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

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2020-11 **LEGISTAR: 20200143**

LANDOWNERS: **Stephen Thompson**
1170 Longwood Dr.
Marietta, GA 30008

APPLICANT: **Ali Ghadrdan**
2075 Fairport Way
Marietta, GA 30062

PROPERTY ADDRESS: 888 & 898 Powder Springs Street

PARCEL DESCRIPTION: 17014100200 & 17014000190

AREA: ~3.15 acres **COUNCIL WARD: 2B**

EXISTING ZONING: R-2 (Single Family Residential – 2units/acre)

REQUEST: PRD-SF (Planned Residential Development – Single Family)

FUTURE LAND USE: LDR (Low Density Residential)

REASON FOR REQUEST: The applicant is requesting the rezoning of the subject properties from R-2 to PRD-SF to develop a new residential community with eleven (11) detached single-family houses.

PLANNING COMMISSION HEARING: Tuesday, June 2nd, 2020 – 6:00 p.m.

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

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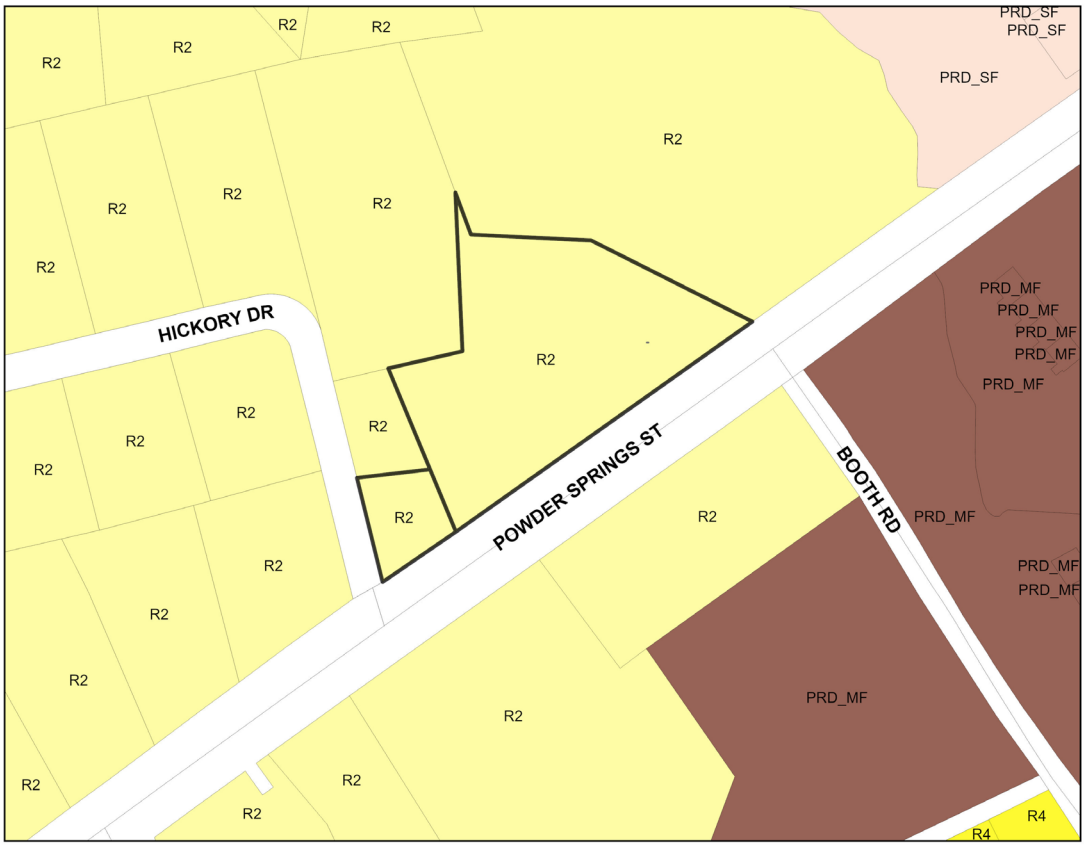
MAP

City of Marietta Area Zoning Map



Zoning

SINGLE FAMILY RESIDENTIAL		**COMMERCIAL**	
R-1	One Unit/Acre	NRC	Neighborhood Retail
R-2	Two Unit/Acre	CRC	Community Retail
R-3	Three Unit/Acre	RRC	Regional Retail
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.		

District	*Land Lot*	*Parcel*	*Current Zoning*	*Proposed Zoning*
17	1410	0200	R-2	PRD-SF
17	1400	0190	R-2	PRD-SF

Comments:
888 & 898 Powder Springs St

Date: **2/24/2020**

Planning & Zoning Division

N W E S
1:2,436

CITY OF Marietta GEORGIA

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Marietta, Georgia 30060
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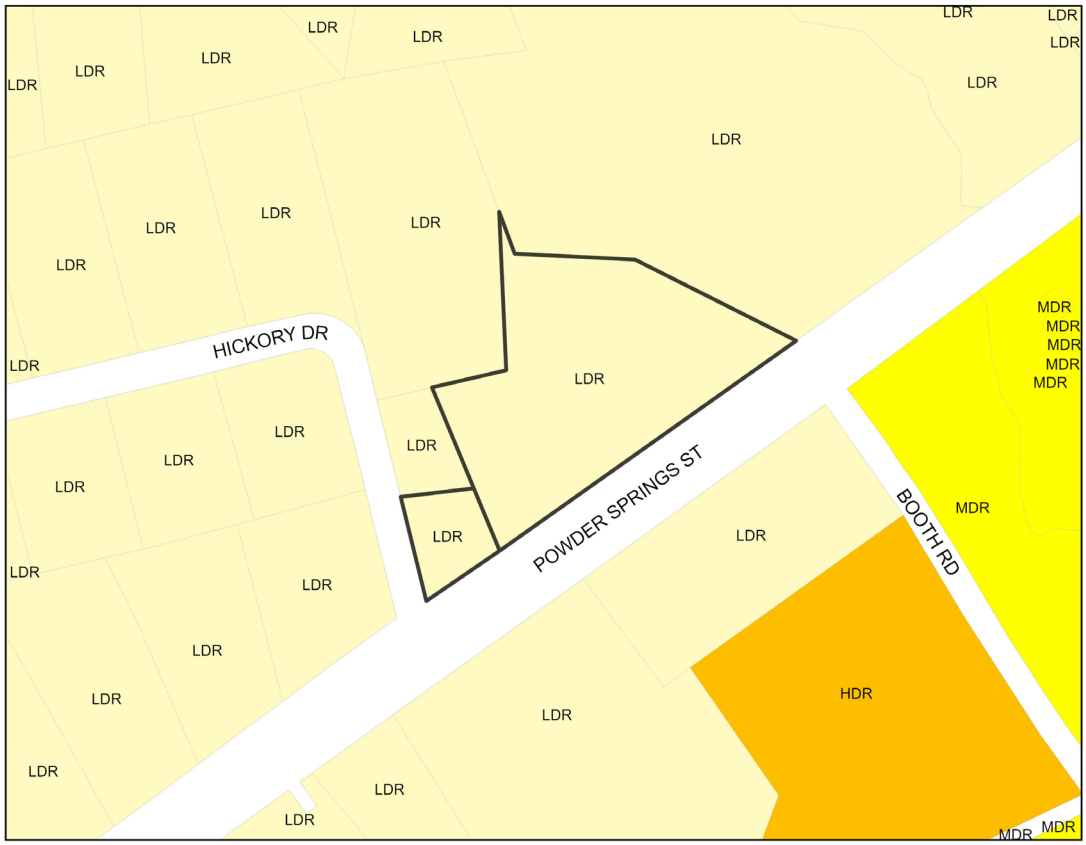
FLU MAP

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
17 17	1410 1400	0200 0190	LDR	n/a

Comments:
888 & 898 Powder Springs St

Date: **2/26/2020**

Planning & Zoning Division

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CITY OF Marietta GEORGIA

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PICTURES OF PROPERTY

888 Powder Spring Street

898 Powder Springs Street

Facing Powder Springs Street from Hickory Drive

Facing Hickory Drive from Powder Springs Street

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STAFF ANALYSIS

Location Compatibility

The applicant is requesting to rezone 888 & 898 Powder Springs Street, currently zoned R-2 (Single Family Residential – 2 units/acre) to PRD-SF (Planned Residential Development – Single-Family). The properties – totaling 3.15-acres - are located at the corner of Powder Springs Street and Hickory Drive and within the City's Commercial Corridor Overlay District - Tier B and Dobbins Air Reserve Base AICUZ Overlay District – Accident Potential Zone II (APZ-II). The surrounding properties are also zoned R-2 and within the Commercial Corridor Overlay District - Tier B. Despite the designation within the Commercial Corridor Overlay District, the site has always functioned as a residential property. The APZ-II is identified as the area with that has the least but measurable risk of accidents within the runway path from Dobbins ARB.

Use Potential and Impacts

The applicant is proposing to develop eleven (11) single family detached units within a 3.15-acre tract, which will yield a density of 3.49 units/acre. A new private road would be constructed to provide access to the new homes off of Hickory Drive. The new development would include required open space, additional parking near the entrance, and a mail kiosk.

The plan submitted is a general plan that is required with the rezoning application; and based on the information provided, the overall design of the subdivision appears to generally comply with the PRD-SF standards. The minimum lot size is approximately 5,400 square feet and the minimum floor area is 1,800 square feet. The open space area is at 0.87 acres, approximately 27.6% of the total site.

The proposed homes will have two-stories and some units will include a basement. Although there were no elevations submitted, the applicant has indicated that the exterior facades will include four-sided brick and/or stone with hardy plank siding; and each home will have a patio in the rear. A detailed plan will be submitted for City Council approval prior to site development and will include a more detailed site plan, tree plan, and architectural elevations.

The City's Comprehensive Plan has designated the future land use for the property as Low Density Residential, LDR. LDR is appropriate for detached residential homes at a density up to four (4) units per acre. As compared to the surrounding communities, the proposed development would have a slightly higher density, which would be an appropriate transition between existing communities and a highly travelled thoroughfare. PRD-SF is listed as a compatible zoning and this proposal is supported by the City's Comprehensive Plan.

Environmental Impacts

The property is heavily wooded and would be significantly cleared during the development process. There is a pond on the adjacent property to the east that is protected by state and city buffers that extend into the rear portion of lots four (4) to eight (8). Since the lot was platted after 2006, the property would not be eligible for city stream buffer variances. There is also the potential for wetlands on the site.

Economic Functionality

This area of the city is highly desirable for residential use and is easily accessible. The current R-2 zoning would allow six (6) single family homes on 3.15 acres.

Although the properties are shown as two (2) separate parcels, they were recently combined into one parcel known as 888 Powder Springs Street. Prior to the combination, 898 Powder Springs Street was a substandard lot created from an illegal subdivision years ago.

Infrastructure

The proposed new road into the subdivision would intersect with Hickory Drive and is shown to meet all standards for a local road in Section 730 of the zoning ordinance. Sidewalks are shown internally along one side of the development and would be required to continue along the Hickory Drive and Powder Springs Street frontages.

The proposed new road intersects very close to the intersection of Hickory Drive and Powder Spring Street. The Public Works Department would require the developer to demonstrate adequate line of sight at the entrance and would also require a traffic study. Further, it has been noted that the stormwater outfall may be a challenge due to the topography of the site.

The serving elementary school would be Hickory Hills. Currently, Hickory Hills is below capacity; however, the serving middle and high schools are above capacity. There is a projected number of five (5) students to be added from proposed development.

Provision of water and sewer is not anticipated to be a problem.

Overhead Electrical/Utilities

There are overhead utilities along Powder Springs Street in front of the subject property. However, the applicant is proposing a 25-foot landscape buffer providing a safe distance between the overhead utilities and proposed buildings.

History of Property

There are no variances, special land use permits or rezonings associated with the subject property.

Other Issues

Since single family residences are exempt from the Commercial Corridor Design Overlay District – Tier B standards and would not apply to the proposed development. However, the developer will be required to notify Dobbins ARB prior to development.

PRD-SF is a site-specific zoning which requires a general plan for the rezoning application. However, at a later time the City Council will be required to review and approve the detailed plan, including site layout plan, tree plan, and architectural elevations, prior to construction.

The following standards, which have historically been applied to all PRD-SF developments, are technically only applicable to attached dwelling neighborhoods. As a result, the following **would not be required** of this detached neighborhood, unless specifically stipulated:

a) A mandatory homeowners association shall be created that will be responsible for the upkeep and maintenance of all front yards and common areas including all fencing, landscaping, amenities and buffers, and shall include architectural control oversights for the development. Those projects containing ten (10) units or less, and considered redevelopment, conversion or remodeling of existing units shall be exempt from this requirement.
b) Materials to be used on exterior facades of all buildings shall include brick, stone, stucco (not EFS type) or fiber-cement siding, or combinations of those materials. No vinyl, aluminum or metallic siding may be used.
c) The townhouses shall be "for sale" only, and no more than five percent (5%) of all the homes within the residential development shall be allowed to be renter occupied at any time.
d) The development shall be constructed and governed in conformity with the requirements of the Georgia Condominium Act (O.C.G.A. §44-3-70, et seq.). A Declaration of Condominium shall be submitted and recorded in compliance of this act.
e) All townhouses shall have two-car garages, and the parking pads/driveway in front of the garage shall be a minimum of 20 feet in length in order to accommodate two additional cars. The garages shall be used for the parking and storage of vehicles and may not be enclosed to provide for additional residential space. A recital of this requirement shall be contained within the Covenants to ensure enforcement.

f) A guest parking area shall be provided at a ratio of 0.2 spaces per dwelling unit.
g) The development shall comply with all recommendations from the City of Marietta Public Works Department with respect to hydrology, stormwater management, downstream considerations and any donation and/or conveyance of right-of-way that is deemed necessary.
h) A 150-foot acceleration lane and a 150-foot deceleration lane with appropriate tapers shall be constructed if required by the Public Works Department.
i) A recreation area shall be provided at a ratio of 1 acre per 50 units (or a proportional percentage thereof) with a minimum of 10,000 square feet provided. Such area shall be developed with at least one passive recreational feature, such as a walking trail, pavilion, gazebo or picnic area, and at least one active recreational feature, such as a swimming pool, playground or tennis courts. Active recreational areas must be outside of any floodplain area and located in such a manner that at least 75% of the townhouses are within 300 feet, as measured from the building footprints. Any recreation area, whether passive or active, must be located in an area with a slope of less than 15%; however, all recreation areas must meet ADA requirements for accessibility. Active recreational areas must be improved through the use of terracing or other techniques to provide a usable area, such that at least 25% of the entire recreational area shall have a slope of no greater than 3%.

Marietta
GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
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ANALYSIS & CONCLUSION

The applicant is requesting to rezone 888 & 898 Powder Springs Street, currently zoned R-2 to PRD-SF. These 3.15-acres are located at the corner of Powder Springs Street and Hickory Drive. Surrounding properties contain single family detached homes that are also zoned R-2.

The applicant is proposing to develop eleven (11) single family detached units within a 3.15-acre tract, which will yield a density of approximately 3.49 units/acre. The proposed homes will have two-stories and some units will include a basement. Although there were no elevations submitted, the applicant has indicated that the exterior facades will include four-sided brick and/or stone with hardy plank siding; and each home will have a patio in the rear. A detailed plan will be submitted for City Council approval prior to site development and will include a more detailed site plan, tree plan, and architectural elevations. Otherwise, the overall design of the subdivision appears to generally comply with the PRD-SF standards.

The property is heavily wooded and would be significantly cleared during the development process. There is a pond on the adjacent property to the east that is protected by state and city buffers that extend into the rear portion of lots four (4) to eight (8). There is also the potential for wetlands on the site.

The proposed new road accesses Hickory Drive very close to the intersection of Hickory Drive and Powder Spring Street. The Public Works Department would require the developer to demonstrate adequate line of sight at the entrance and would also require a traffic study.

The City's Comprehensive Plan has designated the future land use for the property as Low Density Residential, LDR. LDR is appropriate for detached residential homes at a density up to four (4) units per acre. As compared to the surrounding communities, the proposed development would have a slightly higher density, which would be an appropriate transition between existing communities and a highly travelled thoroughfare. PRD-SF is listed as a compatible zoning and this proposal is supported by the City's Comprehensive Plan.

Prepared by: Jasi Hunt

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?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	6" in Hickory with a 6" and 12" in Powder Springs St.
Capacity of the water line?	A fire flow test may be required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - WASTEWATER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	8" in Hickory Dr
Capacity of the sewer line?	A.D.F Peak
Estimated waste generated by proposed development?	Not provided
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County

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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?	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?	No
Are there storm water issues related to the application?	Yes
Potential presence of endangered species in the area?	No

Additional Comments:

- Full site development plans required
- Platted after 2006, so not eligible for city stream buffer variances
- Sidewalk required for frontage and along same side of street as units
- Demonstrate line of sight at entrance
- Stormwater outfall will be difficult based on existing topography

TRANSPORTATION

What is the road affected by the proposed change?	Powder Springs St & Hickory Dr
What is the classification of the road?	Arterial
What is the traffic count for the road?	42800
Estimated # of trips generated by the proposed development?	Daily **unknown** AM PM
Estimated # of pass-by cars entering proposed development?	Unknown
Do sidewalks exist in the area?	Opposite Side of Road
Transportation improvements in the area?	No
If yes, what are they?	

Additional Comments:

- Entrance is very close to Powder Springs St, would prefer it shifted as far away as possible from intersection. Consider right in/right out for entrance and a deceleration lane.
- Need a traffic study for the impact of the area.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	54 Chestnut Hill
Distance of the nearest station?	0.5 Miles
Most likely station for 1st response?	54
Service burdens at the nearest city fire station (under, at, or above capacity)?	under

Comments:
Homes could be subject to fire sprinkler ordinance, depends on distances from the property lines and any adjacent structures. Marietta City Code 2-6-140.

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:

DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	**Hickory Hills Elementary**
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:	**353**
Current enrollment of Middle School:	**1,388**
Current enrollment of High School:	**2,419**
Number of students generated by present development:	**0**
Number of students projected from the proposed development:	**5**
New schools pending to serve this area:	**0**
Comments:	

Marietta
GEORGIA

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 #: Z2020-11 Legistar #: 20200143 PZ #: 20-58
Planning Commission Hearing: 4-1-20 City Council Hearing: 4-6-20

Owner's Name *Stephen Thompson*

EMAIL Address:

Mailing Address *1170 longwood Dr Marietta Ga* Zip Code: *30008* Telephone Number *404-861-5339*

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: *Ali Ghadrdan*

EMAIL Address: *alighadrdan@yahoo.com*

Mailing Address *2075 Fairport way Marietta GA* Zip Code: *30062*

Telephone Number *404-787-9591* Email Address: *alighadrdan@yahoo.com*

Address of property to be rezoned: *888&898 Powder Spring St*

Land Lot (s) *140&141* District *17* Parcel *17014100200* 00190 00200 Acreage *3.15* Ward *2B* Future Land Use: ~~*Houses*~~ ~~*Residential*~~ LDR

Present Zoning Classification: *R-2* Proposed Zoning Classification: *PRD-SF*

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
   - Specific types and dimensions of protective measures, such as buffers
   - Landscaping
   - Wetlands, stream buffers, and 100 year floodplain
7. A detailed written description of the proposed development/project must be submitted with the application.

CAMPAIGN CONTRIBUTIONS

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

Signature of Owner

Signature of Applicant

Stephen Thompson

Print Name

Ali Ghadrdan

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.

Ali Ghadrdan

Print Name

Signature of Applicant

OWNER/APPLICANT CERTIFICATION

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

Signature

Ali Ghadrdan

Please Print

2075 Fairport way Marietta GA 30062

Address

2/14/2020

Date

Signed, sealed and delivered in the presence of:

My Commission Expires: 11/11/21

E SHAYAN NOTARY PUBLIC MY COMMISSION EXPIRES NOVEMBER 11, 2021 DEKALB COUNTY, GEORGIA

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

Letter of Intent
And
Application For Rezoning

Springfield Subdivision

City of Marietta, Cobb County Georgia
Property:
Approximately 3.15 Acres
LL 140 And 141 of 17th District

888 Powder Springs St., Marietta Ga 30064
898 Powder Springs St., Marietta GA 30064

Rezoning Request:
R-2 to PRD-SF (Planned Residential Development - Single Family)

Submitted by:

Mona Properties Incorporated
Ali Ghadrdan
2550 Sandy Plains Rd. Suite 225 # 264
Marietta, GA 30066
Ph: 404-787-9591
Fax: 404-585-5688
monaproperties@hotmail.com
http://www.monaproperties.net
Facebook : Mona properties Inc.

INTRODUCTION TO SPRINGFIELD RESIDENTIAL DEVELOPMENT

The subject property is 3.15 acres of land located at 888 Powder Springs Street, Marietta Georgia 30064 and 898 Powder Springs Street, Marietta Georgia 30064. The current zoning is R-2. The applicant, Mona Properties Incorporated, is requesting said property to be rezoned to Planned Residential Development - Single Family (PRD-SF) to allow for eleven (11) single family detached dwellings. The Applicant respectfully requests rezoning pursuant to the provisions set forth in the City of Marietta Zoning Ordinance § 708.09.

DESCRIPTION OF PROPOSED DEVELOPMENT

1.) Entrance and Border of the Development

The Springfield Subdivision main entrance will incorporate monuments comprised of square columns, approximate 30 inches X 30 inches X 72 inches high, constructed of brick and/or stone. From Hickory Drive into the Subdivision there will be two (2) square brick and/or stone columns approximate 24 inches X 24 inches X 60 inches high. Along Powder Springs Street, we will build ten to twelve (10-12) brick and/or stone columns approximate 24 inches X 24 inches X 60 inches with a wood privacy fence between the columns. We will also incorporate custom landscaping in front of the columns to allow for subtle up lighting to light and enhance the privacy and aesthetic appeal of this property.

2.) Description of the Single-Family Homes

Springfield Subdivision will include eleven (11) single family detached houses. The development will incorporate a mailbox kiosk with three (3) parking spots (including one handicap space) at the entrance to the subdivision. The single-family homes will be a minimum of 1800 square feet up to approximately 2500 square feet in size. The houses will be two story construction. The majority of the homes will be built on a slab and two or three houses might include a basement depending on the grade and suitability for a particular lot and the demand for the basement option. The exterior of the houses will be four sides brick and stone up to four-feet-high and hardy plank siding above the brick and stone. The roof covering will be Architectural Shingles and all exterior doors and windows will be PVC or aluminum. The subdivision will include concrete driveways, sidewalks and backyard concrete patios. The front yard and backyard of each home will include Bermuda sod with an irrigation system.

3.) Springfield Subdivision Site Plan

The Springfield Subdivision proposed site plan is attached. This unified plan was designed to optimize and foster natural resource conservation and provide neighborhood cohesiveness. It was also designed to conserve and create open space, reduce vehicle congestion by providing a stable, planned development that enhances the greater community. The property will remain underutilized and the proposed redevelopment will not be feasible without the zoning change.

TO: **Marietta Daily Journal**

FROM: **City of Marietta**

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

CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS and VARIANCES

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

Z2020-11 [REZONING] ALI GHADRDAN (STEPHEN THOMPSON) are requesting the rezoning of 3.15 acres located in Land Lots 140 & 141, District 17, Parcel 0200 of the 2nd Section, Cobb County, Georgia, and being known as 888 (& 898) Powder Springs Street from R-2 (Single Family Residential – 2 units/acre) to PRD-SF (Planned Residential Development – Single Family). Ward 2B.

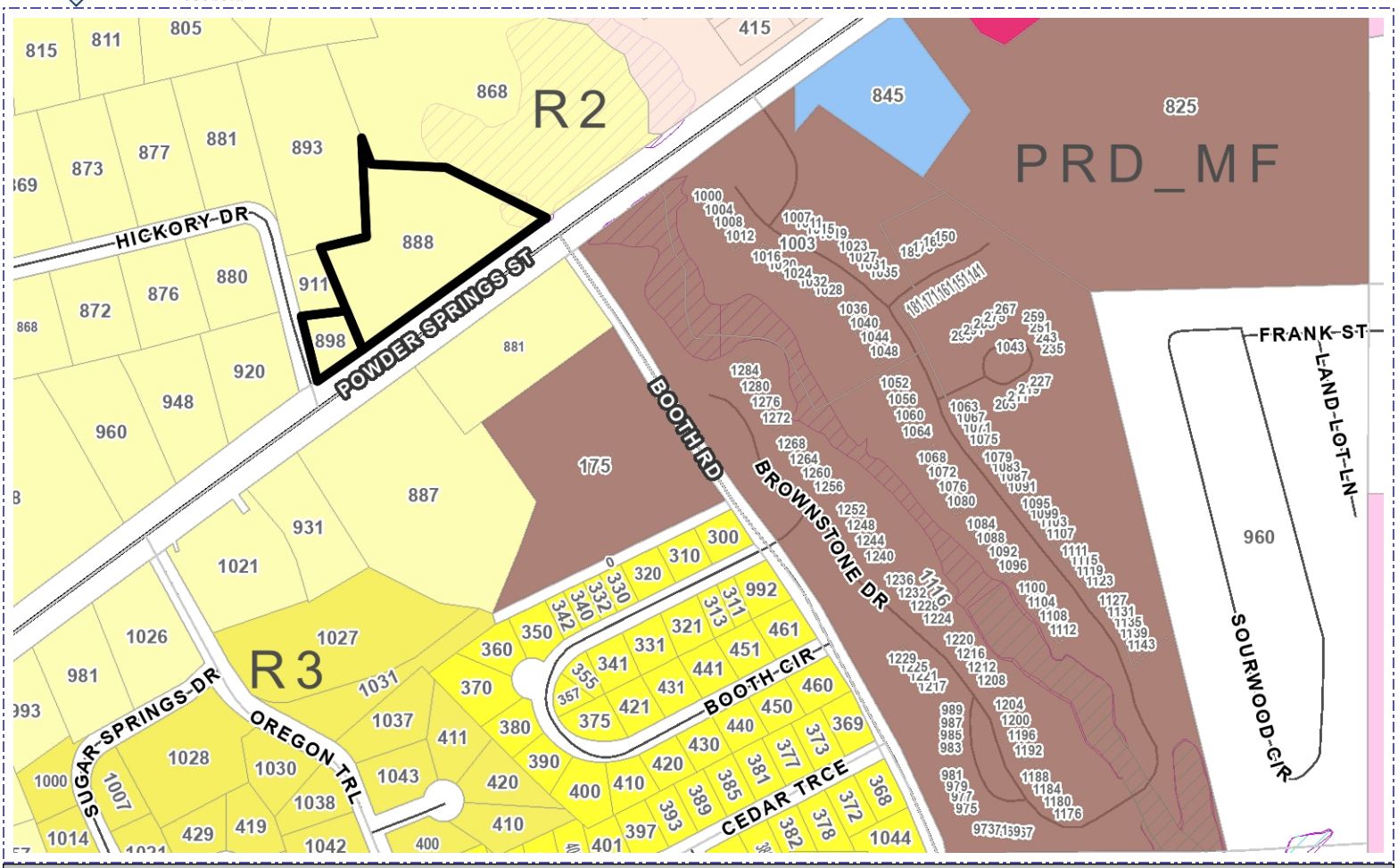
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative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

For additional information including questions about virtual participation, 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
898 POWDER SPRINGS ST	17014000190	0.354	2B	R2	LDR
888 POWDER SPRINGS ST	17014100200	2.836	2B	R2	LDR

Property Owner: Stephen Thompson

Applicant: Ali Ghadrdan

Proposed Zoning: R2 to PRD-SF

Agent:

Proposed Use:

Planning Commission Date: 06/02/2020

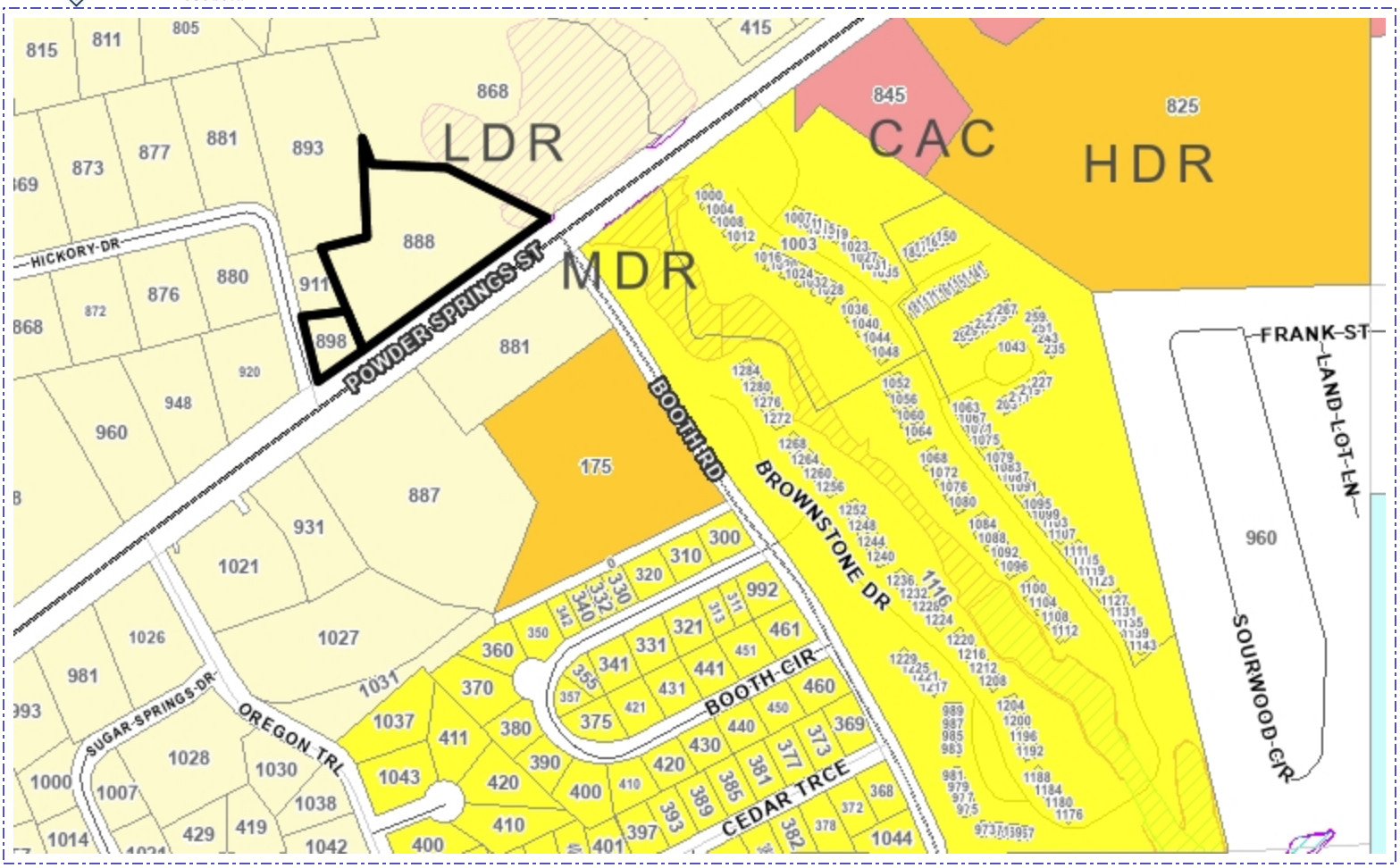
City Council Hearing Date: 08/12/2020 Case Number: Z2020-11

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
898 POWDER SPRINGS ST	17014000190	0.354	2B	R2	LDR
888 POWDER SPRINGS ST	17014100200	2.836	2B	R2	LDR

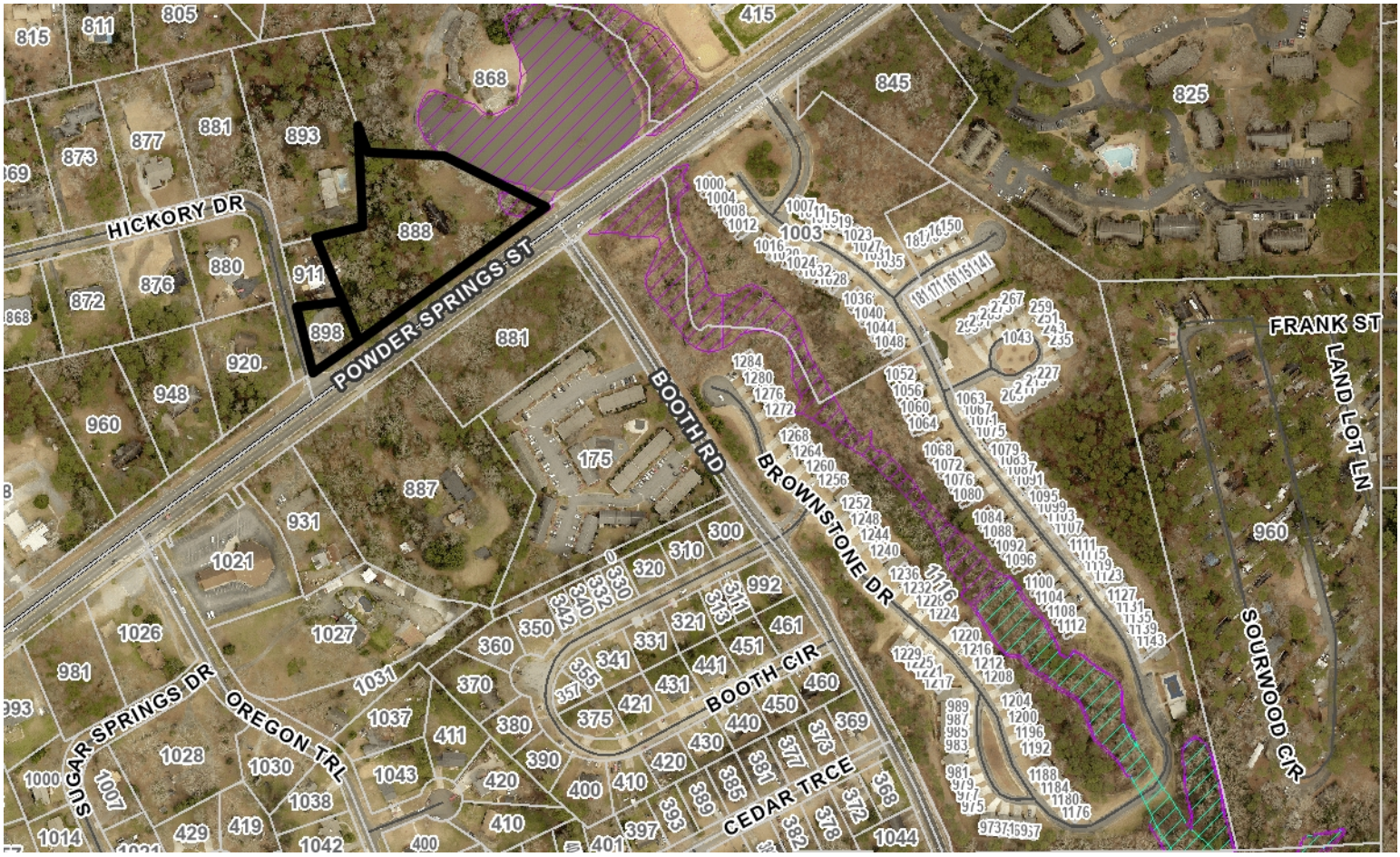
Planning Commission Hearing Date:	06/02/2020
City Council Hearing Date:	08/12/2020
Future Land Use:	LDR
Case Number:	
Comments:	

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
898 POWDER SPRINGS ST	17014000190	0.354	2B	R2	LDR
888 POWDER SPRINGS ST	17014100200	2.836	2B	R2	LDR

Property Owner: Stephen Thompson

Applicant: Ali Ghadrdan

City Council Hearing Date: 08/12/2020

Planning Commission Hearing Date: 06/02/2020

BZA Hearing Date: Case Number: Z2020-11

Comments:

Legend

- Railroads
- City Limits
- Cobb County Pockets

City of Marietta Planning & Zoning

PROPOSED DEVELOPMENT AND TRAFFIC OERATIONS
TECHNICAL MEMORANDUM

To: Mark Rice
Director of Public Works, City of Marietta

Ali Ghadrdan, Mona Properties Inc.

From: Daniel B. Dobry, Jr., P.E., PTOE, AICP

Date: July 16, 2020

Re: Rezoning for Residential Subdivision
Mona Properties Inc., City of Marietta, Georgia

Mona Properties Inc. is actively pursuing an application to rezone a 3.146-acre parcel on the east side of the Hickory Drive, north of Powder Springs Street SW/GA 360; Z2020-11. The request is to rezone the parcel from R-2 (Single Family Residential – 2 units/acre) to PRD-SF (Planned Residential Development – Single Family). There will be a single access point on Hickory Drive (right-in/right-out with a deceleration lane) to the proposed residential development.

Site Map

The location of the property in relation to the area wide roadway network is shown on Figure 1.

Figure 1: Site Location Relative to Adjacent Roadway Network

Site Plan

The site plan for this proposed development is shown on Figure 2.

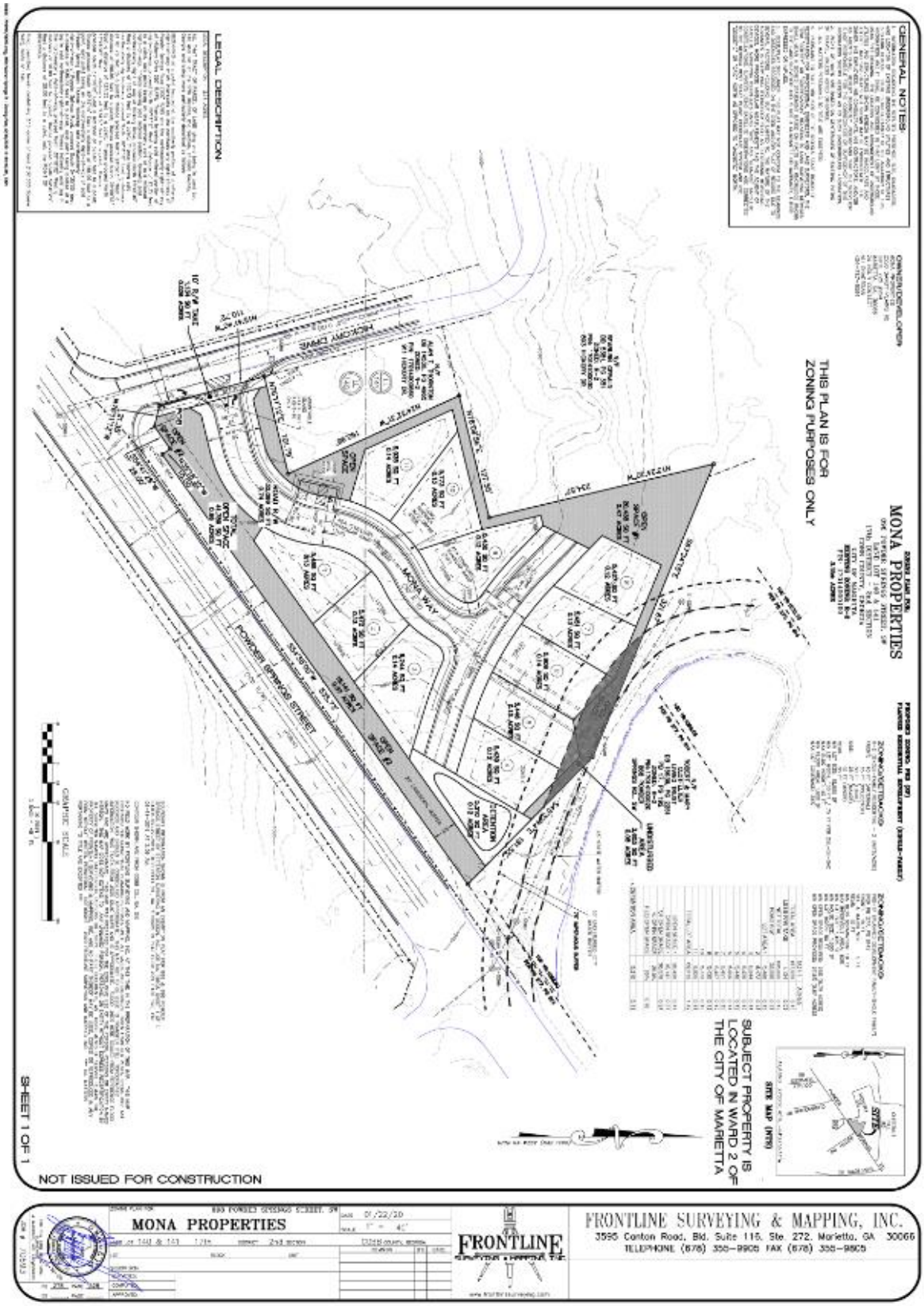


Figure 2: Proposed Development Site Plan

Trip Generation

The requested rezoning would result in the construction of 11 single family dwelling units. The anticipated number of trips from the proposed develop were estimated using the Institute of Transportation Engineers' Trip Generation Manual, 10th edition. The estimated two-way daily plus morning and evening peak hour generated trips are shown in the following table.

Description	LUC	Unit	Quantity	Daily	AM Peak			PM Peak		
				Two-way	Enter	Exit	Total	Enter	Exit	Total
Single Family Detached Housing	210	D.U.	11	136	3	10	13	7	5	12

From the trip generation information the new development is forecasted to have 13 or less cars enter and exit the residential development during both peak hours.

Site Observations

Hickory Drive is classified by the Georgia Department of Transportation (GDOT) as a local road with 1-lane in each direction and a posted speed limit of 30 mph at the proposed development. In the vicinity of the planned entrance to the subdivision Hickory Drive has a "No Thru Street" sign and a No Trucks symbol sign installed. In addition slightly further to the north is a speed hump. Powder Springs Street SW/GA 360 is classified by GDOT as a minor arterial with 2-travel lanes in each direction and a center turn lane. The roadway has a posted speed limit of 45 mph.

A.M. Site Observations

- Powder Springs Street: From approximately 7:45 am to 8:45 am there were 16 eastbound vehicles turning left to proceed northbound onto Hickory Drive. Vehicles did not have to wait long because the traffic traveling westbound on Powder Spring Street was low to moderate with many gaps to make the left turn. There were no more than 2 vehicles at a time in the center turn lane waiting to make the left turn. For westbound Powder Springs Street there were 4 vehicles that made a right turn onto Hickory Drive.
- Hickory Drive: From approximately 7:45 am to 8:45 am there were 6 vehicles making a southbound right turn onto Powder Springs Street and 3 vehicles making a left turn. The right turning vehicles did not have that long to wait because of light traffic. The left turning vehicles typically turned into the center turn lane and then waited for a gap in traffic eastbound to merge. There were no more than 2 vehicles at a time on Hickory Drive waiting to make turns.

Image 1: Hickory Drive north of Powder Springs Street

From Image 1 it is seen that traffic turning onto Hickory Drive from Powder Springs Street will have adequate sight distance to see traffic entering and existing the proposed residential development.

P.M. Site Observations

- Powder Springs Street: From approximately 5:00 pm to 6:00 pm there were 16 eastbound vehicles turning left to proceed northbound on Hickory Drive. Vehicles did have to wait for gaps in traffic because the traffic traveling westbound on Powder Spring Street was moderate to heavy. Primarily the gaps in traffic were provided by the traffic signal at Chestnut Hill Road metering westbound traffic. There were no more than 3 vehicles at a time waiting to make the left turn. There was only 1 vehicle traveling westbound that made a right turn onto Hickory Drive.
- Hickory Drive: From approximately 5:00 pm to 6:00 pm there were 24 vehicles making a southbound right turn onto Powder Springs Street. The right turning vehicles did have to wait for gaps in the westbound traffic to make the turn. There were no more than 2 vehicles at a time waiting to make turns. During this time period, 0 vehicles turned left. One potential reason that no driver turned left to proceed eastbound on Powder Springs Street is that traffic from the residential area around Hickory Drive is using the traffic signal at Chestnut Hill Road to make the left turn during Powder Springs Street's red phase.

Image 2: Powder Springs Street facing west

Operations

With the deceleration lane into the proposed residential development, right turning traffic will be out of the through lane and not impede Hickory Drive traffic. Southbound Hickory Drive queuing traffic at Powder Springs Street will not impede exiting traffic from the development as the exiting traffic is forced to turn right because of the channelization. This exiting traffic is, however, forced to traverse Hickory Drive to Chestnut Hill Road to get to Powder Springs Street even though Hickory Drive is posted as a “No Thru Street”.

Summary and Conclusions

Mona Properties is requesting to rezone a parcel on the east side of Hickory Drive north of Powder Springs Street to construct an 11 dwelling unit residential subdivision. Impacts to traffic operations are expected to be insignificant for the following reasons:

- ✓ A total of 13 or less cars total cars are entering and exiting during each of the morning and evening peak hours,
- ✓ The residential subdivision entrance will have a deceleration lane so right turning traffic into the subdivision will be out of the Hickory Drive through lane.
- ✓ The entrance will be right-in/right-out so subdivision exiting traffic will not be impeded by southbound Hickory Drive queued at Powder Springs Road.
- ✓ Adequate sight distance is available for both directions of Powder Springs Street to observe entering and exiting operations at the residential subdivision entrance.

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GENERAL NOTES:

1. INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS, HIS CONTRACTORS, AND/OR HIS AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION SHOWN HEREON AS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CENTERLINES OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. DEED/PLAT DISCLAIMER: THIS PLAT MAY NOT CONFORM TO THE BEARINGS AND DISTANCES RECORDED ON THE DEED AND/OR PLAT OF RECORD DUE TO SEVERAL FACTORS INCLUDING, BUT NOT LIMITED TO, THE NATURE OF THE ADVANCES IN SURVEYING TECHNOLOGY SUCH AS ELECTRONIC MEASURING DEVICES, MORE PRECISE ANGULAR MEASUREMENTS AND THE ADVENT OF SATELLITE SURVEYING TECHNIQUES USING "GPS" AND "GLONASS" SATELLITE CONSTELLATIONS. SURVEYS USING SATELLITE OBSERVATIONS ARE CORRECTED TO THE GEORGIA WEST STATE PLANE COORDINATE SYSTEM AND USE "GEODETIC" OR "GRID" NORTH AS OPPOSED TO "MAGNETIC" NORTH.

OWNER/DEVELOPER:
MONA PROPERTIES
2550 SANDY PLAINS RD.
SUITE 225 #264
MARIETTA, GA. 30066
24 HOUR CONTACT
ALI GHADRDAN
404-787-9591

ZONING PLAN FOR:

MONA PROPERTIES

898 POWDER SPRINGS STREET, SW
LAND LOT 140 & 141
17th DISTRICT - 2nd SECTION
COBB COUNTY, GEORGIA
CITY OF MARIETTA
EXISTING ZONING: R-2
PIN: 17014000190
3.15± ACRES

PROPOSED ZONING: PRD (SF)
PLANNED RESIDENTIAL DEVELOPMENT (SINGLE-FAMILY)

THIS PLAN IS FOR ZONING PURPOSES ONLY

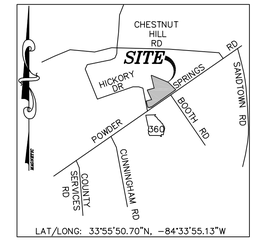
ZONING/SETBACKS:

R-2 (SINGLE-FAMILY RESIDENTIAL - 2 UNITS/ACRE)
FRONT: 40 FT (ARTERIAL)
35 FT (COLLECTOR)
30 FT (LOCAL)
SIDE: 25 FT (MAJOR)
10 FT (MINOR)
REAR: 30 FT
MIN LOT SIZE: 15,000 SF
MIN LOT WIDTH: 100 FT / 75 FT FOR CUL-DE-SAC
MAX BLDG HEIGHT: 40 FT
MIN FLOOR AREA: 1,600 SF
MAX LOT COVERAGE: 35%

ZONING/SETBACKS:

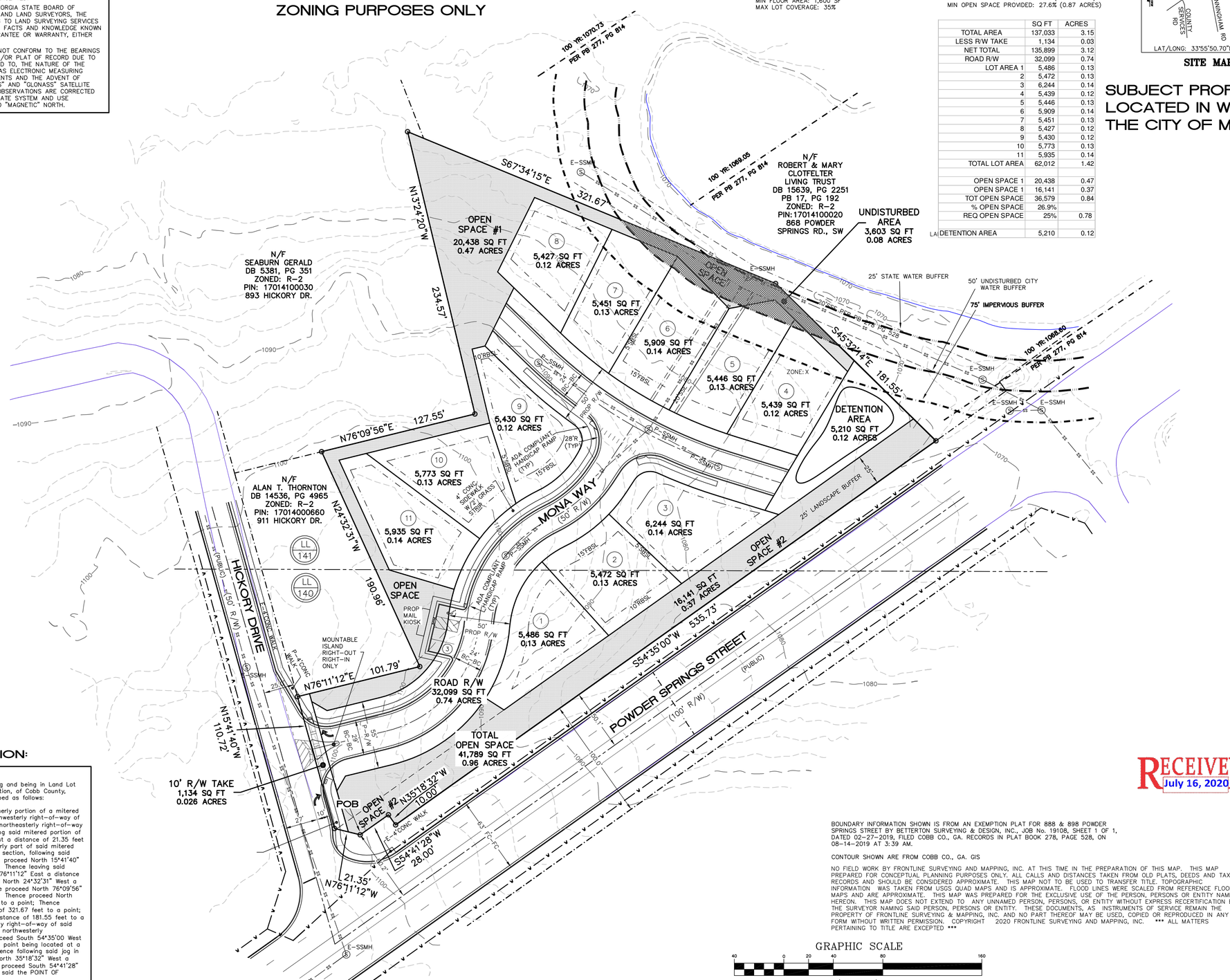
PRD-SF (PLANNED DEVELOPMENT FAMILY-SINGLE FAMILY)
(PER PB 277, PG 814)
FRONT: 15 FT
SIDE & MAJOR SIDE: 5 FT
REAR: 10 FT
MIN BLDG SEPARATION: 10 FT
MAX IMPERVIOUS AREA: 60%
MIN LOT SIZE: 5,425 SF
MIN HOUSE SIZE: 1,600 SF
MIN LOT WIDTH: 50 FT
MIN OPEN SPACE REQUIRED: 25% (0.79 ACRES)
MIN OPEN SPACE PROVIDED: 27.6% (0.87 ACRES)

	SQ FT	ACRES
TOTAL AREA	137,033	3.15
LESS R/W TAKE	1,134	0.03
NET TOTAL	135,899	3.12
ROAD R/W	32,099	0.74
LOT AREA 1	5,486	0.13
2	5,472	0.13
3	6,244	0.14
4	5,439	0.12
5	5,446	0.13
6	5,909	0.14
7	5,451	0.13
8	5,427	0.12
9	5,430	0.12
10	5,773	0.13
11	5,935	0.14
TOTAL LOT AREA	62,012	1.42
OPEN SPACE 1	20,438	0.47
OPEN SPACE 1	16,141	0.37
TOT OPEN SPACE	36,579	0.84
% OPEN SPACE	26.9%	
REQ OPEN SPACE	25%	0.78
DETENTION AREA	5,210	0.12



SITE MAP (NTS)

SUBJECT PROPERTY IS LOCATED IN WARD 2 OF THE CITY OF MARIETTA



LEGAL DESCRIPTION:

LEGAL DESCRIPTION - 3.15 ACRES

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 140 and 141 of the 17th District, 2nd Section, of Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point located at the southerly portion of a mitered right-of-way which intersects on the northwesterly right-of-way of Powder Springs Road (100' R/W) and the northeasterly right-of-way of Hickory Drive (50' R/W); Thence following said mitered portion of right-of-way, proceed North 76°11'12" West a distance of 21.35 feet to a point, said point being on the northerly part of said mitered right-of-way; Thence leaving said mitered section, following said northeasterly right of way of Hickory Drive, proceed North 15°41'40" West a distance of 110.72 feet to a point; Thence leaving said northeasterly right-of-way proceed North 76°11'12" East a distance of 101.79 feet to a point; Thence proceed North 24°32'31" West a distance of 190.96 feet to a point; Thence proceed North 76°09'56" East a distance of 127.55 feet to a point; Thence proceed North 13°24'20" West a distance of 234.57 feet to a point; Thence proceed South 67°34'15" East a distance of 321.67 feet to a point; Thence proceed South 45°32'14" East a distance of 181.55 feet to a point, said point being on the northwesterly right-of-way of said Powder Spring Road; Thence following said northwesterly right-of-way of Powder Spirngs Road, proceed South 54°35'00 West a distance of 535.73 feet to a point, said point being located at a jog in said northwesterly right-of-way; Thence following said jog in the northwesterly right-of-way, proceed North 35°18'32" West a distance of 10.00 feet to a point; Thence proceed South 54°41'28" West a distance of 28.00 feet to a point, said the POINT OF BEGINNING.

Tract described herein containing 3.15 acres of land (137,033 Square feet), more or less.

RECEIVED July 16, 2020

BOUNDARY INFORMATION SHOWN IS FROM AN EXEMPTION PLAT FOR 888 & 898 POWDER SPRINGS STREET BY BETTERTON SURVEYING & DESIGN, INC., JOB No. 19108, SHEET 1 OF 1, DATED 02-27-2019, FILED COBB CO., GA. RECORDS IN PLAT BOOK 278, PAGE 528, ON 08-14-2019 AT 3:39 AM.

CONTOUR SHOWN ARE FROM COBB CO., GA. GIS

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GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NOT ISSUED FOR CONSTRUCTION

SHEET 1 OF 1

FRONTLINE SURVEYING & MAPPING, INC.
3595 Canton Road, Bld. Suite 116, Ste. 272, Marietta, GA 30066
TELEPHONE (678) 355-9905 FAX (678) 355-9805
www.frontlinesurveying.com

ZONING PLAN FOR:
898 POWDER SPRINGS STREET, SW
MONA PROPERTIES
LAND LOT 140 & 141 17th DISTRICT 2nd SECTION
LOT BLOCK UNIT
SUBDIVISION
SURVEYED:
COMPUTED:
APPROVED:
DATE 01/22/20
SCALE 1" = 40'
COBB COUNTY, GEORGIA
REVISION BY: DATE:

GEORGIA REGISTERED No. 2402 PROFESSIONAL LAND SURVEYOR THOMAS EDWARD PEAK III 06-30-20
FOR THE FIRM FRONTLINE SURVEYING & MAPPING, INC. LSF#000631

PB 278 PAGE 528
DB ___ PAGE ___

JOB # 70693

\\PE2950\Shares\Z_Drive\dwg 70000 - 79999\70693.dwg, 898 Powder Springs St - Zoning Plan, 6/30/2020 11:49:46 AM, CAM