



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2020-13 **LEGISTAR:** 20200167

LANDOWNERS: Hartwood Investments, LLC
315 Freys Gin Rd
Marietta, GA 30067

APPLICANT: Campus Realty Advisors, LLC
3101 Towercreek Pkwy
Suite 420
Atlanta, GA 30339-3206

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

PROPERTY ADDRESS: 1222, 1230, 1238, & 1246 Banberry Road & 315 Freys
Gin Road

PARCEL DESCRIPTION: 16128200720, 16128200710, 16128200700, 16128200690,
& 17050500170

AREA: ~9.58 acres **COUNCIL WARD:** 7A

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

REQUEST: PRD-MF (Planned Residential Development – Multi-Family)

FUTURE LAND USE: IW (Industrial Warehousing)

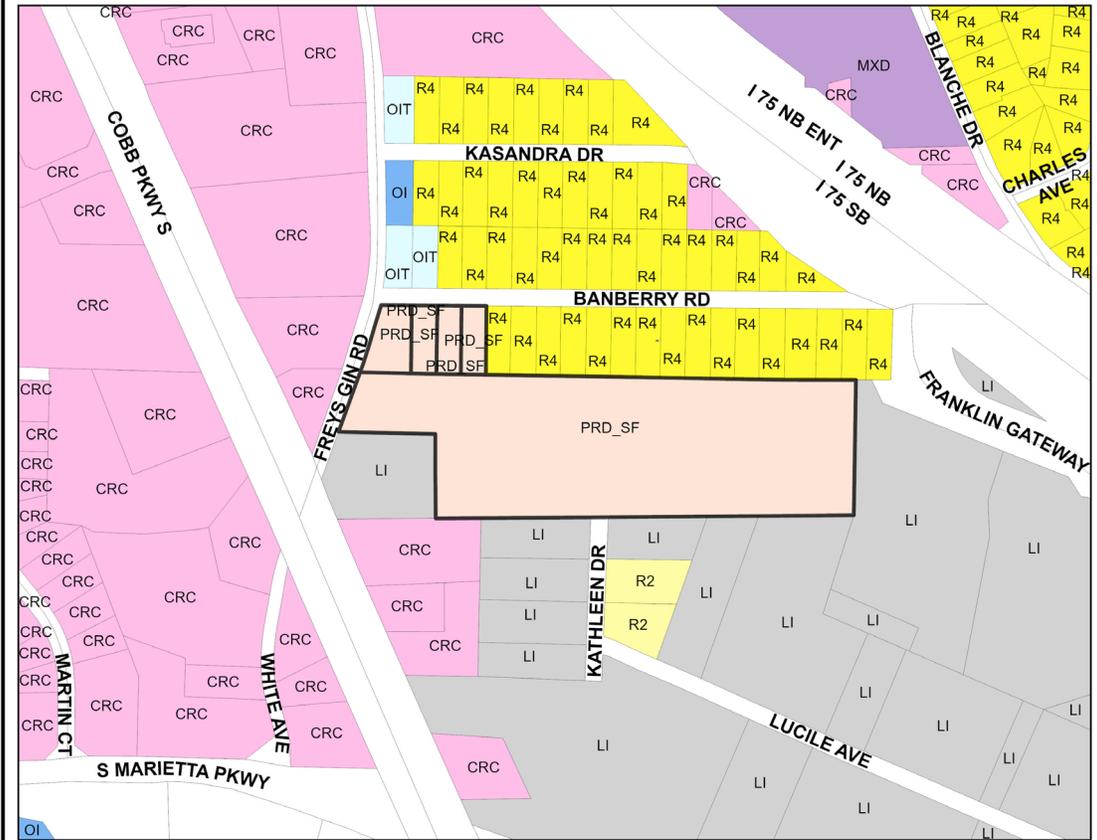
REASON FOR REQUEST: The applicant is requesting the rezoning of the subject properties from PRD-SF to PRD-MF to develop 2 – 3-story multi-family buildings and 2 – 4-story multi-family buildings marketed towards student housing for the nearby Kennesaw State University Marietta campus.

PLANNING COMMISSION HEARING: Wednesday, July 1st, 2020 – 6:00 p.m.

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

MAP

City of Marietta Area Zoning Map

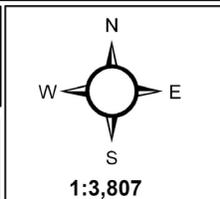


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL	COMMERCIAL					
R-1 One Unit/Acre	NRC Neighborhood Retail	17	505	0170	PRD-SF	PRD-MF
R-2 Two Unit/Acre	CRC Community Retail	16	1282	0720		
R-3 Three Unit/Acre	RRC Regional Retail	16	1282	0710		
R-4 Four Unit/Acre	CBD Central Business District	16	1282	0700		
ATTACHED FAMILY RESIDENTIAL	PCD Planned Commercial Dev.	16	1282	0690		
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.						

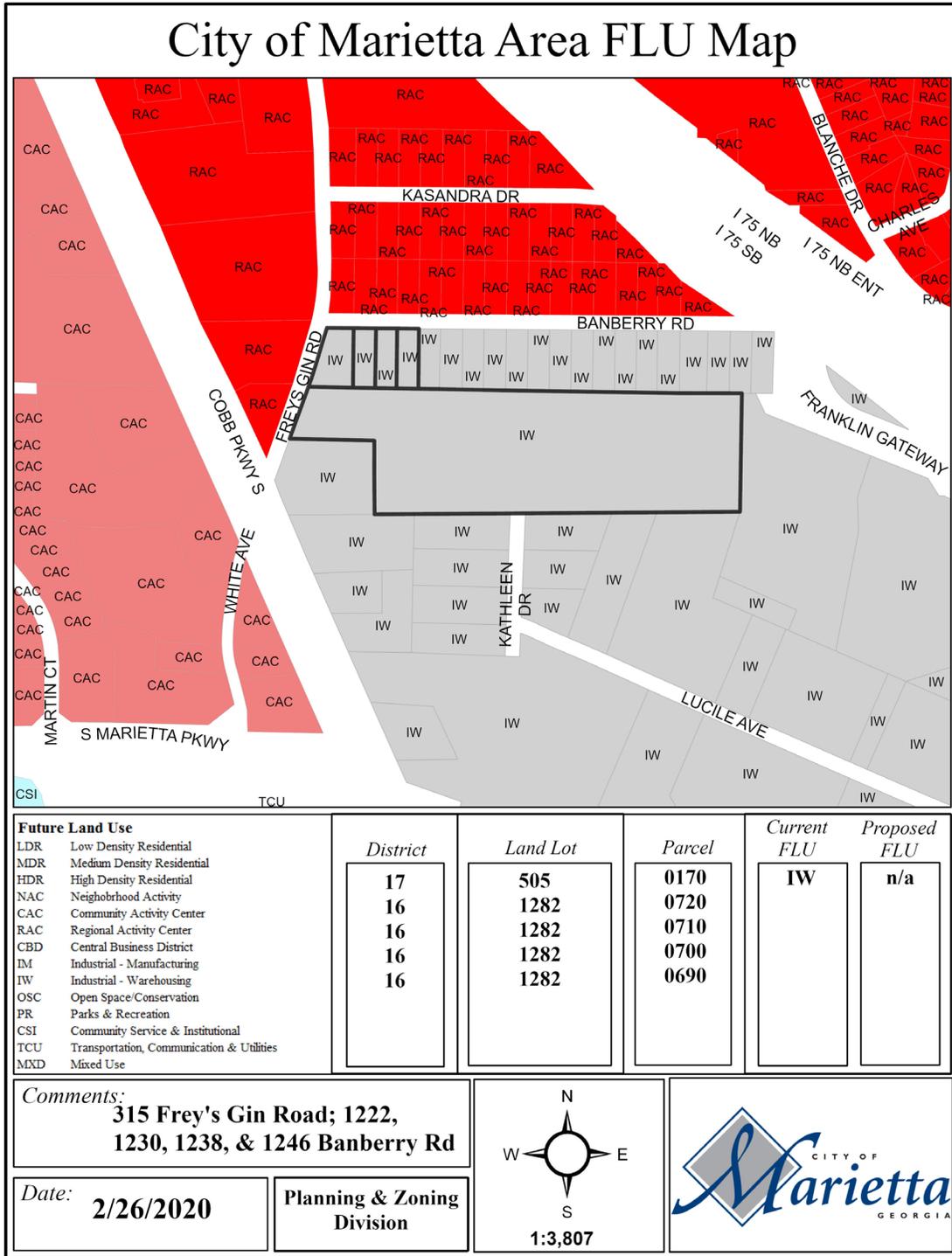
Comments:
 315 Frey's Gin Road; 1222,
 1230, 1238, & 1246 Banberry Rd

Date: **2/26/2020**

Planning & Zoning
 Division



FLU MAP



PICTURES OF PROPERTY



Existing facility (315 Freys Gin Road)



Vacant lots along Banberry Road



Access from Cobb Parkway North to Freys Gin Road



Auto salvage yard

STAFF ANALYSIS

Location Compatibility

The applicant is requesting to consolidate and rezone five parcels (315 Freys Gin Road and 1222, 1230, 1238, & 1246 Banberry Road) into a 9.57-acre property for four (4) multi-family buildings. The site was recently rezoned to PRD-SF (Planned Residential Development – Single-Family) for a 123-unit townhouse community (Z2019-19). Most of the property remains an active auto salvage yard on the previous industrial land and the remainder of the site is vacant. Adjacent properties to the north are zoned R-4 (Single family Residential – 4 units/ac) and OIT (Office Institution Transitional); CRC (Community Retail Commercial) to the southwest; and LI (Light Industrial) to the south, west, and east.

Use Potential and Impacts

The applicant wishes to rezone the property from PRD-SF to PRD-MF (Planned Residential Development - Multi-Family) to develop apartment-style student housing built out with 460 individual rooms and 166 complete units. Since the property is within a quarter (1/4) of a mile from the Kennesaw State University-Marietta campus, the units will be marketed towards students. The leases would be for individual bedrooms with a private bathroom but would be organized into one-, two-, three-, and four-bedroom units with shared living and kitchen areas. The Zoning Ordinance defines an apartment unit as *one or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than two dwelling units*. As a result, the density calculation would be based on 166 complete units (shared living and kitchen space) and would be 17.33 units/acre for this proposal. *(If the density were determined based on acreage and proposed number of bedrooms, the density of the development would be 48.07 units/acre.)*

When a PRD-MF district abuts a single-family residential district or use, a 30-foot buffer is required. The applicant is requesting a variance to disturb and replant the buffer adjacent to the homes on Banberry Road. Buffers are to consist of a permanent wall or solid fence no less than six feet in height, with the finished side facing outward, and a screen of evergreen plantings. The plans provided show two staggered rows of trees within the replanted buffer. The following variance would be required to disturb the buffer as shown:

- Variance to disturb and replant the 30-foot buffer adjacent to residential. [§708.14 (I.) and §710.05 (A)]

The Future Land Use (FLU) Map designates the subject property as IW (Industrial Warehousing). IW is intended for industrial uses that support light industrial, office/warehouse, and distribution uses. The Comprehensive Plan notes the importance of protecting IW districts from encroachment of residential uses and the rezoning of IW properties to any residential designation is highly discouraged. Although the properties are already zoned residential, the rezoning request is to a higher density residential creating more of a residential encroachment. Therefore, the request to rezone from PRD-SF to PRD-MF is not supported by the City's Comprehensive Plan.



Environmental Impacts

The majority of the subject property has been operating as an auto salvage facility for 60 years or more. The City’s earliest aerial photography data from 1961 shows the property as a well-established auto salvage and wrecking yard. If approved, a Phase II environmental study would be required and reviewed during the site plan review process.

The applicant must provide a 30-foot landscape buffer with a 6-foot high wall or fence along the perimeter that is adjacent to single family residential properties.

Economic Functionality

The properties on Banberry Road have been historically used as residences until the structures were demolished by the current owner within the past ten years. Had the houses not been demolished, it is likely they would still be functioning as residences.

The property at 315 Freys Gin Road functions as a legally nonconforming use for auto salvage; however, it is not a functional use as currently zoned.

Infrastructure

The Zoning Ordinance requires that multifamily developments containing more than 100 units must provide at least two access points to arterial or collector streets. The proposed development provides access to Banberry and Freys Gin Road (both collector streets). The developer shows a deceleration lane along Freys Gin Road and a proposed gated access at the entry to the housing units. According to Marietta Fire, the gates shown are not 30’ wide and, *“though there are two entrances, the newly adopted codes require the entrances to be separated a distance apart equal to not less than 1/2 of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.”*

Public Works recommends that the entrance along Freys Gin Road should provide a right-in/right-out access only.

Parking for apartments is based on the number of bedrooms per unit. Requirements are given for one-, two-, and three- bedroom options and range from 1.7 spaces per unit to 2.2 spaces. There is no listed requirement for a four-bedroom apartment. Since the 460 bedrooms would be leased individually, a reasonable assumption will be that most or all the occupants would have a car. The provided plan does not include enough parking spaces to provide one space for each of the 460 bedrooms, nor are there any additional spaces allocated for the amenity areas.

Of the proposed 449 parking spaces, 162 spaces are smaller than the typical standard parking space size. The typical size for parking spaces are 9 feet by 20 feet; compact spaces

can be no less than 9 feet by 16 feet and can make up no more than 25% (89 spaces) of the required parking spaces. Even with the reduced amount of parking and parking space area, the amount of paving on the site exceeds that allowed in PRD-MF. As a result, the applicant is requesting the following variances:

- Variance to allow 45% (162 parking spaces) of the provided parking spaces (449) to be 9 feet wide and 16 feet deep. [§716.08 (C.4)]
- Variance to increase the impervious surface coverage from 60% to 65%. [§708.14 (H)]

Sidewalks will be required along Freys Gin and Banberry frontage. All sidewalks must be constructed or improved to a 5-foot-wide sidewalk and 2-foot-wide landscape strip.

The Fire code requires any dead-ends in Fire Apparatus Access roads greater than 150' must be provided with an approved fire apparatus turn around (*use figure D103.1 {IFC 2018 503.2.5}*).

The elementary school serving this area would be Lockheed and/or Park Street. The site would have access to water, sewer, and electricity.

Overhead Electrical/Utilities

There are existing overhead power poles along Banberry Road as shown on the site plan provided. All structures must be at least 10 feet away from the power lines. If the power poles or utility lines are affected by the development, they must be relocated underground at the developer's expense. This would also minimize potential conflicts with street trees.

History of Property

The subject properties were recently rezoned from LI and R-4 to PRD-SF in June of 2019 (Z2019-19) with variances specific to the development presented.

There are no special land use permits granted for the subject properties.

Other Issues

Although the PRD-MF category is a site-specific zoning that allows a developer flexibility – there are some minimum and maximum standards that apply. For instance, the required minimum floor areas are noted:

- 500 sq. ft. for an efficiency
- 650 sq. ft. for 1-bedroom unit
- 800 sq. ft. for 2-bedroom unit
- 1000 sq. ft. for 3-bedroom unit



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

The applicant has stated the proposed floor areas would meet these standards.

The plan submitted is a general plan that is required with the rezoning application; based on the information provided, the overall design appears to generally comply with the PRD-MF standards. A detailed plan will be required prior to land disturbance and must include a tree plan, architectural elevations, and a detailed site plan.

ANALYSIS & CONCLUSION

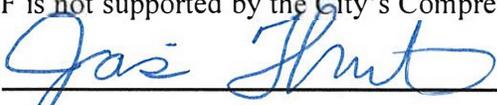
The applicant is requesting to consolidate and rezone five parcels (315 Freys Gin Road and 1222, 1230, 1238, & 1246 Banberry Road) into a 9.57-acre property for four (4) multi-family buildings. The site was recently rezoned to PRD-SF (Planned Residential Development – Single-Family) for a 123-unit townhouse community (Z2019-19). Most of the property remains an active auto salvage yard on the previous industrial land and the remainder of the site is vacant.

The applicant wishes to rezone the property from PRD-SF to PRD-MF (Planned Residential Development - Multi-Family) to develop apartment-style student housing built out with 460 individual rooms and 166 complete units. Since the property is within a quarter (1/4) of a mile from the Kennesaw State University-Marietta campus, the units will be marketed towards students. The leases would be for individual bedrooms with a private bathroom but would be organized into one-, two-, three-, and four-bedroom units with shared living and kitchen areas. The Zoning Ordinance defines an apartment unit as *one or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than two dwelling units*. As a result, the density calculation would be based on 166 complete units (shared living and kitchen space) and would be 17.33 units/acre for this proposal. *(If the density were determined based on acreage and proposed number of bedrooms, the density of the development would be 48.07 units/acre.)*

Collectively, if the rezoning request is approved, the following variances would be necessary:

1. Variance to disturb and replant the 30-foot buffer adjacent to residential. [§708.14 (I.) and §710.05 (A)]
2. Variance to allow 45% (162 parking spaces) of the provided parking spaces (449) to be 9 feet wide and 16 feet deep. [§716.08 (C.4)]
3. Variance to increase the impervious surface coverage from 60% to 65%. [§708.14 (H)]

The Future Land Use (FLU) Map designates the subject property as IW (Industrial Warehousing). IW is intended for industrial uses that support light industrial, office/warehouse, and distribution uses. The Comprehensive Plan notes the importance of protecting IW districts from encroachment of residential uses and the rezoning of IW properties to any residential designation is highly discouraged. Although the properties are already zoned residential, the rezoning request is to a higher density residential creating more of a residential encroachment. Therefore, the request to rezone from PRD-SF to PRD-MF is not supported by the City's Comprehensive Plan.

Prepared by: 

Approved by: 



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	6" in Freys Gin and in Banberry
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?	No
If not, how far is the closest sewer line?	Approximately 50'
Size of the sewer line?	8" in Freys Gin and in Banberry
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



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?	Rottenwood Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	No
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

Additional Comments:

- Full site development plans required
- Phase I & II environmental assessment required
- Prefer main entrance on Freys Gin and not Banberry. Freys Gin access will be limited to right in and right out due to proximity to nearby intersection.
- A traffic study has been provided

TRANSPORTATION

What is the road affected by the proposed change?	Frey's Gin Rd and Banberry Rd
What is the classification of the road?	Collector
What is the traffic count for the road?	unknown
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?	Yes
Transportation improvements in the area?	No
If yes, what are they?	



EMERGENCY SERVICES

Table with 2 columns: Question and Answer. Rows include: Nearest city or county fire station from the development? (52 - 149 Dodd St), Distance of the nearest station? (0.7 Miles), Most likely station for 1st response? (52), Service burdens at the nearest city fire station (under, at, or above capacity)? (under)

Comments:

- Gates require 50' setback from public ROW, 30' wide minimum, powered gates shall be provided with and maintain a Knox Key Switch model 3502 keyed to the Marietta Fire Department system.
Private drive accessing the Townhome section needs to be addressed. Any dead-ends in Fire Apparatus Access roads greater than 150' shall be provided with an approved fire apparatus turn around (use figure D103.1 {IFC 2018 503.2.5})
All buildings shall be protected by an approved automatic fire sprinkler system as required by Marietta City Code 2-6-140.
We have reviewed the attached site plan, and the gates shown are not 30' wide. Though there are two entrances the newly adopted codes require the entrances to be separated a distance apart equal to not less than 1/2 of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses. (IFC 503.1.1-Appendix D)

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?

Marietta Power is serving or has served all parcels listed on application.



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	Lockheed Elementary & Park Street Elementary
Middle School Servicing Development:	Marietta Middle School
High School Servicing Development:	Marietta High School
Capacity at Elementary School:	Lockheed 775 / Park Street 550
Capacity at Middle School:	1,350
Capacity at Marietta Sixth Grade Academy:	775
Capacity at High School:	2,150
Current enrollment of Elementary School:	Lockheed 690 / Park Street 536
Current enrollment of Middle School:	1,338
Current enrollment of High School:	2,381
Number of students generated by present development:	0
Number of students projected from the proposed development:	0
New schools pending to serve this area:	0
<u>Comments:</u>	



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 #: 22020-13 Legistar #: 20200167 PZ #: 20-65
Planning Commission Hearing: 04/01/2020 City Council Hearing: 04/06/2020

Owner's Name Hartwood Investments, L.L.C.

EMAIL Address: Tatel919@comcast.net

Mailing Address 315 Freys Gin Road Zip Code: 30067 Telephone Number (770) 771-2257

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant Representative: Moore Ingram Johnson & Steele, LLP - J. Kevin Moore
Applicant: Campus Realty Advisors, LLC

EMAIL Address: rherron@campusrealtyadvisors.com Suite 420

Mailing Address 3101 Towercreek Parkway, Atlanta, GA Zip Code: 30339-3206

Telephone Number (770) 975-2120 Email Address: rherron@campusrealtyadvisors.com

Address of property to be rezoned: 315 Freys Gin Road 1222, 1230, 1238, 1246 Banberry Road
Land Lot (s) 12820, 16, 0720 District 17 Parcel 0710 Acreage 9.57± Ward 7A Future Land Use: IW
Present Zoning Classification: PRD-SF Proposed Zoning Classification: PRD-MF

REQUIRED INFORMATION

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

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

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

The following information must be included:

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

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: April 1, 2020
April 6, 2020

Applicant: Campus Realty Advisors, LLC
Titleholder: Hartwood Investments, L.L.C.

PARCEL LISTING

<u>Parcel No.</u>	<u>Address</u>
16 12820 0720	1222 Banberry Road
16 12820 0710	1230 Banberry Road
16 12820 0700	1238 Banberry Road
16 12820 0690	1246 Banberry Road
17 05050 0170	315 Freys Gin Road

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: April 1, 2020
April 6, 2020

Applicant: Campus Realty Advisors, LLC
Titleholder: Hartwood Investments, L.L.C.

DESCRIPTION OF THE PROPOSED DEVELOPMENT/PROJECT

The Application for Rezoning has been submitted by Campus Realty Advisors, LLC (“Applicant”) for the purpose of providing much-needed additional housing for students attending the Kennesaw State University (“KSU”) Marietta Campus. This housing will be “Purpose-Built Student Housing” which is designed and operated to cater specifically to college students and provide a living and learning experience for upper class and graduate students.

The property which is the subject of the Application for Rezoning is an assemblage of five parcels totaling 9.57 acres, more or less, located in Land Lot 1282, 16th District, and Land Lot 505, 17th District, 2nd Section, Cobb County, Georgia, and are more particularly identified in the Parcel Listing submitted with 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 current PRD-SF zoning classification to the PRD-MF classification. The Property is currently operating as an auto salvage yard.

The Property is located on the east side of Freys Gin Road (315 Freys Gin Road) and the south side of Banberry Road (1222, 1230, 1238 and 1246 Banberry Road). It is less than one-quarter mile from the entrance to the KSU Marietta Campus, and it will be easy for students to walk to campus via pedestrian crosswalks from the Property to campus. Applicant proposes the construction of approximately one hundred seventy (170) student housing units that will serve approximately four hundred sixty (460) students. The units will be a mixture of townhomes and flats. Each student will sign an individual lease for their bedroom and private bathroom, and each unit will have a common living room and kitchen shared by the residents in that unit. The proposed development will have surface parking for all residents and additional visitor parking. It will include a clubhouse with amenity spaces, including, but not limited to, study rooms, computer lab, fitness center, and common gathering areas. There will be a thirty (30) foot landscape buffer along the residentially zoned properties along the adjacent Banberry Road.

Applicant will supplement its Application for Rezoning throughout the rezoning process with additional items, including, but not limited to, updated and revised Zoning Plans if necessary, a landscape plan for buffer areas and proposed open space areas, elevations and floorplans, and details for open space and amenity plans. 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. Any required variances will be set forth in detail during the rezoning process.

Applicant looks forward to working with the City of Marietta to provide much-needed housing for the students in this area of the City. It is fortunate for all to be able to provide a walkable and student-centered living environment this close to the university, while at the same time eliminating a current land use that would be better suited for a more industrial location.

PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: April 1, 2020
April 6, 2020

Applicant: Campus Realty Advisors, LLC
Property Owner: Hartwood Investments, L.L.C.

HARTWOOD INVESTMENTS, L.L.C.

BY: 
J. Tate Beavers
Managing Member

Date Executed: February 13, 2020

Address: 315 Freys Gin Road
Marietta, Georgia 30067

Telephone: (770) 771-2257
E-mail: Tate1919@comcast.net

Signed, sealed, and delivered in the presence of:


Notary Public
My Commission Expires:  My Commission Expires February 6, 2021
[Notary Seal]

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR REZONING
(Page Two of Two)

Application No.: _____
Legistar No.: _____
Hearing Dates: April 1, 2020
April 6, 2020

Applicant: Campus Realty Advisors, LLC
Titleholder: Hartwood Investments, L.L.C.

CAMPUS REALTY ADVISORS, LLC

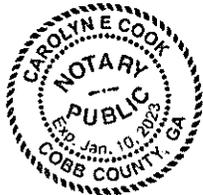
BY: 
Randall W. Herron, Manager

Date Executed: February 12, 2020

Signed, sealed, and delivered in the presence of:


Notary Public
My Commission Expires: 01-10-2023

[Notary Seal]



Applicant Address:

Campus Realty Advisors, LLC
Suite 420
3101 Towercreek Parkway
Atlanta, Georgia 30339-3206
(770) 975-2120
E-mail: rherron@campusrealtyadvisors.com

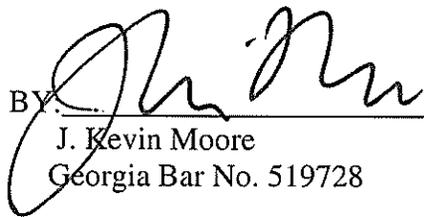
ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: April 1, 2020
April 6, 2020

Applicant: Campus Realty Advisors, LLC
Titleholder: Hartwood Investments, L.L.C.

Representative for Applicant and Property Owner:

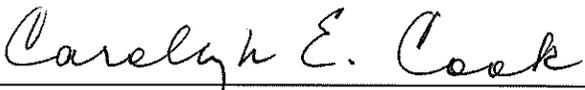
MOORE INGRAM JOHNSON & STEELE, LLP

BY: 

J. Kevin Moore
Georgia Bar No. 519728
Attorneys for Applicant and Property Owner

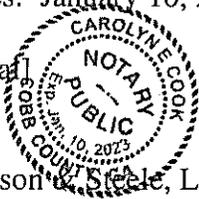
Date Executed: February 17, 2020

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@mijls.com

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: July 17, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, and CODE AMENDMENTS**

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.

Z2020-13 [REZONING] CAMPUS REALTY ADVISORS, LLC (HARTWOOD INVESTMENTS, LLC) are requesting the rezoning of 9.57 acres located in Land Lots 505 & 576, District 17, Parcels 0170, 0720, 0710, 0700, & 0690 of the 2nd Section, Cobb County, Georgia, and being known as 315 Frey's Gin Road and 1222, 1230, 1238, & 1246 Banberry Road from PRD-SF (Planned Residential Development – Single Family) to PRD-MF (Planned Residential Development – Multi Family). Ward 7A.

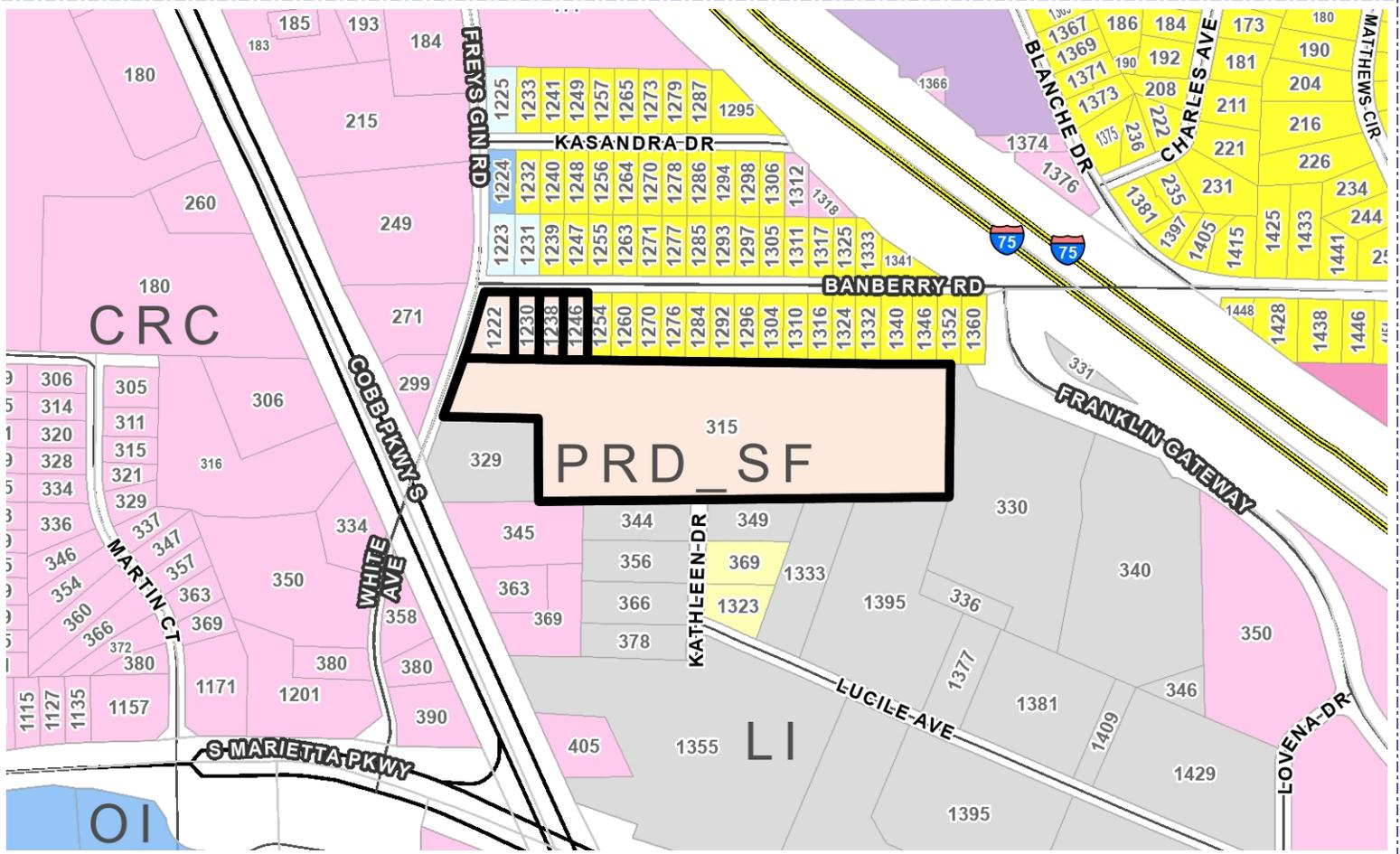
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative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

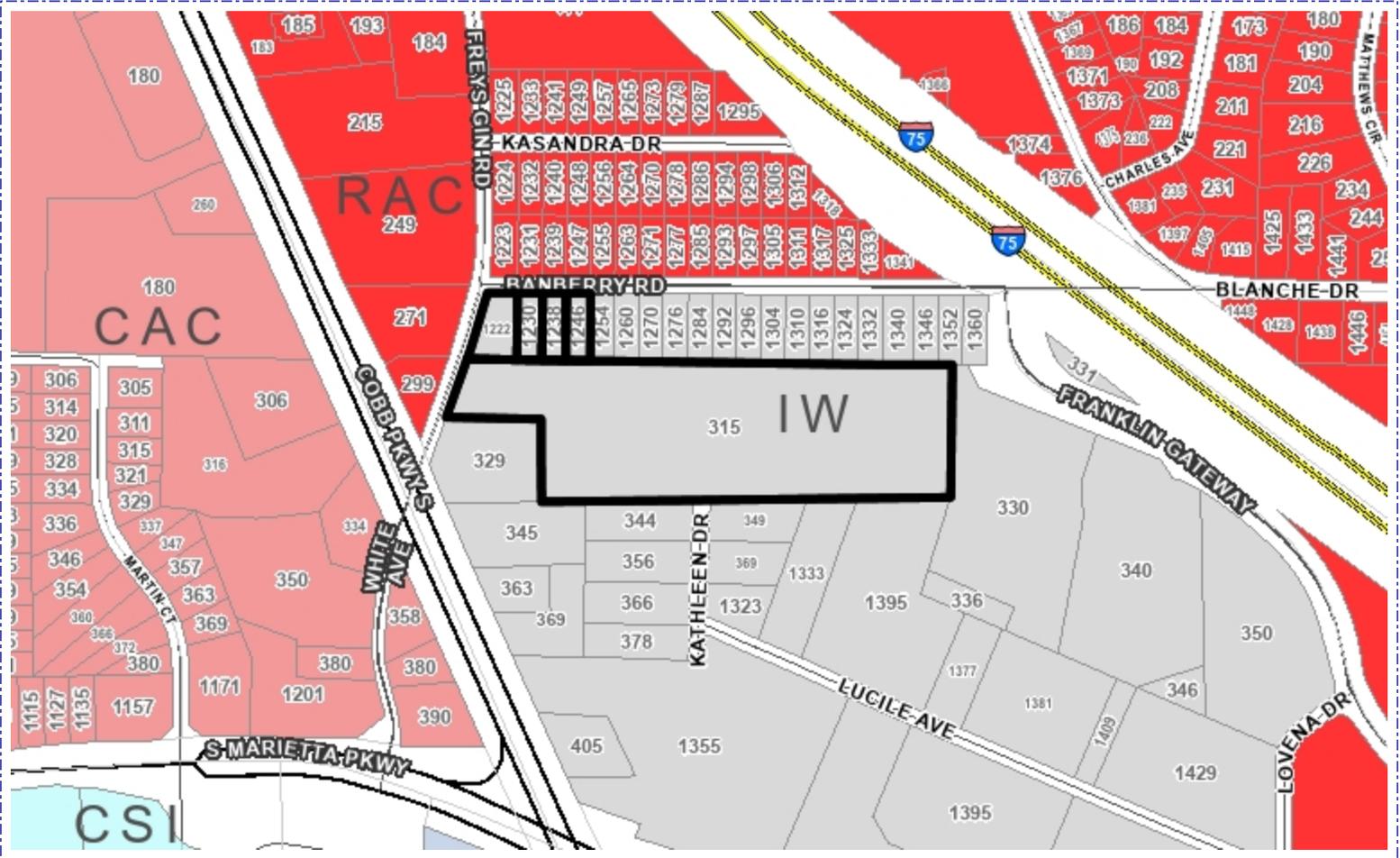
City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
1246 BANBERRY RD	16128200690	0.217	7A	PRD_SF	IW
1238 BANBERRY RD	16128200700	0.21	7A	PRD_SF	IW
1230 BANBERRY RD	16128200710	0.22	7A	PRD_SF	IW
315 FREYS GIN RD	17050500170	8.044	7A	PRD_SF	IW
1222 BANBERRY RD	16128200720	0.347	7A	PRD_SF	IW

Property Owner:	Hartwood Investments		Zoning Symbols
Applicant:	Campus Realty Advisors		
Proposed Zoning:	PRD-SF to PRD-MF		
Agent:	J. Kevin Moore, Esq.		
Proposed Use:			
Planning Commission Date:	07/01/2020		
City Council Hearing Date:	08/12/2020	Case Number: Z2020-13	



Address	Parcel Number	Acreage	Ward	Zoning	FLU
1246 BANBERRY RD	16128200690	0.217	7A	PRD_SF	IW
1238 BANBERRY RD	16128200700	0.21	7A	PRD_SF	IW
1230 BANBERRY RD	16128200710	0.22	7A	PRD_SF	IW
315 FREYS GIN RD	17050500170	8.044	7A	PRD_SF	IW
1222 BANBERRY RD	16128200720	0.347	7A	PRD_SF	IW

Planning Commission Hearing Date:	07/01/2020
City Council Hearing Date:	08/12/2020
Future Land Use:	IW
Case Number:	Z2020-13
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
1246 BANBERRY RD	16128200690	0.217	7A	PRD_SF	IW
1238 BANBERRY RD	16128200700	0.21	7A	PRD_SF	IW
1230 BANBERRY RD	16128200710	0.22	7A	PRD_SF	IW
315 FREYS GIN RD	17050500170	8.044	7A	PRD_SF	IW
1222 BANBERRY RD	16128200720	0.347	7A	PRD_SF	IW

Property Owner:	Hartwood Investments
Applicant:	Campus Realty Advisors
City Council Hearing Date:	08/12/2020
Planning Commission Hearing Date:	07/01/2020
BZA Hearing Date:	Case Number: Z2020-13
Comments:	

Legend

- Railroads
- City Limits
- Cobb County Pockets



1 3-Story Building Elevation 1
3/32" = 1'-0"



3 3-Story Building Elevation 2
3/32" = 1'-0"

MATERIALS LEGEND

-  BRICK VENEER
-  FIBER CEMENT LAP SIDING - WOOD TONE
-  FIBER CEMENT LAP SIDING - GRAY
-  FIBER CEMENT PANEL - DARK GRAY
-  FIBER CEMENT PANEL - WHITE



1 3-Story Building Elevation 3
3/32" = 1'-0"



2 3-Story Building Elevation 4
3/32" = 1'-0"

MATERIALS LEGEND

-  BRICK VENEER
-  FIBER CEMENT LAP SIDING - WOOD TONE
-  FIBER CEMENT LAP SIDING - GRAY
-  FIBER CEMENT PANEL - DARK GRAY
-  FIBER CEMENT PANEL - WHITE



1 4-Story Building Elevation 1
3/32" = 1'-0"



2 4-Story Building Elevation 2
3/32" = 1'-0"

MATERIALS LEGEND

-  BRICK VENEER
-  FIBER CEMENT LAP SIDING - WOOD TONE
-  FIBER CEMENT LAP SIDING - GRAY
-  FIBER CEMENT PANEL - DARK GRAY
-  FIBER CEMENT PANEL - WHITE



1 4-Story Building Elevation 3
3/32" = 1'-0"



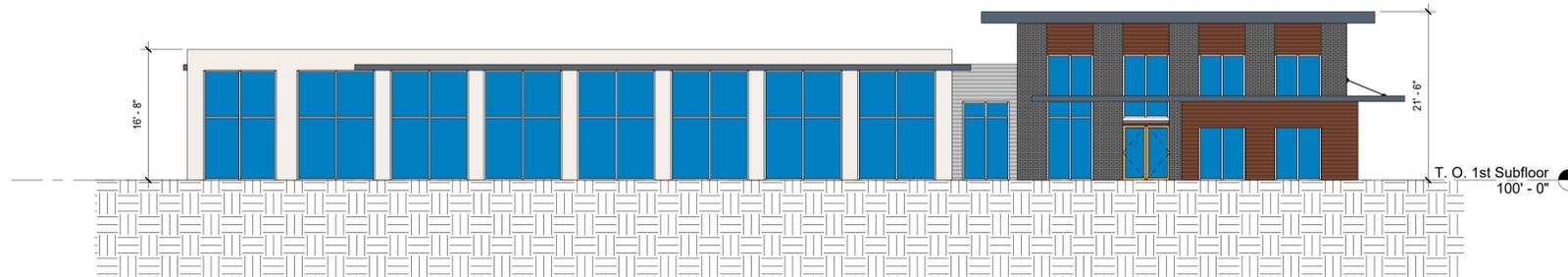
2 4-Story Building Elevation 4
3/32" = 1'-0"

MATERIALS LEGEND

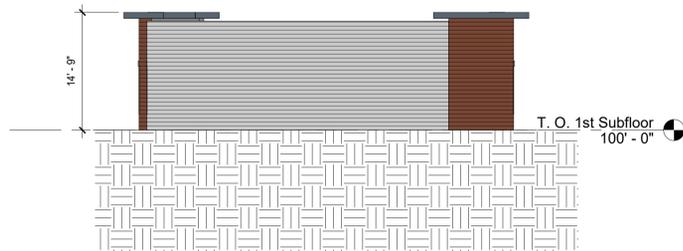
-  BRICK VENEER
-  FIBER CEMENT LAP SIDING - WOOD TONE
-  FIBER CEMENT LAP SIDING - GRAY
-  FIBER CEMENT PANEL - DARK GRAY
-  FIBER CEMENT PANEL - WHITE



5 Maintenance Shop - North Elevation
3/32" = 1'-0"



1 Clubhouse - North Elevation
3/32" = 1'-0"



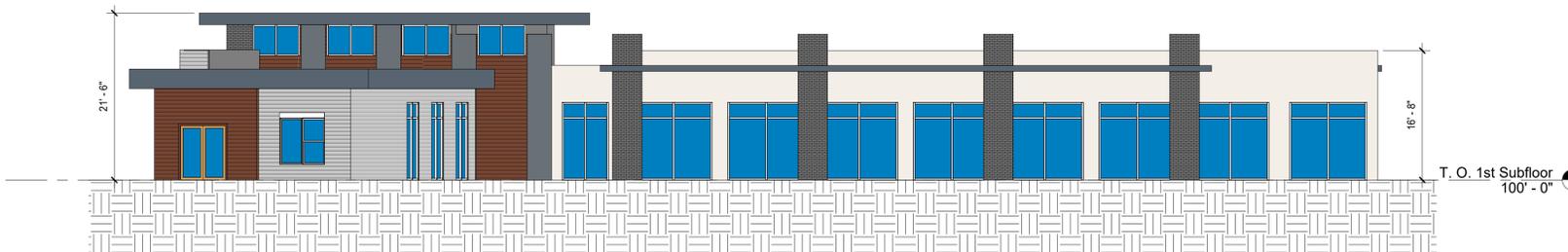
6 Maintenance Shop - West Elevation
3/32" = 1'-0"



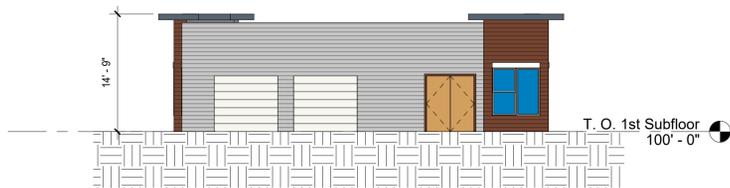
2 Clubhouse - West Elevation
3/32" = 1'-0"



7 Maintenance Shop - South Elevation
3/32" = 1'-0"



3 Clubhouse - South Elevation
3/32" = 1'-0"



8 Maintenance Shop - East Elevation
3/32" = 1'-0"



4 Clubhouse - East Elevation
3/32" = 1'-0"

MATERIALS LEGEND

-  BRICK VENEER
-  FIBER CEMENT LAP SIDING - WOOD TONE
-  FIBER CEMENT LAP SIDING - GRAY
-  FIBER CEMENT PANEL - DARK GRAY
-  FIBER CEMENT PANEL - WHITE

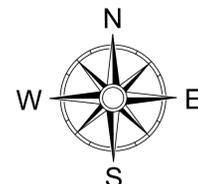
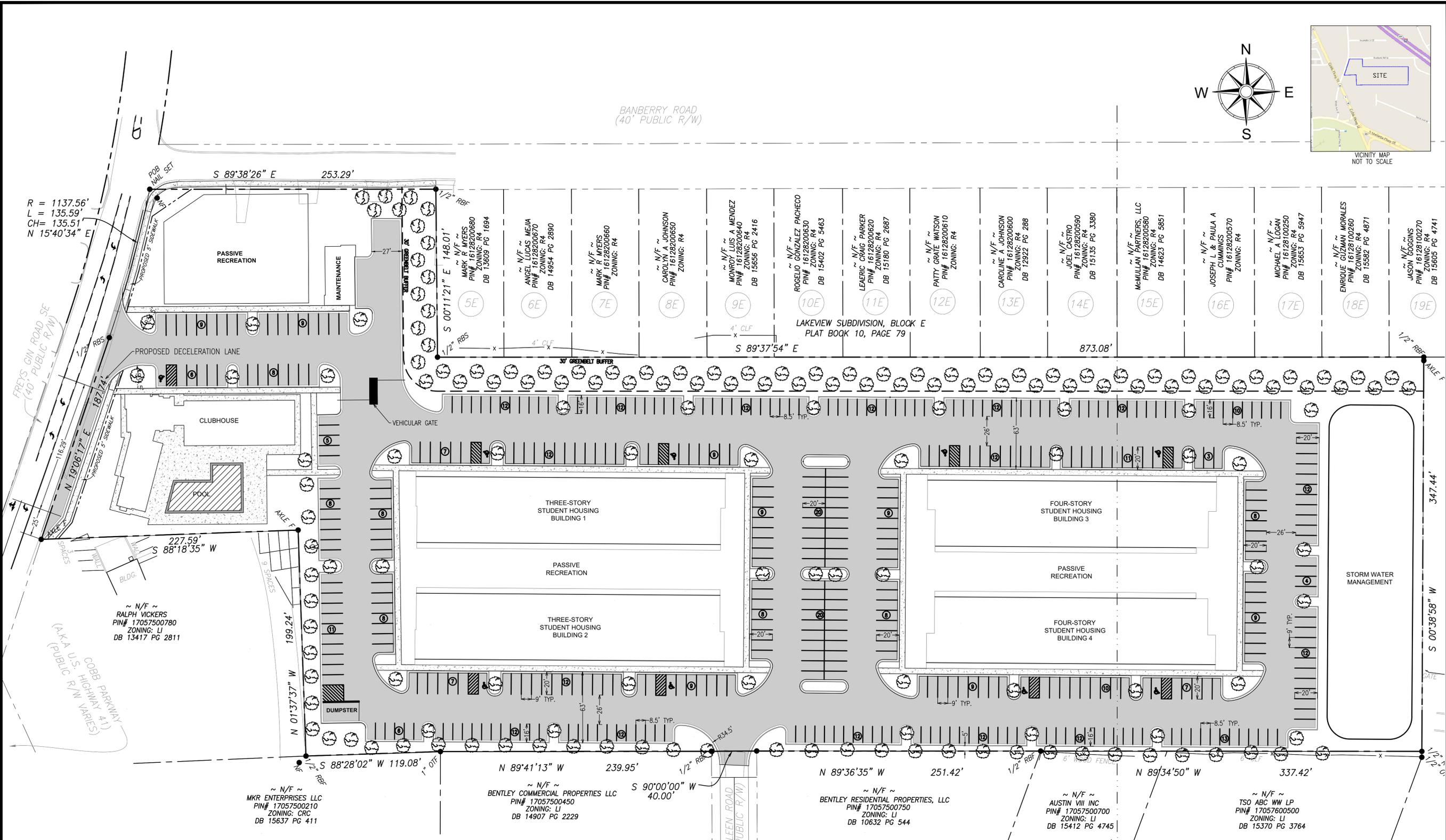


CLUBHOUSE PERSPECTIVE

KSU STUDENT HOUSING

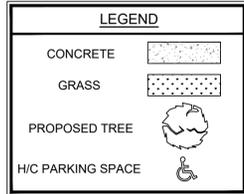
317 FREY'S GIN ROAD
MARIETTA, GEORGIA

06/02/20

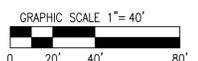


ZONING NOTES:

1. EXISTING ZONING: PRD-SF
2. PROPOSED ZONING: PRD-MF
3. PROPOSED USE: STUDENT HOUSING.
4. SITE AREA: 9.57Ac.
5. UNITS 1 BED-8
2 BED-72
3 BED-36
4 BED-50
TOTAL NUMBER OF BEDROOMS=460
6. DENSITY=17.3 UNITS/Ac.
7. PROPOSED SETBACKS (MULTI-FAMILY)
A. AGAINST EXISTING AND PROPOSED R/W=5'
B. PERIMETER ADJACENT TO RESIDENTIAL=30'
C. PERIMETER ADJACENT TO NON-RESIDENTIAL=10'
D. SIDE/REAR SETBACK - 10' FROM LOT LINE OR XX' MINIMUM SEPARATION
8. REQUIRED PARKING= 357
9. PROVIDED PARKING= 460
10. REQUIRED OPEN SPACE= 25% X 9.45=2.4 ACRES.
11. PROVIDED OPEN SPACE= 30% (2.8 ACRES)
12. MAXIMUM IMPERVIOUS AREA ALLOWED= 60% X 9.45 ACRES = 5.67 ACRE.
13. IMPERVIOUS AREA PROPOSED= 6.23 ACRES=65% **VARIANCE REQUESTED.**
14. LOCATION AND SIZE OF PROPOSED STRUCTURES, INCLUDING THE NUMBER OF STORIES AND TOTAL FLOOR AREA - SEE REZONING EXHIBIT.
15. DETENTION/RETENTION AREAS - STORMWATER MANAGEMENT WILL BE PROVIDED IN LOCATION SHOWN ON REZONING EXHIBIT.
16. SEE REZONING EXHIBIT.
17. LOCATION AND SIZE OF PARKING AREA WITH PROPOSED INGRESS/EGRESS - SEE REZONING EXHIBIT.
18. STREET RIGHT OF WAY AND ROADWAY WIDTH, APPROXIMATE GRADES. SEE REZONING EXHIBIT.
19. SPECIFIC TYPES AND DIMENSIONS OF PROTECTIVE MEASURES SUCH AS BUFFERS **VARIANCE REQUESTED TO ALLOW FOR REPLANTING AND GRADING.**
20. WETLANDS AND 100 YEAR FLOOD PLAIN - NO WETLANDS ARE INDICATED PER THE NATIONAL WETLANDS INVENTORY MAPS. PER FEMA FIRM PANEL 13067C0109H, DATED 5-7-12, THE PROPERTY DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN
21. PERCENTAGE OF COMPACT PARKING SPACES: 35% (161 SPACES) **VARIANCE REQUESTED.**



RECEIVED
July 6, 2020



No.	7		
	6		
	5		
	4		
	3		
	2	1	SUBMIT TO CLIENT
	1		DESCRIPTION
			Date
			07/02/20

REZONING EXHIBIT
KSU-MARIETTA CAMPUS STUDENT HOUSING
CAMPUS REALTY ADVISORS
MARIETTA, GEORGIA

JACOB & HEFNER ASSOCIATES
4411 Suwanee Dam Road, Suite 350
Suwanee, GA 30024
PHONE: (770) 680-3593
www.jacobandhefner.com



F884
SCALE: 1"=40'