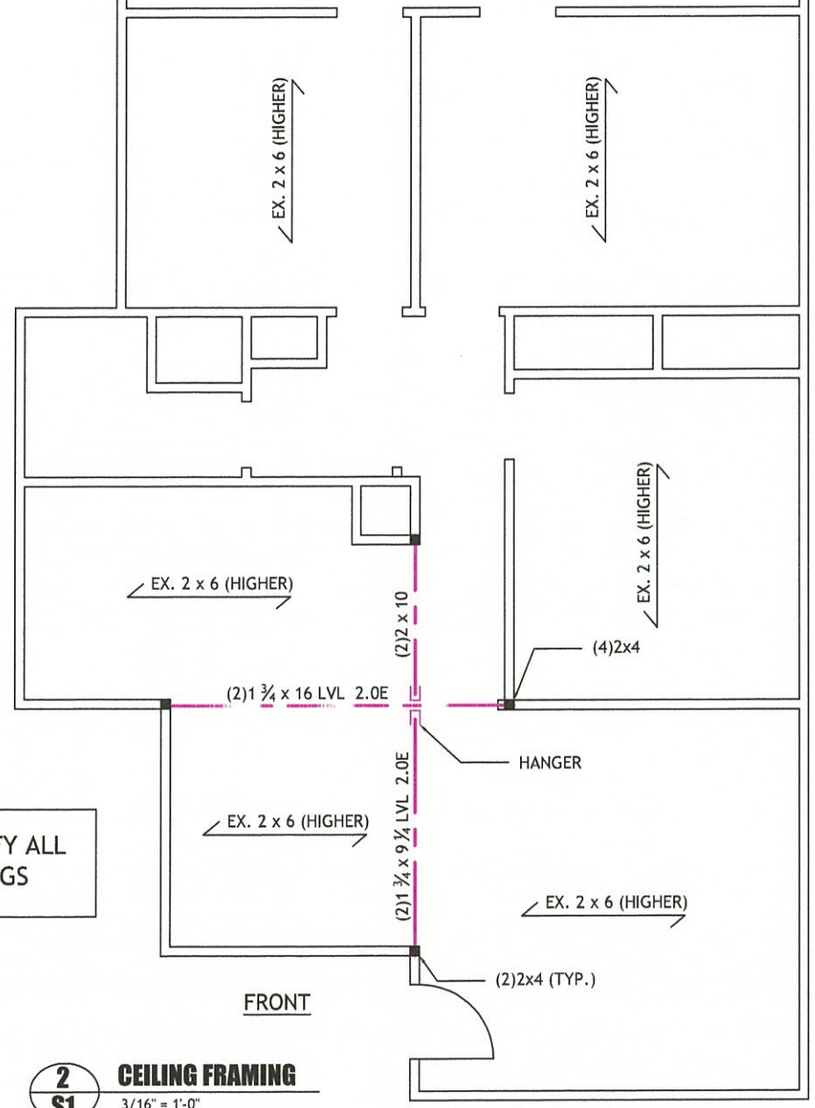


1. Prepare existing lawn for new sod and seeding by grading, filling existing minor depressions with topsoil, and removing most of the existing grass/weeds. Back yard will have a light slope toward back left corner of house. We will install silt fence at that corner.
2. Install new sod (DS4) to front yard to include area between sidewalk and road.
3. Install pinestraw (DS2) around house, creating a flower bed.
4. Install pinestraw (DS2) on right side of house.
5. Plant grass seed (DS3) on entire back of yard up to fronts of garage and little



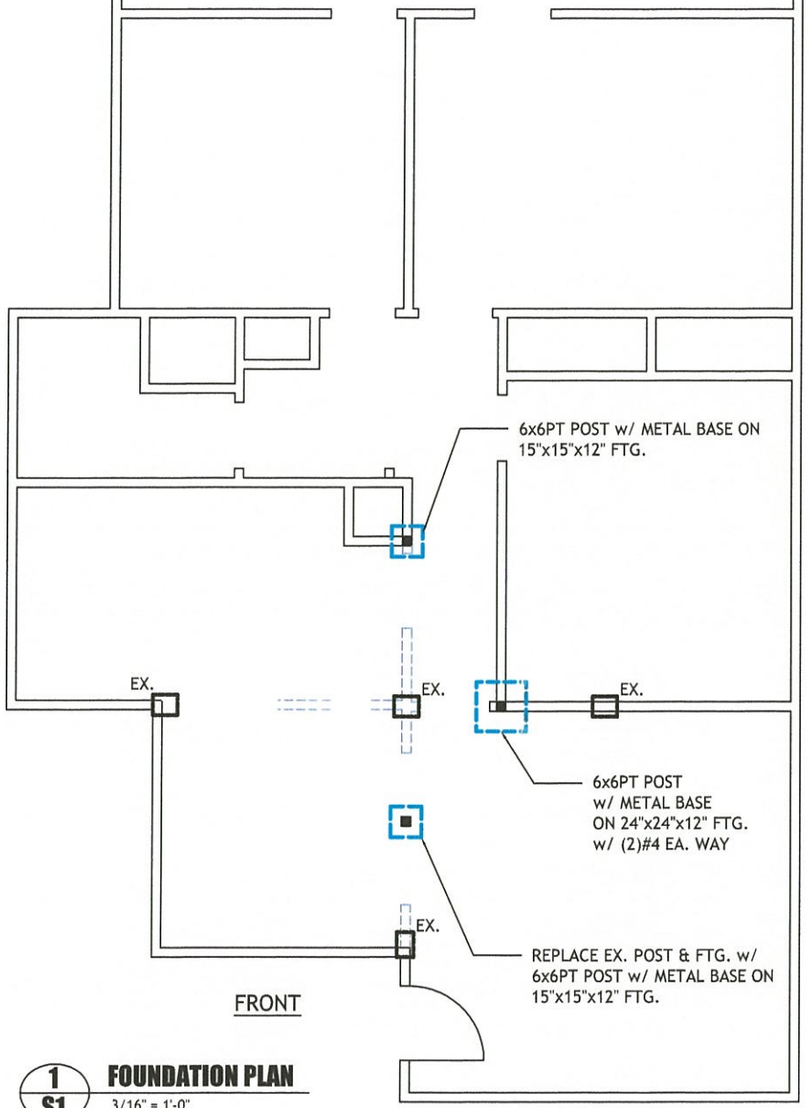
1 S1 **FOUNDATION PLAN**
3/16" = 1'-0"

FIELD VERIFY ALL EX. FOOTINGS



2 S1 **CEILING FRAMING**
3/16" = 1'-0"

date: 11/12/19 scale: AS NOTED by: B. HATTORI revision:	engineer **PROJECT NORTH ENGINEERING** 770.582.0345 / bryce.hattori@gmail.com	project **224 W DIXIE AVE SE** MARIETTA, GA 30008	**S1**



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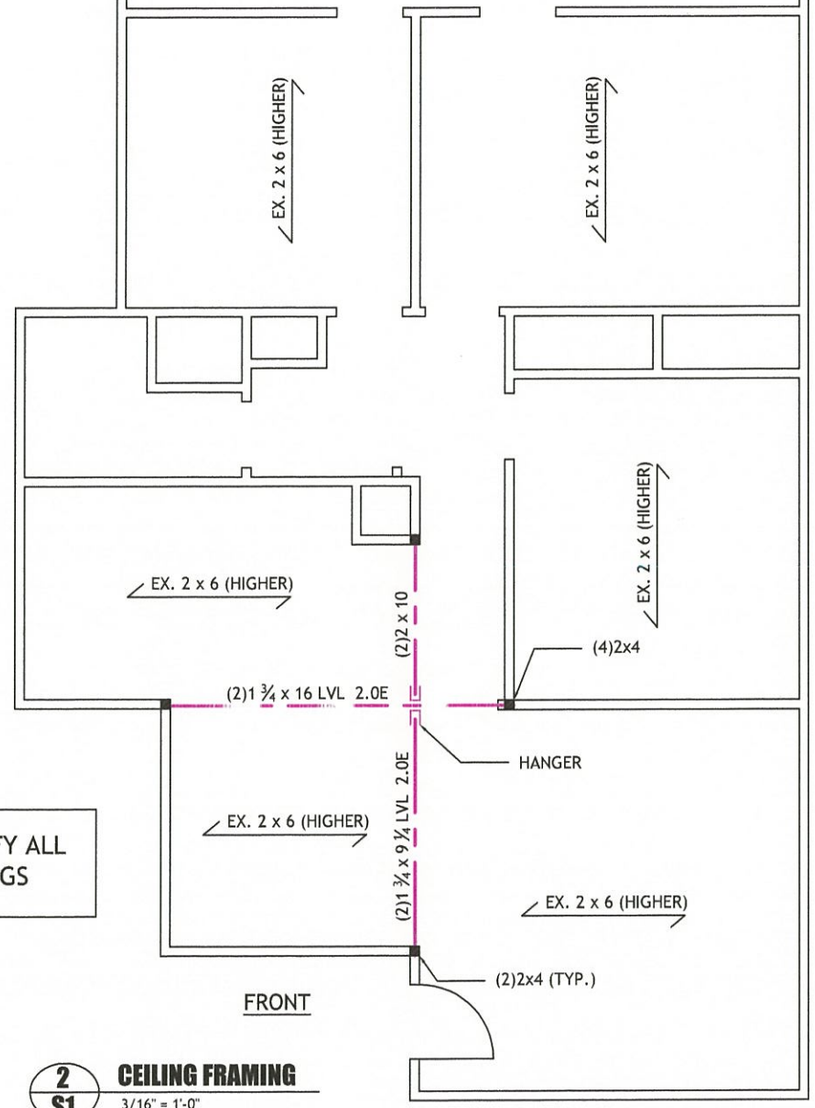

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Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

SPECIAL LAND USE PERMIT APPLICATION ANALYSIS

ZONING CASE #: **Z2020-04 SLUP** **LEGISTAR #: 20191202**

LANDOWNERS: **Turner Chapel AME Church**
492 N Marietta Parkway
Marietta, GA 30060

APPLICANT: **Turner Hill Community Development Corp**
492 N Marietta Parkway
Marietta, GA 30060

AGENT: **N/A**

PROPERTY ADDRESS: **460 (& 462) Birney Street**

PARCEL DESCRIPTION: **16 11430 0520**

AREA: ~0.299 AC **COUNCIL WARD: 5B**

EXISTING ZONING: **R-4 (Single Family Residential – 4 units/acre) w/ SLUP**

REQUEST: **R-4 with SLUP for a halfway house**

FUTURE LAND USE: **MXD (Mixed Use Development)**

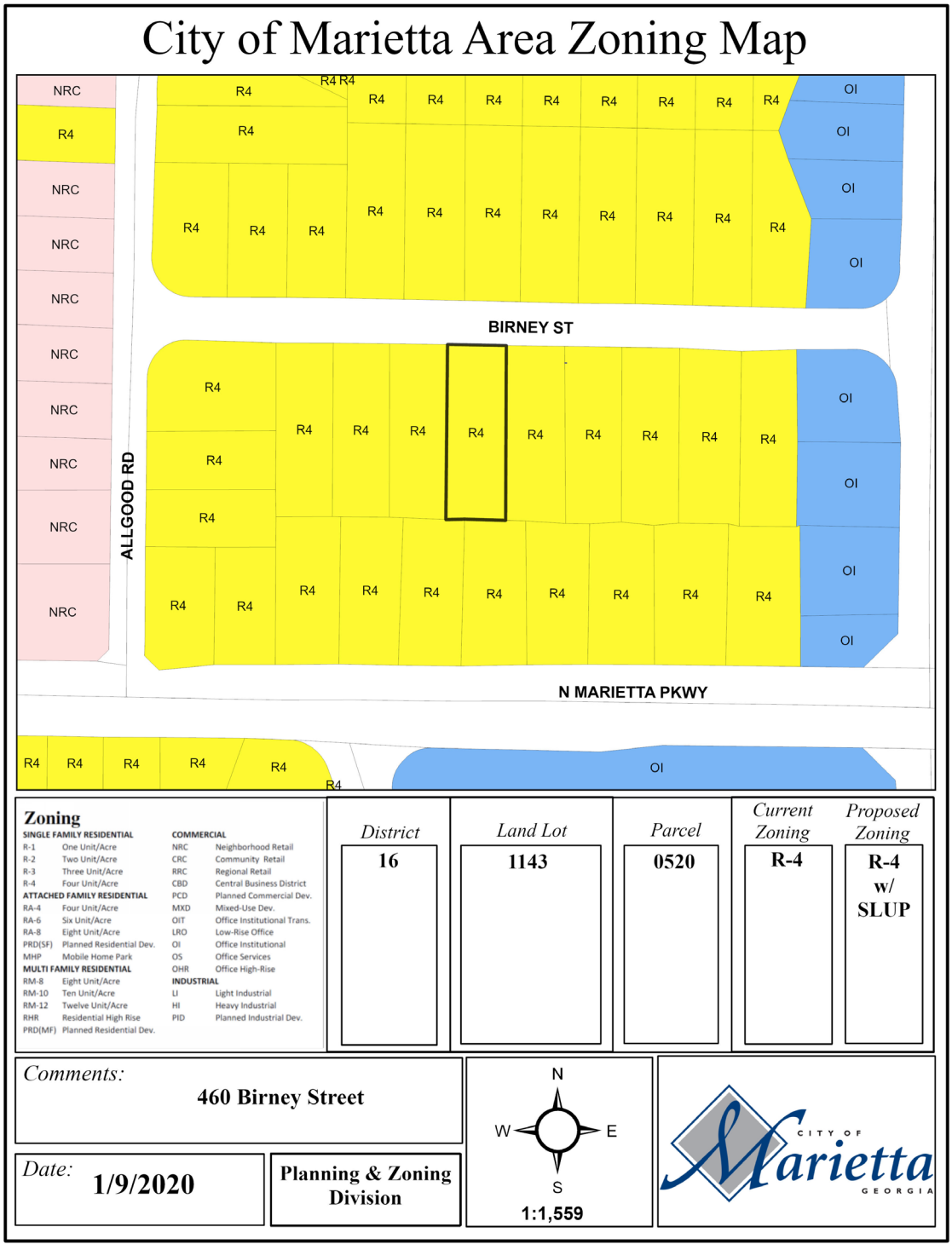
REASON FOR REQUEST: The applicant is requesting an extension of an existing Special Land Use Permit to continue using the property as a halfway house.

PLANNING COMMISSION HEARING: Tuesday, February 4th, 2020 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, February 12th, 2020 – 7:00 p.m.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

MAP



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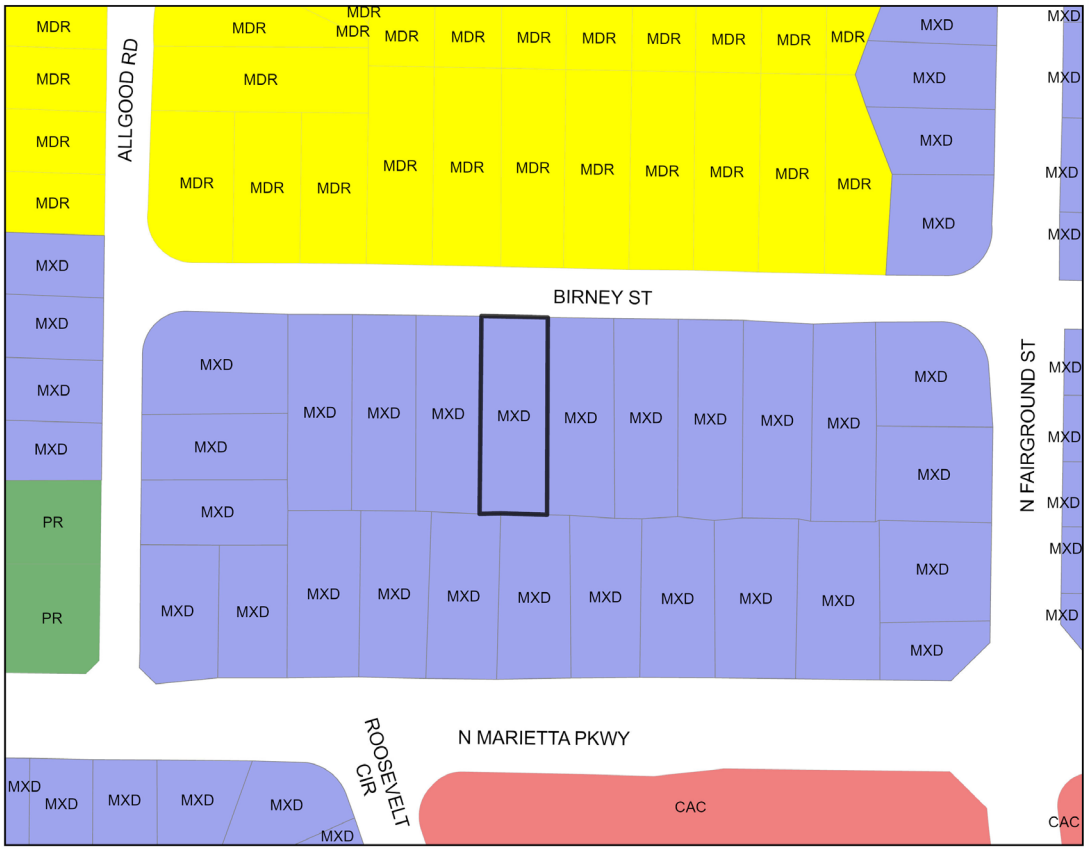
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

City of Marietta Area FLU Map



Future Land Use

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighobrhood Activity
CAC	Community Activity Center
RAC	Regional Activity Center
CBD	Central Business District
IM	Industrial - Manufacturing
IW	Industrial - Warehousing
OSC	Open Space/Conservation
PR	Parks & Recreation
CSI	Community Service & Institutional
TCU	Transportation, Communication & Utilities
MXD	Mixed Use

District	*Land Lot*	*Parcel*	*Current FLU*	*Proposed FLU*
16	1143	0520	MXD	n/a

Comments: **460 Birney Street**

N W E S

1:1,621

Date: **1/9/2020**

Planning & Zoning Division

CITY OF Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

PICTURES OF PROPERTY

Subject property at 460 Birney Street

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

STAFF ANALYSIS

Location Compatibility

Turner Hill Community Development Corporation, on behalf of Turner Chapel AME Church, is requesting to continue using 460 Birney Street as a halfway house. The property is a duplex (460 & 462 Birney Street) on a 0.299 acre parcel zoned R-4 (Single Family Residential – 4 units/acre). Harmony House has been operating on the subject property since 2006 and they would like to continue their operation at this location. Most of the surrounding properties are duplexes also zoned R-4.

The Turner Hill Community Development Corporation has overseen operation of the Harmony House Program, which houses homeless ex-offenders for up to 90 days, at the Birney Street location since June 2006. In 2016, City Council granted a Special Land Use Permit (SLUP) for a halfway house effective for three years.

Use Potential and Impacts

While group homes are allowed in residentially zoned areas, halfway houses are only permitted in areas zoned OI (Office Institutional), RM (Residential Multi-Family), or RHR (Residential High-Rise) with a Special Land Use Permit (SLUP) granted by the Board of Zoning Appeals. Halfway houses are not permitted in single-family residential zoning districts.

Halfway Houses are defined as *"A temporary residential living arrangement for persons leaving an institutional setting and in need of a supportive living arrangement in order to readjust to living outside the institution. These are persons who are receiving therapy and counseling from support staff who are present when residents are present, for the following purposes: 1) to help them recuperate from the effects of drug or alcohol addiction; 2) to help them reenter society while housed under supervision while under the constraints of alternatives to imprisonment including, but not limited to, prerelease, work release, or probationary programs; or 3) to help persons with family or school adjustment problems that require specialized attention and care in order to achieve personal independence."*

Regulations for halfway houses limit the density to one bed per 250 gross square feet of heated building space. According to Cobb Assessor's records, the subject property has 1,588 square feet of living space; therefore, 6 beds could be permitted within this structure. Other regulations for halfway houses include:

a) *The structure meets all aspects of the Standard Housing Code including minimum dwelling space requirements.*
b) *The operator obtains certification from the appropriate state licensing body.*
c) *No other such facility is located within 1,000 feet as measured from property line to property line.*

Most of the houses on Birney Street are duplexes, and there is evidence that they are occupied by families with small children. The property east of the subject property contains a variety of toys and a swing set. Also, the subject property is located across the street from Birney Street Public Park. Information provided by Harmony House states that, since working families typically vacate their homes between 6:00 a.m. and 6:00 p.m., they structure their program in the same manner. The Harmony House residents are required to leave the house by 8:00 a.m. and then the facility is closed to its residents until 5:00 p.m. The residents are supervised by staff at all times after returning to the house.

The SLUP granted by City Council on November 9, 2016 was only valid for three years. The current request for a SLUP mirrors the previous request from 2016.

The Future Land Use (FLU) of these parcels, as specified in the City's Comprehensive Plan, is MXD (Mixed-Use Development). The FLU serves as guide for long-term growth and development as it occurs over time. The purpose of the MXD category is to provide both residential and non-residential development in a manner to where not every structure is mixed-use but the district as a whole be mixed-use. According to the City's Comp Plan, appropriate zonings for MXD would be PRD-SF, PRD-MF or MXD. As a result, this request is not supported by the City's Comprehensive Plan.

Environmental Impacts

There is no indication that any streams, floodplains, wetlands, or endangered species exist on this property.

Economic Functionality

Prior to its use as a halfway house, the subject property had been consistently used as a duplex and indicates the property is functional as a residence.

Infrastructure

This proposed use should have no adverse impact on the transportation, education, water, sewer, electricity, or other public infrastructure in the area.

History of Property

The property has a history of a rezoning with a SLUP dating back to 2016 (Z2016-30) – in which the same applicants requested a rezoning of the subject property from R-4 to R-4 with additional usage as a halfway house for a period of three (3) years. The previous rezoning request was granted by City Council.

Other Issues

The following are the criteria for determining a site's eligibility for a Special Land Use Permit, as specified in Section 712.01 (E):

1. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.
2. Whether or not the use is compatible with the neighborhood.
3. Whether or not the proposed use will constitute a nuisance as defined by state law.
4. Whether or not property values of surrounding property will be adversely affected.
5. Whether or not adequate provisions are made for parking and traffic considerations.
6. Whether or not the site or intensity of the use is appropriate.
7. Whether or not adequate provisions are made regarding hours of operation.
8. The location or proximity of other similar uses (whether conforming or nonconforming).
9. Whether or not adequate controls and limits are placed upon commercial deliveries.
10. Whether or not adequate landscaping plans are incorporated to ensure appropriate transition.
11. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

ANALYSIS & CONCLUSION

Turner Hill Community Development Corporation – on behalf of Turner Chapel AME Church, is requesting to continue using 460 Birney Street as a halfway house. The property is a duplex (460 & 462 Birney Street) on a 0.299 acre parcel zoned R-4 (Single Family Residential – 4 units / acre). Harmony House has been operating on the subject property since 2006 and they would like to continue their operation at this location. Most of the surrounding properties are duplexes also zoned R-4.

In 2016, City Council granted a Special Land Use Permit (SLUP) for a halfway house effective for three years. The applicant is requesting a renewal and extension of the previously granted request.

The Turner Hill Community Development Corporation has overseen operation of the Harmony House Program, which houses homeless ex-offenders for up to 90 days. While group homes are allowed in residentially zoned areas, halfway houses are only permitted in areas zoned OI, RM, or RHR with a SLUP granted by the Board of Zoning Appeals. Regulations for halfway houses limit the density to one bed per 250 gross square feet of heated building space. According to Cobb Assessor's records, the subject property has 1,588 square feet of living space; therefore, 6 beds could be permitted within this structure. Other regulations for halfway houses include:

a) *The structure meets all aspects of the Standard Housing Code including minimum dwelling space requirements.*
b) *The operator obtains certification from the appropriate state licensing body.*
c) *No other such facility is located within 1,000 feet as measured from property line to property line.*

Most of the houses on Birney Street are duplexes, and there is evidence that they are occupied by families with small children. Birney Street Park is also directly across the street. The Harmony House residents are required to leave the house by 8:00 a.m. and then the facility is closed to its residents until 5:00 p.m. The residents are supervised by staff at all times after returning to the house.

The Future Land Use of these parcels is MXD, which is intended for development and use as both residential and non-residential. According to the City's Comprehensive Plan appropriate zonings for MXD would be PRD-SF, PRD-MF or MXD. As a result, this request is not supported by the City's Comprehensive Plan.

Prepared by: J. Rindell

Approved by: Rusty Roth

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

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? _____

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

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?	No

Additional Comments:
No comments from engineering section.

TRANSPORTATION

What is the road effected by the proposed change?	
What is the classification of the road?	
What is the traffic count for the road?	
Estimated # of trips generated by the proposed development?	
Estimated # of pass-by cars entering proposed development?	
Do sidewalks exist in the area?	
Transportation improvements in the area?	
If yes, what are they?	

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	51
Distance of the nearest station?	0.9 miles
Most likely station for 1st response?	51
Service burdens at the nearest city fire station (under, at, or above capacity)?	N/A

Comments:
No concerns with continuing this rezoning as long as they complied with any and all stipulations of the last one.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes_____ No_____

If not, can this site be served? Yes_____ No_____

What special conditions would be involved in serving this site?

Additional comments:

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Marietta GEORGIA

RECEIVED
DEC 23 2019
BY:

Department of Development Services
205 Lawrence Street
Marietta, GA 30060

APPLICATION FOR SPECIAL LAND USE PERMIT

(Owner/Applicant/or Representative must be present at all public hearings)

For Office Use Only:

Application#: Z2020-04 SLUP Legistar#: 20191202 PZ#: 19-543

PC Hearing: 2-4-20 CC Hearing: 2-12-20 BZA Hearing: —

[X] Planning Commission/City Council [ ] Board of Zoning Appeals

Owner's Name Turner Chapel AME Church

Address 492 N Marietta Pkwy NE Zip Code: 30060

Telephone Number: 770-422-6791 Email Address: hpash@turnerchapelame.org

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Turner Hill Community Development Corporation

Address 492 N Marietta Pkwy NE Zip Code: 30060

Telephone Number 770-424-4635 Email Address: svann@vannplanning.com

Address of property for which special land use is requested:

460-462 Birney Street NE Date of Acquisition: 4/23/04

Land Lot (s) 1143 District 16 Parcel 0520 Acreage 0.299 Zoned R-4 Ward 5A FLU MXD

List the special land use permit requested (please attach any additional information):

renewal application - R-4 with SLUP for an additional use as a halfway house, a short-term assessment center for ex-offenders released from correctional facilities. The participants are provided housing, mentoring, assistance in obtaining employment and transitional support as a means to prevent recidivism and an opportunity to start over with a second chance.

Required Information

1. Application fee: Board of Zoning Appeals ($250) or Planning Commission/City Council ($500)
2. Completed notarized application. **The original application must be submitted with ALL original signatures – Copies of the application or signature(s) will NOT be accepted.**
3. Legal description of property. **Legal description must be in a WORD DOCUMENT.**
4. Site plan: One copy scaled to an 8 ½" X 11" size. If larger than 11" x 17", will need 25 copies. Site plan must be drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid.
5. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

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, Planning Commission, or Board of Zoning Appeals within the two (2) years preceding the filing of the this application.

Signature of Owner

Clintonia F Sanders
Print Name

Signature of Applicant

Henry Pash
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.

Henry Pash
Print Name

Signature of Applicant

OWNER/APPLICANT CERTIFICATION

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

Signature

Clintonia F Sanders
Please Print

492 N Marietta Pkwy Marietta, GA 30060
Address

12/22/2019
Date

Signed, sealed and delivered in the presence of:

A. DONZALEIGH EZELL NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 27, 2020

My Commission Expires: 27 AUG 2020

TO: **Marietta Daily Journal**

FROM: **City of Marietta**

RUN AD DATE: **January 17, 2020**

CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, 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, February 4th, 2020, 6:00 P.M.,** City Hall, for a recommendation to the City Council at their meeting on **Wednesday, February 12th, 2020, 7:00 p.m.,** City Hall, for a final decision to be made.

Z2020-04 [SPECIAL LAND USE PERMIT] TURNER HILL COMMUNITY DEVELOPMENT CORPORATION is requesting a Special Land Use Permit for 0.299 acres located in Land Lot 1143, District 16, Parcel 0520, 2nd Section, Marietta, Cobb County, Georgia, and being known as 460 Birney Street (aka 462 Birney Street) from R-4 (Single Family Residential – 4 units/acre) to R-4 (Single Family Residential – 4 units/acre) with a special land use permit for a halfway house. Ward 5A.

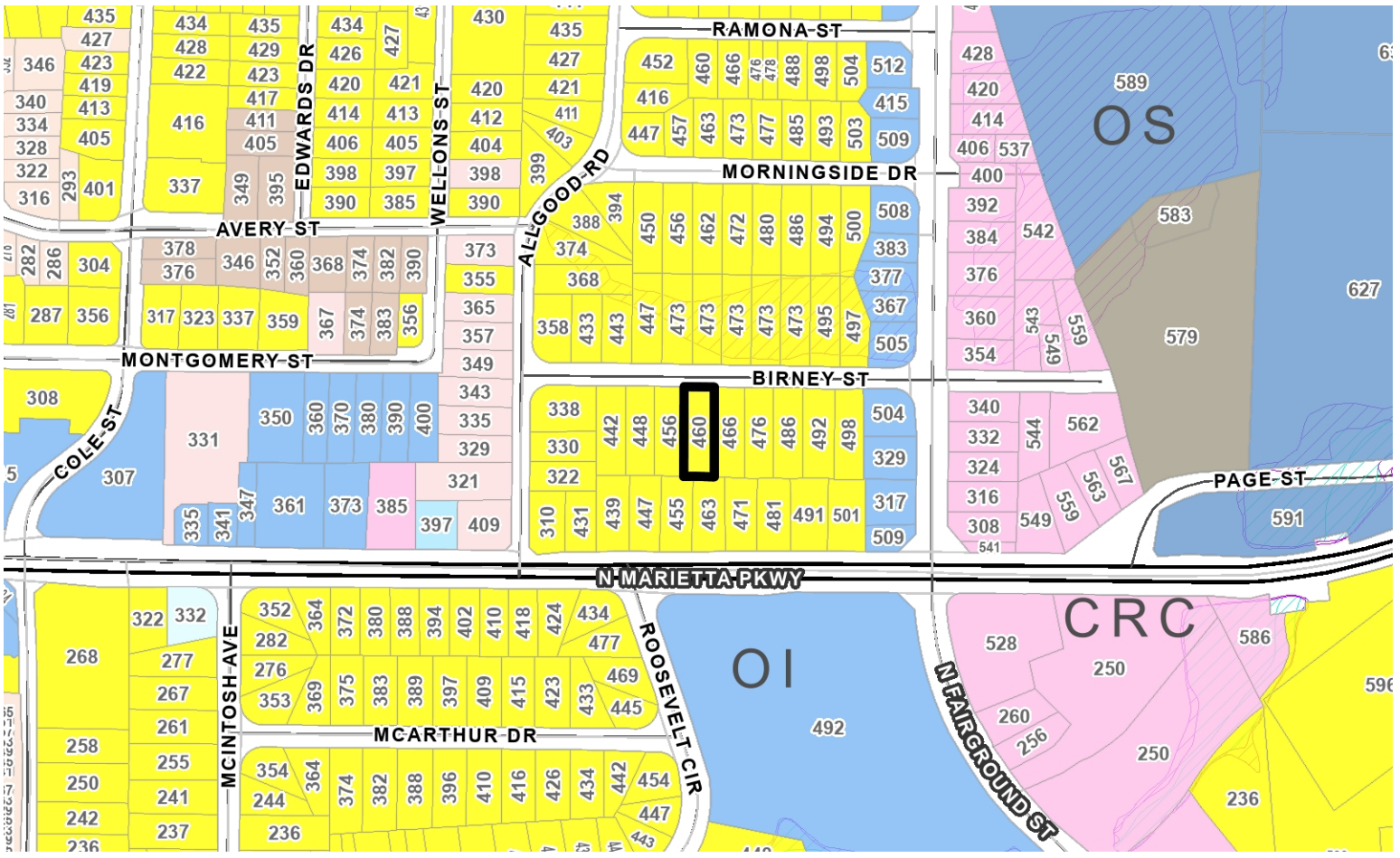
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative 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

Special Land Use



Address	*Parcel Number*	*Acreage*	*Ward*	*Zoning*	*FLU*
460 BIRNEY ST	16114300520	0.299	5A	R4	MXD

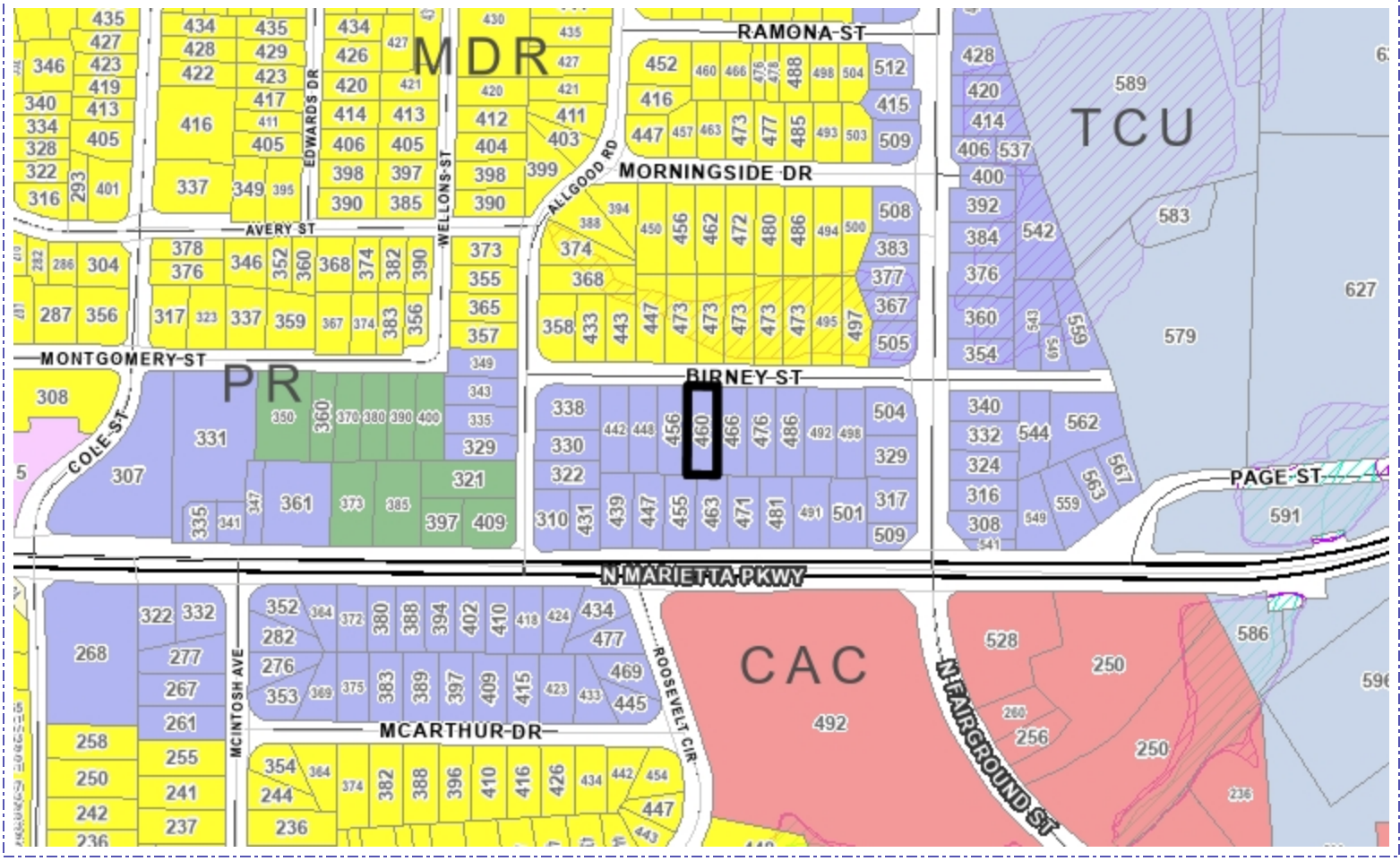
Property Owner:	Turner Chapel AME Church
Applicant:	Turner Hill Community Development Corp
Agent:	
Proposed Use:	
Planning Commission Hearing Date:	02/04/2020
City Council Hearing Date:	02/12/2020
Case Number:	Z2020-04

City of Marietta Planning & Zoning

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 - Moble 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

Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
460 BIRNEY ST	16114300520	0.299	5A	R4	MXD

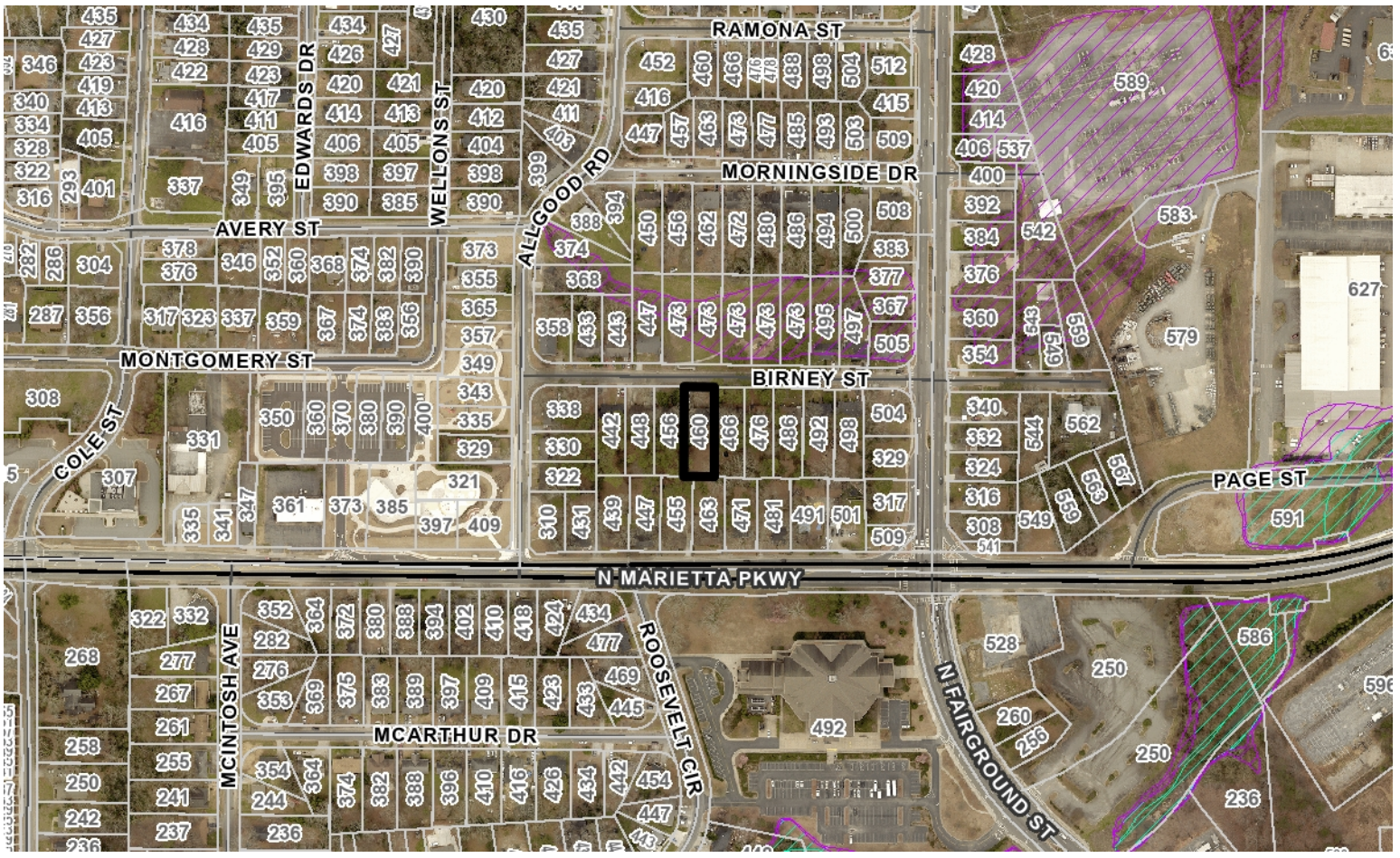
Planning Commission Hearing Date:	02/04/2020
City Council Hearing Date:	02/12/2020
Future Land Use:	MXD
Case Number:	
Comments:	

City of Marietta Planning & Zoning

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

Aerial Map



Address	Parcel Number	Acreage	Ward	Zoning	FLU
460 BIRNEY ST	16114300520	0.299	5A	R4	MXD

Property Owner:	Turner Chapel AME Church
Applicant:	Turner Hill Community Development Corp
City Council Hearing Date:	02/12/2020
Planning Commission Hearing Date:	02/04/2020
BZA Hearing Date:	Case Number: Z2020-04
Comments:	

Legend

- Railroads
- City Limits
- Cobb County Pockets

City of Marietta Planning & Zoning

PY 2019

Previous Related Program Activities/ Project Description

harmony house

Summary

The Harmony House Program provides housing and transitional support to homeless ex-offenders who have been recently released from jail or prison as well as outreach and referral to non-residential clients, their families, and the community as a whole. Our goal is a safer community for all Cobb County residents through reduction of recidivism and by aiding ex-offenders in becoming law-abiding, responsible, members of our community.

Harmony House began delivering services August 1, 2006. Each year the Harmony House residential program serves 15-20 homeless ex-offenders; the outreach and referral program serves an additional 100-150 or more, mostly through telephone referrals. As of February 28, 2019, we have served 314 ex-offenders through our residential program providing 12,640 bed nights and we have assisted an additional 1,409 through our outreach and referral program.

The Georgia Department of Corrections reported 749 prison releases for Cobb County ex-offenders in 2018. Too often, offenders have lost their homes and their connection with family and friends during their incarceration. With our shelters overflowing, homeless ex-offenders have one recourse—to try to survive on our streets.

Whatever the circumstance that initially led to their arrest and incarceration, the current practice of releasing homeless ex-offenders into the community with no transitional or discharge plan guarantees a high recidivism rate. What will the homeless ex-offender do to survive? How many ex-offenders will reoffend? How many non-violent ex-offenders will escalate to violent crimes?

We cannot continue to release prisoners onto our streets with no job, no income, no place to sleep, no means to eat, to shower, or to shave. If we look the other way, if we continue to address this need with platitudes and indifference, we will all pay the price. Victims of crime will pay through assaults and robberies. Insurance rates will continue to climb. Higher taxes will be levied to increase police protection and to support our ever-growing jail and prison populations.

At Harmony House, we provide a solution. We not only believe in second chances, we know from firsthand experience how lives can be forever changed for the good with the right kind of support and intervention. Our outcomes prove our program works.

Organizational History

Turner Hill Community Development Corporation, also known as the Turner Hill CDC, incorporated as a community housing development organization and received its 501 (c) (3) in 2002. Its purpose is to provide activities designed to stabilize the lives of low- to moderate-income residents living within Cobb County. Target populations include low-income, underprivileged, distressed, and at-risk residents.

To address this need, The Turner Hill CDC oversees two distinct programs: The House of Grace and the Harmony House Program.

House of Grace provides transitional housing for women who have been victims of domestic violence and their children. The goal of the program is to empower these women, restoring self-sufficiency and self-esteem.

Harmony House provides services to homeless male ex-offenders to help them transition into society as independent, law-abiding, contributing citizens.

Harmony House Mission Statement

Our Mission: To substantially reduce the recidivism rate of criminal activity through providing ex-offenders with housing, life skills training, referrals, mentoring, and other targeted services to promote positive, long-term economic, social, and psychological change.

Harmony House Program

The Harmony House Program reduces recidivism among participants by aiding them in becoming contributing members of society. With program structure and support, clients regain independence through employment, sobriety, and mentoring. They learn new skills through weekly life skills classes. They meet their goals and claim their opportunity to start over with a second chance.

This innovative program, the first of its kind in the Metro Atlanta Area, continues to produce remarkable, measurable results. The residential facility for the Harmony House Program is located on Birney Street and is leased to the program by Turner Chapel AME Church, with monthly rent donated as an in-kind expense. The church also generously provides free office space on Fairground Street for the program staff.

Residential Program

The Harmony House residential program gives shelter to homeless ex-offenders for up to 90 days, providing support and services to aid residents in meeting their housing, employment, and treatment needs while learning new life skills to aid them in developing a new life plan. The residential facility has 5 beds for residents and one bed for the Resident Manager.

Our Goals are as follows:

1. Our clients will maintain sobriety.

2. Our clients will attain and maintain employment.

3. Our clients will attain and maintain housing.

4. Our clients will not re-offend. The Harmony House Program will prevent recidivism, which will also prevent escalation from non-violent criminal activity to violent criminal activity and saves tax dollars.

The following steps outline the residential program process:

Step One: Through our partnership with the Cobb County Jail and the Cobb County Sheriff's Department, non-violent, soon to be released offenders who meet program criteria, are identified and flagged for intervention. Clients are either self-referred, referred through staff at the Cobb County jail, referred through family, or referred through other Cobb County agencies. Personnel at the Cobb County Jail refer the vast majority of Harmony House's clients.

Step Two: The Harmony House case manager is notified that an inmate who is considered homeless is scheduled for release. The case manager meets with the homeless offender prior to his release from incarceration to identify his needs, to discuss discharge-planning options, and to screen for program criteria. If accepted as a Harmony House resident, ex-offenders are housed in our residential facility with no charge for food or rent.

Step Three: The Harmony House case manager and residential client work together to create an individualized program plan. This individual plan identifies goals and timelines and is used to monitor the client's progress in attaining identified goals. These goals include:

- Obtaining an ID
- Securing employment
- Attending life skills classes
- Participating in mandatory community service
- Mentoring

- Participating in substance abuse treatment and a 12-step program (when applicable)
- Following the rules and procedures of the Harmony House shelter and program

The individual plan includes full compliance with probation and parole directives. Residents are required to provide their proof of earnings and save at least 90% of their income for safekeeping until they transition from the program. This requirement does not preclude probation fees, court fines, and child support. The case manager works with the residential client to ensure these obligations are met.

Step Four: Residential clients work with a WorkSource Georgia employment specialist to assist with employment when needed. This employment specialist provides employment related activities, resume preparation, job search, general skills analysis, and more.

Step Five: Residential clients work their program with on-going support, mentoring, life skills classes, community service, 12-step recovery programs, etc. until graduation, when they are assisted in obtaining transitional housing or permanent housing.

Step Six: Residential clients who have graduated from the Harmony House Program are encouraged to maintain contact, to call or meet with staff, regardless of when they graduated from the program. Our case manager actively follows up with clients for one year. Many program graduates maintain close contact with staff and many come back to provide support for existing program residents.

The Harmony House schedule is structured and includes all activities addressed in the client's individual plan. A typical weekday daytime schedule includes residents rising at 5:00am and leaving the house by 7:00am after showering, breakfast, and completion of individual and/or group chores. From 7:00am to 4:00pm the residential facility is closed to residents who spend this time at work, searching for work, or in meetings with their probation or parole officer, case manager, etc. Residents return to the house between 4:00pm and 6:00pm. Residents are supervised by staff at the residential facility at all times.

On Monday evenings, residents attend a 12-step recovery meeting. On Tuesdays and Thursdays, residents are required to attend life skills sessions facilitated by volunteers at the residential facility. Life skills sessions cover the following topics:

- Anger Management
- Attitude
- Communication Skills
- Conflict Resolution

- Decision making/Problem Solving
- Embracing Change
- Finance and Budgeting
- Goals Setting
- Health and Fitness
- Personal Hygiene and Grooming
- Relapse Prevention
- Setting Personal Boundaries
- Toxic Relationships

Friday is activity/fellowship night with games, sports, or other activities on or off site.

Weekends are also structured with personal time, chores, and mandatory community service. Community service is a required element of the program, regardless of whether community service is court ordered. Off-site plans and visits with family or friends must be formally presented and pre-approved.

Non-Residential Program

The non-residential program reaches out to non-residential male and female ex-offenders to provide referral services to aid them in meeting their employment, education, sobriety, and self-sufficiency goals.

Partnerships

Partner	Services
Cobb County Sheriff's Department	▪ Identifies homeless inmates and refers prospective clients to our program
The Extension	▪ Provides client referrals ▪ Considers treatment for clients with drug or alcohol abuse and dependency issues
CobbWorks Workforce Development Center	▪ Provides application and resume preparation assistance ▪ Provides employment assistance ▪ Provides sessions on job search and interviewing ▪ Provides strategic guidance on seeking employment
Turner Chapel AME Church	▪ Provides Harmony House residential facility (rent is in-kind) ▪ Provides in-kind office space and infrastructure (in-kind) ▪ Provides mentors

- Provides spiritual guidance
- Houses 12-step program

In addition to our formal partnerships, MUST Ministries provides client referrals and considers program graduates for long-term transitional housing placement. The Department of Labor TOPSTEPS program provides additional job placement services and the Georgia State Probations Office assists the program through its designation and coordination of Harmony House as a community service site. Many of our clients are able to perform court ordered community service through our program on site or at our community service designated locations.

Success Stories

Our outcomes for the past two years have been phenomenal with all but one of our residential program graduates avoiding re-arrest, 75% transitioning to independent housing, 100% finding employment while in the program, and 88% reunited with their family. Please reference our 2017 and 2018 Performance Summaries (attachment 7). The following are a few success stories:

February 2019 Success Story

A former graduate and employee of the Harmony House program (Stephen J.) is still doing quite well. He successfully transitioned out of the program in 2015 and relocated to Florida to be closer to his fiancé whom he married in 2016. He has since purchased an automobile and is currently assisting his new wife in her banquet hall and catering business. Stephen is still working full-time at the Sun Sentinel Newspaper in Ft. Lauderdale as a supervisor and is also pursuing a singing career. He hopes to release a record soon. Stephen and his wife gave birth to a baby girl last year, and he continues to maintain a close relationship with his three adult children.

January 2019 Success Story

A recent graduate of the program, Conor O., transitioned out of the program and moved into a loft in Atlanta. He remains employed full-time with AquaGuard Foundation Solutions and part-time with Plastic Empire, both in Marietta, GA. Conor also saved enough money to purchase a vehicle, move into a place of his own, and fulfill his court-ordered financial obligations. Conor continues to maintain a close relationship with his family.

December 2018 Success Story

Former residential client (Michael D.), who successfully completed the program in February 2018, has remained arrest free. Michael and his girlfriend recently moved into a beautiful seven-bedroom, five-bath home in Woodstock, renting

the basement for $1200 a month. Michael is still employed full-time with Casablanca Design in Marietta earning $18 an hour building cabinets. He hopes to soon regain custody of his 15- year-old son.

November 2018 Success Story

A former residential client (Matthew M.), who successfully completed the Harmony House program in 2011, purchased a home in Cobb County shortly after leaving the program and married several years ago. When he and his wife recently remodeled their kitchen and upgraded their appliances, Matthew offered their older appliances to the Harmony House program for free. Matthew is still working full-time as a truck driver.

Staff

Created from Turner Chapel AME Church Prison Ministry, the Harmony House Program continues to be a labor of love for many who work with the program. An unprecedented volunteer effort created this program and continues to support its efforts.

Vincent Green, Program Director (Volunteer Staff)

Vincent Green has been an active member of our community through his volunteer work with his church and with non-profit agencies including Must Ministries, Marietta Schools, Elite Gentlemen's Consortium, Family Promise, and The Center for Children and Young Adults. He also served as the Program Director for Healthy Minds Healthy People for 2 years, with the mission of transitioning Katrina families new to Atlanta.

Mr. Green's experience in management, leadership, and business ownership has given him vital skills for the role of Program Director of the Harmony House program. In this role, he is responsible for the day-to-day leadership and operations of the program as well as program performance tracking and reporting. He is a graduate of the University of Florida with a Bachelor of Science degree in Marketing.

Vivian Bethel, Case Manager, Harmony House (Staff)

As Case Manager of the Harmony House Program since June 2007, Vivian provides specialized social services and focused guidance to ex-offenders to assist them in making a successful transition from prison to a community environment. Her previous experience includes more than 16 years in the criminal justice field with 8½ years as a probation officer and 6½ years as a client services coordinator for the court system. She earned a BA in Criminal Justice from Long Island University in 1990.

Melvin Walker, Resident Manager, Harmony House (Staff)
Melvin has been a volunteer Life Skills Facilitator for the Harmony House Program since January 2016. He applied for the Resident Assistant position and was hired in March 2018. Because of his excellent work in this part-time position, Melvin was promoted to a full-time position as Resident Manager in January 2019. As Resident Manager of the Harmony House Program, Melvin oversees the day-to-day operating procedures and the residents' adherence to guidelines and responsibilities while serving as the primary contact for all residents. Melvin is also pursuing a BS degree in Christian Ministry (Counseling) from the New Orleans Baptist Theological Seminary.

Ja Juan Gant, Resident Assistant, Harmony House (Staff)
Ja Juan successfully completed the Harmony House program in May 2018. He then decided to apply for the Resident Assistant position and was hired in November 2018. Ja Juan oversees the day-to-day operating procedures and the residents' adherence to guidelines and responsibilities while serving as the primary contact for all residents on the weekend.

In Conclusion

We thank you for this opportunity to apply for continued support for this program.

Harmony House Program Performance Summary

Cumulative Period: 01/01/2017 - 12/31/2017

Program Target Group

	Participants Less than 30 Days		Participants 30 - 60 Days		Participants 61+ Days		All Participants	
Employment	%	#	%	#	%	#	%	#
Employed within 14 days in the program	55%	6	80%	4	100%	4	70%	14
Employed at some point while in the program	64%	7	80%	4	100%	4	75%	15
Employed 30 days after departure[1]	18%	2	60%	3	50%	2	35%	7
Employed 90 days after departure[1]	9%	1	40%	2	25%	1	20%	4
Miscellaneous Metrics	%	#	%	#	%	#	%	#
Saved money while in the program	36%	4	80%	4	50%	2	50%	10
Reunited with family member[1]	55%	6	80%	4	75%	3	65%	13
Clients re-arrested within 12 months[2]	0%	0	20%	1	25%	1	10%	2
Housed 90 days after departure[1]	9%	1	40%	2	50%	2	25%	5
Residency Upon Departure	%	#	%	#	%	#	%	#
Homeless	9%	1	0%	0	0%	0	5%	1
Paying Boarder	0%	0	0%	0	0%	0	0%	0
Free Rooming	27%	3	0%	0	0%	0	15%	3
Unknown	45%	5	40%	2	25%	1	40%	8
Independent Housing	9%	1	40%	2	75%	3	30%	6
Transitional Housing	9%	1	20%	1	0%	0	10%	2
		11		5		4		20

1. Reflects the percentage of those for which we were able to obtain the information.
2. Residential program graduates (participated in program 61+ days).

Between 01/01/2017 and 12/31/2017

20 Residential Clients Served
90% Not Re-Arrested
117 Non-Residential Client Referrals
1075 Bed Nights Provided

The information contained herein is subject to change without notice.

Harmony House Program Performance Summary

Cumulative Period: 01/01/2018 - 12/31/2018

Program Target Group

	Participants Less than 30 Days		Participants 30 - 60 Days		Participants 61+ Days		All Participants	
Employment	%	#	%	#	%	#	%	#
Employed within 14 days in the program	24%	4	100%	6	88%	7	55%	17
Employed at some point while in the program	41%	7	100%	6	100%	8	68%	21
Employed 30 days after departure[1]	18%	3	50%	3	75%	6	39%	12
Employed 90 days after departure[1]	0%	0	0%	0	63%	5	16%	5
Miscellaneous Metrics	%	#	%	#	%	#	%	#
Saved money while in the program	24%	4	67%	4	50%	4	39%	12
Reunited with family member[1]	47%	8	50%	3	100%	8	61%	19
Clients re-arrested within 12 months[2]	0%	0	0%	0	0%	0	0%	0
Housed 90 days after departure[1]	0%	0	0%	0	63%	5	16%	5
Residency Upon Departure	%	#	%	#	%	#	%	#
Homeless	0%	0	0%	0	0%	0	0%	0
Paying Boarder	6%	1	0%	0	0%	0	3%	1
Free Rooming	18%	3	0%	0	0%	0	10%	3
Unknown	71%	12	83%	5	25%	2	61%	19
Independent Housing	6%	1	17%	1	75%	6	26%	8
Transitional Housing	0%	0	0%	0	0%	0	0%	0
		17		6		8		31

1. Reflects the percentage of those for which we were able to obtain the information.
2. Residential program graduates (participated in program 61+ days).

Between 01/01/2018 and 12/31/2018

31 Residential Clients Served
100% Not Re-Arrested
55 Non-Residential Client Referrals
1524 Bed Nights Provided

The information contained herein is subject to change without notice.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

STAFF REVIEW

Variance Case #: **V2020-06** **Legistar #: 20191166**

City Council Hearing: Wednesday, February 12, 2020 – 7:00 p.m.

Property Owner: **191 Marietta Properties, LLC**
180 Cherokee Street
Marietta, GA 30060

Applicant: **The Bottoms Group, LLC**
180 Cherokee Street
Marietta, GA 30060

Agent: **Kevin Moore – Moore Ingram Johnson & Steele, LLP**
326 Roswell Street
Marietta, GA 30060

Address: **191 Cherokee Street**

Land Lot: **1159** **District:** **16** **Parcel:** **0540**

Council Ward: **3A** **Existing Zoning:** **OI (Office Institutional)**

Special Exception / Special Use / Variance(s) Requested:

1. Variance to reduce the minimum lot size from 20,000 sq.ft. to 10,200 sq.ft. [§708.23 (H)]
2. Variance to reduce the front yard setback from 40 ft. to 12 ft. [§708.23 (H)]
3. Variance to reduce the major side setback from 25 ft. to 6 ft. [§708.23 (H)]
4. Variance to reduce the minor side setback from 15 ft. to 5.5 ft. [§708.23 (H)]
5. Variance to allow new a/c units within 10 ft. of the property line. [§708.23 (F.7.)]
6. Variance to allow a monument sign within 5 ft. of the property line. [§714.04 (F.2.)]
7. Variance to waive the Commercial Corridor Overlay District-Tier B standards. [§712.09(G)]
8. Variance to waive 10-foot landscape strip on both frontages. [§712.08 (G.2.)]
9. Variance to reduce the required parking ratio for professional office from 1 per 350 sq.ft. to 1 per 369 sq.ft. [§716.07 (E)]
10. Variance to reduce the width of a paved 2-way driveway from 20 ft. to 19.25 ft.[§716.06(B)]

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning

appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES

191 Cherokee Street

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

Rear parking area

Staff Review:

The applicant and owner are requesting multiple variances for the redevelopment of 191 Cherokee Street. The subject property is only 0.23 acres in size, is zoned OI (Office Institutional), and is located at the northwestern corner of Cherokee Street and Ardis Street. It has functioned as a medical office building since it was built in 1991. Properties immediately to the north and east across Cherokee Street are also zoned OI. The adjacent property to the west was rezoned in 2018 (Z2018-19) from OI to R-4 (Single Family Residential – 4units/acre); and the property to the south across Ardis St is zoned CBD (Central Business District). The applicant is proposing to construct a new building but will need numerous variances in order to comply with current codes.

The applicant is proposing a new two-story, 5,158 square foot structure. The new building will be built in the same general location as the existing building, but the applicant is proposing to keep the parking area and sidewalks as-is. However, a new monument sign, new landscaping walls, and new air conditioning units would be a part of the redevelopment project.

Lot Size

The minimum lot size for properties zoned OI is 20,000 square feet. The size of the subject property is 10,208 square feet (0.23 ac), which is approximately half the required size for the parcel to be considered buildable. Often parcels that do not meet the minimum lot size face challenges meeting other development standards; however, the submitted plan indicates compliance with the maximum Floor Area Ratio of 0.75 and impervious surface limit of 80%. A two-story building totaling 5,158 square feet would yield a floor area ratio of 0.5 and the impervious surface percentage is shown to be 71.2%. For this parcel to be eligible for redevelopment, a variance to reduce the minimum lot size would be necessary.

Building Setbacks

The existing building, which was constructed in 1991, does not comply with current setback requirements. However, the proposed building would be closer to both Ardis Street and Cherokee Street. Based on the submitted site plan and existing zoning classification, the applicant is proposing to reduce the front yard setback on Cherokee Street from forty (40) feet to twelve (12) feet, the major side yard setback on Ardis Street from twenty-five (25) feet to six (6) feet, and the interior side yard setback from fifteen (15) feet to 5.5 feet. Considering the proximity of this property to Downtown Marietta, the building location with the proposed reduced setbacks would be similar to other properties the area.

Air Conditioning Units

Heating and air conditioning units may encroach five (5) feet into the required side yard setback. Since OI has a fifteen (15) foot side setback requirement, the units are required to be at least ten (10) feet from the side property line. Although the submitted plan shows the new units to be in the least conspicuous portion of the property - between the new building and the northern property line - a variance would be necessary to locate these units two (2) feet from the side property line.

Monument Sign

The zoning ordinance allows one freestanding sign along any road with at least 75 feet of frontage. Based on the collector thoroughfare road classification, the new monument style sign could be up to ten (10) feet in height with a maximum sign copy area of fifty (50) square feet. A new sign is shown at the corner of Ardis Street and Cherokee Street, but no renderings of the sign were provided. The site plan indicates the sign to be within the 5-foot sign setback. It is unclear whether this variance is necessary, as there appears to be room to move the sign to meet the requirement.

Parking Area

Based on information from the Cobb County Board of Tax Assessors, the existing building (2,122 sq. ft.) is less than half the size of the proposed building (5,158 sq. ft.). However, the applicant wishes to keep the parking area as it exists with no new improvements. There is a total of 14 spaces with one curb cut along Ardis Street. The zoning ordinance requires professional offices to provide a minimum of 1 space for every 350 square feet; whereas the existing spaces would only provide 1 space for every 369 square feet. Also, the minimum width for a two-way driveway is twenty (20) feet; the driveway between the parking spaces only measures 19.25 feet in width. However, the applicant is requesting the necessary variances that would allow the parking lot to remain as currently configured.

Planted Border Area

The Tree Ordinance requires a 10-foot wide planted border along all road frontages. Because of the configuration of the existing parking lot and the proposed setback encroachments, there are sections of this border where the full ten (10) feet cannot be provided. The 10-foot planted border is to contain a minimum of one (1) tree for every 30 feet of frontage. However, the application requests a complete waiver of the border area and presumably includes a waiver of the required street trees. The submitted plans only propose a 12-inch-thick landscape wall along Cherokee Street with "seasonal landscaping" in the front yard and rear yard. There are multiple locations where street trees could feasibly be planted to enhance the aesthetic of the corridor. The site will still be expected to meet the minimum tree density of 17 units per acre, which accounts for approximately seven (7) trees with a diameter of at least 3 inches.

Commercial Corridor Design Overlay District

A small portion of the property lies within the Commercial Corridor Overlay District – Tier B because of its proximity to North Marietta Parkway, from which it will not be visible. The zoning ordinance allows a waiver of the Overlay requirements for properties not visible from the principal thoroughfare. Compliance with the underlying zoning district (OI) and any other zoning codes will still be required if the overlay standards are waived.

Other Issues

- Currently the site slopes downward towards both road frontages; the existing building appears to have been built on a higher elevation than the grade of the road. A new 2.5-foot-tall brick wall is shown in the front yard and a twelve (12) inch thick landscape wall is being proposed on the property line directly behind the sidewalk. When a fence or wall is being placed in the front yard on a public/private street, then the zoning ordinances states *it shall be no taller than 4 feet and not be constructed within 2 feet of a public right-of-way…* Therefore, these walls must be four (4) feet tall or less and constructed at least two (2) feet from the property/right of way line.
- While there is a residential property to the rear (west) of the property, the standard 30-foot buffer would not be required because the residential property was rezoned more recently than the subject property. The property at 192 Church Street was rezoned to R-4 in 2018. Section 710.05 (H.) states "*No buffer shall be required in circumstances in which the rezoning of a parcel or parcels of property creates a condition in which a buffer would be required along the boundary of an adjacent property or properties, where no buffer had previously been required*."
- No architectural elevations have been provided for the proposed building but will be required prior to permitting.
- Full site development plans will be required prior to permits being issued; if the new or replaced impervious area is 5,000 square foot or greater, then stormwater management for quality and quantity will be required.
- The Fire Department has stated that the new structure will be required to have a NFPA 13 sprinkler system with a remote FDC/PIV (minimum 40' from building) and DDCV in a vault at the water main.

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Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Phone: 770-794-5440

APPLICATION FOR VARIANCE OR APPEAL

(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 #: V2020-06 **Legistar #:** 20191166 **BZA Hearing Dt:** —

City Council Hearing Dt (if applicable) #: ~~02/04/2020~~ 2-12-20 **PZ #:** ~~02/12/2020~~ 19-535

This is a variance/appeal application for:

☐ **Board of Zoning Appeals** ☒ **City Council**

Owner's Name 191 Marietta Properties, LLC

EMAIL Address: gbottoms@thebottomsgroup.com

Mailing Address 180 Cherokee Street Zip Code: 30060 Phone Number (770) 425-9989

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant's & Owner's Representative: J. Kevin Moore – Moore Ingram Johnson & Steele, LLP

Applicant: **The Bottoms Group, LLC**

EMAIL Address: gbottoms@thebottomsgroup.com

Mailing Address 180 Cherokee Street Zip Code: 30060 Phone Number (770) 425-9989

Address of subject property: 191 Cherokee Street Date of Acquisition: 10/23/2019

Land Lot (s) 11590 District 16 Parcel 0540 Acreage 0.23± Zoned OI Ward 3A FLU: CAC

List the variance(s) or appeal requested (please attach any additional information):

See Attached Exhibit "C"

Lot size, Setbacks, Landscape buffer

Required Information

1. Application fee ($250)
2. Completed notarized application. **The original application must be submitted with ALL original signature(s) – Copies of the application or signature(s) will NOT be accepted.**
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. **Site plan – drawn to scale.** Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
   Copies Required: One (1) - (8 ½" 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.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE
(Page Two of Three)
(Amended December 19, 2019 to Correct Property Owner's Name)

Application No.: **V2020-06**
Legistar No.: **20191166**
Hearing Date: **February 12, 2020**

Applicant: **The Bottoms Group, LLC**
Property Owner: **191 Marietta Properties, LLC**

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____
J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Property Owner

Date Executed: December 19, 2019

Signed, sealed, and delivered in the presence of:

_____
Notary Public
My Commission Expires: January 10, 2023

[Notary Seal]

Applicant/Property Owner Address:

191 Marietta Properties, LLC
180 Cherokee Street
Marietta, Georgia 30060
(770) 425-9989
E-mail: gbottoms@thebottomsgroup.com

EXHIBIT "C" - ATTACHMENT TO APPLICATION FOR VARIANCE
(Amended December 19, 2019 to Correct Property Owner's Name)

Application No.: **V2020-06**
Legistar No.: **20191166**
Hearing Date: **February 12, 2020**

Applicant: **The Bottoms Group, LLC**
Property Owner: **191 Marietta Properties, LLC**

Listing of Requested Variance(s) and Statement of Hardship:

The property which is the subject of the Application for Variance is located at 191 Cherokee Street (hereinafter "Property" or "Subject Property") and is currently zoned OI. Applicant desires to remove the existing one-story frame structure and construct a two-story building, being approximately 5, 158 square feet, as shown on the Site Plan filed with the Application for Variance. Due to the size, location, and current zoning of the Subject Property, variances are required to ensure Applicant's plans for construction of the new two-store building and landscaping of the parking and grounds area can be accomplished. Therefore, Applicant seeks the following variances:

(1) Waiver of required minimum lot size of 20,000 square feet to 10,208 square feet;
(2) Waiver of front setback from required fifty (50) feet to 5.6 feet;
(3) Waiver of side setback (along northerly property line) from required fifteen (15) feet to 5.6 feet;
(4) Waiver of side setback (along Ardis Street) from required fifteen (15) feet to six (6) feet; and
(5) Waiver of required ten (10) foot landscape strip along Ardis and Cherokee Streets.

If the Ordinances related to the above requested variances which govern the Subject Property are strictly adhered to, Applicant would be unable to reasonably or economically construct the proposed building on the Property, as zoned.

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TO: **Marietta Daily Journal**

FROM: **City of Marietta**

RUN AD DATE: **January 17, 2020**

CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, and VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests at the City Council meeting held on **Wednesday, February 12th, 2020, 7:00 p.m.,** City Hall, for a final decision to be made.

V2020-06 [VARIANCE] THE BOTTOMS GROUP, LLC is requesting variances for property located in Land Lot 1159, District 16, Parcel 0540, 2nd Section of Cobb County, Marietta, Georgia and being known as 191 Cherokee Street. Variance to reduce the minimum lot size from 20,000 square feet to 10,200 square feet; variance to reduce the front yard setback from 40' to 12'; variance to reduce the major side setback from 25' to 6'; variance to reduce the minor side setback from 15 feet to 5.5 feet; variance to allow new a/c units within 10 feet of the property line; variance to allow a monument sign within 5' of the property line; variance to waive the Commercial Corridor Overlay District – Tier B standards; variance to waive 10 foot landscape strip on both frontages; variance to reduce the required parking ratio for professional office from 1 space for every 350 square feet to one space for every 369 square feet; variance to reduce the paved width for a two-way driveway from 20 feet to 19.25 feet. Ward 3A.

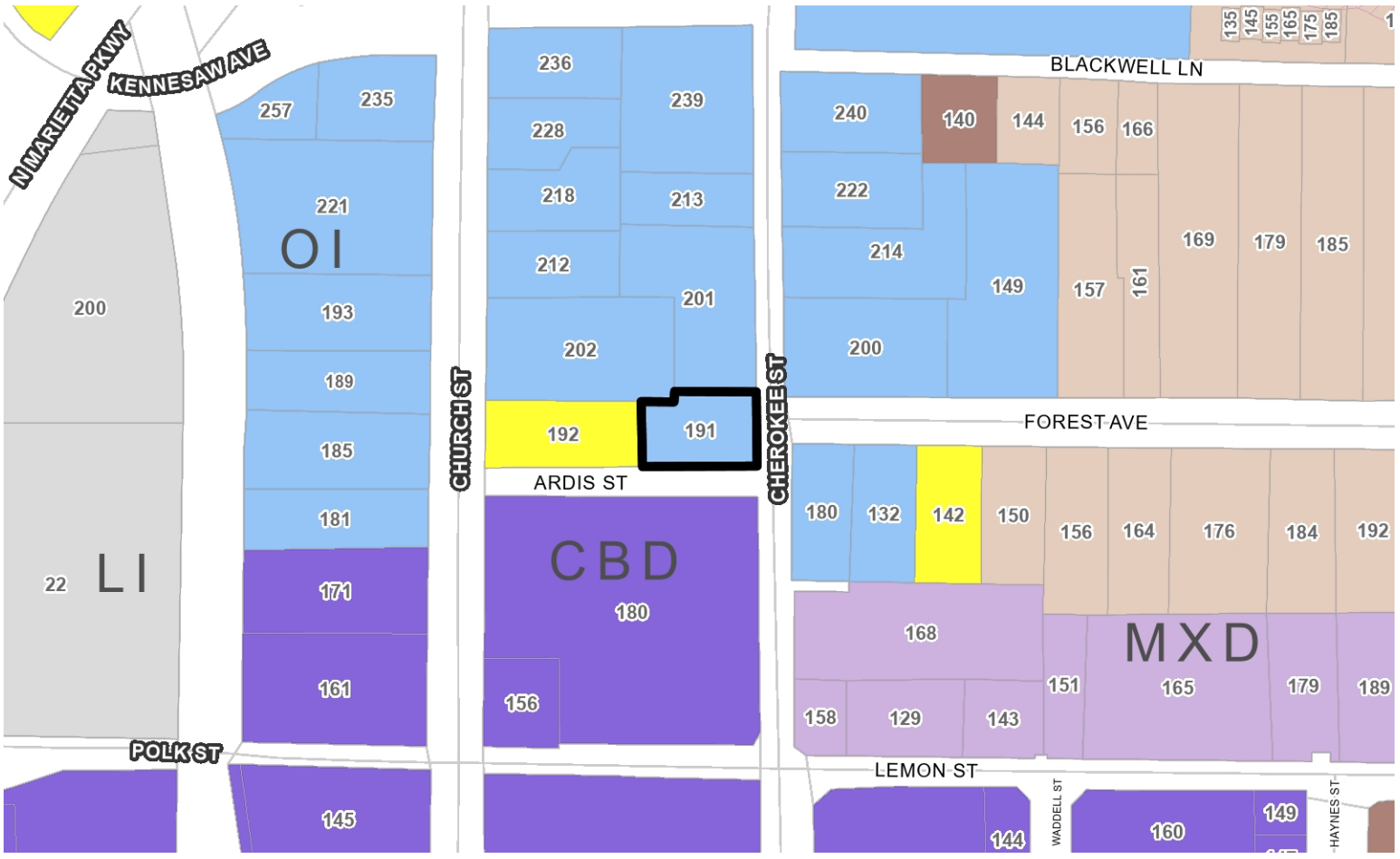
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative 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

Variance



Address	*Parcel Number*	*Acreage*	*Ward*	*Zoning*	*FLU*
191 CHEROKEE ST	16115900540	0.226	3A	OI	CAC

Property Owner: Marietta Properties

Applicant: The Bottoms Group

City Council Hearing Date: 02/12/20

Acquisition Date:

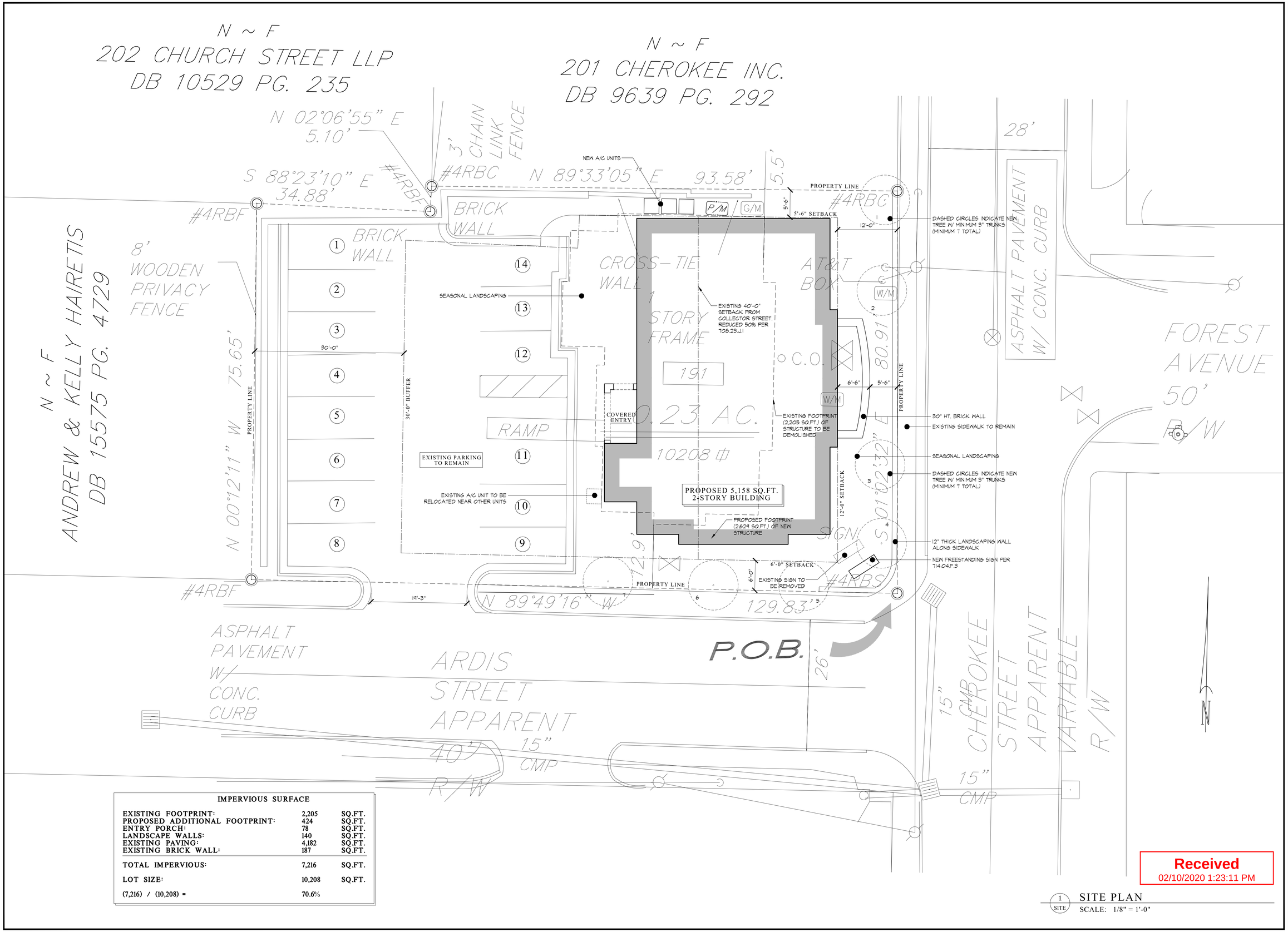
Case Number: V2020-06

City of Marietta Planning & Zoning

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 - Moble 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

Proposed New Office Space for
191 Cherokee Street NE



IMPERVIOUS SURFACE		
EXISTING FOOTPRINT:	2,205	SQ.FT.
PROPOSED ADDITIONAL FOOTPRINT:	424	SQ.FT.
ENTRY PORCH:	78	SQ.FT.
LANDSCAPE WALLS:	140	SQ.FT.
EXISTING PAVING:	4,182	SQ.FT.
EXISTING BRICK WALL:	187	SQ.FT.
TOTAL IMPERVIOUS:	7,216	SQ.FT.
LOT SIZE:	10,208	SQ.FT.
(7,216) / (10,208) =	70.6%	

Received
02/10/2020 1:23:11 PM

1 SITE
SITE PLAN
SCALE: 1/8" = 1'-0"

Greg Busch, Architects A.I.A
91 West Wieuca Road
Atlanta, Georgia 30342
phone: (404) 252-8073
fax: (404) 252-8074
gb@gregbusch.com

All drawings, as instruments of service, are the property of Greg Busch Architects. They shall not be reproduced, modified, or revised in any way without the written consent from, and proper compensation to Greg Busch Architects.

The contractor shall check and verify all dimensions, structural sizes and existing conditions and report any discrepancies to Greg Busch Architects before proceeding with the work.

THE BOTTOMS GROUP, LLC
191 CHEROKEE STREET NE | MARIETTA, GEORGIA 30060

stamps

issue

date FEBRUARY 06, 2020
scale
drawn ZL checked GB
title PROGRESS SET NOT FOR CONSTRUCTION
sheet number SITE

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

STAFF REVIEW

Variance Case #: V2020-07 **Legistar #: 20191174**

City Council Hearing: **Wednesday, February 12, 2020 – 7:00 p.m.**

Property Owner: **Whitaker Investments, LLC**
94 Church Street
Marietta, GA 30060

Applicant: **Kevin Knox**
87 Harold Street
Marietta, GA 30060

Agent: **n/a**

Address: **855 & 861 Kennesaw Ave**

Land Lot: 1006 **District: 16** **Parcels: 0830 & 0840**

Council Ward: 4A **Existing Zoning: PRD-SF & R-2**

Special Exception / Special Use / Variance(s) Requested:

1. Variance to allow a private road to not meet the minimum right of way width and pavement width required for by ordinance. [*§726.03 (A.)*]
2. Variance to waive the requirement that an applicant be required to improve an access point to insure proper access to the proposed subdivision. [*§732.02*]

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES

Driveway entrance on Kennesaw Avenue

Driveway on 861 Kennesaw Avenue looking westward

855 Kennesaw Avenue looking southward

Staff Review:
The applicant, Kevin Knox, is requesting variances that would allow the subdivision of 855 Kennesaw Avenue into two lots. This property is zoned R-2 (Single Family Residential – 2 units per acre), is 1.1 acres in size, and is currently undeveloped. This parcel and the parcel immediately to the south, which contains a single house, are both accessed from a driveway off of Kennesaw Avenue. The driveway is located on a long (~750 feet) and narrow (~28 feet) parcel addressed as 861 Kennesaw, which was platted as part of the Traditions at Cross Park, and zoned PRD-SF (Planned Residential Development – Single Family).

Driveways that provide access to three or more homes are required to be built to city street standards. City street standards include a minimum travel width of twenty (20) feet, excluding curb and gutter, with minimum compaction and topping standards. These standards are required in order accommodate emergency services, general delivery, and sanitation service vehicles. In the past, there have been instances within the city where substandard roads have been built to service multiple homes and this has caused problems with emergency service access (i.e. East Maxwell Avenue Subdivision, Whitlock Pond Subdivision, and a subdivision off Sumter Drive).

A similar situation was heard by Planning Commission and City Council with the rezoning of 1765 & 1785 White Circle in 2017. The applicant wished to rezone seven acres to build three homes off a long, private driveway coming from White Circle. The property was rezoned but contained many stipulations to ensure a proper paved access for emergency and sanitation service vehicles, with a turnaround.

Staff allowed the subdivision of the two acres at 851 Kennesaw Avenue in 2013 with the understanding that there would not be more than two homes accessed off the private driveway. When the house at 851 Kennesaw Avenue was built in 2014, site development plans indicated the gravel driveway was to be upgraded to a fifteen (15) foot wide paved driveway. Recent field measurements indicate that the driveway has an average width of ten (10) feet for the entire 750-foot length from Kennesaw Avenue to the existing house.

The following are comments from the appropriate city departments regarding the request by the applicant to subdivide 855 Kennesaw Avenue, creating three homes served by a substandard driveway.

Fire Department:
Accessibility for fire equipment on hard surfaced sub-base (subgrade plus an asphalt first layer or bound crushed stone) shall be maintained through all stages of construction from the time framing begins. Minimum width of private access driveways within a development, excluding parking, shall be 20 feet and the minimum turning radius shall be 35 feet. Fire hydrants and water service shall be installed to within 300 feet of units under construction before proceeding with framing." (City Code 710.06). ***Due to more than two structures AND a city-maintained fire hydrant, any road accessing this development needs to be built to the City Street Standards. Brick walls at entrance currently pose a concern for access.***

Public Works Engineering Division
The drive access must be built to City street standards.

Staff has also been made aware that existing drainage conditions from the undeveloped site are negatively impacting the adjacent Park Manor subdivision, which is downstream from the subject property. Drainage in this area is generally made more difficult due to rock located just below the surface. However, this situation should be addressed prior to any new development.

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Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Phone: 770-794-5440

APPLICATION FOR VARIANCE OR APPEAL

(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 #: V2020-07 **Legistar #:** 20191174 **BZA Hearing Dt:** _____

City Council Hearing Dt (if applicable) #: 2-12-20 **PZ #:** 19-537

This is a variance/appeal application for:

[ ] **Board of Zoning Appeals** [X] **City Council**

Owner's Name Whitaker Investments, LLC

EMAIL Address: whit@southernrealtypartners.com

Mailing Address 94 Church St, Marietta, GA Zip Code: 30060 Phone Number 770-403-7543

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Kevin Knox

EMAIL Address: kevinknox1@mac.com

Mailing Address 87 Harold Street NE Marietta GA Zip Code: 30060 Phone Number 770-846-0907

Address of subject property: 855 Kennesaw Ave Marietta, GA Date of Acquisition: 02-01-2020

Land Lot (s) 1006 District 16 Parcel 2 (00840) Acreage 1.1 (1.3) Zoned R-2 Ward 4A FLU: LDR

List the variance(s) or appeal requested (please attach any additional information):

Driveway easements

Required Information

1. Application fee ($250)
2. Completed notarized application. **The original application must be submitted with ALL original signature(s) – Copies of the application or signature(s) will NOT be accepted.**
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. **Site plan – drawn to scale.** Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
   Copies Required: One (1) - (8 ½" 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.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

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 Board of Zoning Appeals within the two (2) years preceding the filing of this application.

Signature of Owner

Signature of Applicant

Whit Smith
Print Name

Kevin Knox
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.

Kevin Knox
Print Name

Signature of Applicant

APPLICANT CERTIFICATION

- The 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.

Signature of Applicant

12-16-2019
Date

Kevin Knox
Please Print

OWNER CERTIFICATION

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

Signature of Owner

Whitaker Smith
Please Print

220 McCord Street, Marietta, GA 30064
Address

12-16-2019
Date

Signed, sealed and delivered in the presence of:

My Commission Expires: 1-22-2023

JENNIFER CANNADY NOTARY PUBLIC PAULDING COUNTY EXPIRES GEORGIA JAN. 22, 2023

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

Reference: Board Of Zoning Appeals

To Whom It May Concern,

This letter is in conjunction with the application for variance submitted for the February 12, 2020 hearing. The property of topic is 855 Kennesaw Ave in Marietta. The current property has approximately a 24-foot easement from Kennesaw Ave to 851 Kennesaw Ave (lot 1 - .90 acres) and 855 Kennesaw Ave (lot 2 – 1.1 acres).

The submission is to split lot 2 into 2 separate lots under the current R-2 zoning. In doing so the driveway / easement would now be serving 3 residences versus 2 requiring that the driveway / easement road to be brought up to city street standards.

While the request is not to change zoning, it is a request of variance on the city street standards. To ensure access and provision for the city vehicles to serve the 3 residences I'd like to present the following.

1. Deed restrictions to be placed on all 3 lots for any future lot splits. (Please reference attached letter from owner of lot 1 agreeing to this)
2. Have the garbage pick up location be at the street of Kennesaw Ave at the entry of the easement driveway. (Please reference attached letter from lot 1 agreeing to this) This would make it easier on trash workers.
3. Add 2 expanded areas through out the driveway / easement to allow cars to pass. This will ensure that emergency vehicles needing to enter the property will have no barriers and it will allow an out going cars to pull off to the side, so that the emergency vehicles can pass.
4. The 2 new residences will have formal driveways off current road to allow Fire engines and emergency vehicles to turn around. (Currently there is already a fire hydrant on the property)

The current easement serving the properties is a nice buffer between Park Manor and The Tradition. It has many beautiful hardwood trees that contribute to the canopy of the City of Marietta. The above will preserve that canopy while still giving strong consideration to the needs of the emergency vehicles of the City of Marietta.

Below are a few developments in the area that are consistent with the above but have many more homes than the proposed lot(s).

1. Oakton Pond off Mountain View
2. The Retreat off Burnt Hickory
3. The Farm at Kennesaw Mountain off Burnt Hickory

Sincerely,

Kevin Knox

To Whom it May Concern,

This letter is in conjunction with the application for variance submitted for the February 12, 2020 hearing. My wife and I own lot 1 at 851 Kennesaw Avenue that connects to lot 2 at 855 Kennesaw Avenue.

In the letter submitted by Kevin Knox we are agreeable to the following:

1. A deed restriction to be placed on our land lot 1 at 851 Kennesaw Avenue.
2. We are agreeable to have our garbage picked up at the street of Kennesaw Avenue and the entrance of the easement to avoid city trash vehicles having any issues entering and or exiting the property.

Please don't hesitate to reach out to me directly with any or all questions.

Sincerely,

Mitch Hunter

TO: **Marietta Daily Journal**

FROM: **City of Marietta**

RUN AD DATE: **January 17, 2020**

CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, and VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests at the City Council meeting held on **Wednesday, February 12th, 2020, 7:00 p.m.,** City Hall, for a final decision to be made.

V2020-07 [VARIANCE] KEVIN KNOX (WHITAKER INVESTMENTS, LLC) are requesting variances for property located in Land Lot 1006, District 16, Parcels 0840 & 0830, 2nd Section of Cobb County, Marietta, Georgia and being known as 855 & 861 Kennesaw Avenue. Variance to allow a private road to not meet the minimum right of way width and pavement width required for by ordinance; variance to waive the requirement that an applicant be required to improve an access point to insure proper access to the proposed subdivision. Ward 4A.

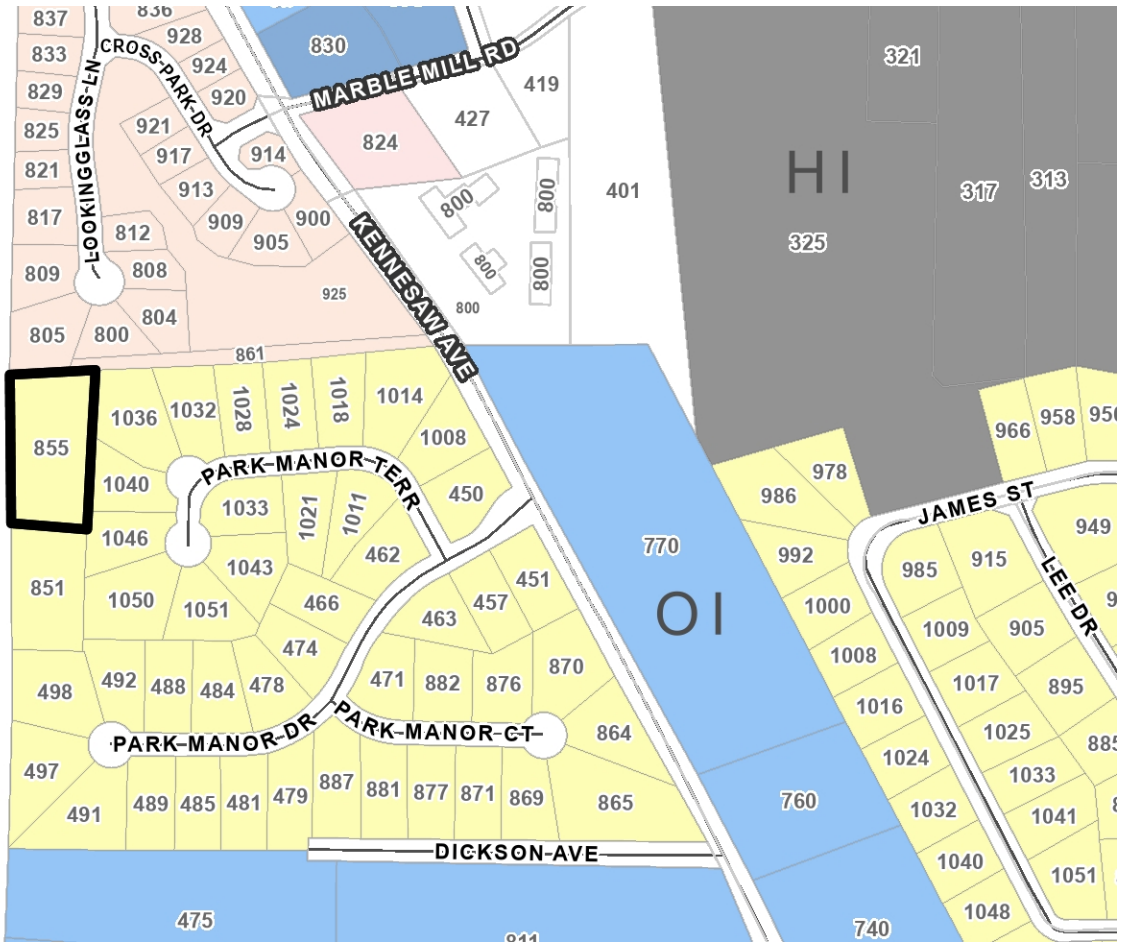
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative 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

Variance



Address	*Parcel Number*	*Acreage*	*Ward*	*Zoning*	*FLU*
855 KENNESAW AVE	16100600840	1.314	4A	R2	LDR

Property Owner: Whitaker Investments, LLC

Applicant: Kevin Knox

City Council Hearing Date: 02/12/20

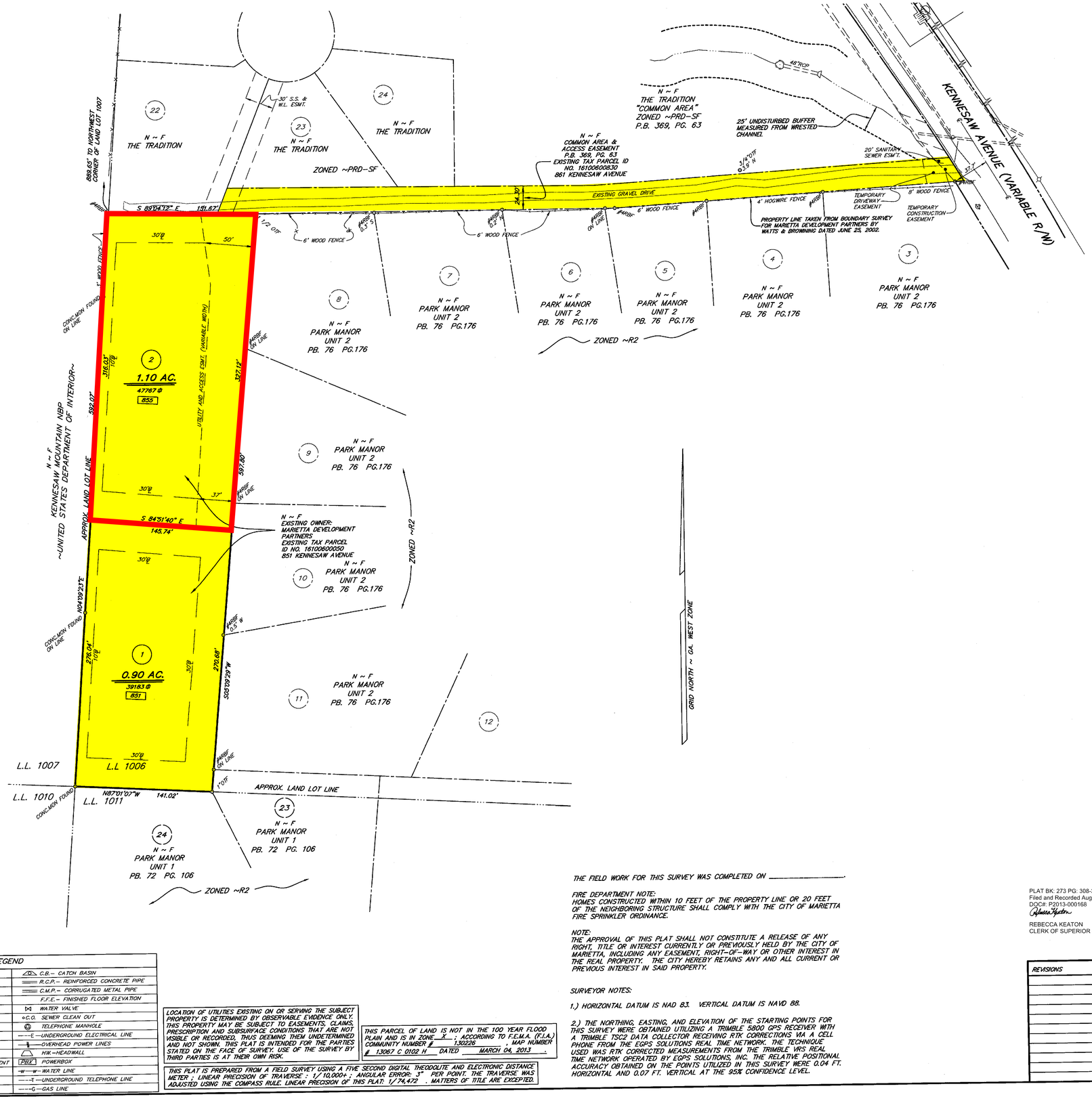
Acquisition Date:

Case Number: V2020-07

City of Marietta Planning & Zoning

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 - Moble 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



IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED LAND SURVEYOR — DATE 8-23-13
CHRISTOPHER A. EVANS, RLS# 2748

THE UNDERSIGNED, AS PUBLIC WORKS DIRECTOR OF THE CITY OF MARIETTA, GEORGIA, HEREBY APPROVES THIS EXEMPTION PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY.

PUBLIC WORKS DIRECTOR — DATE 8/22/13
CITY OF MARIETTA

THE UNDERSIGNED, AS DEVELOPMENT SERVICES DIRECTOR OF THE CITY OF MARIETTA, GEORGIA, HEREBY APPROVES THIS EXEMPTION PLAT FOR THE RECORDING OF SAME IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF COBB COUNTY.

DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT SERVICES — DATE 8/23/13
CITY OF MARIETTA

OWNER'S SIGNATURE:
MARIETTA DEVELOPMENT PARTNERS, LLC
84 CHURCH STREET
SUITE A
MARIETTA, GA 30060
770-429-9200

OWNER'S SIGNATURE — DATE 8/23/13

NOTES:
1. THE PURPOSE OF THIS PLAT IS TO:
   DIVIDE TAX PARCEL 16-10060-0050 (851 KENNESAW AVENUE) INTO TWO PARCELS: LOT 1 AND 2.
2. EXISTING ZONING:
   R-2 (SINGLE FAMILY RESIDENTIAL)
3. BULK AND AREA REGULATIONS FOR R-2

MINIMUM LOT SIZE	15,000 S.F.
MAXIMUM DENSITY	TWO DWELLING UNITS PER ACRE
MINIMUM LOT WIDTH	100 FT/75 FT FOR A CUL-DE-SAC
MAXIMUM BUILDING HEIGHT	35 FT.
MINIMUM FLOOR AREA	1,800 S.F.
MAXIMUM BLDG. COVERAGE	35%
MAXIMUM IMPERVIOUS SURFACE	50%
FRONT SETBACK (ARTERIAL)	40 FT.
FRONT SETBACK (COLLECTOR)	35 FT.
FRONT SETBACK (LOCAL)	30 FT.
SIDE SETBACK (MAJOR)	25 FT.
SIDE SETBACK (MINOR)	10 FT.
REAR SETBACK	30 FT.

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.E.– FINISHED FLOOR ELEVATION
W.M.– WATER METER	WATER VALVE
G.M.– GAS METER	S.C.O. SEWER CLEAN OUT
RBS– REINFORCING BAR SET	TELEPHONE MANHOLE
RBF– REINFORCING BAR FOUND	–E– UNDERGROUND ELECTRICAL LINE
CTF– CRIMP TOP PIPE FOUND	–OHP– OVERHEAD POWER LINES
OTF– OPEN TOP PIPE FOUND	H/W–HEADWALL
R/W MON.– RIGHT-OF-WAY MONUMENT	POWERBOX
–X– TYPE OF FENCE	–W– WATER LINE
J.B.– JUNCTION BOX	–T– UNDERGROUND TELEPHONE LINE
D.I.– DROP INLET / YARD INLET	–G– GAS LINE

LOCATION OF UTILITIES EXISTING ON 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 PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER ; LINEAR PRECISION OF TRAVERSE : 1/ 10,000+ ; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/74,472 . MATTERS OF TITLE ARE EXCEPTED.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130226 , MAP NUMBER # 13067 C 0102 H DATED MARCH 04, 2013 .

THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON _____.

FIRE DEPARTMENT NOTE:
HOMES CONSTRUCTED WITHIN 10 FEET OF THE PROPERTY LINE OR 20 FEET OF THE NEIGHBORING STRUCTURE SHALL COMPLY WITH THE CITY OF MARIETTA FIRE SPRINKLER ORDINANCE.

NOTE:
THE APPROVAL OF THIS PLAT SHALL NOT CONSTITUTE A RELEASE OF ANY RIGHT, TITLE OR INTEREST CURRENTLY OR PREVIOUSLY HELD BY THE CITY OF MARIETTA, INCLUDING ANY EASEMENT, RIGHT-OF-WAY OR OTHER INTEREST IN THE REAL PROPERTY. THE CITY HEREBY RETAINS ANY AND ALL CURRENT OR PREVIOUS INTEREST IN SAID PROPERTY.

SURVEYOR NOTES:

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

2.) 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 EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS 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.

PLAT BK: 273 PG: 308-308
Filed and Recorded Aug-28-2013 11:47 AM
DOC#: P2013-000168
REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GEORGIA REGISTERED 2784 LAND SURVEYOR CHRISTOPHER A EVANS

50 0 50 100
SCALE IN FEET

REVISIONS

Gaskins
ENGINEERING•SURVEYING•PLANNING/CONSULTING•CONSTRUCTION MGMT

Marietta Office
1266 Powder Springs Rd
Marietta, Georgia 30064
Phone: (770) 424-7168

LSF# 789
www.gpcsurvey.com

Canton Office
2388 Marietta Highway
Canton, Georgia 30114
Phone: (770) 479-9698

FIELD DATE: 3-10-05	DRAWN BY: SJJ
OFFICE DATE: 8-08-13	CHECKED BY: CAE
SCALE: 1"=50'	FILE: J:\H139

EXEMPTION PLAT FOR:

MARIETTA DEVELOPMENT PARTNERS

LOCATED IN L.L. 1006
16th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

IMAGES:
XREFS:
Plotted on: Aug 23, 2013 - 8:44am
Dwg Name: J:\H139\DWG\H139 PLAT.dwg

Marietta WATER

Hydrant Flow Test Report 8/19/2013 2:36 AM

Lookingglass Lane/ 851 Kennesaw Ave

Flow Results: Flow Hydrant:	Pitot Pressure:	Discharge or Q:
512301	36.00	1,005.80

Residual Hydrant 512303 — Hydrant Class: Water Distribution — Test Number: 1

Test Type:	Dual Hydrant	Test Static (psi):	73.00
Tested By:	Atkins	Residual (psi):	52.00
Test Date:	8/14/2013	Discharge (gpm):	1005.80
Start Time:	2:29 PM	Flow at 20 psi:	1658.14
End Time:	2:32:00PM	Volume (gal):	2011.60
Test Time:	2.00	Half Static Press:	
		Flow at Half:	

Comment:

These flow test results are representative of the flow at a specified hydrant at the time of the test. Fluctuations to pressure and flow will occur due to demands on the system and other variables that are beyond the control of Marietta Water. Therefore, additional criteria must be considered and additional independent tests run to confirm pressures for use in the design of water distribution or fire protection systems.

Page 1

EROSION PLAN LEGEND

LIMITS OF DISTURBANCE	— — — —
ACTIVE TREE PROTECTION ORANGE TREE FENCE	—T——T—
DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)	Ds1
DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)	Ds2
DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)	Ds3
CONSTRUCTION EXIT	Co
SILT FENCE TYPE 'C' SINGLE ROW	—x——x— Sd1-C
SILT FENCE TYPE 'C' DOUBLE ROW	—xx—xx—xx— Sd1-C DOUBLE ROW

MUST NOTIFY MARIETTA WATER INSPECTOR 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. (770) 794 - 5253

APPROVED
MARIETTA WATER
BY ________
DATE 8-29-13

Every effort has been made to review these plans for strict compliance with city and state fire codes. However, the contractor or owner shall remain responsible for compliance of any code violations discovered subsequent to the plan review.

Signed ________ Date 9/3/13
Bureau of Fire Prevention
Marietta Fire Department

APPROVED
AUG 30 2013
PLANNING & ZONING

APPROVED
BY: ________
City Engineer
AUG 30 2013
CITY OF MARIETTA PUBLIC WORKS DEPARTMENT
MARIETTA, GEORGIA
SUBJECT TO CHANGES IN RED

FIRE DEPARTMENT NOTES

1. TREES OR OTHER OBJECTS ON EACH SIDE OF THE ROAD MUST BE MAINTAINED TO ALLOW THE DRIVE TO HAVE MINIMUM WIDTH OF 20 FEET (MINIMUM 15' HARD SURFACE 2'6" EACH SIDE OF ROAD)
2. TREES OR OTHER OBJECTS HANGING OVER THE ROAD MUST GIVE A VERTICAL CLEARANCE OF 13'6" A FIRE HYDRANT MUST BE PROVIDED WITH 300 FEET OF THE FURTHEST PART OF ANY STRUCTURE.
3. ALL TURNS AN TURNAROUNDS MUST BE COMPATIBLE WITH A SU 30 TEMPLATE.
4. DRIVEWAY TO COMPLY WITH AASHTO DESIGN MANUAL LIVE LOAD STANDARD HS20 (75,000 LBS).

EROSION CONTROL NOTES

ALL BUFFERED STATE WATERS LOCATED ON OR WITHIN 200 FEET OF THE PROJECT SITE HAVE BEEN DELINEATED.

ANY DISTURBED AREAS LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH AND TEMPORARY SEEDING

ALL EROSION AND SEDIMENTATION CONTROLS, AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE, OR AS DIRECTED BY EROSION CONTROL INSPECTOR.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.

SEE ADDITIONAL EROSION CONTROL NOTES AND TYPICAL LOT EROSION CONTROL BMPS ON SHEET 4

811 Know what's **below.** **Call** before you dig.

OWNER/DEVELOPER:
MARIETTA DEVELOPMENT PARTNERS, LLC.
WHIT SMITH
84 CHURCH STREET, SUITE A
MARIETTA, GA 30060
770-429-8200

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X ; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130226 , MAP NUMBER # 13067 C 0102 H 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/ 121,642 ; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/251,371 . MATTERS OF TITLE ARE EXCEPTED.

BENCHMARK: EX. MH
ELEV.= 1181.14
EXISTING SANITARY SEWER MANHOLE ON NORTH SIDE OF LOT 2

BOARD OF LIGHTS AND WATER - SANITARY SEWER SYSTEM CONSTRUCTION GENERAL NOTES

1. ALL SANITARY SEWER SYSTEM CONSTRUCTION MUST FOLLOW THE CURRENT BLW SANITARY SEWER SYSTEM SPECIFICATIONS.
2. FOR DIP SEWER LINES, THE MINIMUM WALL THICKNESS SHALL BE CLASS 50. WALL THICKNESSES GREATER THAN THE MINIMUM CALLED FOR ABOVE MAY BE REQUIRED DUE TO GREATER DEPTHS OR VARYING BEDDING REQUIREMENTS. CLASS C BEDDING IS THE MINIMUM ALLOWED.
3. ALL POLYVINYL CHLORIDE (PVC) SEWERS 6" TO 15" IN DIAMETER SHALL MEET THE REQUIREMENTS FOR A MINIMUM WALL THICKNESS AS SPECIFIED UNDER SDR 35 IN ASTM D3034, LATEST REVISION. PVC SEWERS THAT ARE 18" IN DIAMETER SHALL HAVE A MINIMUM WALL THICKNESS AS SPECIFIED UNDER T-1 IN ASTM F679, LATEST REVISION. PVC SEWERS WITH MORE THAN 12 FEET OF COVER MAY REQUIRE WALL THICKNESSES GREATER THAN SDR 35 OR T-1. PVC IS NOT ALLOWED FOR SEWERS GREATER THAN 18" IN DIAMETER OR MORE THAN 18 FEET OF COVER.
4. DUCTILE IRON PIPE IS REQUIRED FOR SANITARY SEWER LINES: A) OVER AND UNDER ALL STORM DRAINS B) UNDER ALL STREAM CROSSINGS C) WITH 20 % OR GREATER SLOPE D) AT ALL DROP MANHOLES (SEE DETAIL 402-01) E) CROSSING WATER MAINS F) WITH LESS THAN 3' OF COVER OR OVER 18' IN COVER G) INSIDE CASINGS H) AT ALL OTHER LOCATIONS SPECIFIED BY THE BLW
5. INFORMATION REGARDING UNDERGROUND UTILITIES ON THESE PLANS IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL REQUEST A FIELD LOCATION THROUGH THE UTILITIES PROTECTION CENTER AND ANY UTILITY OWNERS THOUGHT TO HAVE FACILITIES IN THE AREA. THE CONTRACTOR SHALL PROMPTLY COMPARE THESE FIELD-MARKED LOCATIONS WITH THE PROJECT PLANS AND THEN NOTIFY THE DESIGNED OF ANY ANTICIPATED PROBLEMS OR NEED FOR DESIGN CHANGES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXCAVATE OR CAUSE THE UTILITY OWNER TO EXCAVATE FOR THE PURPOSE OF DETERMINING EXACT ELEVATIONS OR LOCATIONS AT UTILITY CROSSINGS AND OTHER CRITICAL LOCATIONS WELL IN ADVANCE OF THE WORK UNDER CONTRACT. DAMAGE TO EXISTING UTILITIES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE DEVELOPER AND/OR THE DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER OR SANITARY SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT.
6. ALL SEWER SERVICE LATERALS SHALL HAVE A MINIMUM DIAMETER OF 6".
7. THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE PUBLIC WORKS DEPARTMENT AND NOTIFY THE SEWER SYSTEM INSPECTOR 48 HOURS BEFORE BEGINNING CONSTRUCTION.
8. **THIS PROJECT IS LOCATED IN LAND LOTS 1006, 16TH DISTRICT OF COBB COUNTY, GEORGIA.**
9. **THE EXISTING LAND USE IS: UNDEVELOPED**
10. **THE DEVELOPER IS: MARIETTA DEVELOPMENT PARTNERS**
11. **24 HOUR LOCAL CONTACT FOR EROSION AND SEDIMENT CONTROL IS : WHIT SMITH**
12. **THIS PROJECT CONSTRUCTION AREA IS RESIDENTIAL NEIGHBORHOOD ON 2.00 ACRES.**
13. **THIS PROJECT CONSISTS OF 1 MANHOLES AND APPROX. 340 L.F. 8" PVC PIPE.**
14. **ADJACENT AREAS INCLUDE: RESIDENTIAL SUBDIVISIONS..**
15. ALL FILL SLOPES WILL HAVE SILT FENCE AT THE TOE OF THE SLOPES.
16. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES AND EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
17. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF THE DAY.
18. THIS PROPERTY **IS NOT** LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.I.R.M. COMMUNITY PANEL NUMBER **13067C0102H, DATED MARCH 4, 2013.**
19. A 25' UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT MAINTAINED.
20. CLEARING WILL BE KEPT TO AN ABSOLUTE MINIMUM. VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETE. LAND DISTURBING WILL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSIVE ELEMENTS.
21. CONSTRUCTION ACTIVITIES WILL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
22. ALL MARKETABLE TIMBER WILL BE SALVAGED. TOP-SOIL WILL BE SALVAGED, STOCK PILED AND SPREAD ON AREAS TO BE VEGETATED. TREES OUTSIDE OF THE CLEARING LINE WILL BE PROTECTED FROM DAMAGE BY APPROPRIATE MARKINGS. SUPPLEMENTAL VEGETATION WILL BE ESTABLISHED.
23. CLEANOUT OF SEDIMENT CONTROL STRUCTURES WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON SITE. SEDIMENT BARRIERS WILL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE STABILIZED.
24. CONTRACTOR IS RESPONSIBLE FOR STAKING THE ALIGNMENT OF THE PROPOSED PIPELINE PRIOR TO PIPE INSTALLATION. IF A CONFLICT SHOULD ARISE, THE CONTRACTOR SHALL NOTIFY THE DESIGNER AT THAT TIME.
25. ALL EXCAVATED DIRT SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH AWAY FROM ANY CREEKS.
26. ANY FILL DIRT OVER THE PIPE SHALL BE GRADED TO PREVENT PONDING
27. THE CONSTRUCTION EASEMENT REPRESENTS THE LIMITS OF CLEARING FOR THE COMPLETE JOB. THE CONTRACTOR SHALL NOT CLEAR BEYOND THIS LIMIT.
28. NO RIP-RAP SHALL BE PLACED IN ANY WETLAND AREA OR IN ANY LOCATION OR MANNER SO AS TO IMPAIR SURFACE WATER FLOW INTO OR OUT OF ANY WETLAND AREA.
29. THIS PROJECT IS ALLOWED CONSTRUCTION WITHIN WETLAND AREAS UNDER THE NATIONWIDE PERMIT, CORPS. OF ENGINEERS REGULATIONS, DATED NOVEMBER 22, 1991, PART 330.5, SECTION 12 AND 33. PART 330.6 SHALL ALSO BE FOLLOWED TO THE MAXIMUM EXTENT PRACTICABLE, IN ORDER TO MINIMIZE THE ADVERSE EFFECTS OF THESE DISCHARGES ON THE AQUATIC ENVIRONMENT. FAILURE TO COMPLY WITH THESE PRACTICES MAY BE CAUSE FOR THE DISTRICT ENGINEER TO RECOMMEND OR THE DIVISION ENGINEER TO TAKE DISCRETIONARY AUTHORITY TO REGULATE THE ACTIVITY ON A INDIVIDUAL OR REGIONAL BASIS PURSUANT TO PART 330.8 OF THE NATIONWIDE PERMIT, CORPS. OF ENGINEERS REGULATIONS.
30. DISCHARGES OF MATERIAL FOR BACKFILL OR BEDDING FOR UTILITY LINES, INCLUDING OUTFALL AND INTAKE STRUCTURES, PROVIDED THERE IS NO CHANGE IN PRE CONSTRUCTION CONTOURS: A "UTILITY LINE" IS DEFINED AS ANY PIPE OR PIPELINE FOR THE TRANSPORTATION OF ANY GASEOUS LIQUID, LIQUEFIABLE, OR SLURRY SUBSTANCE, FOR ANY PURPOSE, AND ANY CABLE, LINE OR WIRE FOR THE TRANSMISSION FOR ANY PURPOSE OF ELECTRICAL ENERGY, TELEPHONE AND TELEGRAPH MESSAGES, AND RADIO AND TELEVISION COMMUNICATION. THE TERM "UTILITY LINE" DOES NOT INCLUDE ACTIVITIES THAT DRAIN A WATER OF THE UNITED STATES, SUCH AS DRAINAGE TILE; HOWEVER, IT DOES APPLY TO PIPES CONVEYING DRAINAGE FROM ANOTHER AREA. MATERIAL RESULTING FROM TRENCH EXCAVATION MAY BE TEMPORARILY SIDE CAST (UP TO THREE MONTHS) INTO WATERS OF THE UNITED STATES PROVIDED THAT THE MATERIAL IS NOT PLACED IN SUCH A MANNER THAT IT IS DISPERSED BY CURRENTS OR OTHER FORCES. THE DISTRICT ENGINEER MAY EXTEND THE PERIOD OF TEMPORARY SIDE CASTING UP TO 180 DAYS, WHERE APPROPRIATE. THE AREA OF WATERS OF THE UNITED STATES THAT IS DISTURBED MUST BE LIMITED TO THE MINIMUM NECESSARY TO CONSTRUCT THE UTILITY LINE. IF WETLANDS, THE TOP 6" TO 12" OF THE TRENCH SHOULD GENERALLY BE FILLED WITH TOPSOIL FROM THE TRENCH. EXCESS MATERIAL MUST BE REMOVED TO UPLAND AREAS IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. ANY EXPOSED SLOPES AND STREAM BANKS MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF THE UTILITY LINE. THE UTILITY LINE ITSELF WILL REQUIRE A SECTION 10 PERMIT IF IN NAVIGABLE WATERS OF THE UNITED STATES (SEE 33 CFR PART 322) (SECTION 404).
31. TEMPORARY CONSTRUCTION, ACCESS AND DEWATERING, TEMPORARY STRUCTURES AND DISCHARGES, INCLUDING COFFERDAMS, NECESSARY FOR CONSTRUCTION ACTIVITIES OR ACCESS FILLS OR DEWATERING OF CONSTRUCTION SITES; PROVIDED THE ASSOCIATED PERMANENT ACTIVITY WAS PREVIOUSLY AUTHORIZED BY THE CORPS. OF ENGINEERS OR THE U.S. COAST GUARD OR FOR BRIDGE CONSTRUCTION ACTIVITIES NOT SUBJECT TO FEDERAL REGULATIONS. APPROPRIATE MEASURES MUST BE TAKEN TO MAINTAIN NEAR NORMAL DOWNSTREAM FLOWS AND TO MINIMIZE FLOODING. FILL MUST BE OF MATERIALS AND PLACED IN A MANNER THAT WILL NOT BE ERODED BY EXPECTED HIGH FLOWS. TEMPORARY FILL MUST BE ENTIRELY REMOVED TO UPLAND AREAS FOLLOWING COMPLETION OF THE CONSTRUCTION ACTIVITY AND THE AFFECTED AREAS RESTORED TO THE PRE-PROJECT CONDITIONS. COFFERDAMS CANNOT BE USED TO DEWATER WETLANDS OR OTHER AQUATIC AREAS TO CHANGE THEIR USE. STRUCTURES LEFT IN PLACE AFTER COFFERDAMS ARE REMOVED REQUIRE A SECTION 10 PERMIT IF LOCATED IN NAVIGABLE WATERS OF THE UNITED STATES. (SEE 33 CFR, PART 322). THE PERMITEE MUST NOTIFY THE DISTRICT ENGINEER IN ACCORDANCE WITH THE NOTIFICATION GENERAL CONDITION. THE NOTIFICATION MUST ALSO INCLUDE A RESTORATION PLAN OF REASONABLE MEASURES TO AVOID AND MINIMIZE IMPACTS TO AQUATIC RESOURCES. THE DISTRICT ENGINEER WILL ADD SPECIAL CONDITIONS, WHERE NECESSARY, TO ENSURE THAT ADVERSE ENVIRONMENTAL IMPACTS ARE MINIMAL. SUCH CONDITIONS MAY INCLUDE; LIMITING THE TEMPORARY WORK TO THE MINIMUM NECESSARY, REQUIRING SEASONAL RESTRICTIONS, MODIFYING THE RESTORATION PLAN, AND REQUIRING ALTERNATIVE CONSTRUCTIONS METHODS.
32. ALL TEMPORARY FILLS SHALL BE REMOVED IN THEIR ENTIRETY.

BOARD OF LIGHTS AND WATER - WATER SYSTEM CONSTRUCTION GENERAL NOTES

1. ALL WATER SYSTEM CONSTRUCTION MUST FOLLOW THE CURRENT MARIETTA WATER SYSTEM SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND ABIDING BY THE CURRENT MARIETTA WATER SYSTEM SPECIFICATIONS.
2. CLASS 51 DUCTILE IRON PIPE (D.I.P.), IN ACCORDANCE WITH THE MARIETTA WATER SYSTEM SPECIFICATIONS, IS REQUIRED FOR ALL WATER MAINS.
3. ALL LINE VALVES SHALL BE MARKED BY CONCRETE VALVE MARKERS.
4. A CONCRETE VALVE MARKER IS TO BE PLACED DIRECTLY ABOVE THE PLUG ON ALL DEAD-END WATER MAINS.
5. INFORMATION REGARDING UNDERGROUND UTILITIES ON THESE PLANS IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL REQUEST A FIELD LOCATION THROUGH THE UTILITIES PROTECTION CENTER AND ANY UTILITY OWNERS THOUGHT TO HAVE FACILITIES IN THE AREA. THE CONTRACTOR SHALL PROMPTLY COMPARE THESE FIELDMARKED LOCATIONS WITH THE PROJECT PLANS AND THEN NOTIFY THE DESIGNER OF ANY ANTICIPATED PROBLEMS OR NEED FOR CONTRACT CHANGES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXCAVATE OR CAUSE THE UTILITY OWNER TO EXCAVATE FOR THE PURPOSE OF DETERMINING EXACT ELEVATIONS OR LOCATIONS AT UTILITY CROSSINGS AND OTHER CRITICAL LOCATIONS WELL IN ADVANCE OF THE WORK UNDER THIS CONTRACT. DAMAGE TO EXISTING UTILITIES RESULTING FROM THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE DEVELOPER AND/OR THE DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, SIZE, AND MATERIAL OF ANY EXISTING WATER OR SANITARY SEWER FACILITY PROPOSED FOR CONNECTION OR USE BY THIS PROJECT.
6. ALL WATER SERVICE LINES UNDER PAVEMENT SHALL BE ENCASED IN PVC CASING WITH A MINIMUM DIAMETER OF 2", EXTENDING A MINIMUM OF 3 FEET BEYOND THE PAVEMENT ON EACH SIDE OF THE ROAD.
7. ALL BENDS, TEES, AND PLUGS SHALL BE PROPERLY CONSTRAINED FOR THRUST RESTRAINT.
8. THE DEVELOPER SHALL OBTAIN A PERMIT FROM THE CITY OF MARIETTA PUBLIC WORKS DEPARTMENT OR COBB COUNTY AND NOTIFY THE MARIETTA WATER INSPECTOR 48 HOURS BEFORE BEGINNING CONSTRUCTION. (770-794-5253)
9. THE DEVELOPER SHALL INSTALL WATER SERVICES UP TO AND INCLUDING METER BOXES AND CURB STOPS. METERS WILL BE SET BY MARIETTA WATER AFTER THE BUILDING PERMIT IS ISSUED.
10. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 48" COVER (SECTION 202.07) EFFECTIVE 10/2012 200-5
11. WATER METERS, DOUBLE-CHECK BACKFLOW PREVENTERS AND DETECTOR CHECK VALVES WITH BYPASS DETECTOR CHECK METERS WILL BE INSTALLED BY MARIETTA WATER. DEVELOPER MUST PAY ALL FEES BEFORE METERS WILL BE SET.
12. FLOW TEST INFORMATION:
    STATIC PRESSURE: 73
    RECORDED FLOW: 1005.80
    MAXIMUM ELEVATION IN DEVELOPMENT – 1182
    FLOW AVAILABLE AT MAX ELEVATION: – 1476 gpm
    SIZE OF WATER MAIN AT POINT OF CONNECTION TO PROJECT: 8in
    DATE OF FLOW TEST: 8/19/13

ADDITIONAL BLW NOTES

1. FLOW TEST VALID FOR 6 MONTHS AND ONLY APPLIES TO A SINGLE PHASE/UNIT OF THIS PROJECT.
2. PLAN APPROVAL VALID FOR 12 MONTHS WITHOUT BEGINNING CONSTRUCTION. PLANS SUBJECT TO FURTHER REVIEW AND APPROVAL IF 12 MONTHS EXPIRE.
3. THE BLW WILL NOT BE RESPONSIBLE FOR ANY BUILDING BUILT TOO LOW TO BE SERVED NOR FOR ANY SERVICE COVERED BY CONSTRUCTION.
4. AS-BUILTS ARE REQUIRED TO BE SUBMITTED UPON COMPLETION OF CONSTRUCTION.
5. EXISTING CITY ROADS SHALL NOT BE OPEN CUT UNLESS PERMISSION IS GRANTED BY THE GEORGIA DOT, COBB COUNTY DOT, OR THE CITY OF MARIETTA PUBLIC WORKS. SUBMITTAL OF AUTHORIZATION LETTER FROM THE GEORGIA DOT OR COBB COUNTY DOT OR CITY OF MARIETTA PUBLIC WORKS.
6. IF WORK IS PERFORMED ON A GEORGIA DOT OR COBB COUNTY RIGHT-OF-WAY, A LETTER, FROM THE GOVERNING AGENCY IS REQUIRED TO BE SUBMITTED AFTER CONSTRUCTION IS COMPLETE STATING THAT CRASSING, CLEAN UP, DRAINAGE, ETC. IS ACCEPTABLE.

GENERAL NOTES

33. ALL NEW UTILITY SERVICES ON PRIVATE PROPERTY MUST BE PLACED UNDERGROUND IN ACCORDANCE WITH CITY OF MARIETTA ORDINANCE #6422
34. EACH LOT MUST OBTAIN AN INDIVIDUAL LOT LDA PERMIT IN ADDITION TO THE OVERALL LAND DISTURBING ACTIVITY PERMIT FOR THE DRIVEWAY AND UTILITY INSTALLATION.
35. DRAINAGE AWAY FROM ALL BUILDINGS SHALL BE NOT LESS THAN 6" IN 10 FEET. WHEREVER POSSIBLE RESIDENTIAL HOMES AND COMMERCIAL BUILDINGS ARE TO BE HIGHER THAN TOP OF CURB ELEVATION FOR ADEQUATE DRAINAGE.
36. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION / LAND DISTURBANCE ACTIVITY. DURING CONSTRUCTION / LAND DISTURBANCE PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT / CONTRACTOR FOR THE DURATION OF THE CONSTRUCTION.
37. EXEMPTION PLAT IS REQUIRED FOR THE PROPERTY ON WHICH SITE PLANS ARE REVIEWED. NO LDA PERMIT WILL BE SIGNED UNTIL THE PLAT IS APPROVED.

TOTAL SITE AREA = 2.0 AC.
DISTURBED AREA = 0.5 AC.
(LESS THAN 1 ACRE, THEREFORE NPDES NOT REQUIRED)

50 0 50 100
SCALE IN FEET

NORTH

24 HR. PHONE & EMERGENCY CONTACT:
WHIT SMITH
770-429-8200

ISSUED FOR CONSTRUCTION

Gaskins
ENGINEERING SURVEYING
PLANNING/CONSULTING CONSTRUCTION MGMT
1266 Powder Springs Road
Marietta, Georgia 30064
Phone: (770) 424-7168
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708 KENNESAW AVENUE
WHITAKER W. SMITH

LAND LOT 1006, 16TH DISTRICT, 2ND SECTION,
CITY OF MARIETTA, COBB COUNTY, GEORGIA
ZONED R4

REVISIONS		
REV.	DATE	REVISION REFERENCE:

SHEET TITLE
SITE PLAN

SEAL
GEORGIA PROFESSIONAL ENGINEER 36081 KELLY B. DAVIS
GASWCC LVL II CERT # 21538

PROJECT I.D.	FIELD BOOK
H139	--
DRAWN BY	CHECKED BY
--	--
SCALE	ISSUE DATE
1"=50'	8/19/13

SHEET NUMBER
1

FILE COPY

Plotted By:Kelly Davis Drawing name: P:\H139 (Marietta Development Partners)\Engineering\Submit\708 Kennesaw Avenue - Site.dwg Plotted on: Aug 29, 2013 - 10:49am