



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2009-17

LEGISTAR #: 20091182

LANDOWNERS: Stanford Phillips and Stephen Phillips, Jr.
% Northwest Exterminating
830 Kennesaw Avenue
Marietta, GA 30060

APPLICANT: Same as above

PROPERTY ADDRESS: 830 Kennesaw Avenue

PARCEL DESCRIPTION: Land Lots 939 and 1006, District 16, Parcels 26 and 32

AREA: 2.189 acs.

COUNCIL WARD: 4

EXISTING ZONING: OS & LI [Office Services & Light Industrial (County)]

REQUEST: OS [Office Services (City)]

FUTURE LAND USE MAP

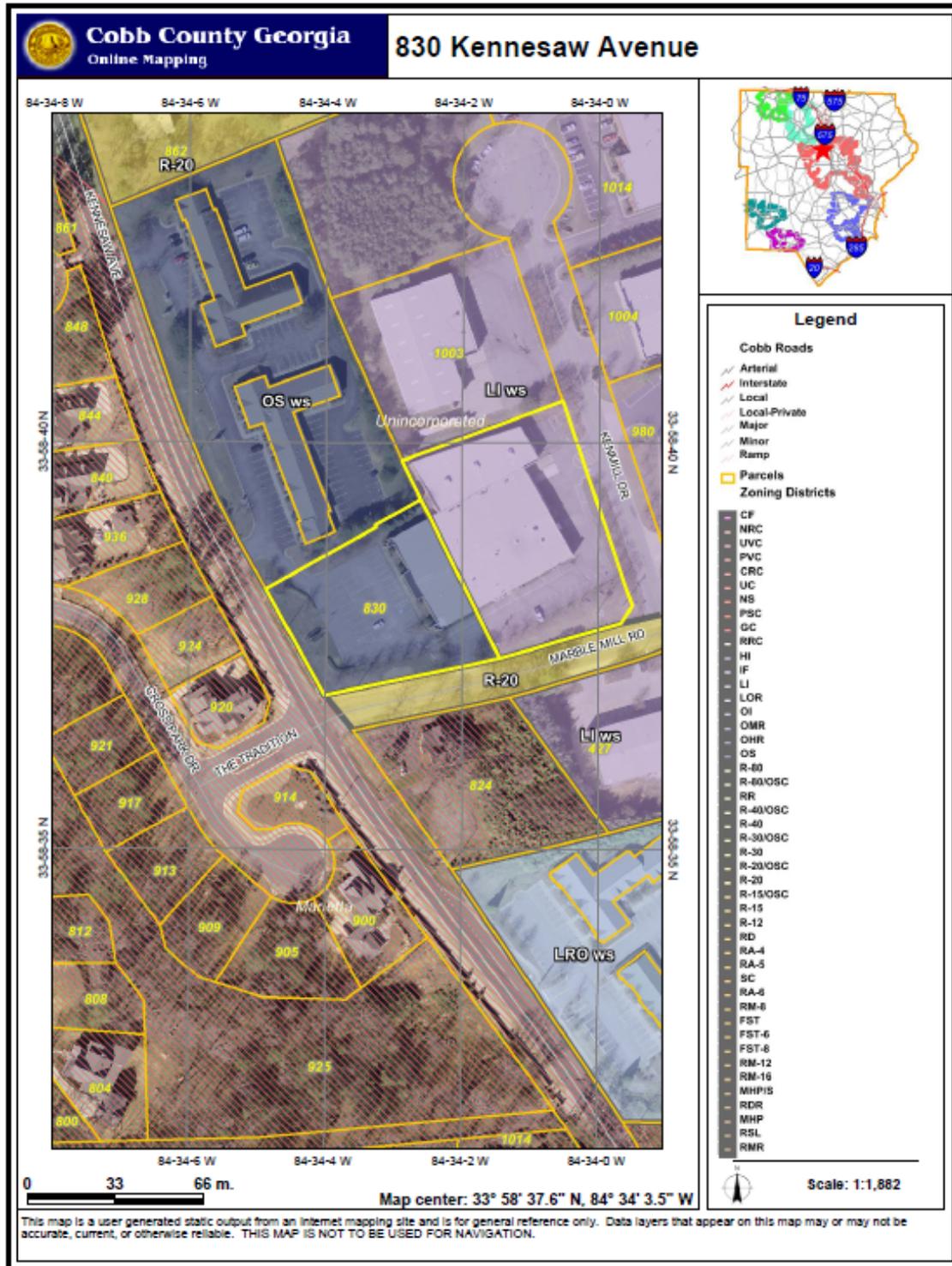
RECOMMENDATION: CSI (Community Services & Institutional)

REASON FOR REQUEST: The applicants, Stanford Phillips and Stephen Phillips, Jr., are requesting the annexation and rezoning of 2.189 acres located at 830 Kennesaw Avenue in order to operate their exterminating business within the City limits.

PLANNING COMMISSION HEARING: Tuesday, December 1, 2009 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, December 9, 2009 – 7:00 p.m.

MAP



City of Marietta Area Zoning Map

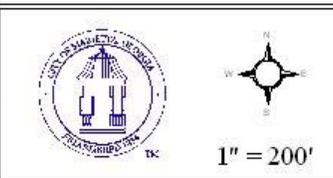


Zoning	COMMERCIAL	District	Land Lot	Parcel	Zoning
SINGLE FAMILY RESIDENTIAL R-1: One Unit/Acre R-2: Two Unit/Acre R-3: Three Unit/Acre R-4: Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4: Four Unit/Acre RA-6: Six Unit/Acre RA-8: Eight Unit/Acre PRD(SF): Planned Residential Dev. MHP: Manufactured Housing Park MULTI-FAMILY RESIDENTIAL RM-8: Eight Unit/Acre RM-10: Ten Unit/Acre RM-12: Twelve Unit/Acre RHR: Residential High Rise PRD(MF): Planned Residential Dev.	NRC: Neighborhood Retail CRC: Community Retail RRC: Regional Retail CBD: Central Business District PCD: Planned Commercial Dev. MIXD: Mixed Use Dev. OIT: Office Institutional Trans. LRO: Low Rise Office OO: Office Institutional OS: Other Services OHR: Office High-Rise	16 16	939 1006	26 32	LI OS

Comments:
 830 Kennesaw Ave

Date: **11/02/2009**

Planning and Zoning Department



PICTURES OF PROPERTY



View of subject property from Kennesaw Ave



Subject property at intersection of Kennesaw Ave and Marble Mill Rd

STAFF ANALYSIS

Location Compatibility

The applicants, Stanford Phillips and Stephen Phillips, Jr., are requesting the annexation and rezoning of 2.189 acres located 830 Kennesaw Avenue in order to operate the corporate offices for their exterminating business within the City limits. The properties are located at the northeastern corner of the intersection between Kennesaw Avenue and Marble Mill Road. The subject property is currently comprised of two separate parcels in Cobb County. The property fronting along Kennesaw Avenue is zoned OS (Office Services) and the property to the rear, fronting along Marble Mill Road and Kenmill Drive, is zoned Light Industrial (LI). The applicants are requesting to rezone to OS and LI in the City.

Across Kennesaw Avenue is the residential neighborhood, The Tradition, zoned PRD-SF (Planned Residential Development – Single Family). To the south, across Marble Mill Road, is Worden’s Picture Framing, which is zoned NRC (Neighborhood Retail Commercial) and was annexed into the City in April 2004. The properties to the east, along Kenmill Drive, are also located in unincorporated Cobb County, are zoned Light Industrial (LI) and appear to contain industrial warehousing uses. The office buildings to the north are also located in unincorporated Cobb County and are zoned Office Services (OS).

Use Potential and Impacts

The property owner is currently using the property as the corporate headquarters for Northwest Exterminating. Considering the business is already in operation, the continued use of the property within the City of Marietta’s jurisdiction will not have an adverse effect on the health, safety, and general welfare of the surrounding community. No additions or expansions are being proposed as part of this rezoning application. The portion of the building that is located on the parcel fronting Kennesaw Ave is zoned OS and functions as an office, while the rear parcel, fronting Kenmill Drive, serves as the warehouse portion of the business. Both uses would be allowed under the OS zoning classification in the City of Marietta.

The suggested Future Land Use of the proposed property is Community Service & Institutional (CSI). Marietta’s Comprehensive Plan specifies that “*the purpose of the Community Service & Institutional category is to provide for certain local, state, or federal government uses and institutional land uses such as governmental building complexes, police and fire stations, colleges, churches, hospitals, etc.*” Although corporate headquarters for an exterminating company is not compatible with narrow specification, it does match the FLUs of all the properties on the east side of Kennesaw Avenue. In addition, the Cherokee & Church Street Historic District and Kennestone Area Study recommends the land use along the east side of Kennesaw Avenue to be Office Institutional and the south side of Marble Mill Road as Light Industrial. Therefore, the proposed application is in line with the existing development pattern and suggested future land use of this area.

STAFF ANALYSIS CONTINUED

Environmental Impacts

These properties do not contain any flood plain, streams, stormwater issues, or potentially endangered species. Because the applicants are not proposing any additional improvements other than what is existing, the subject properties should not impose any additional environmental impacts.

Economic Functionality

The property is economically functional as it is currently zoned. The property is not currently vacant, nor has it been vacant for any extended period of time. This is true for most of the developments in this area.

Infrastructure

The proposed annexation and rezoning should not affect the existing infrastructure in the area. However, Public Works will require the donation of at least five (5) additional feet of right-of-way along Marble Mill Road. The installation of a two (2) foot grass strip and five (5) foot wide sidewalk within this additional right-of-way will be required.

History of Property

The City does not have any history of variances, rezonings, or special use permits associated with this property.



ANALYSIS & CONCLUSION

The applicants, Stanford Phillips and Stephen Phillips, Jr., are requesting the annexation and rezoning of 2.189 acres located 830 Kennesaw Avenue in order to operate the corporate offices for their exterminating business within the City limits. The properties are located at the northeastern corner of the intersection between Kennesaw Avenue and Marble Mill Road. The subject property is currently comprised of two separate parcels in Cobb County. The property fronting along Kennesaw Avenue is zoned OS (Office Services) and the property to the rear, fronting along Marble Mill Road and Kenmill Drive, is zoned Light Industrial. The applicants are requesting to rezone to OS (Office Services) in the City.

The applicants have stated that no improvements are proposed as part of this rezoning and annexation request. As a result, there should be no additional impact on existing infrastructure or the environment. Public Works has stated that additional right-of-way along Marble Mill Road will be required, in addition to the construction of a 5 foot wide sidewalk with a 2 foot grassy strip.

The suggested Future Land Use of the proposed property is Community Service & Institutional (CSI). Marietta's Comprehensive Plan specifies that "*the purpose of the Community Service & Institutional category is to provide for certain local, state, or federal government uses and institutional land uses such as governmental building complexes, police and fire stations, colleges, churches, hospitals, etc.*" Although corporate headquarters for an exterminating company is not compatible with narrow specification, it does match the FLUs of all the properties on the east side of Kennesaw Avenue. In addition, the Cherokee & Church Street Historic District and Kennestone Area Study recommends the land use along the east side of Kennesaw Avenue to be Office Institutional and the south side of Marble Mill Road as Light Industrial. Therefore, the proposed application is in line with the existing development pattern and suggested future land use of this area.

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?	8-inch
Capacity of the water line?	n/a
Approximate water usage by proposed use?	No change

CITY OF MARIETTA - SEWER

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?	10-inch
Capacity of the sewer line?	n/a
Estimated waste generated by proposed development?	No change
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 a floodplain?	---
What is the drainage basin for the property?	Noses 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?	No
Are the 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?	Marble Mill Road, Kennesaw Avenue
What is the classification of the road?	Marble Mill Road: Collector Kennesaw Avenue: Collector
What is the traffic count for the road?	Marble Mill Road: No data available Kennesaw Avenue: 8,610 AADT
Estimated number of cars generated by the proposed development?	n/a
Estimated number of trips generated by the proposed development?	n/a
Do sidewalks exist in the area?	Yes – Kennesaw Avenue
Transportation improvements in the area?	No
If yes, what are they?	---



- If construction is proposed in the future, site plans will be required. Site plans must include parking, driveways, streets, stormwater management, stormwater quality, 10% downstream analysis, and any other applicable improvements required by City code and 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 drainageway, or storm sewer. Discharge will not be allowable at the property line. If easements are required for drainage through adjacent property, then the owner is to obtain.
• Additional R.O.W. along Marble Mill Road is required – an additional 5’ minimum from current property line.
• A 5’ sidewalk is required along Marble Mill Road. A 2’ grass strip with 5’ sidewalk – if additional R.O.W. is required (greater than the above) then it must be provided to ensure the sidewalk is within the R.O.W.

EMERGENCY SERVICES

Nearest city or county fire station from the development?

Distance of the nearest station?

Most likely station for 1st response?

Service burdens at the nearest city fire station (under, at, or above capacity)?

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No X _____

If not, can this site be served? Yes _____ No X _____

What special conditions would be involved in serving this site?

Additional comments: