



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-37

LEGISTAR: #20150897

LANDOWNERS: Mary Montgomery
Motion City, LLC
291 Alexander Street
Marietta, GA 30060

APPLICANT: Same as above

AGENT: n/a

PROPERTY ADDRESS: 279 Alexander St

PARCEL DESCRIPTION: 16 12320 0550

AREA: 0.3 acres **COUNCIL WARD:** 1A

EXISTING ZONING: OIT (Office Institution Transitional)

REQUEST: OIT with additional use (residential)

FUTURE LAND USE: MDR (Medium Density Residential)

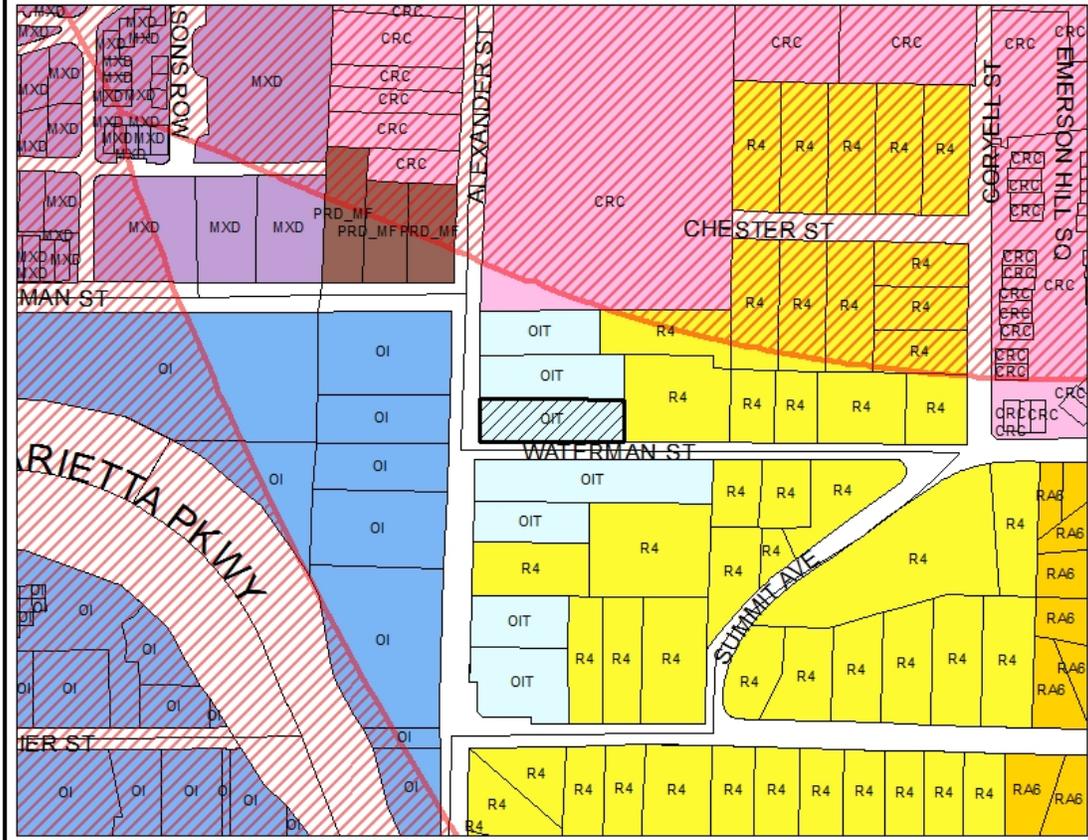
REASON FOR REQUEST: The applicant is requesting the rezoning of this property so it may continue being used as a residence with a commercial parking lot in the rear.

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

CITY COUNCIL HEARING: Wednesday, November 11, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

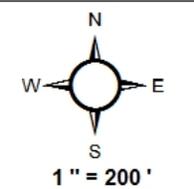


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Units/Acre R-3 Three Units/Acre R-4 Four Units/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-5 Six Unit/Acre RA-6 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM-4 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MXD Mixed-Use Dev. OIT Office Institutional Trans. LNO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	16	12320	0550	OIT	OIT w/ add'l use

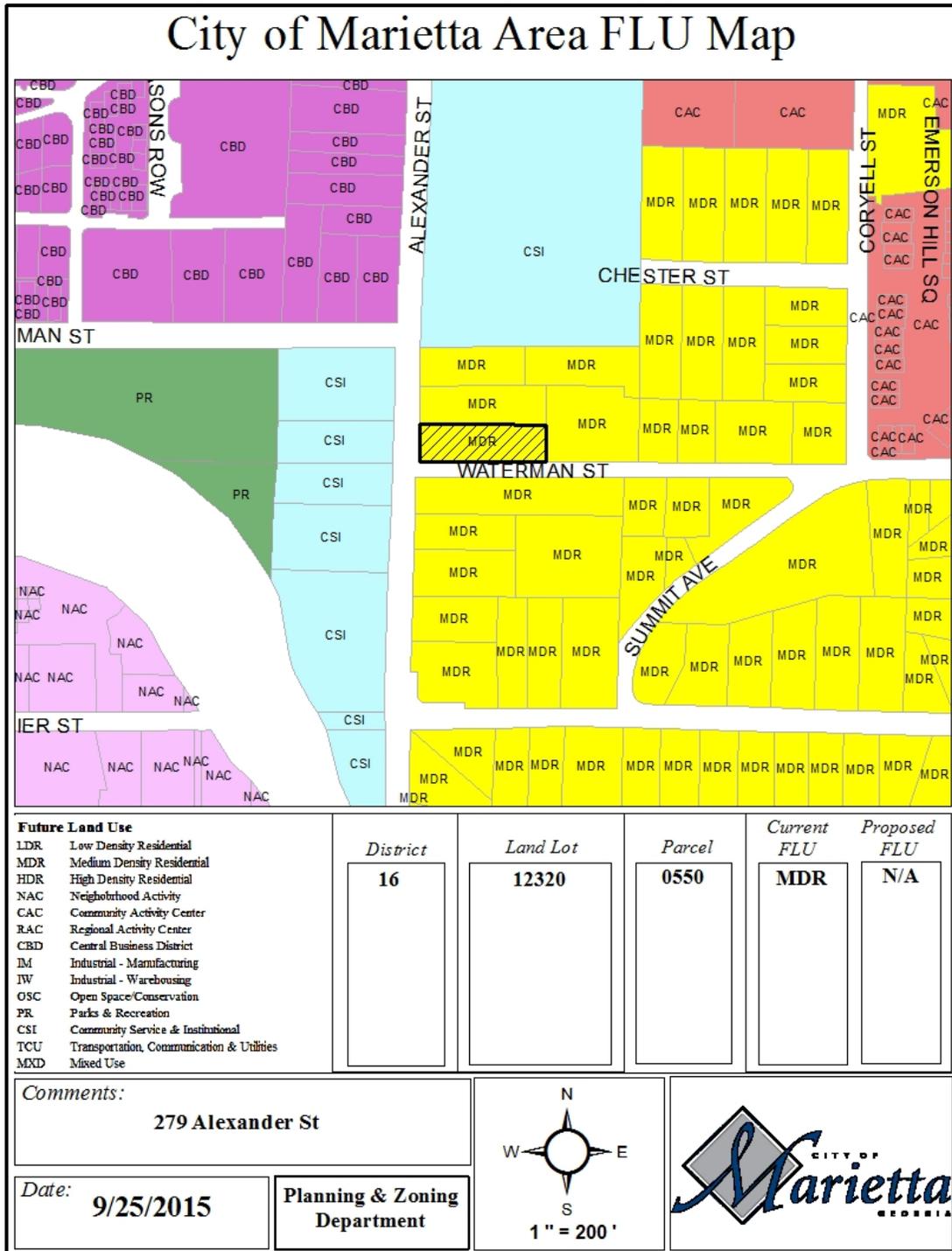
Comments:
 279 Alexander St

Date: 9/25/2015

Planning & Zoning Department




FLU MAP



PICTURES OF PROPERTY



279 Alexander Street



Proposed parking area

STAFF ANALYSIS

Location Compatibility

Motion City, LLC is requesting the rezoning of the parcel at 279 Alexander Street from OIT (Office Institution Transitional) to OIT to allow the property to be used both residentially and commercially. Property zoned R-4 (Single Family Residential – 4 units / acre) is located to the rear while the properties across Alexander Street to the west are zoned OI (Office Institutional). The property immediately to the north is also zoned OIT but used residentially. The applicant also operates an attorney’s office, zoned OIT, across Waterman Street to the south.

Use Potential and Impacts

The purpose of this rezoning is to allow the residential tenants to remain living in the subject property while a commercial parking lot is constructed for extra parking to accommodate the attorney’s office across Waterman Street to the south. Although the subject property is zoned OIT, it has never been used as an office, but has continuously been used as a residence. Parking lots are only allowed in the rear yard in OIT in order to maintain a residential appearance and may not be the sole use on the property.

The City of Marietta’s Zoning Ordinance mostly uses single use (Euclidean) zoning in order to group similar uses (residential, commercial, industrial, etc.) in order to minimize the negative effects of incompatible uses. In recent years, cities, specifically more urban cities, are allowing the mixture of some compatible uses in order to maximize land use and promote walkability. Other than the Central Business District (CBD), Mixed Use Development (MXD) zoning district, and certain properties developed under the Commercial Corridor Design Overlay District, the City does not have a zoning classification that allows both the residential and commercial occupation on the same property at the same time.

Residences are typically considered the least intense use because of the limited impact on the surrounding properties. For example, the City of Atlanta considers residences a permitted use in all commercial and office/institutional zoning categories. Allowing residences in commercial areas enhances the vitality of an area because peak activity hours for each use occur at different times of the day.

If the structure on the subject property was converted to professional office, the construction of a parking lot would not be an issue. As a result, the (less intense) use of the structure as a residence and rear yard as a parking lot should not have any adverse effect on the surrounding neighborhood.

This property’s future land use designation is MDR (Medium Density Residential), which is appropriate for residential zonings that support between three (3) to six (6) units per acre. The only non-residential uses supported by this future land use category are communal in nature:

libraries, parks, schools, etc. While the residential component of this rezoning request is supported by the Comprehensive Plan, the commercial parking lot proposed for the rear would not be.

Environmental Impacts

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

Economic Functionality

Despite being zoned OIT, this property has consistently functioned as a single family residence; the city has no record that this property has ever been used commercially.

Infrastructure

This request should not affect the transportation, education, water, sewer, electricity, or other public infrastructure in the area. The parking lot is the proposed solution for a parking shortage at the attorney's office across the street, which often results in cars parking in Waterman Street or in an unpermitted gravel parking pad on the subject property. The configuration of the existing gravel parking pad is problematic - cars must back out directly onto Waterman Street. While the new parking lot would alleviate the parking problems across the street, the attorney's office could also consider relocating to a less residential area with more available parking.

History of Property

There is no history of any variance, Special Land Use Permit, or rezoning cases for this property.

Other Issues

Should this request be approved, the proposed parking lot will need to adhere to all site development requirements for construction.



ANALYSIS & CONCLUSION

Motion City, LLC is requesting the rezoning of the parcel at 279 Alexander Street from OIT to OIT to allow the property to be used both residentially and commercially. The surrounding properties are used for office and residential. The applicant also operates an attorney’s office, zoned OIT, across Waterman Street to the south. The purpose of this rezoning is to allow the residential tenants to remain living in the subject property while a commercial parking lot is constructed for extra parking to accommodate the attorney’s office across Waterman Street to the south.

The City of Marietta’s Zoning Ordinance mostly uses single use (Euclidean) zoning in order to group similar uses (residential, commercial, industrial, etc.) in order to minimize the negative effects of incompatible uses. Residences are typically considered the least intense use because of the limited impact on the surrounding properties. As a result, the (less intense) use of the structure as a residence and rear yard as a parking lot should not have any adverse effect on the surrounding neighborhood.

Further, the parking lot is the proposed solution for a parking shortage at the attorney’s office across the street, which often has cars parked in Waterman Street or in an unpermitted gravel parking pad on the subject property. The configuration of the existing gravel parking pad is problematic - cars must back out directly onto Waterman Street. While the new parking lot would alleviate the parking problems across the street, the attorney’s office could also consider relocating to a less residential area with more available parking.

This property’s future land use designation is MDR (Medium Density Residential), which is appropriate for residential zonings that support between three (3) to six (6) units per acre. The only non-residential uses supported by this future land use category are communal in nature: libraries, parks, schools, etc. While the residential component of this rezoning request is supported by the Comprehensive Plan, the commercial parking lot proposed for the rear would not be.

Prepared by: Shelley Wenkles

Approved by: Rusty Roth



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	--
Size of the water line?	10"
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	Not enough information

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	--
Size of the sewer line?	8"
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	Not enough information
Treatment Plant Name?	R.L. Sutton WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm

DATA APPENDIX CONTINUED

DRAINAGE & 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?	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?	N/A
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

TRANSPORTATION:

What is the road effected by the proposed change?	Alexander & Waterman Streets
What is the classification of the road?	Local
What is the traffic count for the road?	N/A
Estimated # of cars generated by the proposed development?	N/A
Estimated # of trips generated by the proposed development?	N/A
Do sidewalks exist in the area?	No
Transportation improvements in the area?	Proposed
If yes, what are they?	Future, funded streetscape along Waterman, including sidewalk and landscape strip

Please refer to comments from previous site development plan reviews, especially regarding proposed City streetscape project and stormwater management.



DATA APPENDIX CONTINUED

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 _____

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

What special conditions would be involved in serving this site?

Additional comments:



Department of Development Services
 205 Lawrence Street
 Marietta, Georgia 30060
 Phone (770) 794-5440
 Brian Binzer, AICP, Director

15-440

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)

Application #: 22015-39 Registrar #: _____ PZ #: 15-440
 Planning Commission Hearing: 11-3-15 City Council Hearing: 11-11-15

Owner's Name Motion City, LLC, managing member Email Address: MARY@STEARNS-LAW.COM
MARY MONTGOMERY
 Mailing Address 291 ALEXANDER ST. Zip Code: 30060 Telephone Number 404-697-3658

COMPLETE ONLY IF APPLICANT IS NOT OWNER:
 Applicant: _____
 Mailing Address _____ Zip Code: _____
 Telephone Number _____ Email Address: _____

Address of property to be rezoned: 279 Alexander St., Marietta, Ga, 30060
 Land Lot (s) 12320 District 16 Parcel 16123200550 Acreage 0.30 Ward 1A Future Land Use: MDR Other Parcels
 Present Zoning Classification: OIT Proposed Zoning Classification: SC OIT with Commercial + Residential use

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.

- ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
- Legal Description. **Legal description must be in a WORD DOCUMENT.**
- Application fee (\$500)
- Copy of the deed that reflects the current owner(s) of the property.
- Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
- Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements 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 plat/survey.
 - Site plan: One copy scaled to an 8 1/2" X 11" size, plus 25 copies, if larger than 11" x 17", drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
 - Specific use or uses proposed for the site
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
 - Detention/retention areas
 - 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 and 100 year floodplain
- A detailed written description of the proposed development / project must be submitted with the rezoning application.

September 18, 2015

To Whom It May Concern,

We are providing this letter to accompany the rezoning submittal package intended to state the purpose for the rezoning variance.

Motion City LLC owns both of 279 & 291 Alexander St. There is a current law office functioning out of 291 Alexander St and a tenant is living in 279 Alexander St. The city of Marietta approached Motion City LLC asking them to provide more parking for their business so they would not park on the street. Per the Marietta Code Enforcement, parking cannot occur upon the available grass area behind the building of 279 Alexander St so a parking lot was proposed. When appropriate plans were designed and submitted for the parking lot they were denied because there is a tenant living in 279 Alexander St. and the addition of a parking lot would qualify as mixed use.

This hardship that Motion City LLC faces is the need to provide parking per the City's request while being restricted by zoning regulations.

Sincerely,

Motion City, LLC



by: Mary Montgomery
its: Managing Partner

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: October 16, 2015

PUBLIC NOTICE OF REZONINGS

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, November 3, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, November 11, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-37 [REZONING] MOTION CITY, LLC requesting rezoning for property located in Land Lot 1232, District 16, Parcel 0550, 2nd Section, Marietta, Cobb County, Georgia, and being known as 279 Alexander Street from OIT (Office Institution Transitional) to OIT (Office Institution Transitional) with an additional use (residential). Ward 1A.

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



Address	Parcel Number	Acreage	Ward	Zoning	FLU
279 ALEXANDER ST	16123200550	0.31	1A	OIT	MDR

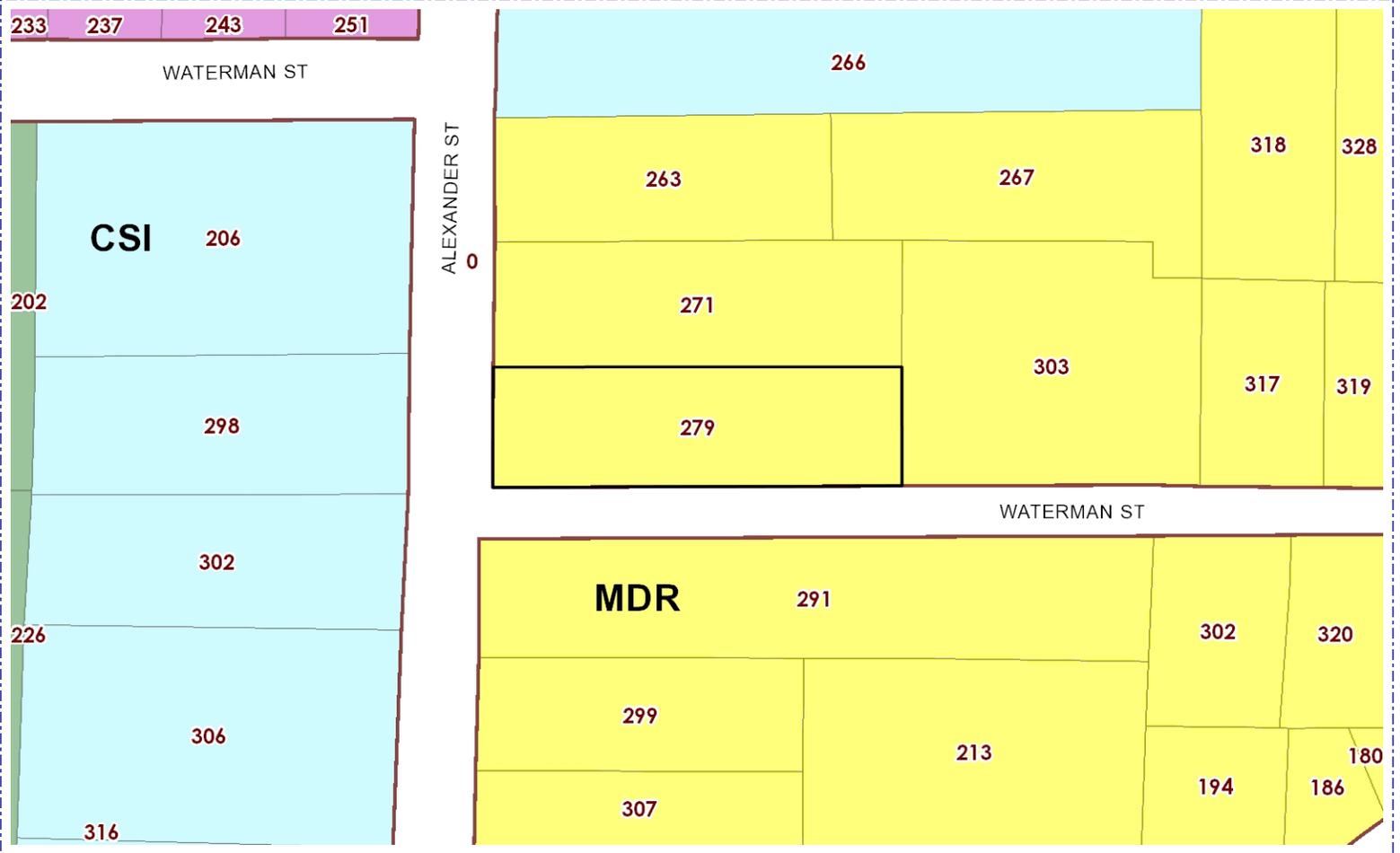
Property Owner:	Motion City, LLC
Applicant:	
City Council Hearing Date:	11/11/2015
Planning Commission Hearing Date:	11/03/2015
BZA Hearing Date:	Case Number: Z2015-37
Comments:	

Legend

-  Railroads
-  City Limits
-  Cobb County Pockets



Future Land Use

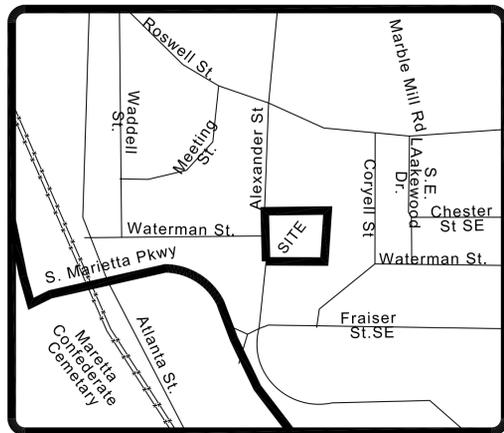


Address	Parcel Number	Acreage	Ward	Zoning	FLU
279 ALEXANDER ST	16123200550	0.31	1A	OIT	MDR

Planning Commission Hearing Date:	11/03/2015
City Council Hearing Date:	11/11/2015
Future Land Use:	MDR
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



Location Map
N.T.S.



FEMA Map
N.T.S.

Marietta City Notes:

- NO UNCONTROLLED WATER WILL BE ALLOWED TO FLOW ONTO ADJACENT PROPERTY, RESULTING IN ADVERSE IMPACTS ON THE LOWER PROPERTY OR EROSION / SEDIMENTATION.
- ONCE CONSTRUCTED AND SOLD, A LOT WILL BE CONSIDERED "OFFSITE" AND IS TO BE PROTECTED FROM SEDIMENT, SEDIMENT-LADEN WATER, AND UNCONTROLLED SURFACE FLOWS.
- ALL NEW UTILITY SERVICES ON PRIVATE PROPERTY MUST BE PLACED UNDERGROUND IN ACCORDANCE WITH CITY OF MARIETTA ORDINANCE #6422.
- ALL CONSTRUCTION WITHIN THE CITY OF MARIETTA RIGHT OF WAY MUST COMPLY WITH THE AMERICANS' WITH DISABILITIES ACT (ADA) PER CITY OF MARIETTA ORDINANCE #5562.
- ALL LANE STRIPPING WITH CITY RIGHT OF WAY MUST BE THERMOPLASTIC AND ALL GORES; STOP BARS, AND TURN ARROWS MUST BE ALKYD THERMOPLASTIC PAINT
- ALL WALL PLANS MUST BE SUBMITTED TO THE CHIEF BUILDING INSPECTOR FOR REVIEW, APPROVAL AND PERMITTING. WALL PLANS ARE NOT APPROVED AT TIME OF SITE PLAN APPROVAL OR LAND DISTURBANCE ACTIVITY PERMIT ISSUANCE. WALL PLANS ARE REVIEWED AND APPROVED, AND INSPECTIONS PROVIDED BY THE BUILDING INSPECTIONS DIVISION. (PLACE THIS NOTE WITH GENERAL NOTES, AS WELL ON EACH SHEET WHICH A WALL DESIGN APPEARS)
- AS-BUILT DATA WILL HAVE TO BE SUBMITTED BEFORE FINAL RELEASE IS OBTAINED. DATA TO BE GA STATE PLANE COORDINATE SYSTEM (WEST ZONE) UTILIZING NAD 83/94 ADJUSTMENT AND NAVD 88.
- DRIVEWAY APRONS AND CROSSWALKS MUST COMPLY WITH MOST CURRENT GA DOT SPECIFICATIONS AND BE FULLY ADA COMPLIANT (MOST CURRENT), OR REMOVAL AND REPLACEMENT WILL BE REQUIRED BY CITY INSPECTORS. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER / ARCHITECT / CONTRACTOR TO ENSURE COMPLIANCE.
- THERE SHALL BE NO INCREASE IN FLOWS, OR COMPENSATION IN OTHER DRAINAGE AREAS, WHICH RESULTS IN AN INCREASED PEAK DISCHARGE ONTO ADJACENT PROPERTY. EACH DRAINAGE AREA LEAVING A SITE SHALL BE STUDIED AND CONTROLLED, AS ABOVE.
- THE APPLICANT SHALL BE RESPONSIBLE FOR REPAIRING STREETS AND RELATED IMPROVEMENTS WHICH MAY BE DAMAGED OR FAIL DUE TO IMPROPER INSTALLATION FOR A PERIOD OF 12 MONTHS FROM THE DATE OF THE FINAL PLAT APPROVAL BY THE MAYOR AND COUNCIL."
- ALL REQUIRED IMPROVEMENTS SHALL COMPLY WITH PUBLIC LAW 101-336, THE AMERICANS WITH DISABILITIES ACT OF 1990, AS AMENDED OR MOST CURRENT. ANY IMPROVEMENTS WHICH DO NOT COMPLY WITH SAID ACT SHALL BE REDONE AT THE APPLICANT'S EXPENSE AND FINAL APPROVAL OF THE PLAT SHALL NOT BE GIVEN UNTIL SUCH WORK IS COMPLETED IN COMPLIANCE WITH THE ACT. ALL PLANS SUBMITTED TO THE CITY FOR REVIEW SHALL CONTAIN A CERTIFICATE THAT SAID IMPROVEMENTS FULLY COMPLY WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PUBLIC LAW 101-336, AS AMENDED AND THE CITY WILL RELY UPON SUCH CERTIFICATE IN APPROVING PRELIMINARY AND FINAL PLATS, AS WELL AS SITE PLANS." (SEE SECTION 728.07 OF CITY CODE)

- PERFORMANCE BOND OR GUARANTEE FOR 110% OF THE COST OF THE ASPHALT TOPPING. COST QUOTES FROM THE CONTRACTOR FOR THIS AMOUNT SHALL BE INCLUDED FOR DOCUMENTATION FOR WORK NOT YET COMPLETED." (SEE SECTION 730 OF CITY CODE)
- PER CITY CODE DIVISION 5-4-160 A. -F. UNDERGROUND UTILITIES. ALL UTILITY AND TELECOMMUNICATION COMPANIES INSTALLING UTILITY FACILITIES IN NEW RESIDENTIAL, COMMERCIAL OR INDUSTRIAL SUBDIVISION DEVELOPMENTS WITHIN THE CORPORATE LIMITS SHALL PLACE ALL UTILITIES UNDERGROUND.
- THE CITY OF MARIETTA DEPARTMENT OF PUBLIC WORKS TRAFFIC DIVISION INSPECTS, FABRICATES, INSTALLS AND MAINTAINS ALL STREET NAME SIGNS AS MANDATED BY CITY CODE. IF NOT FABRICATED AND INSTALLED FOR COST BY THE CITY OF MARIETTA, SIGNAGE MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR, OR DESIGNEE, FOR THE SPECIFIC DISTRICT IN WHICH THE DEVELOPMENT IS LOCATED, AND WHETHER IT IS PUBLIC (GREEN) OR PRIVATE (BLUE) STREET. SIGNAGE MUST BE DEPICTED ON SITE PLANS FOR CONSTRUCTION. SEE SIGN SPECIFICATIONS AND DETAILS ON THE CITY DEPT OF PUBLIC WORKS WEBSITE.
- "PER CITY CODE DIVISION 716.088 -MINIMUM STANDARDS FOR SURFACES TREATED AND HARDENED TO ACCOMMODATE VEHICLES UP TO 8,000 POUNDS ARE AS FOLLOWS:

CONCRETE. 4 INCHES OF 2500 PSI CONCRETE WITH CONTROL JOINTS AT LEAST EVERY 30 FEET, OR IF NO CONTROL JOINTS ARE UTILIZED, THEN WIRE REINFORCEMENT THROUGHOUT.

ASPHALT. BINDER AND TOPPING COURSE MIXES AT LEAST 3" THICK. BRICK.

BRICKS LAID IN A 2" CONCRETE BASE.

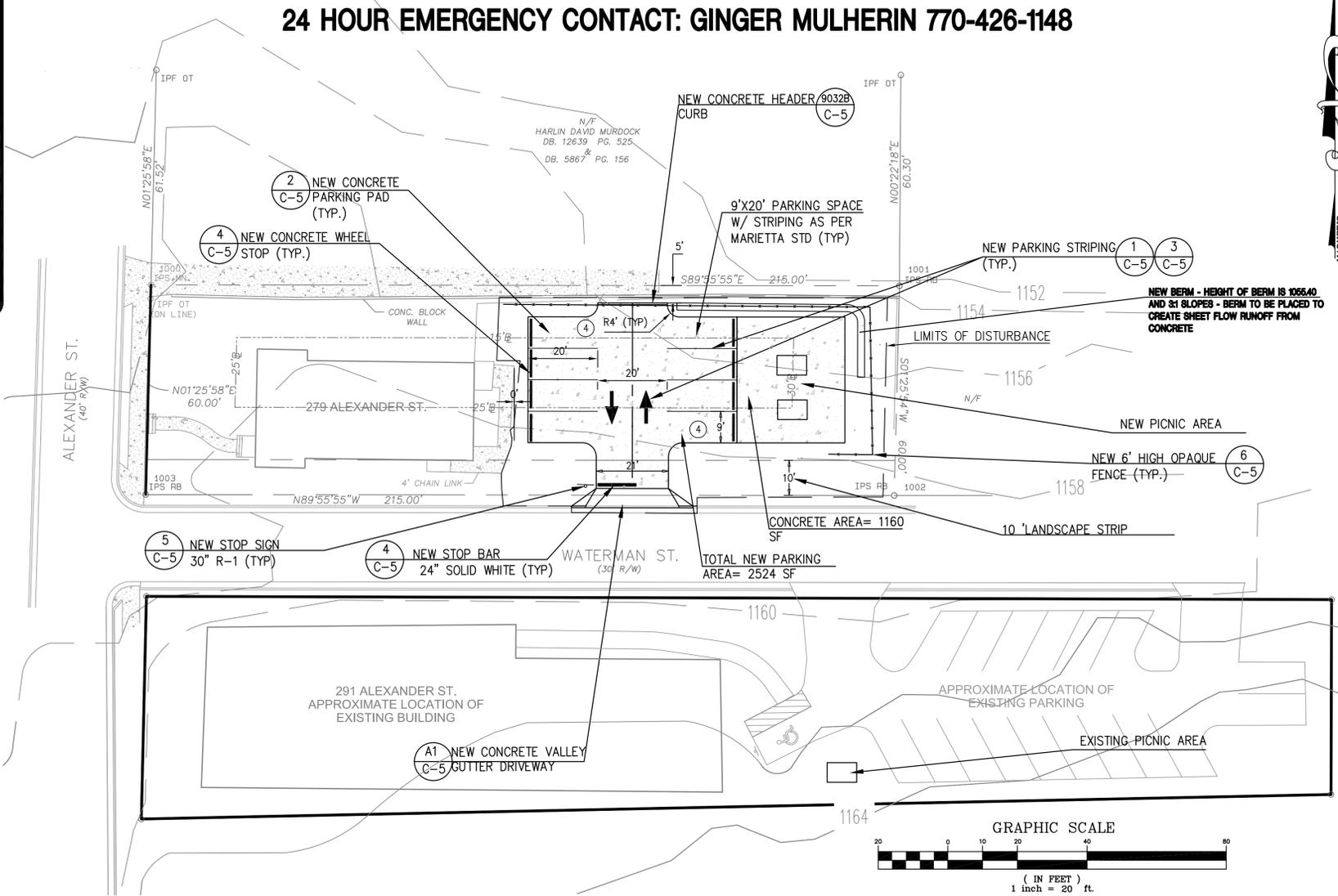
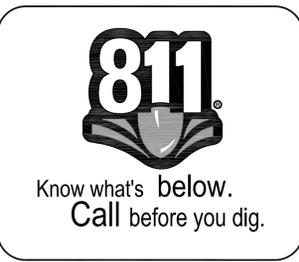
PLEASE SEE STANDARD DETAILS AVAILABLE FROM PUBLIC WORKS.

Existing Impervious (Pre Construction):

Existing Impervious Area	SF
Ex. House	1832
Ex. Stone Walk	140
Ex. Gravel Driveway	525
Ex. Rear Concrete Walk	412
Ex. Rear Sheds	160
Existing Wall	141
Ex. Neighbors Driveway	451
Existing Impervious Area - TOTAL	3661
Lot Coverage	28.39%

Proposed Impervious (Post Construction) :

Proposed Impervious Area	SF
Ex. House	1832
Ex. Stone Walk	140
Ex. Rear Concrete Walk	238
Existing Wall	141
Ex. Neighbors Driveway	451
Propose Concrete Area	1116
Proposed New Parking Area	2524
Proposed Impervious Area - TOTAL	6442
Lot Coverage	49.95%



**TOTAL NEW IMPERVIOUS 3640 SF < 5000 SF THEREFORE WATER QUALITY BMPS ARE NOT PROVIDED.
THERE ARE NO TREES TO BE REMOVED AS PART OF THIS PROJECT**

**PROPOSED PARKING ONLY.
TO SUPPLEMENT EXISTING PARKING AT 291 ALEXANDER ST.**

Site Notes:

- THE SITE CONTAINS: 12,896 SQ FT= 0.30 ACRES.
- SITE ADDRESS: 279 ALEXANDER ST., MARIETTA GA 30060
PARCEL ID NUMBER: 16123200550
- THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY H.B.&P SURVEYING, INC., DATED OCTOBER 23,, 2013. AND COBB COUNTY GIS COUNTOURS
- NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13067C0106 H, DATED MARCH 4, 2013.
- THERE ARE NO WATERS OF THE STATE OF GEORGIA (LAKES OR STREAMS) WITHIN 200 FEET OF THE SITE.
- TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS
- THERE ARE NO KNOWN WETLANDS PER THE FHWA INVENTORY WITHIN 200 FT OF THE PROJECT SITE.
- THERE ARE NO STREAMS OR ASSOCIATED STREAM BUFFERS AREAS ASSOCIATED WITH THE PROPERTY.
- THERE IS ONE EXISTING ACCESS POINT WHICH WILL NOT BE CHANGED.

Zoning Requirements:

EXISTING ZONING: OIT
 MINIMUM LOT AREA: 10,000 SQUARE FEET.
 MINIMUM LOT WIDTH AT FRONT SETBACK LINE: 75 FEET.
 MINIMUM PUBLIC ROAD FRONTAGE: 50 FEET.
 BUILDING SETBACKS
 FRONT YARD: 40 FT (COLLECTOR) OR 30 FT (ARTERIAL)
 SIDE YARD: (MAJOR) 25FT. OR (MINOR) 15 FT
 REAR YARD: 30 FT
 MAX HEIGHT: 35 FT
 MAXIMUM FLOOR AREA RATIO: 0.30
 MAXIMUM IMPERVIOUS SURFACE 50%
 LANDSCAPE AND BUFFER REQUIREMENTS. WHEN A PROPERTY IN THIS DISTRICT ABUTS A PROPERTY ZONED FOR RESIDENTIAL PURPOSES A SOLID FENCE OR WALL NO LESS THAN 6 FEET IN HEIGHT SHALL BE PROVIDED AND MAINTAINED BETWEEN THE USE AND THE RESIDENTIAL DISTRICT. THE TYPE OF FENCE MUST BE APPROVED BY THE DIRECTOR OF PLANNING AND ZONING. PLANTINGS MAY BE APPROVED IN LIEU OF THE REQUIRED FENCE AT THE DISCRETION OF THE DIRECTOR. IN NO CASE SHALL THE SCREENING REQUIREMENT BE WAIVED EXCEPT WHEN THE REQUIRED SCREENING WOULD BE IN FRONT OF THE PRINCIPAL STRUCTURES UPON THE SUBJECT AND ADJACENT PROPERTIES. ORD. NO 6502

Parking Notes:

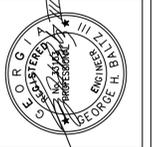
PROPOSED PARKING: 25 SPACES
 ADA REQUIREMENT: 1 SPACES FOR 26-50 SPACES
 EXISTING ADA SPACES: 1 (VAN ACCESSIBLE)
 PROPOSED ADA SPACES : 1 SPACES (1 VAN)

Prepared By:
**CRESCENT VIEW
 ENGINEERING, LLC.**
 1003 Kennell Drive
 Marietta, GA 30060
 678-324-8410
 www.crescentvieweng.com

Prepared For
Motion City LLC
 291 Alexander St.
 Marietta, Ga 30060

Site Plan

DATE	REVISIONS
5-26-15	6-24-15
AS SHOWN	CITY COMMENTS
DRAWN	GHB
CHECKED	PZ



Construction Plan For
279 Alexander St.
 Land Lot 1232, 16th District
 City of Marietta, Cobb County, Georgia

CVE PI # 15-096

Sheet No.
C-1