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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #:** Z2010-07      **LEGISTAR #:** 20100576

**LANDOWNERS:** Stephen and Mary E. Borders  
1001 Allgood Road  
Marietta, GA 30062

**APPLICANT:** Stephen D. Borders  
1001 Allgood Road  
Marietta, GA 30062

**PROPERTY ADDRESS:** 1001 Allgood Road

**PARCEL DESCRIPTION:** Land Lot 996, District 16, Parcel 43

**AREA:** 1.341 acs.      **COUNCIL WARD:** 5

**EXISTING ZONING:** R-15 [Single Family Residential (County)]

**REQUEST:** R-2 [Single Family Residential (City)]

**FUTURE LAND USE MAP**

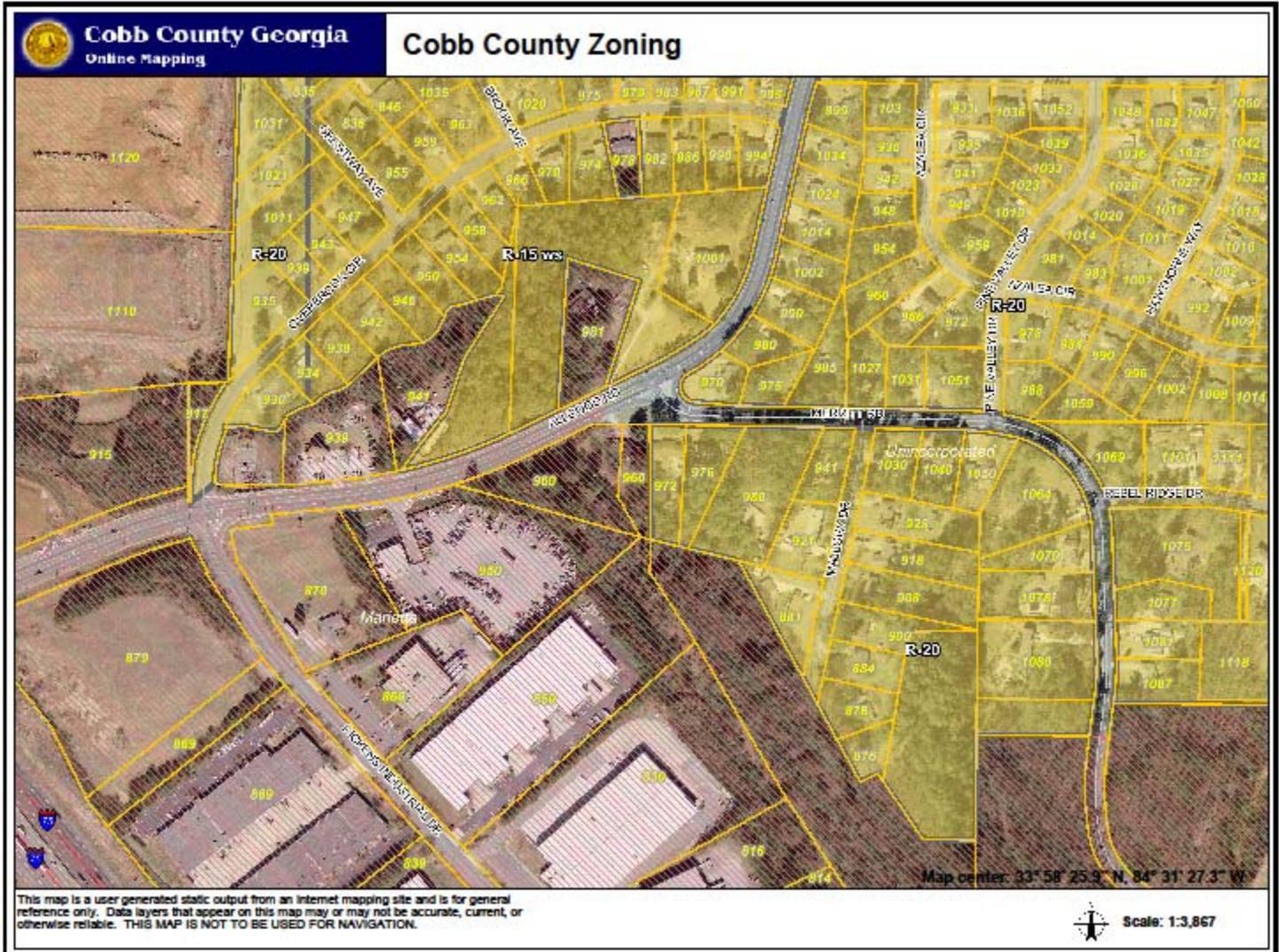
**RECOMMENDATION:** LDR - Low-Density Residential

**REASON FOR REQUEST:** Applicant is requesting to be annexed and rezoned into the City so that children can attend Marietta City Schools beginning in the Fall of 2010.

**PLANNING COMMISSION HEARING:** Tuesday, June 1, 2010 – 6:00 p.m.

**CITY COUNCIL HEARING:** Wednesday, June 9, 2010 – 7:00 p.m.

# MAP



### PICTURES OF PROPERTY



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## STAFF ANALYSIS

### *Location Compatibility*

The applicant, Stephen D. Borders, petitioner for the owners, Billie and Margurite Borders, is requesting to annex and rezone the Cobb County parcel identified by Tax ID #16-09960-0043, which is occupied by a residential house. The subject property and 2 vacant parcels (Z2010-06) share the same address of 1001 Allgood Road. The subject property is 1.341 acres and is currently zoned R-15 (Single-Family Residential, 15,000 sq.ft. lot size) within Cobb County. The applicant is requesting that the property be annexed and rezoned to R-2 (Single-Family Residential 2 units/acre) within the city in order to be annexed and rezoned so that their children can attend Marietta City Schools.

North of the subject property are neighboring properties that are zoned R-15. Properties directly to the west, which are part of a separate annexation and rezoning case, are requesting to be annexed and rezoned into the city limits and are currently zoned R-15. Further to the west along Allgood Road are commercial properties within the city limits and are zoned CRC (Community Retail Commercial) and LI (Light Industrial). Allgood Road borders the subject property to the south; and across Allgood Road is an industrial park that is within the city limits.

### *Use Potential and Impacts*

The applicants have stated that they are interested in annexing/rezoning their property in order for their child to attend Marietta City Schools, and have not proposed any changes to the subject property that is currently developed as a single-family residential house. The continued use as a single-family residential dwelling adds no additional impacts to the surrounding area. The rezoning request for a R-2 zoning classification for the subject property is consistent with the previous County zoning of R-15.

Cobb County's Future Land Use (FLU) designation of the subject property is Low Density Residential (LDR). According to the Cobb County's Comprehensive Plan, the purpose of an LDR designation is to provide for areas that are suitable for low density housing between 1 and 2.5 dwelling units per acre.

The City's FLU map shows that the subject property's surrounding area within the city has a FLU designation of Industrial-Warehousing (IW), indicating that the future use of the property is projected to be industrial. According to the City's Comprehensive Plan 2006-2030, an IW FLU designation is compatible with the following zoning districts; LI (Light Industrial), OS (Office Services), and PID (Planned Industrial Development). While the proposed FLU designation of IW is not consistent with the proposed R2 zoning and the residential use of the subject properties, the current zoning is appropriate for the existing residential use in the short term. City Staff has noted that there are other residential properties (within city limits) that are along the city/county border that have inconsistent FLU designations.



- 981 Allgood Road
  - Zoned R2
  - FLU - IW
- 978 Overbrook Circle
  - Zoned R3
  - FLU - IW
- 960 Merritt Road
  - Zoned R2
  - FLU - IW
- 972 Merritt Road
  - Zoned R2
  - FLU - IW

### *Environmental Impacts*

At this time, there are no foreseeable environmental impacts that this property proposes. If the applicant wishes to redevelop the subject property it would be necessary to meet the current zoning, building codes, and other applicable regulations.

### *Economic Functionality*

Even though the Future Land Use of this area of the City is projected to be industrial, the subject property is economically functional as currently zoned

### *Infrastructure*

The applicant has not indicated any proposed redevelopment of the subject property, so there should be no additional impacts on water, sewer, electricity, or other public infrastructure in the area. However, if redevelopment was to occur an assessment of impacts on public resources would be analyzed and further assessed.

There will be a minor impact to the public education system and transportation infrastructure due to the applicants petitioning to annex into the city for the benefits of the public education system.

### *History of Property*

Since the properties have been located within Cobb County, there is no history of variances, rezoning, or special land use permits on file in City records for the subject properties.



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## ANALYSIS & CONCLUSION

The applicant, Stephen D. Borders, petitioner for the owners, Billie and Margurite Borders, is requesting to annex and rezone the Cobb County parcel identified by Tax ID #16-09960-0043, which is occupied by a residential house. The subject property and 2 vacant parcels (Z2010-06) share the same address of 1001 Allgood Road. The subject property is 1.341 acres and is currently zoned R-15 (Single-Family Residential, 15,000 sq.ft. lot size) within Cobb County. The applicant is requesting that the property be annexed and rezoned to R-2 (Single-Family Residential 2 units/acre) within the city in order to be annexed and rezoned so that their children can attend Marietta City Schools.

Mr. Borders has not indicated any current or future plans for redevelopment of the subject property, except to continue to use it as a single-family residential dwelling. The rezoning request for an R-2 zoning classification for the subject property is consistent with the previous County zoning of R-15.

The City's Future Land Use (FLU) map shows that the area surrounding the subject property within the City has a FLU designation of Industrial-Warehousing (IW), indicating that the future use of the property is projected to be industrial. According to the City's Comprehensive Plan 2006-2030, the FLU designation of IW is compatible with the following zoning districts; LI (Light Industrial), OS (Office Services), and PID (Planned Industrial Development). While the proposed FLU designation of IW is not consistent with the proposed R2 zoning and the residential use of the subject properties, the current zoning is appropriate for the existing residential use in the short term.

**Prepared by:** \_\_\_\_\_

**Approved by:** \_\_\_\_\_



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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 a floodplain?	---
What is the drainage basin for the property?	Elizabeth Branch – Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	NO
If so, is the use compatible with the possible presence of wetlands?	---
Do stream bank buffers exist on the parcel?	NO
Are there other topographical concerns on the parcel?	Steep slopes to north and west sides of property
Are there storm water issues related to the application?	NO
Potential presence of endangered species in the area?	NO

### Transportation

What is the road affected by the proposed change?	Allgood Road
What is the classification of the road?	Allgood Road: Collector (Cobb DOT)
What is the traffic count for the road?	13,200 AADT-2 way
Estimated number of cars generated by the proposed development?	Unchanged – single family home
Estimated number of trips generated by the proposed development?	Unchanged – single family home
Do sidewalks exist in the area?	YES
Transportation improvements in the area?	NO
If yes, what are they?	-----

From the Application there is no proposed construction or improvement proposed. If any (future) land disturbance is planned, site plans will be required for construction. Site plans must include parking, driveways, streets, storm water management, storm water quality, 10% downstream analysis, and any other applicable improvements required by City Code and the Georgia Stormwater Management Manual. Additional comments will be made at time of site plan submittal. There can be no point discharge onto adjacent property which is not into a stream, defined drainage way, or storm sewer. Discharge will not be allowable at the property line, unless into a pipe, defined channel. If easements are required for drainage through adjacent property, then the owner is to obtain.



The FEMA FIRM Flood Plain effective December 16, 2008, is applicable for the vacant tract to the west, and base flood elevations are delineated.

On the adjacent vacant property to the west there is a State Mandated 25' Stream Buffer, 50' City Stream Buffer, and 75' Impervious Area Setback.

There is no need to annex any portion of Allgood Road since the County has ownership both above and below the site.

EMERGENCY SERVICES

Nearest city or county fire station from the development? Marietta Station 56

Distance of the nearest station? 1/3 mile

Most likely station for 1st response? Marietta Station 56

Service burdens at the nearest city fire station (under, at, or above capacity)? None

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes \_\_\_\_\_ No X

If not, can this site be served? Yes \_\_\_\_\_ No \_\_\_\_\_

What special conditions would be involved in serving this site?

Additional comments:




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## DATA APPENDIX CONTINUED

### *MARIETTA CITY SCHOOLS*

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Elementary School System Servicing Development?	Sawyer Road Elementary
Middle School Servicing Development?	Marietta Sixth Grade Academy/Marietta Middle School
High School Servicing Development?	Marietta High School
Capacity at Elementary School?	600
Capacity at Middle School?	800 / 1200
Capacity at High School?	2500
Current enrollment of Elementary School?	559
Current enrollment of Middle School?	Sixth Grade Academy: 563 Marietta Middle School: 1142
Current enrollment of High School?	1914
Number of students generated by present development?	2
Number of students projected from the proposed development?	Elementary - 2; Sixth Grade - 0; Middle School - 0; High School - 0
New schools pending to serve this area?	None.

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**Marietta City Schools Comments:** This rezoning is projected to have little or no impact on Marietta City Schools as it is a single unit residential property. The petitioner has two students that will attend Sawyer Road Elementary School; one beginning with the 2010 school year and another in 2012-13.