



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-09

LEGISTAR: 20150109

LANDOWNERS:

**Hickory Kennesaw Partners LLC
257 Lawrence St NE
Unit 5236
Marietta, GA 30061**

APPLICANT:

Same as above

AGENT:

N/A

PROPERTY ADDRESS:

2001 Polytechnic Lane

PARCEL DESCRIPTION:

District 17 Land Lot 05070 Parcel 0100

AREA: 1.52 acres

COUNCIL WARD: 1A

EXISTING ZONING:

CRC (Community Retail Commercial)

REQUEST:

FUTURE LAND USE:

CAC (Community Activity Center)

REASON FOR REQUEST: The applicant is requesting to rezone the property from CRC (Community Commercial Retail) to CRC (Community Commercial Retail) with an additional use in order to operate a food manufacturing facility.

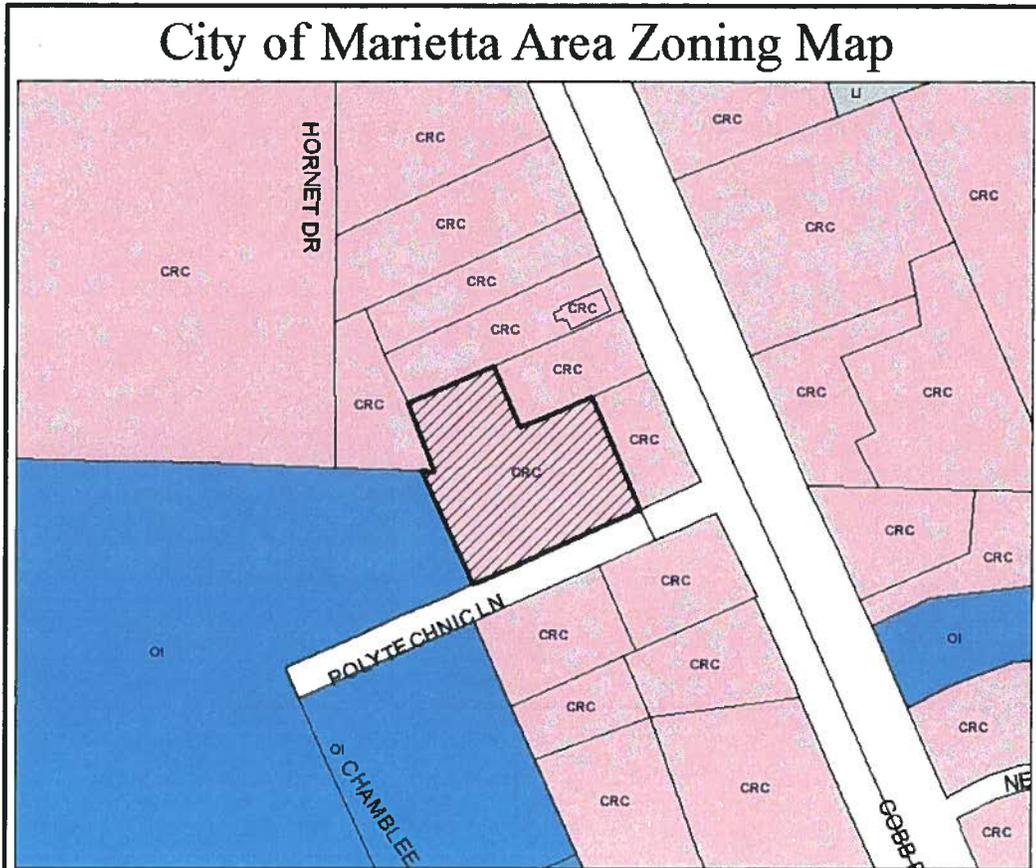
PLANNING COMMISSION HEARING: Tuesday, March 3, 2015 – 6:00 p.m.

CITY COUNCIL HEARING:

Wednesday, March 11, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

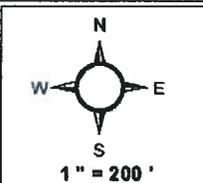


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL S-1 One Unit/Acre S-2 Two Units/Acre R-3 Three Units/Acre R-4 Four Units/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Units/Acre RA-6 Six Units/Acre RA-8 Eight Units/Acre PUD(SF) Planned Residential Dev. MHP Middle Home Park MULTI-FAMILY RESIDENTIAL RM-10 Eight Units/Acre RM-20 Two Units/Acre RM-32 Twelve Units/Acre RHR Residential High Rise PUD(MF) Planned Residential Dev.	COMMERCIAL NBC Neighborhood Retail CRC Community Retail RBC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MIDP Mid-Scale Dev. CIT Office Institutional Towne LRO Low-Rise Office CO Office Institutional OS Office Services OHS Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	17	05070	0100	CRC	CRC w/ addtl use

Comments:
 2001 Polytechnic Lane

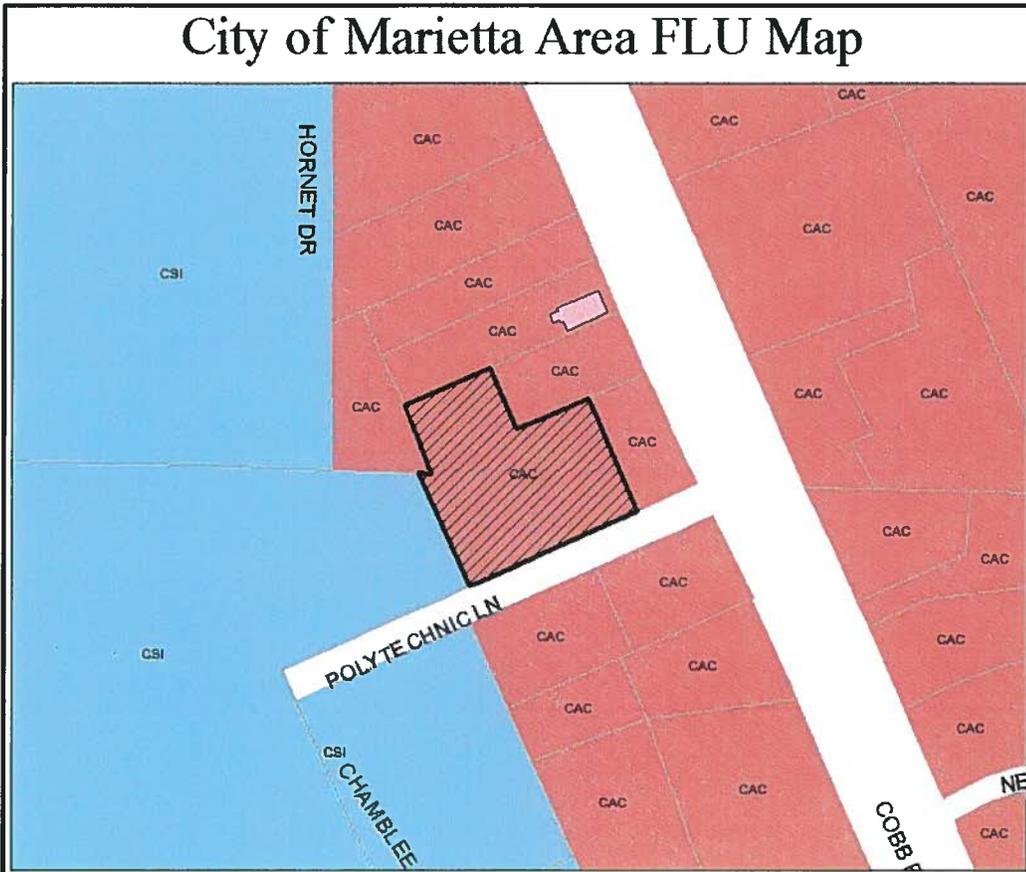
Date: 1/23/2015

Planning & Zoning Department



FLU MAP

City of Marietta Area FLU Map

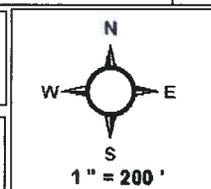


Future Land Use	District	Land Lot	Parcel	Current FLU	Proposed FLU
LDR Low Density Residential MDR Medium Density Residential HDR High Density Residential NAC Neighborhood Activity CAC Community Activity Center RAC Regional Activity Center CBD Central Business District IM Industrial - Manufacturing IW Industrial - Warehousing OSC Open Space/Conservation PR Parks & Recreation CSI Community Service & Institutional TCU Transportation, Communication & Utilities MXD Mixed Use	17	05070	0100	CAC	n/a

Comments:
 2001 Polytechnic Ln

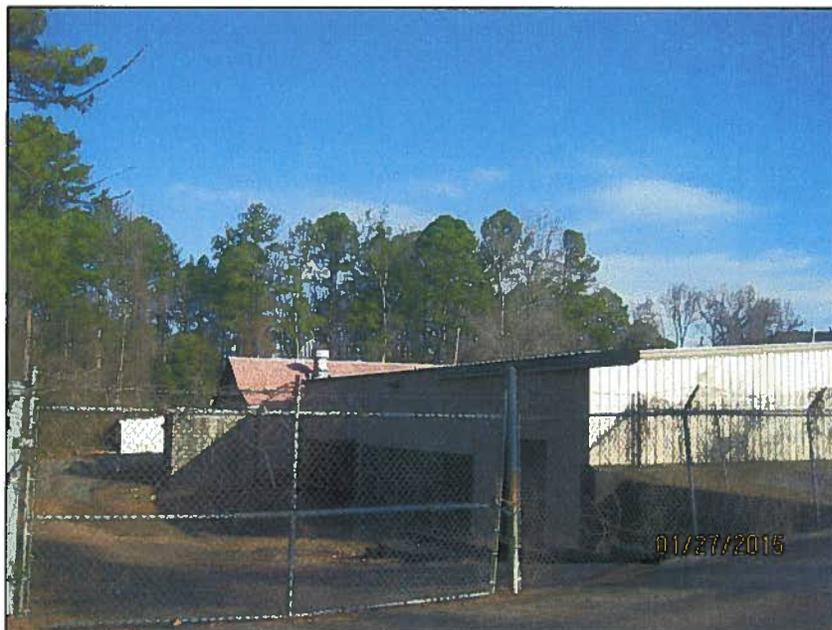
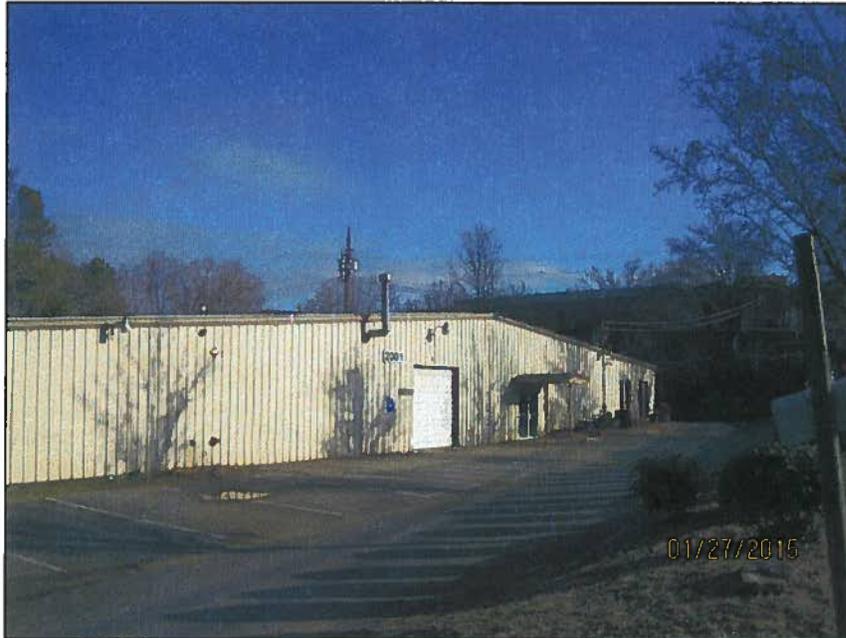
Date: 1/23/2015

Planning & Zoning Department



PICTURES OF PROPERTY







STAFF ANALYSIS

Location Compatibility

Mel Stowers of Stowers and Company, petitioner for owner Hickory Kennesaw Partners, is requesting to rezone 1.64 acres located at 2001 Polytechnic Lane from CRC (Community Retail Commercial) to CRC (Community Retail Commercial) with an additional use for food production and storage. The subject property is located on Polytechnic Lane, east of Cobb Parkway and adjacent to Kennesaw State University (former Southern Polytechnic State University). The adjacent properties to the north, south and east are also zoned CRC; and the adjacent property to the west is zoned OI (Office Institutional).

The applicant is requesting to rezone this parcel to CRC (Community Retail Commercial) with an additional use in order to open and operate a food production and storage business. Currently the vacant building, zoned CRC, does not allow for food production and storage as a permitted use.

Use Potential and Impacts

The applicant is requesting to rezone this parcel to CRC (Community Retail Commercial) with an additional use in order to open and operate a food production and storage business. Adding food production and storage as an additional use would be necessary because CRC zoning does not allow this as a permitted use. Due to the location of the property, the applicant would like to keep the underlying zoning as CRC, instead of seeking rezoning to an industrial category. Food production and food storage are permitted uses in both LI, Light Industrial and HI, Heavy Industrial; however, there are very few properties in the area that have industrial zoning.

The property is located within the Marietta University Enhancement District (MU²). This district is the result of an eight (8) month redevelopment study conducted by the City of Marietta, Southern Polytechnic State University (now Kennesaw State University), and Life University. The study focused on developing recommendations on how to gain visibility of the two campuses along Cobb Parkway and South Marietta Parkway. The study also examined land use, pedestrian connectivity, transit and other ideas related to bringing the two universities more closely into the fabric of the surrounding community. (More information on the MU² District can be found on the Economic Development web page.)

The city's Comprehensive Plan designates the subject property and surrounding areas as having a Future Land Use (FLU) of CAC (Community Activity Center). The purpose of the CAC category is to provide for areas that can meet the retail and service needs of several neighborhoods and communities. The proposed CRC zoning category is compatible with the existing FLU designation.



Environmental Impacts

There is no indication of any wetlands, streams, or endangered species existing on the property.

Economic Functionality

The subject property currently has a vacant building. The surrounding properties are zoned either CRC or OI with a variety of uses. This is reasonable due to Polytechnic Lane intersecting with the Cobb Parkway South corridor. Allowing food production and storage as an additional use on this property will provide an appropriate economic use in the current building.

Infrastructure

No new construction is proposed at this time; thus, no adverse impact on transportation, education, water, sewer, electricity, or other public infrastructure is expected in the area.

History of Property

There is no history of rezoning, variances, or special land use permits for this property.



ANALYSIS & CONCLUSION

Mel Stowers of Stowers and Company, petitioner for owner Hickory Kennesaw Partners, is requesting to rezone 1.64 acres located at 2001 Polytechnic Lane from CRC (Community Retail Commercial) to CRC (Community Retail Commercial) with an additional use for food production and storage. The subject property is located on Polytechnic Lane, east of Cobb Parkway and adjacent to Kennesaw State University (former Southern Polytechnic State University). The adjacent properties to the north, south and east are also zoned CRC; and the adjacent property to the west is zoned OI (Office Institutional).

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The property is located within the Marietta University Enhancement District (MU²), which is focused land use, pedestrian connectivity, transit and other ideas related to bringing the two universities more closely into the fabric of the surrounding community and gaining visibility of the two campuses along Cobb Parkway and South Marietta Parkway. Maintaining the current CRC zoning on this property would be consistent with the recommendations for this district plan.

The city's Comprehensive Plan designates the subject property and surrounding areas as having a Future Land Use (FLU) of CAC (Community Activity Center). The purpose of the CAC category is to provide for areas that can meet the retail and service needs of several neighborhoods and communities. The proposed CRC zoning category is compatible with the existing FLU designation.

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?	16-inch
Capacity of the water line?	Flo test required
Approximate water usage by proposed use?	Not provided

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	No
If not, how far is the closest sewer line?	+/- 700 ft
Size of the sewer line?	30-inch
Capacity of the sewer line?	Available
Estimated waste generated by proposed development?	A.D.F Peak 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?	---
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?	---
Do stream bank buffers exist on the parcel?	YES – northwest property corner
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

Transportation

What is the road effected by the proposed change?	Polytechnic Lane
What is the classification of the road?	Local
What is the traffic count for the road?	---
Estimated # of cars generated by the proposed development?	---
Estimated # of trips generated by the proposed development?	---
Do sidewalks exist in the area?	NO
Transportation improvements in the area?	NO
If yes, what are they?	---

- If any Site Plans are necessary for construction: Plans must include, driveways, erosion-sedimentation-and pollution control plan, stormwater management (preventing concentrated flows from adjacent property), stormwater quality, and any other applicable improvements required by City Code and Georgia Stormwater Management Manual. There can be no point discharge onto adjacent property which is not into a stream, defined drainageway, or storm sewer. Discharge will not be allowable at the property line, or into the street R.O.W. If easements are required for drainage through adjacent property, then the owner is to obtain.



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Marietta Station 55
Distance of the nearest station?	1.6 miles
Most likely station for 1 st response?	Marietta Station 55
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

OBJECTIONS FROM THE FIRE DEPARTMENT: It was implied that future use of the structure will be a manufacturing process. A fire sprinkler system & fire alarm system may be required. More information on the type of the production process to be done needs to be submitted to the fire department for proper code analysis.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site?	Yes <u> X </u>	No <u> </u>
If not, can this site be served?	Yes <u> </u>	No <u> </u>

What special conditions would be involved in serving this site?

Additional comments:

PUBLIC NOTICE OF REZONINGS, FUTURE LAND USE, AND CODE AMENDMENTS

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following rezonings, future land use assignments, and code amendments will be considered by the Planning Commission on **Tuesday, March 3, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, March 11, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-09 [REZONING] HICKORY KENNESAW PARTNERS LLC requests rezoning for property located in Land Lot 05070, District 17, Parcels 0100, 2nd Section, Marietta, Cobb County, Georgia and being known as 2001 Polytechnic Lane from CRC (Community Retail Commercial) to CRC with an additional use for food production and storage. Ward 1.

A description and plat of the property sought for the rezoning and future land use assignment 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.

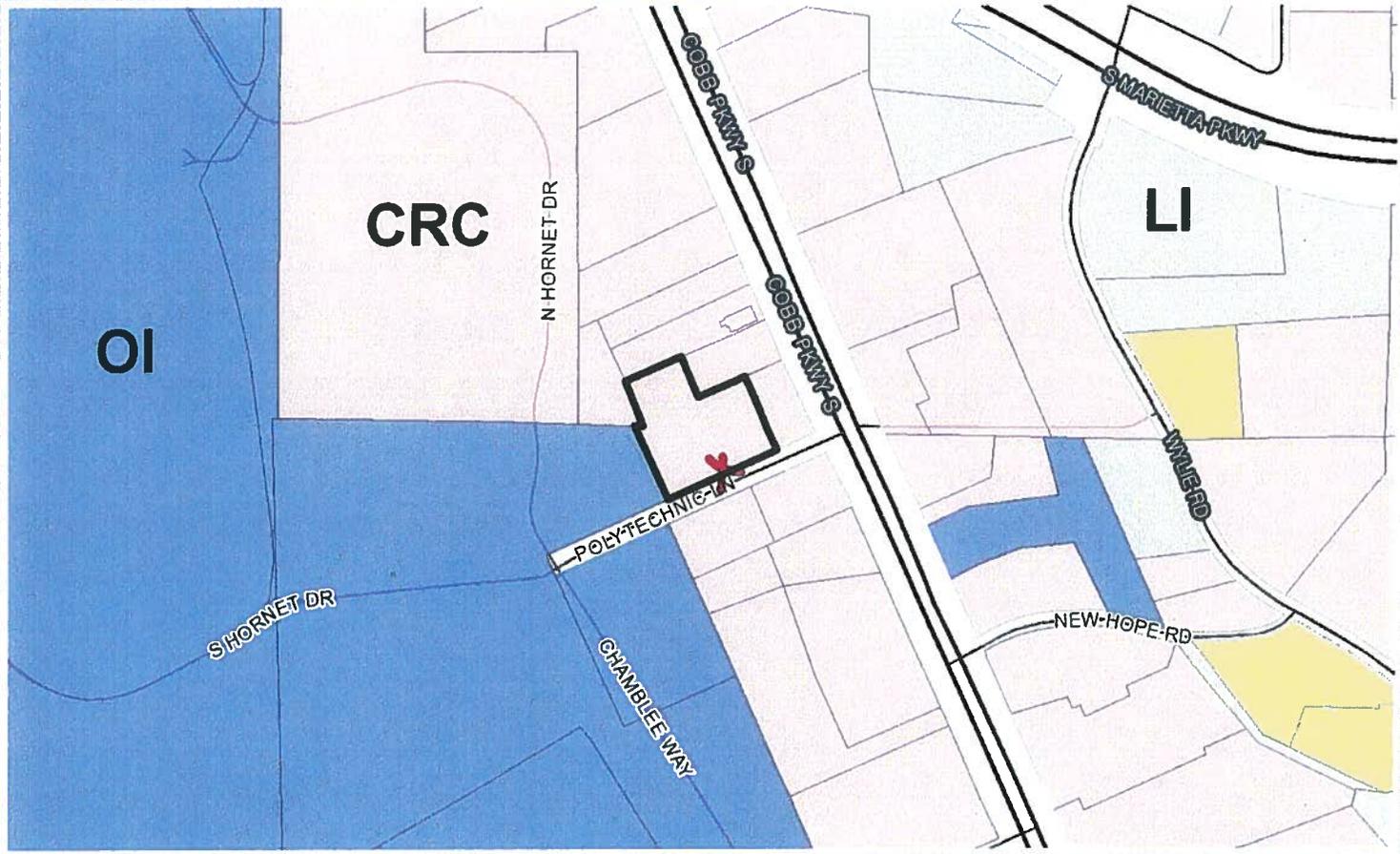
For additional information please call the Planning and Zoning Office (770) 794-5669.

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 Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



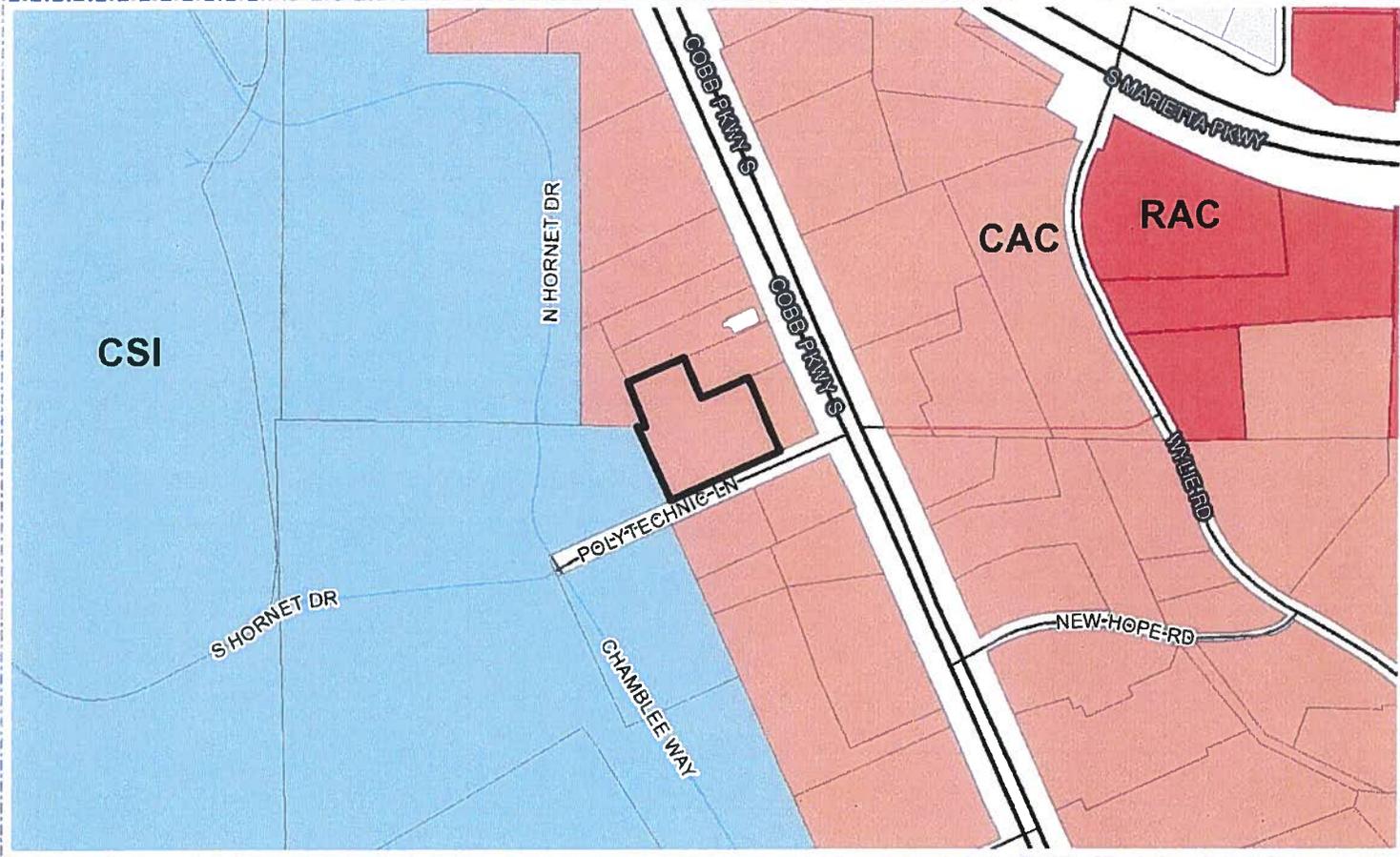
Rezoning



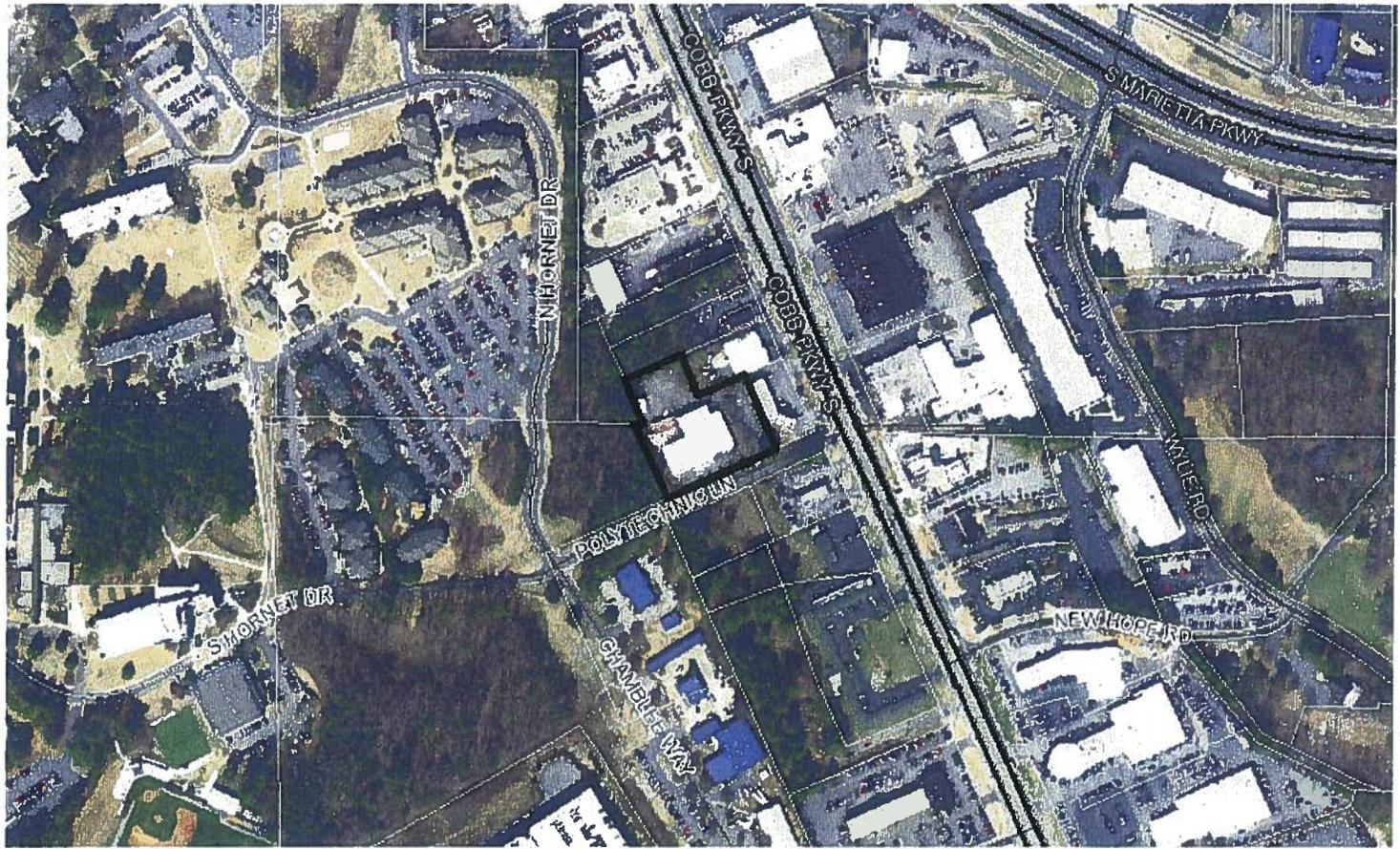
Address	Parcel Number	Acreage	Ward	Zoning	FLU
2001 POLYTECHNIC LN	17050700100	1.64	1A	CRC	CAC
Property Owner:	Hickory Kennesaw Partners				Zoning Symbols - Railroads - City Limits - Cobb County Pockets RA R1 - Single Family Residential (1 unit/acre) R2 - Single Family Residential (2 units/acre) R3 - 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 RID - 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
Applicant:					
Proposed Zoning:	CRC to CRC w/add'l use				
Agent:					
Proposed Use:					
Planning Commission Date:	3/3/15				
City Council Hearing Date:	3/11/15	Case Number: Z2015-09			
City of Marietta Planning & Zoning					



Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
2001 POLYTECHNIC LN	17050700100	1.64	1A	CRC	CAC
<i>Planning Commission Hearing Date:</i>	3/3/15	Future Land Use Symbols 			
<i>City Council Hearing Date:</i>	3/11/15				
<i>Future Land Use:</i>					
<i>Case Number:</i>					
<i>Comments:</i>					
City of Marietta Planning & Zoning					



Address	Parcel Number	Acreage	Ward	Zoning	FLU
2001 POLYTECHNIC LN	17050700100	1.64	1A	CRC	CAC

Property Owner: Hickory Kennesaw Partners

Applicant:

City Council Hearing Date: 3/11/15

Planning Commission Hearing Date: 3/3/15

BZA Hearing Date: **Case Number:** Z2015-09

Comments:

City of Marietta Planning & Zoning

Legend

-  Railroads
-  City Limits
-  Cobb County Pockets

