



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2020-09

LEGISTAR: 20200073

LANDOWNERS: Traton Corp. of Cobb, Inc.; Traton Investments, LLC; The Institutional Property Group, a Joint Venture
720 Kennesaw Avenue
Marietta, GA 30060

APPLICANT: Same as owner

AGENT: Moore, Ingram, Johnson & Steele, LLP – J. Kevin Moore
326 Roswell Street
Marietta, GA 30060

PROPERTY ADDRESS: Cobb Parkway North 1468 & 1540; 1497 Hamilton Grove Boulevard

PARCEL DESCRIPTION: 16086600030 & 16086600040; 16086301090

AREA: ~6.7 acres

COUNCIL WARD: 4B

EXISTING ZONING: MXD (Mixed Use - City) & GC (General Commercial - County)

REQUEST: MXD (Mixed-Use)

FUTURE LAND USE: CAC (Community Activity Center) & MDR (Medium Density Residential)

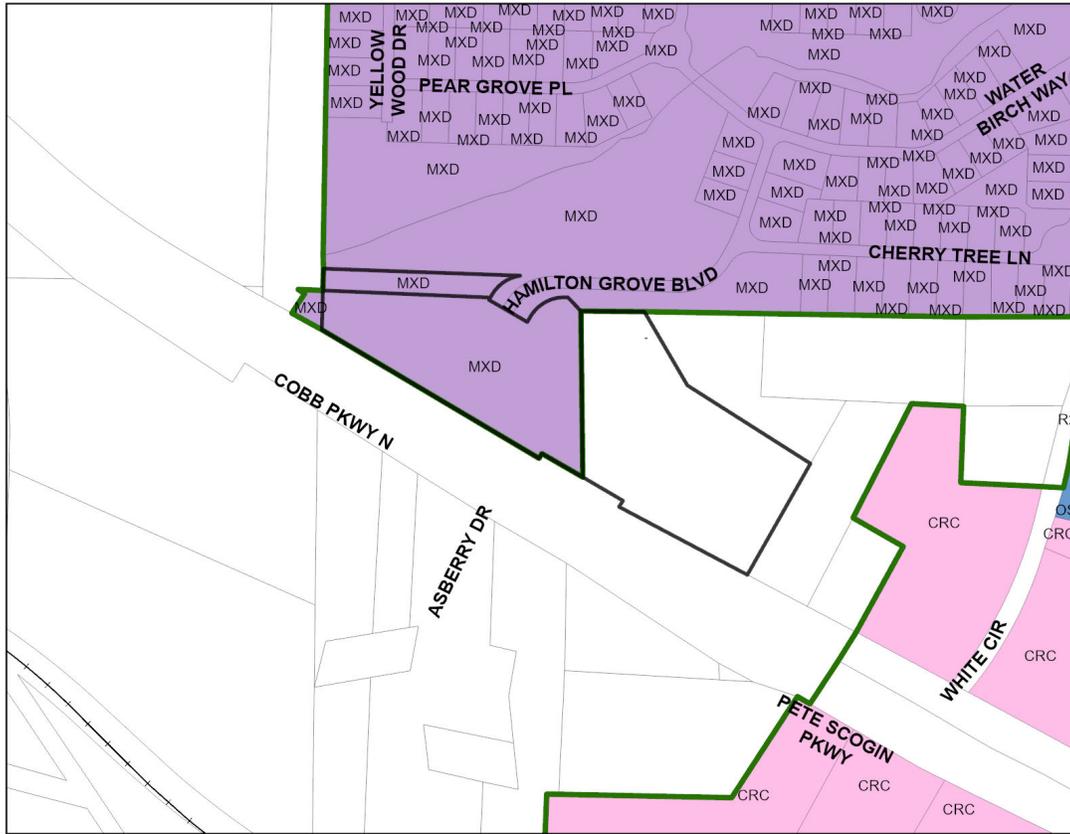
REASON FOR REQUEST: The applicant is requesting to annex one parcel (1468 Cobb Pkwy. N) from the County and combine with two parcels (1540 Cobb Pkwy N & 1497 Hamilton Grove Blvd) within City limits to develop a 46-unit townhome community.

PLANNING COMMISSION HEARING: Tuesday, May 5, 2020 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, May 13, 2020 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

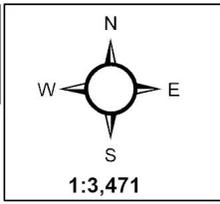


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL	COMMERCIAL					
R-1 One Unit/Acre	NRC Neighborhood Retail	16	866	0030	GC	MXD
R-2 Two Unit/Acre	CRC Community Retail	16	866	0040	MXD	MXD
R-3 Three Unit/Acre	RRC Regional Retail	16	866	1090	MXD	MXD
R-4 Four Unit/Acre	CBD Central Business District					
ATTACHED FAMILY RESIDENTIAL	PCD Planned Commercial Dev.					
RA-4 Four Unit/Acre	MXD Mixed-Use Dev.					
RA-6 Six Unit/Acre	OIT Office Institutional Trans.					
RA-8 Eight Unit/Acre	LRO Low-Rise Office					
PRD(SF) Planned Residential Dev.	OI Office Institutional					
MHP Mobile Home Park	OS Office Services					
MULTI FAMILY RESIDENTIAL	OHR Office High-Rise					
RM-8 Eight Unit/Acre	INDUSTRIAL					
RM-10 Ten Unit/Acre	LI Light Industrial					
RM-12 Twelve Unit/Acre	HI Heavy Industrial					
RHR Residential High Rise	PID Planned Industrial Dev.					
PRD(MF) Planned Residential Dev.						

Comments:
1498 & 1540 Cobb Pkwy N
1497 Hamilton Grove Blvd

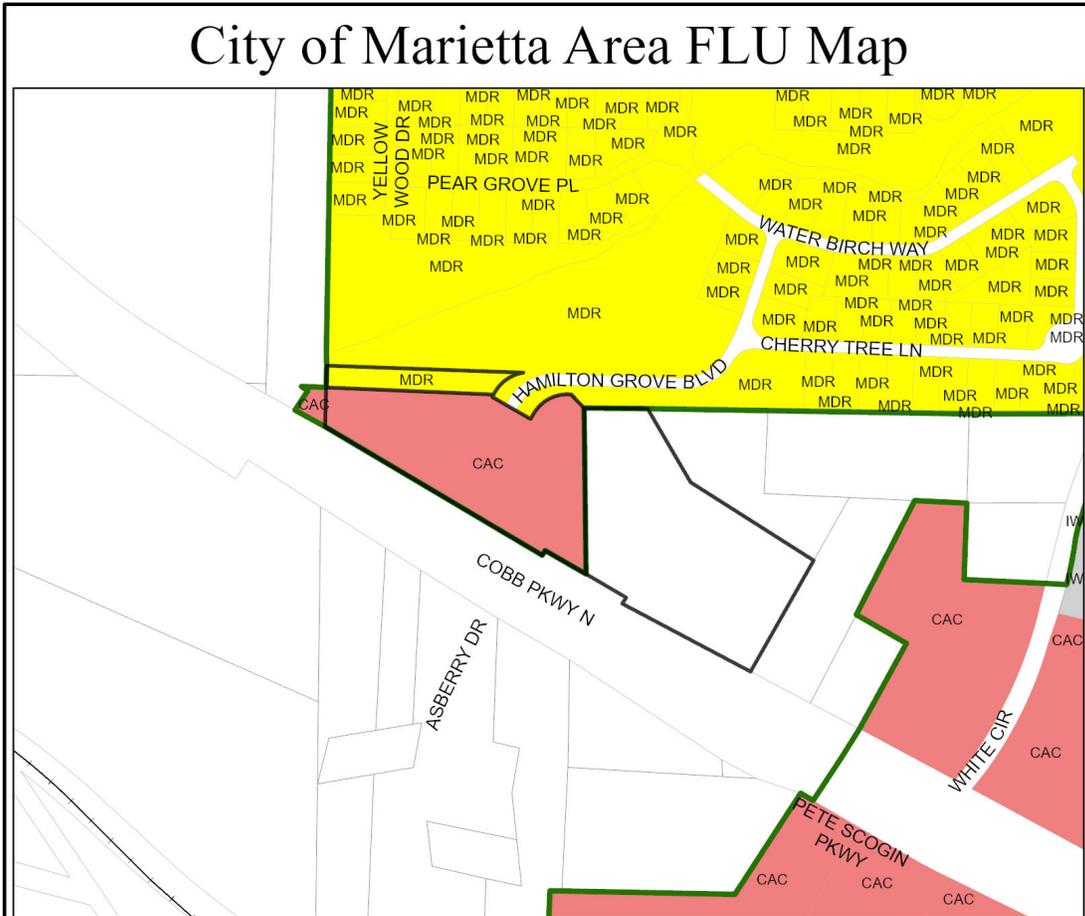
Date: **2/4/2020**

Planning & Zoning
 Division

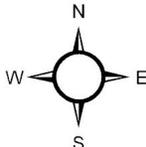


FLU MAP

City of Marietta Area FLU Map



Future Land Use		District	Land Lot	Parcel	Current FLU	Proposed FLU
LDR	Low Density Residential					
MDR	Medium Density Residential	16	866	0030	CAC	n/a
HDR	High Density Residential					
NAC	Neighborhood Activity					
CAC	Community Activity Center	16	866	0040	CAC	n/a
RAC	Regional Activity Center					
CBD	Central Business District	16	866	1090	MDR	MDR (City)
IM	Industrial - Manufacturing					
IW	Industrial - Warehousing					
OSC	Open Space/Conservation					
PR	Parks & Recreation					
CSI	Community Service & Institutional					
TCU	Transportation, Communication & Utilities					
MXD	Mixed Use					

Comments: 1498 & 1540 Cobb Pkwy N 1497 Hamilton Grove Blvd		 1:3,471	
Date: 2/4/2020	Planning & Zoning Division		

PICTURES OF PROPERTY



Subject properties along Cobb Parkway North



Existing entry onto Hamilton Grove Blvd. from Cobb Pkwy North



Location of proposed gates



Exiting Hamilton Grove facing toward Cobb Pkwy North

STAFF ANALYSIS

Location Compatibility

The applicant, Traton, LLC, is requesting to annex and rezone three (3) parcels of property in order to develop a forty-six (46) unit townhouse community. The development would include two properties within the City, 1540 Cobb Parkway North and 1497 Hamilton Grove Boulevard, and one property within the County, 1468 Cobb Parkway North. The combined acreage of the project is approximately 6.7 acres. The property to be annexed is 3.42 acres in size and is zoned GC (General Commercial) within the County. The properties within the City limits are zoned MXD (Mixed-Use) and lie west of the County's property. Hamilton Grove Subdivision is located immediately to the north. Prior to its development, the Hamilton Grove Subdivision property was annexed and rezoned by Traton Homes in 2002 (Z2002-31).

Use Potential and Impacts

A portion of the subject property was annexed and rezoned in 2002 as part of a thirty-six (36) acre development (Z2002-31) having commercial uses along Cobb Parkway North with a residential neighborhood to the north. The residential portion of the development was completed as the Hamilton Grove Subdivision, but the commercial land is still undeveloped. The applicant wishes to develop the property along Cobb Parkway North as residential only. The planned development would share the same access point from Cobb Parkway North as Hamilton Grove.

This proposed development would include forty-six (46) attached townhouse units on 6.7 acres, yielding a density of 6.9 units per acre. However, the Zoning Ordinance does not allow the inclusion of areas classified as wetlands, floodplains, and standing bodies of water in density calculations. Although the applicant has not provided the amount of the site covered by floodplain, staff has indicated that it is approximately 30%, or two (2) acres. This would result in a density closer to ten (10) units per acre.

The rezoning for Hamilton Grove authorized a density upwards of eight (8) units per acre (200 units on 25.07 acres), although it was ultimately developed at only 4.2 units per acre (106 units on 25.07 acres). A higher density residential community along the Cobb Parkway North road frontage would create a reasonable buffer for the Hamilton Grove residents and would potentially be more compatible than a commercial use.

When residential uses are proposed on MXD zoned property, there are certain development standards regarding parking and recreation. The parking requirements for townhouses include a 2-car garage with a 20-foot long driveway and 0.2 guest parking spaces per unit. The submitted plans appear to comply with the parking standards except the guest parking area. Ten (10) parking spaces are required for forty-six (46) units. However, the plans only include nine (9) guest parking spaces.



Another required feature is recreation space, which requires 1 acre for every 50 units. As such, the planned development should include a total of 0.92 acres recreation space with at least one active and one passive feature. An example of an active feature would be a playground, pool, or tennis court; and a passive feature would be a walking trail, pavilion, or picnic area. There are no features shown on the submitted plans. Unless changes are made regarding the parking and recreation requirements, the following variances would be necessary to develop the neighborhood as shown on the submitted plans:

- Variance to reduce the required number of guest spaces from 10 to 9. [§708.20 (B.6)]
- Variance to waive the requirement to provide active and passive recreation features. [§708.20 (B.9)]

Although elevations have not yet been provided, the applicant has indicated their intent to incorporate the proper material on the exterior facades.

The Future Land Use (FLU) designation of the subject properties within the City are CAC (Community Activity Center) and MDR (Medium Density Residential), although most of the site is classified as CAC. CAC is intended to provide the retail and service needs of several neighborhoods and communities. While the requested zoning district, MXD, is listed as a compatible zoning under CAC, this development is entirely residential and is not truly mixed use in that it does not provide residential and non-residential uses. However, CAC does describe opportunities for limited residential opportunities if along major corridors and in “a mixed use traditional neighborhood development or ‘new urbanism’ community.” In conclusion, the City’s Comprehensive Plan does not appear to support this rezoning request.

Environmental Impacts

This site is heavily wooded and contains floodplain, streams, and wetlands. There is a stream with state and local buffers, and wetland areas on the property. The wetlands are shown on the property in the County east of the creek and beyond the buffers. The guest parking area and up to eight (8) townhouses would impact the wetland and stream buffer area. Buffer variances from Georgia Environmental Protection Division and a U.S. Army Corp of Engineers 404 Permit will likely be required. This is an indicator that the intensity (density) of the project may not be suitable for the site.

STAFF ANALYSIS CONTINUED

Economic Functionality

The subject properties are mostly undeveloped except for a demolished house. These properties are zoned commercially and are undeveloped, while other commercial properties in the area are developed and operating. The rezoning in 2002 to MXD further complicated the potential use of these properties. Because access to the property would either be from a private residential road or state highway, the property may be better suited to medium density residential.

Infrastructure

The planned development would be utilizing the existing, private road, Hamilton Grove Boulevard, to access a new private road. A private access easement would be necessary and is noted on the submitted plans. Although the new road would be private, it should be designed and constructed according to Section 730 of the zoning ordinance. City ordinance also states streets that have one end permanently closed must provide a turnaround with a minimum road diameter of eighty (80) feet and right-of-way diameter of 100 feet. To allow the road design proposed on the plans, the following variance would be necessary:

- Variance to allow hammerhead configuration in lieu of the required cul-de-sac. [§730.01 (E)]

Gates are proposed at the entrance from Cobb Parkway North onto Hamilton Grove Blvd and would require coordination with the residents of Hamilton Grove. Gates must be a minimum of 50 feet from public right-of-way and a minimum width of 30 feet. Further, access for emergency services and an indemnity agreement would be required. It should be noted that the other access point to Hamilton Grove Blvd, off White Circle, is not currently gated.

The plan shows sidewalks internal to the development and along a portion of Cobb Parkway North. The sidewalk would need to be extended along the entire frontage of Cobb Parkway North.

The water and sewer will be provided by Cobb County. The planned development is nearly an extension of the existing development and shall not detrimentally affect other public infrastructure in the area.

The serving elementary school would be Sawyer Road Elementary.



Overhead Electrical/Utilities

There is an existing overhead utility line present along Cobb Parkway North, but it should not conflict with the proposed buildings.

History of Property

The subject properties within the City were annexed and rezoned (Z2002-31) with stipulations in 2002 with the existing developed residential community, Hamilton Grove. The minimum floor area for Hamilton Grove is set at 1,600 square feet. Also, there is a stipulation that all homes provide a minimum of two bedrooms with no more than 25% of the development having only two-bedrooms.

The subject properties were expected to be developed commercially and are currently limited to the following permitted uses:

- Banks and Financial Institutions
- Barber and Beauty Shops
- Convenience Stores
- Clinics and Health Centers
- Dry Cleaning Establishments
- Copy Centers
- Cultural Facilities
- Daycare Centers and Nursery Schools
- Eating and Drinking Establishments
- Non-automotive Repair Service Centers
- Pharmacies and Drug Stores
- Printing Services
- Professional and General Business Offices
- Retail Trade
- Shopping Centers, etc.

Other Issues

The Fire Department would require a 35 ft. turning radius for access roads. All buildings must be protected throughout with an approved automatic fire sprinkler system as required by Marietta City Code 2-6-140.

MXD is a site-specific zoning, which will require City Council approval of a detailed plan. Detailed plans, which include a site plan, tree plan, and building elevations, must be submitted to Council through the Judicial Legislative Committee. The plan approved with the rezoning shall become the General Plan.

ANALYSIS & CONCLUSION

Traton, LLC, is requesting to annex and rezone three (3) properties in order to develop 46 townhomes on 6.7 acres addressed as 1540 Cobb Parkway North (City), 1497 Hamilton Grove Boulevard (City), and 1468 Cobb Parkway North (County). The property to be annexed is 3.42 acres in size and zoned GC within Cobb County. The properties within the City limits are zoned MXD and lie west of the County's property. Hamilton Grove Subdivision is located immediately to the north and is also zoned MXD, despite being entirely residential.

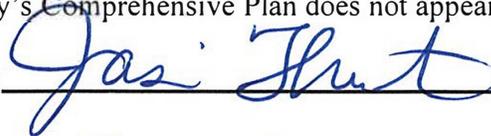
The portion of the subject property in the City was annexed and rezoned in 2002 as part of a 36-acre development (Z2002-31) with commercial uses shown along Cobb Parkway North and Hamilton Grove Subdivision to the north. The subject properties were intended to be commercial but have remained undeveloped. Traton's proposed plan includes the construction of 46 townhouse units on 6.7 acres, two (2) acres of which are covered in floodplain; resulting in a density of nearly 10 units per acre. The rezoning for Hamilton Grove authorized a density upwards of 8 units per acre, although it was ultimately developed at 4.2 units per acre.

The proposed development would share the same access point on Cobb Parkway North as Hamilton Grove and, if gated, would require coordination with the residents of Hamilton Grove. A higher density residential community along the Cobb Parkway North frontage would create a reasonable buffer for the Hamilton Grove residents and would potentially be more compatible than a commercial use. However, the site is heavily wooded and contains floodplain, a stream, and wetlands and will likely require approvals and permits from Georgia EPD and the U.S. Army Corp of Engineers. This is an indicator that the intensity (density) of the project is not suitable to for such an environmentally sensitive site. Based on the submitted plan, the following variances would be necessary:

1. Variance to reduce the required number of guest spaces from 10 to 9. [*§708.20 (B.6)*]
2. Variance to waive the requirement of providing active and passive recreation features. [*§708.20 (B.9)*]
3. Variance to allow hammerhead configuration in lieu of the required cul-de-sac. [*§730.01 (E)*]

The FLU designation of the subject properties within the City are CAC and MDR, although most of the site is classified as CAC. While MXD is listed as a compatible zoning under CAC, this development is entirely residential and is not truly mixed use because it does not provide both residential and non-residential uses. CAC is intended to provide the retail and service needs of several neighborhoods and communities. As a result, the City's Comprehensive Plan does not appear to support this rezoning request.

Prepared by: _____



Approved by: _____





DATA APPENDIX

COBB COUNTY WATER & WASTEWATER

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	Yes
What percentage of the property is in the flood plain?	30%
What is the drainage basin for the property?	Noonday Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	Yes
If so, is the use compatible with the possible presence of wetlands?	No
Do stream bank buffers exist on the parcel?	Yes
Are there other topographical concerns on the parcel?	Yes
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No
<ul style="list-style-type: none"> • Full site development plans required (sidewalks and storm water management will require more detail) • USACOE 404 Permit required for wetlands mitigation • GA EPD buffer variance required 	

TRANSPORTATION

What is the road affected by the proposed change?	N. Cobb Pkwy. And Hamilton Grove Blvd.
What is the classification of the road?	N. Cobb Pkwy.: Arterial Hamilton Grove Blvd.: Local
What is the traffic count for the road?	N. Cobb Pkwy.: 42,927 (GDOT 3/2019) Hamilton Grove Blvd.: N/A
Estimated # of trips generated by the proposed development?	Daily 440 AM 35 PM 36
Estimated # of pass-by cars entering proposed development?	0
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	No
If yes, what are they?	N/A



Additional Comments:

- Verify sufficient room for a passenger vehicle (PV) to turn around without backing up at gated entrance.
- GDOT permit required
- Sidewalk required along entire parcel frontage of Cobb Parkway, not just adjacent to the decel lane.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	850 Sawyer Rd (56)
Distance of the nearest station?	4.1 miles
Most likely station for 1 st response?	56
Service burdens at the nearest city fire station (under, at, or above capacity)?	n/a

Comments:

- Are gates existing or proposed? Require 50' set back from ROW, and minimum 30' width.
- 35' turning radius for fire department access roads.
- All buildings shall be protected throughout with an approved automatic fire sprinkler system as required by Marietta City Code 2-6-140.

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:



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	Sawyer Road Elementary
Middle School Servicing Development:	Marietta Middle School
High School Servicing Development:	Marietta High School
Capacity at Elementary School:	725
Capacity at Middle School:	1,350
Capacity at Marietta Sixth Grade Academy:	775
Capacity at High School:	2,150
Current enrollment of Elementary School:	630
Current enrollment of Middle School:	1,390
Current enrollment of High School:	2,455
Number of students generated by present development:	0
Number of students projected from the proposed development:	23
New schools pending to serve this area:	0
<u>Comments:</u>	

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APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: 22020-09 Registrar #: 20200073 PZ #:

Planning Commission Hearing: 03/03/2020 City Council Hearing: 03/11/2020

Owner's Name Traton Corp. of Cobb, Inc.; Traton Investments, LLC;
The Institutional Property Group, a Joint Venture A 2020-01
CA 2020-01

EMAIL Address: clif@tratonhomes.com

Mailing Address 720 Kennesaw Avenue Zip Code: 30060 Telephone Number (770) 427-9064

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant/Owners' Representative: Moore Ingram Johnson & Steele, LLP - J. Kevin Moore
Applicant: Traton, LLC

EMAIL Address: clif@tratonhomes.com

Mailing Address 720 Kennesaw Avenue, Marietta, GA Zip Code: 30060

Telephone Number (770) 427-9064 Email Address: clif@tratonhomes.com

Address of property to be rezoned: 1468 N. Cobb Parkway (Parcel 0030 - Cobb)
1540 Cobb Parkway N. (Parcel 0040 - City)
Land Lot (s) 08660 District 16 Parcel 0030 Acreage 6.7± Ward 4B Future Land Use: CAC
08630 0040; 1090 MDR
Present Zoning Classification: MXD (City) Proposed Zoning Classification: MXD
GC (Cobb)

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.

- 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.
- Legal Description. Legal description must be in a WORD DOCUMENT.
- Application fee (\$500)
- Copy of the deed that reflects the current owner(s) of the property.
- Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
- Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.

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

If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

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

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

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: **March 3, 2020**
March 11, 2020

Applicant: **Traton, LLC**
Property Owners: **Traton Corp. of Cobb, Inc.;**
Traton Investments, LLC,
a Georgia limited liability company; and
The Institutional Property Group, a Joint Venture
comprised of Poston Properties, Inc. and
C. W. Matthews Contracting Co., Inc.

DESCRIPTION OF PROPOSED DEVELOPMENT/PROJECT

The property which is the subject of the Application for Rezoning by Applicant, Traton, LLC (hereinafter “Applicant”) is an assemblage of three parcels totaling 6.7 acres, more or less, located in Land Lots 863 and 866, 16th District, 2nd Section, City of Marietta, Cobb County, Georgia, as more particularly identified and set forth in the Application for Rezoning (hereinafter collectively the “Property” or the “Subject Property”). The Rezoning Application seeks approval of a request to rezone the Subject Property from the existing General Commercial (“GC”) (Cobb County) and Mixed-Use Development (“MXD”) (City of Marietta) zoning classifications to the MXD zoning classification. Applicant is seeking rezoning for a townhome community.

The assembled parcels are located on the northeasterly side of North Cobb Parkway, on the westerly and easterly sides of Hamilton Grove Boulevard. Applicant proposes the construction of a maximum of forty-six (46) townhome units. All residences shall be traditional or Craftsman in style, architecture, and design, with the exteriors consisting of brick, stone, stacked stone, cedar shake, board and batten, and combinations thereof. All residences shall have two car garages. Access to the proposed development will be from Hamilton Grove Boulevard, as shown on the Zoning Plan submitted with the Application for Rezoning.

Applicant will supplement its Application for Rezoning with additional items; including, but not limited to the following, throughout the rezoning process:

- (1) Updated and revised Zoning Plan, if necessary;
- (2) Landscape Plan for buffer areas and proposed Open Space areas;
- (3) Elevations, floorplans, and finishes; and
- (4) Details for open space and amenity areas.

A detailed letter of agreeable zoning stipulations and conditions will be submitted on behalf of Applicant prior to the hearings before the Planning Commission and City Council.

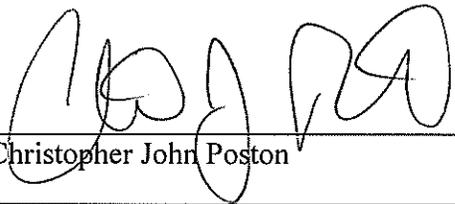
Applicant is very excited with the opportunity of this new project within the City of Marietta. The project will be a quality development and provide a highly sought-after product within the City, in close proximity to Downtown Marietta and with interstate connectivity.

PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING
(Page Two of Two)

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C. W. Matthews Contracting Co., Inc.

TRATON CORP. OF COBB, INC.

BY: 

Christopher John Poston
Title: _____

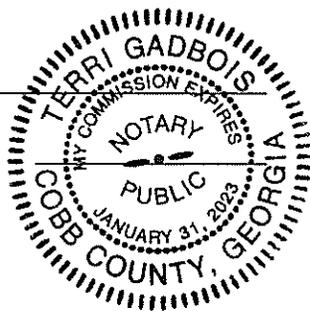
Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:



Notary Public
My Commission Expires:

[Notary Seal]



Property Owner Address:

Traton Corp. of Cobb, Inc.
c/o Traton, LLC
720 Kennesaw Avenue
Marietta, Georgia 30060
(770) 427-9064
E-mail: chris@tratonhomes.com
clif@tratonhomes.com

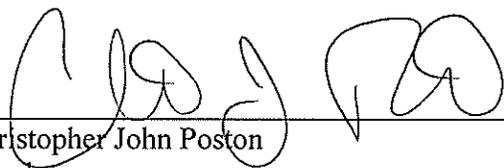
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C. W. Matthews Contracting Co., Inc.

TRATON INVESTMENTS, LLC,
a Georgia limited liability company

BY: TRATON OF GEORGIA, LLC,
a Georgia limited liability company,
its Sole Member

BY: 

Christopher John Poston
Member

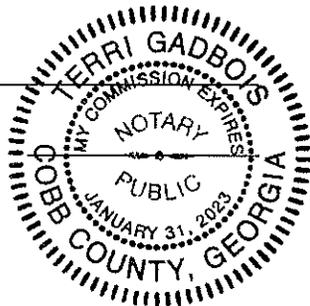
Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:



Notary Public
My Commission Expires:

[Notary Seal]



Property Owner Address:

Traton Investments, LLC
720 Kennesaw Avenue
Marietta, Georgia 30060
(770) 427-9064
E-mail: chris@tratonhomes.com
clif@tratonhomes.com

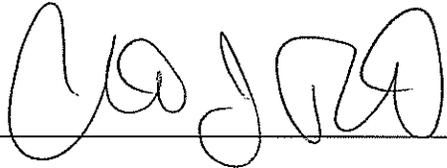
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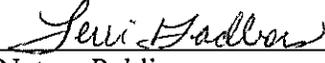
THE INSTITUTIONAL PROPERTY GROUP,
a Joint Venture comprised of Poston Properties, Inc.
and C.W. Matthews Contracting Co., Inc.

BY: POSTON PROPERTIES, INC.

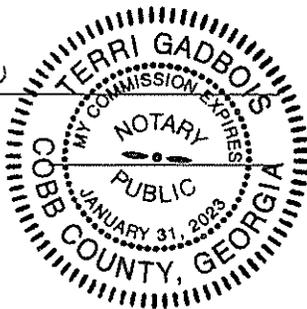
BY: 
TITLE: _____

Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:


Notary Public
My Commission Expires:

[Notary Seal]



Property Owner Address:

The Institutional Property Group, a joint venture
c/o Traton, LLC
720 Kennesaw Avenue
Marietta, Georgia 30060
(770) 427-9064
E-mail: chris@tratonhomes.com
clif@tratonhomes.com

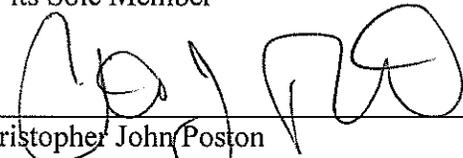
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a Georgia limited liability company, and
The Institutional Property Group, a Joint Venture
comprised of Poston Properties, Inc. and
C. W. Matthews Contracting Co., Inc.

TRATON, LLC
a Georgia limited liability company

BY: TRATON HOLDINGS, LLC,
a Georgia limited liability company,
its Sole Member

BY: 

Christopher John Poston
Authorized Signatory

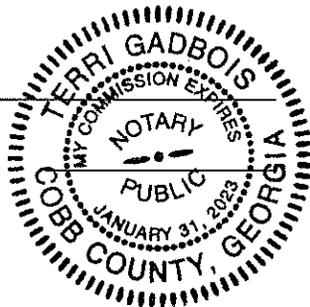
Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:



Notary Public
My Commission Expires:

[Notary Seal]



Applicant Address:

Traton, LLC
720 Kennesaw Avenue
Marietta, Georgia 30060
(770) 427-9064
E-mail: chris@tratonhomes.com
clif@tratonhomes.com

ATTACHMENT TO APPLICATION FOR REZONING

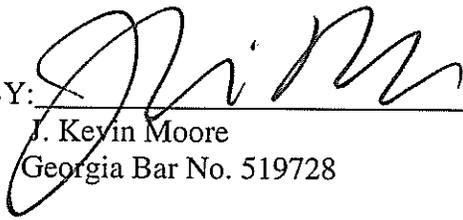
(Page One of One)

Application No.: _____
Legistar No.: _____
Hearing Dates: **March 3, 2020**
March 11, 2020

Applicant: **Traton, LLC**
Property Owners: **Traton Corp. of Cobb, Inc.;**
Traton Investments, LLC,
a Georgia limited liability company; and
The Institutional Property Group, a Joint Venture
comprised of Poston Properties, Inc. and
C. W. Matthews Contracting Co., Inc.

Representative for Applicant and Property Owners:

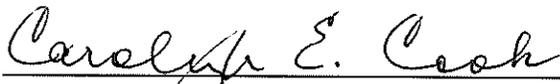
MOORE INGRAM JOHNSON & STEELE, LLP

BY: 

J. Keyin Moore
Georgia Bar No. 519728
Attorneys for Applicant and Property Owners

Date Executed: January 21, 2020

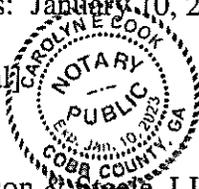
Signed, sealed, and delivered in the presence of:



Notary Public

Commission Expires: ~~January 10, 2023~~

[Notarial Seal]



Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook
Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)
E-mail: jkm@mijs.com



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

APPLICATION FOR ANNEXATION

(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#: A2020-01 Legistar#: 20200074 PZ#: N/A
PC Hearing: 03/03/2020 CC Hearing: 03/11/2020

The Honorable Mayor
Members of the City Council
City of Marietta
205 Lawrence Street
Marietta, GA 30060

Z 2020-09
CA 2020-01

Dear Mayor and Council:

This application/letter is a request that the City of Marietta annex into the city the property described below:

Property Owner's Name (please print): Traton Investments, LLC

Address of property to be Annexed: 1468 N. Cobb Parkway

Land Lot 08660 District: 16 Parcel: 0030 Number of Acres: 3.42±

Property owner's signature, date of signature and telephone number:

See Attached Exhibit "A" (770) 427-9064
(Property owner's signature) (Date) (Telephone Number)

Property owner's EMAIL: chris@tratonhomes.com; cliff@tratonhomes.com

Property owner's mailing address if different from property being annexed:

720 Kennesaw Avenue, Marietta, GA 30060

Current land use of the property: Undeveloped/Vacant
(i.e., commercial, residential, vacant, etc.)

If the current land use of the property is residential, how many people are living on the property:
Not Applicable.

THE FOLLOWING INFORMATION MUST BE SUBMITTED BY THE PROPERTY OWNER BEFORE THE APPLICATION DEADLINE:

- 1. Legal Description.
2. One (1) copy of survey.
3. One (1) copies of county tax plat.
4. Copy of the Certificate of Occupancy (CO) from Cobb County Building Inspections Department (if applicable). If the property is vacant, no CO is necessary.

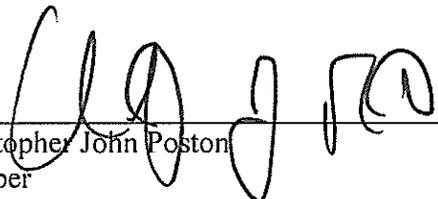
EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR ANNEXATION

Application No.: _____
Legistar No.: _____
Hearing Dates: **March 3, 2020**
March 11, 2020

Property Owner: **Traton Investments, LLC,**
a Georgia limited liability company, and

TRATON INVESTMENTS, LLC,
a Georgia limited liability company

BY: TRATON OF GEORGIA, LLC,
a Georgia limited liability company,
its Sole Member

BY: 

Christopher John Poston
Member

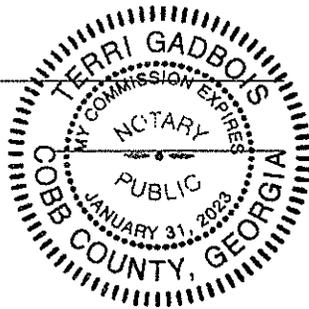
Date Executed: January 17, 2020

Signed, sealed, and delivered in the presence of:



Notary Public
My Commission Expires:

[Notary Seal]



Property Owner Address:

Traton Investments, LLC
720 Kennesaw Avenue
Marietta, Georgia 30060
(770) 427-9064
E-mail: chris@tratonhomes.com
clif@tratonhomes.com

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TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: April 17, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, May 5th, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, May 13th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2020-09 [REZONING] TRATON, LLC is requesting the rezoning of 6.7 acres located in located in Land Lots 863 & 866, District 16, Parcels 0030, 0040, & 1090 of the 2nd Section, Cobb County, Georgia, and being known as 1468 & 1540 Cobb Parkway North and 1497 Hamilton Grove Boulevard from MXD (Mixed Use Development – City) and GC (General Commercial – County) to MXD (Mixed Use Development) in the City. Ward 4B.

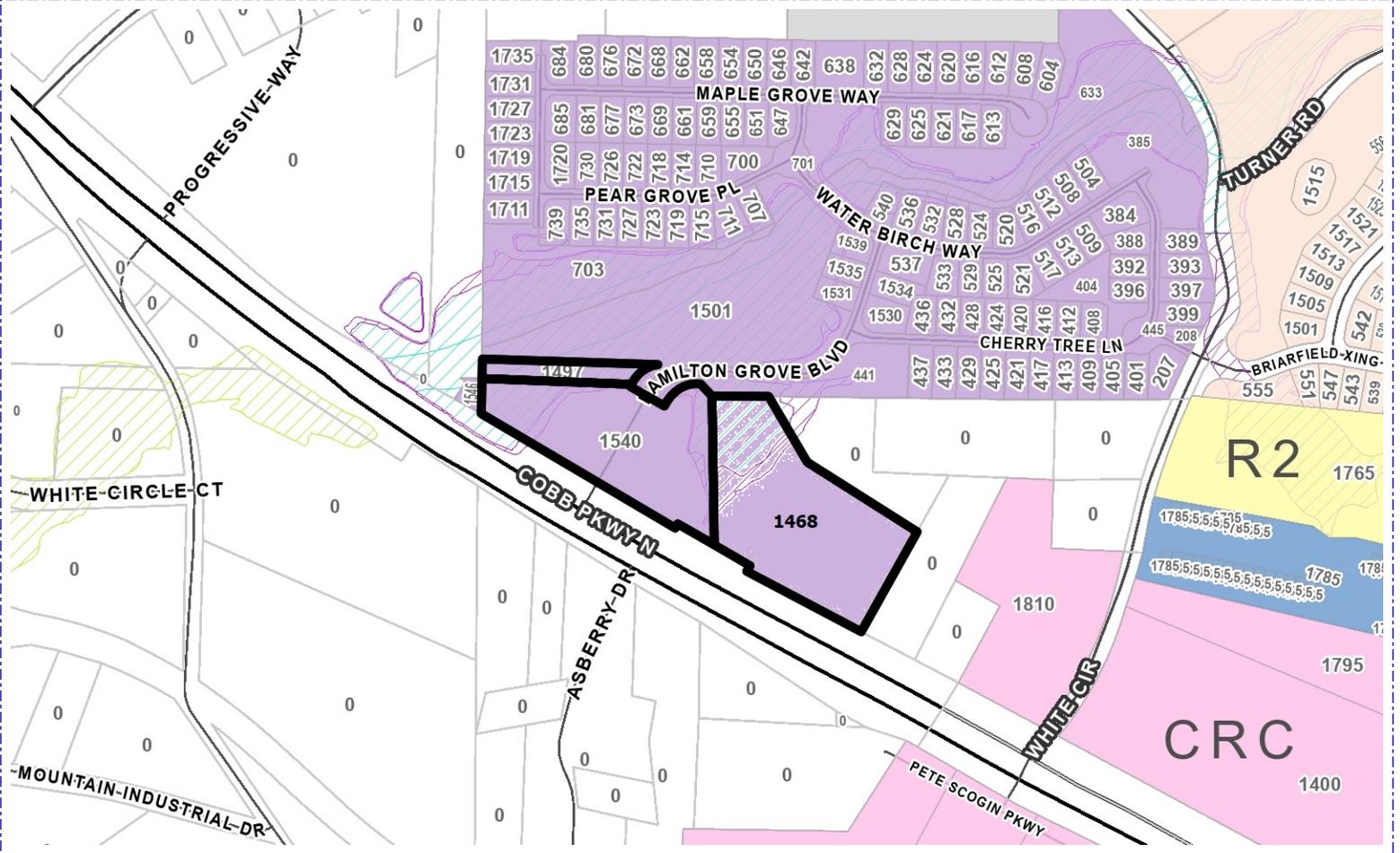
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.marietta.ga.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
1540 COBB PKWY N	16086600040	2.941	4B	MXD	CAC
1497 HAMILTON GROVE BLVD	16086301090	0.421	4B	MXD	MDR
1468 COBB PKWY N	16086600030	3.551	4B	MXD	

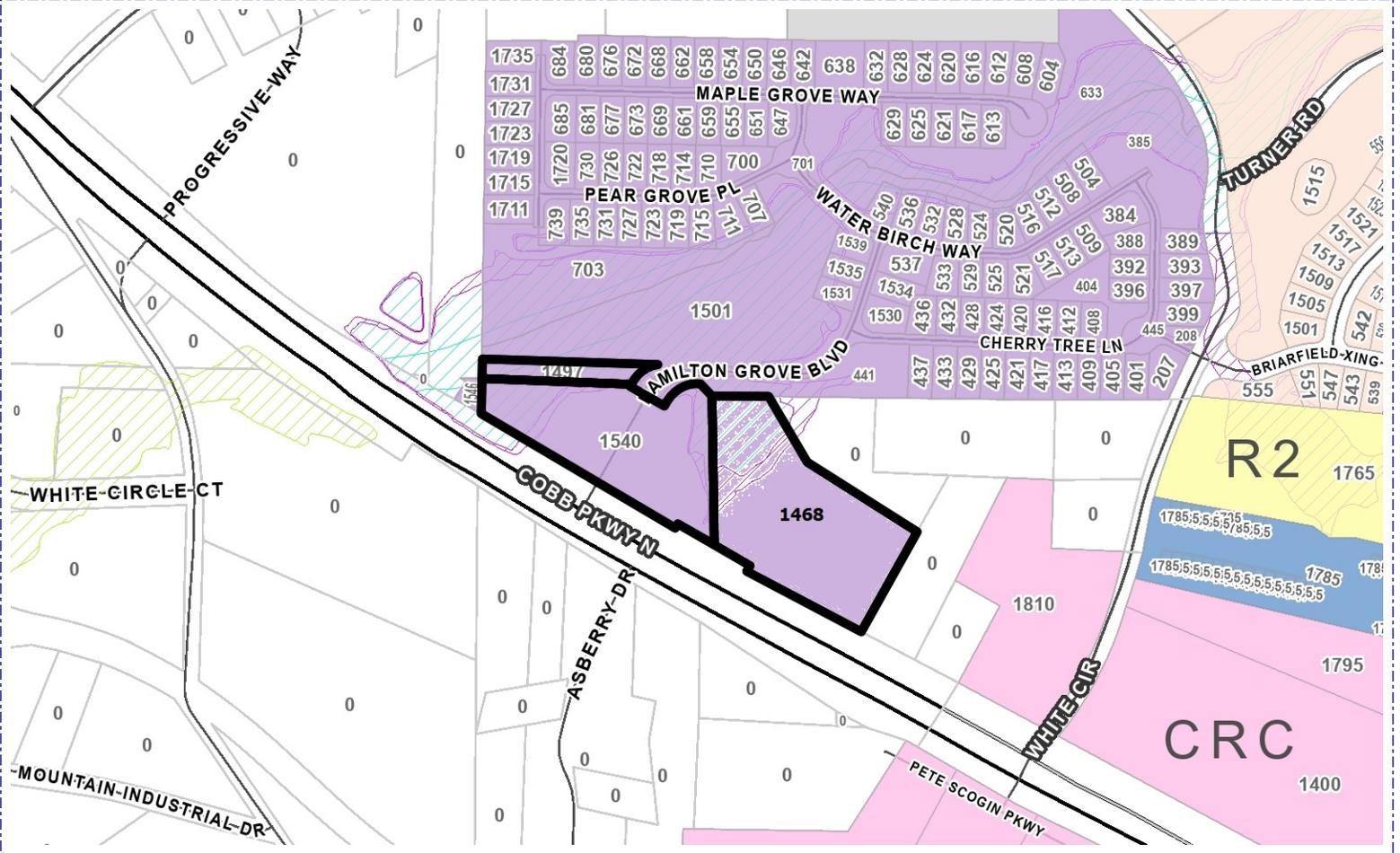
Property Owner:	Various on file	
Applicant:	Traton, LLC	
Proposed Zoning:	GC (Cobb) to MXD (City)	
Agent:	J. Kevin Moore, Esq.	
Proposed Use:		
Planning Commission Date:	05/05/2020	
City Council Hearing Date:	05/13/2020	Case Number: Z2020-09

Zoning Symbols

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

City of Marietta Planning & Zoning

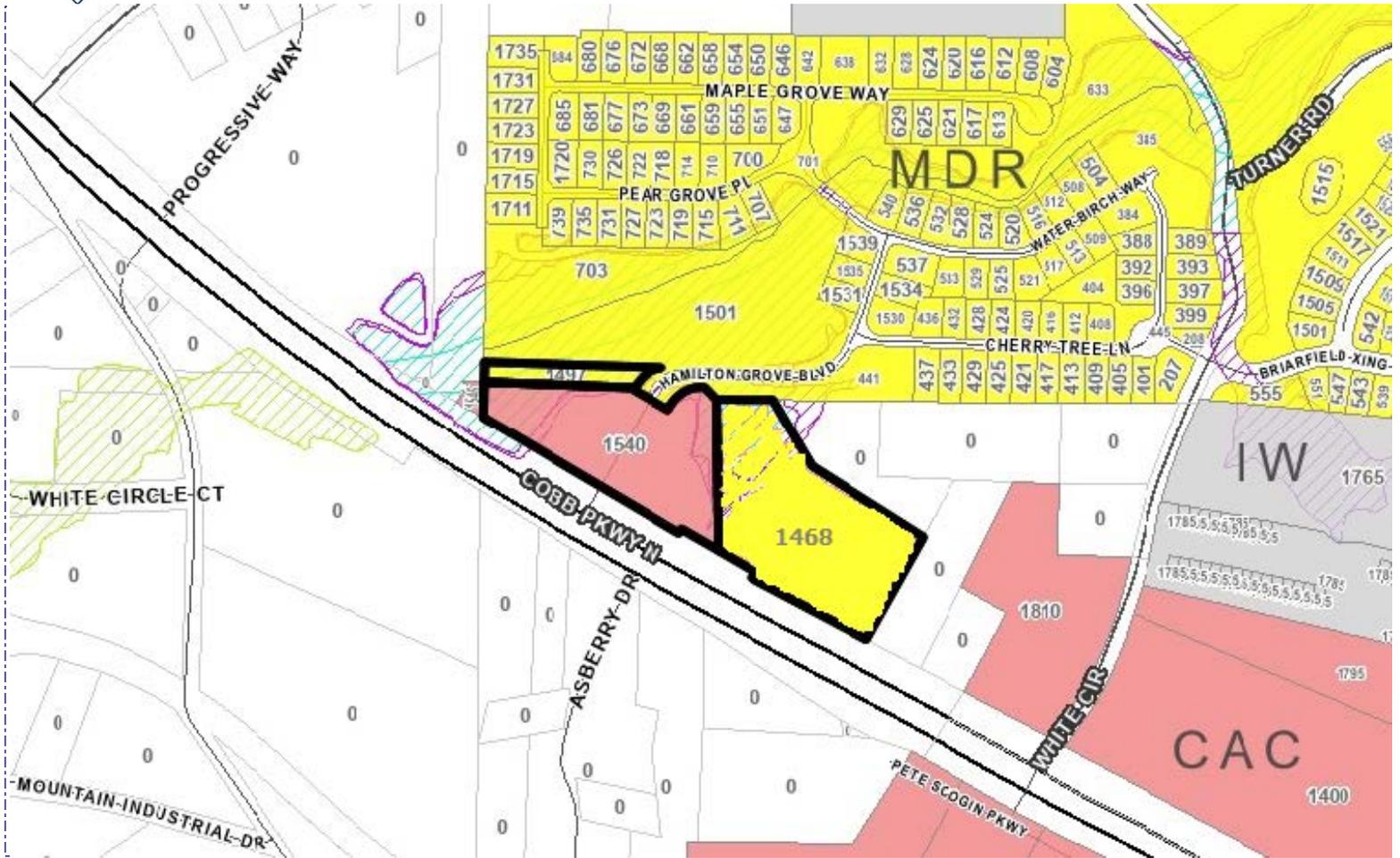
Annexation



Address	Parcel Number	Acreage	Ward	Zoning	FLU
1540 COBB PKWY N	16086600040	2.941	4B	MXD	CAC
1497 HAMILTON GROVE BLVD	16086301090	0.421	4B	MXD	MDR
1468 COBB PKWY N	16086600030	3.551	4B	MXD	

Property Owner:	Various on file		Zoning Symbols
Applicant:	Traton, LLC		
Proposed Zoning:	GC (Cobb) to MXD (City)		
Proposed Use:			
Acquisition Date:		Fair Market Value:	
City Council Hearing Date:	05/13/2020	Case Number:	A2020-01
Description of Property:			
City of Marietta Planning & Zoning			

Future Land Use

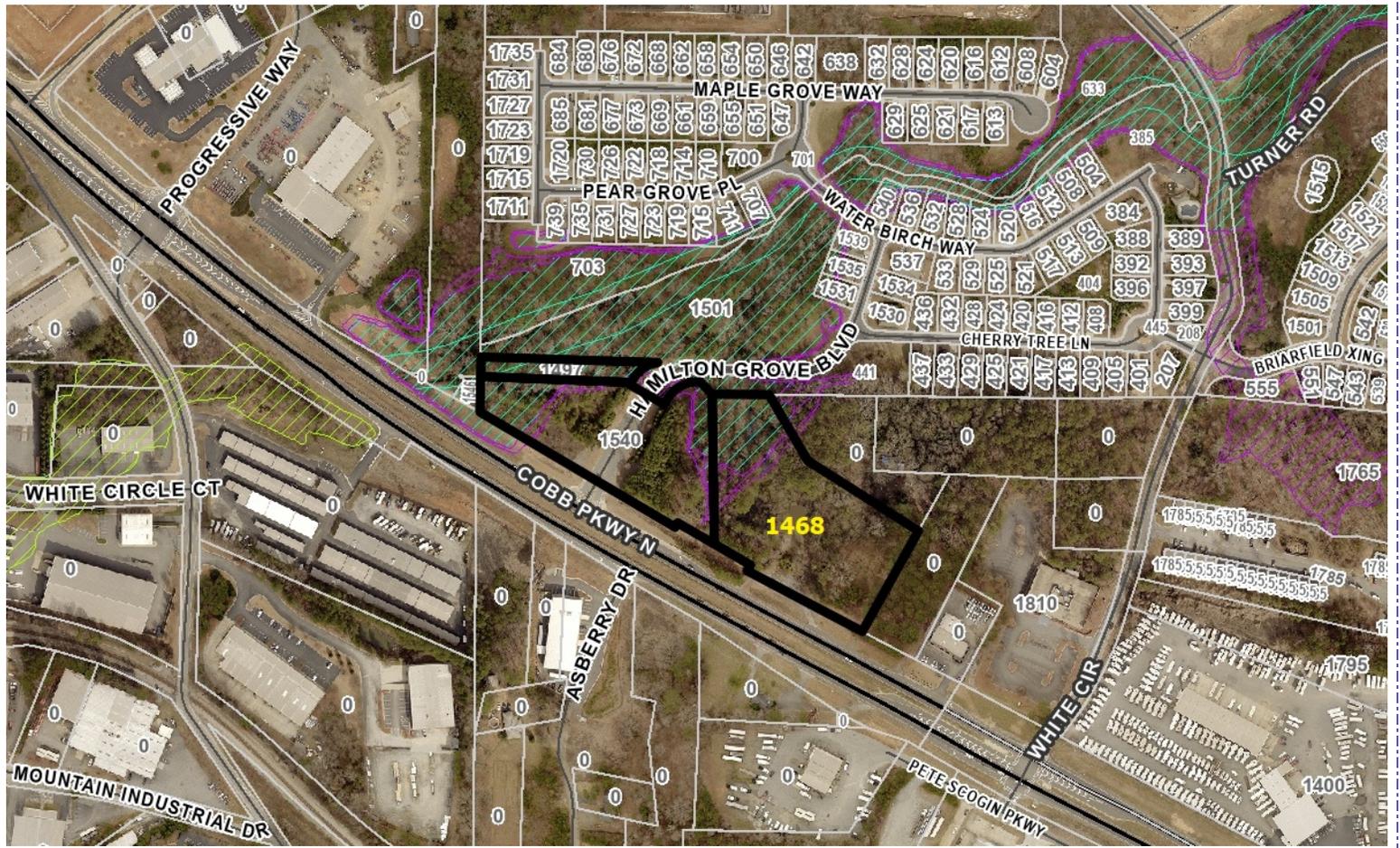


Address	Parcel Number	Acreage	Ward	Zoning	FLU
1540 COBB PKWY N	16086600040	2.941	4B	MXD	CAC
1497 HAMILTON GROVE BLVD	16086301090	0.421	4B	MXD	MDR
1468 COBB PKWY N	16086600030	3.551	4B	MXD	MDR

Planning Commission Hearing Date:	05/05/2020
City Council Hearing Date:	05/13/2020
Future Land Use:	CAC & MDR
Case Number:	Z2020-09
Comments:	

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



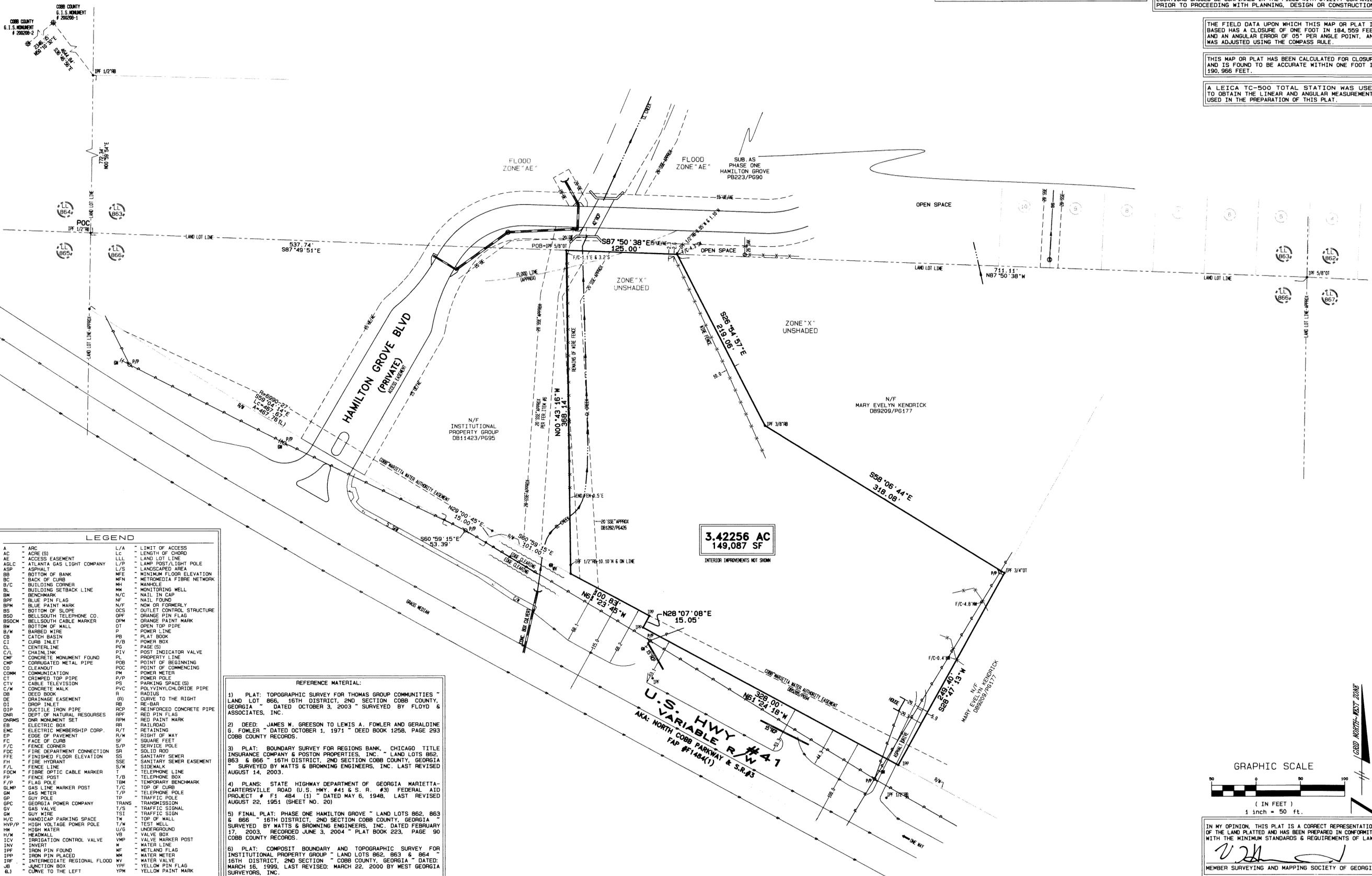
Address	Parcel Number	Acreage	Ward	Zoning	FLU
1540 COBB PKWY N	16086600040	2.941	4B	MXD	CAC
1497 HAMILTON GROVE BLVD	16086301090	0.421	4B	MXD	MDR
1468 COBB PKWY N	16086600030	3.551	4B	MXD	

Property Owner:	Various on file
Applicant:	Traton, LLC
City Council Hearing Date:	05/13/2020
Planning Commission Hearing Date:	05/05/2020
BZA Hearing Date:	Case Number: Z2020-09
Comments:	

Legend

- Railroads
- City Limits
- Cobb County Pockets

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WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ZONE (S) 'X' UNSHADED 'AE' AS PER COBB COUNTY FIRM PANEL 130670030F, DATED 06/16/92.

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.
 ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD THE FLOOD LINE SHOWN HEREON WAS GRAPHICALLY PLOTTED FROM THE ABOVE REFERENCED FLOOD MAP IS APPROXIMATE.

PROJECT BENCHMARK:
 RM71: ELEVATION=1073.24 NGVD

CHISELED 'X' ON TOP OF CONCRETE HEADWALL IN UPSTREAM RIGHT HAND CORNER OF BOX CULVERT AT LAURA LAKE TRIBUTARY UNDER COBB PARKWAY (U.S. 41) (NOONDAY CREEK TRIBUTARY #4)

(BASIS OF BEARING (GRID NORTH) SHOWN HEREON WERE ESTABLISHED FROM COBB COUNTY G.I.S. MONUMENTS #200208-1 & #200208-2. ALL DIMENSIONS SHOWN HEREON ARE AT GROUND LEVEL.

NOTE: THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

NOTE: THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED TO BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 184,559 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 190,966 FEET.

A LEICA TC-500 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

BOUNDARY SURVEY FOR
POSTON PROPERTIES, INC.
 OF PROPERTY LOCATED IN
 LAND LOT 866
 16TH DISTRICT, 2ND SECTION
 COBB COUNTY, GEORGIA



NO.	DATE	BY	DESCRIPTION



WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 5582 PEACHTREE ROAD
 ATLANTA, GEORGIA 30341-4953
 PHONE: (770) 451-7453
 FAX: (770) 455-3955
 WWW.WBENG.COM

SCALE:	1" = 50'
DATE SURVEYED:	10/26/04
DATE UPDATED:	N/A
SURVEYED BY:	HEILMAN
DATE DRAFTED:	11/02/04
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCH
CHECKED BY:	MH
FIELD BOOK #:	2172
JOB NUMBER:	040807
FOLDER NUMBER:	040807
CORO FILE:	573-TRATION41
DISC FILE:	262-040807
COUNTY/LL/D/S:	COBB/866/16/2
PLAT FILE:	B
SHEET:	1 OF 1

LEGEND

A - ARC	L/A - LIMIT OF ACCESS
AC - ACRE (S)	LC - LENGTH OF CHORD
ACL - ACCESS EASEMENT	LL - LAND LOT LINE
AGL - ATLANTA GAS LIGHT COMPANY	L/P - LAMP POST/LIGHT POLE
ASP - ASPHALT	L/S - LANDSCAPED AREA
BB - BOTTOM OF BANK	M/E - MINIMUM FLOOR ELEVATION
BC - BACK OF CURB	MFN - METROMEDIA FIBRE NETWORK
B/C - BUILDING CORNER	MH - MANHOLE
BL - BUILDING SETBACK LINE	MW - MONITORING WELL
BM - BENCHMARK	N/C - NAIL IN CAP
BPF - BLUE PIN FLAG	NF - NAIL FOUND
BPM - BLUE PAINT MARK	N/F - NOW OR FORMERLY
BS - BOTTOM OF SLOPE	OCS - OUTLET CONTROL STRUCTURE
BSD - BELL SOUTH TELEPHONE CO.	OPF - ORANGE PIN FLAG
BSDCM - BELL SOUTH CABLE MARKER	OPM - ORANGE PAINT MARK
B/W - BOTTOM OF WALL	OT - OPEN TOP PIPE
B/W - BARBED WIRE	P - POWER LINE
CB - CATCH BASIN	PB - PLAT BOOK
CI - CURB INLET	P/B - POWER BOX
CL - CENTERLINE	P/S - PAGE (S)
C/L - CHAIN LINK	PIV - POST INDICATOR VALVE
CMF - CONCRETE MONUMENT FOUND	PL - PROPERTY LINE
CM - CORRUGATED METAL PIPE	POB - POINT OF BEGINNING
CO - CLEANOUT	POC - POINT OF COMMENCING
COMM - COMMUNICATION	PM - POWER METER
CT - CRIMPED TOP PIPE	P/P - POWER POLE
CTV - CABLE TELEVISION	PS - PARKING SPACE (S)
C/W - CONCRETE WALK	PVC - POLYVINYLCHLORIDE PIPE
DB - DEED BOOK	R - RADIUS
DE - DRAINAGE EASEMENT	RC - CURVE TO THE RIGHT
DI - DROP INLET	RE - RE-BAR
DIP - DUCTILE IRON PIPE	RCR - REINFORCED CONCRETE PIPE
DNR - DEPT. OF NATURAL RESOURCES	RP - RED PAINT MARK
DNMS - DNR MONUMENT SET	RR - RAILROAD
EMC - ELECTRIC MEMBERSHIP CORP.	R/T - RETAINING
F - FENCE LINE	R/W - RIGHT OF WAY
FC - FACE OF CURB	S - SQUARE FEET
F/C - FENCE CORNER	S/P - SERVICE POLE
F/D - FIRE DEPARTMENT CONNECTION	SR - SOLID ROD
FFE - FINISHED FLOOR ELEVATION	SS - SANITARY SEWER
FH - FIRE HYDRANT	SSE - SANITARY SEWER EASEMENT
F/L - FENCE LINE	S/W - TELEPHONE LINE
FOCM - FIBRE OPTIC CABLE MARKER	T/B - TELEPHONE BOX
FP - FENCE POST	TBM - TEMPORARY BENCHMARK
F/P - FLAG POLE	T/C - TOP OF CURB
GLMP - GAS LINE MARKER POST	T/P - TELEPHONE POLE
GM - GAS METER	TP - TRAFFIC POLE
GP - GUY POLE	TR - TRANSMISSION
GPC - GEORGIA POWER COMPANY	TRANS - GAS VALVE
GV - GAS VALVE	T/S - TRAFFIC SIGNAL
GW - GUY WIRE	TSI - TRAFFIC SIGN
H/C - HANDICAP PARKING SPACE	TW - TOP OF WALL
HVP/P - HIGH VOLTAGE POWER POLE	U/S - UNDERGROUND
H/W - HIGH WATER	V - VALVE
H/W - HEADWALL	VB - VALVE BOX
ICV - IRRIGATION CONTROL VALVE	VM - VALVE MARKER POST
INV - INVERT	W - WATER LINE
IPF - IRON PIN FOUND	WLF - WETLAND FLAG
IPP - IRON PIN PLACED	WM - WATER METER
IRF - INTERMEDIATE REGIONAL FLOOD	WV - WATER VALVE
JB - JUNCTION BOX	YF - YELLOW PIN FLAG
KL - CURVE TO THE LEFT	YPM - YELLOW PAINT MARK

REFERENCE MATERIAL:

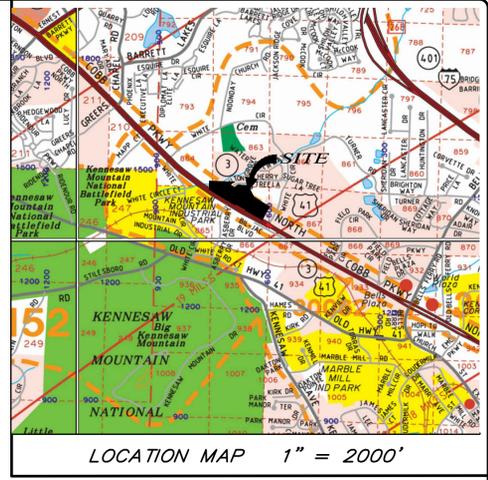
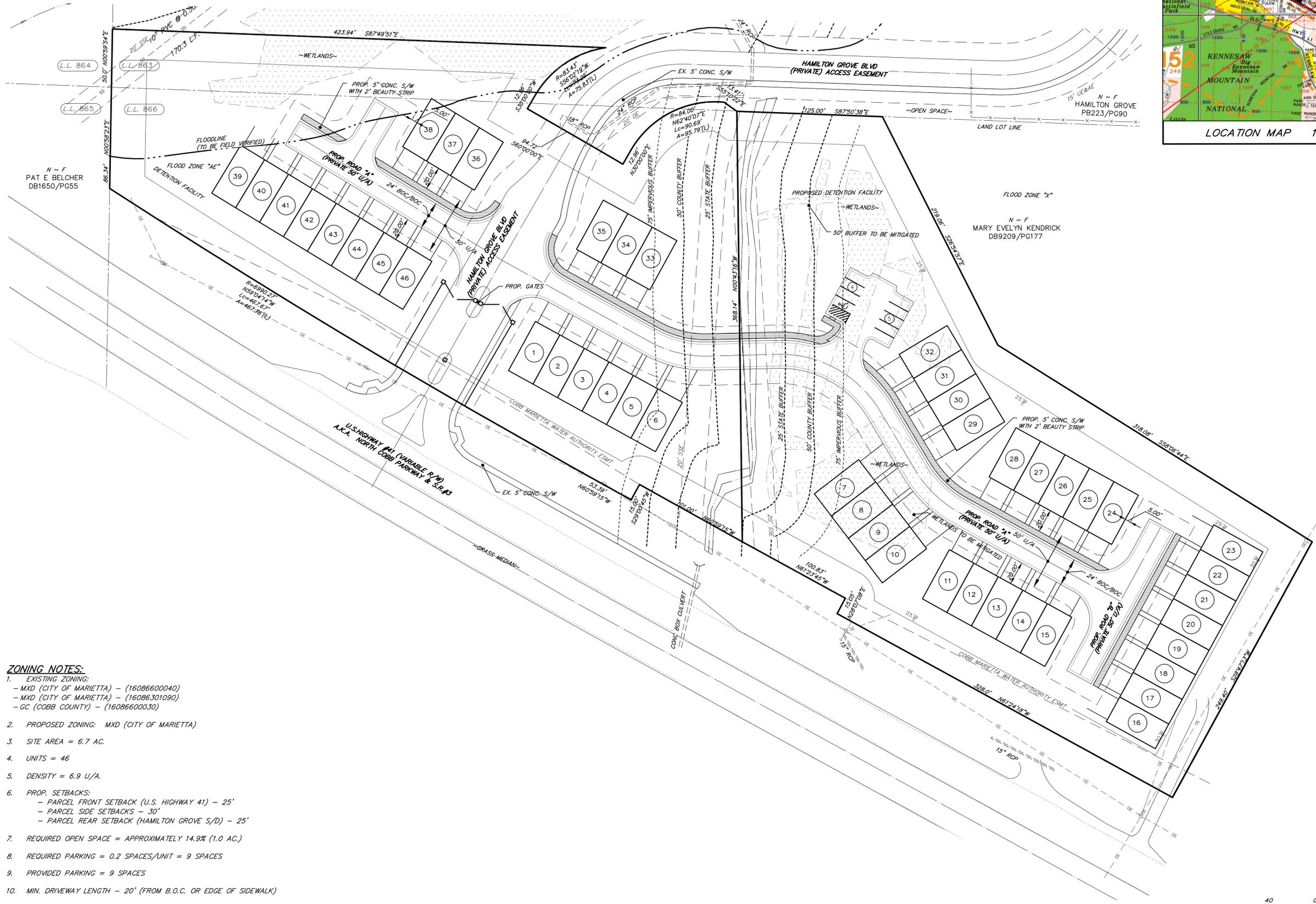
- 1) PLAT: TOPOGRAPHIC SURVEY FOR THOMAS GROUP COMMUNITIES - LAND LOT 866, 16TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA - DATED OCTOBER 3, 2003 - SURVEYED BY FLOYD & ASSOCIATES, INC.
- 2) DEED: JAMES W. GREESON TO LEWIS A. FOWLER AND GERALDINE G. FOWLER - DATED OCTOBER 1, 1971 - DEED BOOK 1258, PAGE 293 COBB COUNTY RECORDS.
- 3) PLAT: BOUNDARY SURVEY FOR REGIONS BANK, CHICAGO TITLE INSURANCE COMPANY & POSTON PROPERTIES, INC. - LAND LOTS 862, 863 & 866 - 16TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA - SURVEYED BY WATTS & BROWNING ENGINEERS, INC. LAST REVISED AUGUST 14, 2003.
- 4) PLANS: STATE HIGHWAY DEPARTMENT OF GEORGIA MARIETTA-CARTERSVILLE ROAD (U.S. HWY. #41 & S.R. #3) FEDERAL AID PROJECT # F1 484 (1) - DATED MAY 6, 1948, LAST REVISED AUGUST 22, 1951 (SHEET NO. 20)
- 5) FINAL PLAT: PHASE ONE HAMILTON GROVE - LAND LOTS 862, 863 & 866 - 16TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA - SURVEYED BY WATTS & BROWNING ENGINEERS, INC. DATED FEBRUARY 17, 2003. RECORDED JUNE 3, 2004 - PLAT BOOK 223, PAGE 90 COBB COUNTY RECORDS.
- 6) PLAT: COMPOSIT BOUNDARY AND TOPOGRAPHIC SURVEY FOR INSTITUTIONAL PROPERTY GROUP - LAND LOTS 862, 863 & 864 - 16TH DISTRICT, 2ND SECTION - COBB COUNTY, GEORGIA - DATED MARCH 16, 1999. LAST REVISED: MARCH 22, 2000 BY WEST GEORGIA SURVEYORS, INC.

GRAPHIC SCALE
 0 50 100
 (IN FEET)
 1 inch = 50 ft.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF LAW.

[Signature]
 MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

Drawing name: F:\1711 (Final)_DUE DILIGENCE\Drawings\Property\Drawings\Drawings\12.dwg Plotter on: Jan 21, 2020 - 12:35pm



- ZONING NOTES:**
- EXISTING ZONING:
 - MXD (CITY OF MARIETTA) - (16086600040)
 - MXD (CITY OF MARIETTA) - (16086301090)
 - GC (COBB COUNTY) - (16086600030)
 - PROPOSED ZONING: MXD (CITY OF MARIETTA)
 - SITE AREA = 6.7 AC.
 - UNITS = 46
 - DENSITY = 6.9 U/A.
 - PROP. SETBACKS:
 - PARCEL FRONT SETBACK (U.S. HIGHWAY 41) - 25'
 - PARCEL SIDE SETBACKS - 30'
 - PARCEL REAR SETBACK (HAMILTON GROVE S/D) - 25'
 - REQUIRED OPEN SPACE = APPROXIMATELY 14.9% (1.0 AC.)
 - REQUIRED PARKING = 0.2 SPACES/UNIT = 9 SPACES
 - PROVIDED PARKING = 9 SPACES
 - MIN. DRIVEWAY LENGTH - 20' (FROM B.O.C. OR EDGE OF SIDEWALK)



Gaskins
 PLANNING/CONSULTING
 ENGINEERING
 SURVEYING
 CONSTRUCTION MGMT

1266 Powder Springs Road
 Marietta, Georgia 30064
 Phone: (770) 424-7168
 Fax: (770) 424-7593
 WWW.GASKINSURVEY.COM

© 2010, GASKINS SURVEYING COMPANY, INC.
 This drawing may be used for the express purpose of constructing the work shown for the site and owner specified for the site. Any other use of this drawing including any reproduction or alteration of this drawing without the prior written approval of Gaskins Surveying Company, Inc. is prohibited.

THE DUGOUT
 46 TOWNHOUSES
 LAND LOTS 863, & 866, 16TH DISTRICT, 2ND SECTION,
 CITY OF MARIETTA, COBB COUNTY, GEORGIA
 ZONED MXD, GC

REVISIONS		
REV.	DATE	REVISION REFERENCE:

SHEET TITLE
 ZONING PLAN

SEAL

GASWCC LVL II CERT # 70003

PROJECT I.D. T113	FIELD BOOK --
DRAWN BY PEB	CHECKED BY RAH
SCALE 1" = 40'	ISSUE DATE 01/21/19

SHEET NUMBER
01

NOT ISSUED FOR CONSTRUCTION