

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 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. MHF Mobile Home 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.	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. LRO 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	12060	0080	GC	CRC

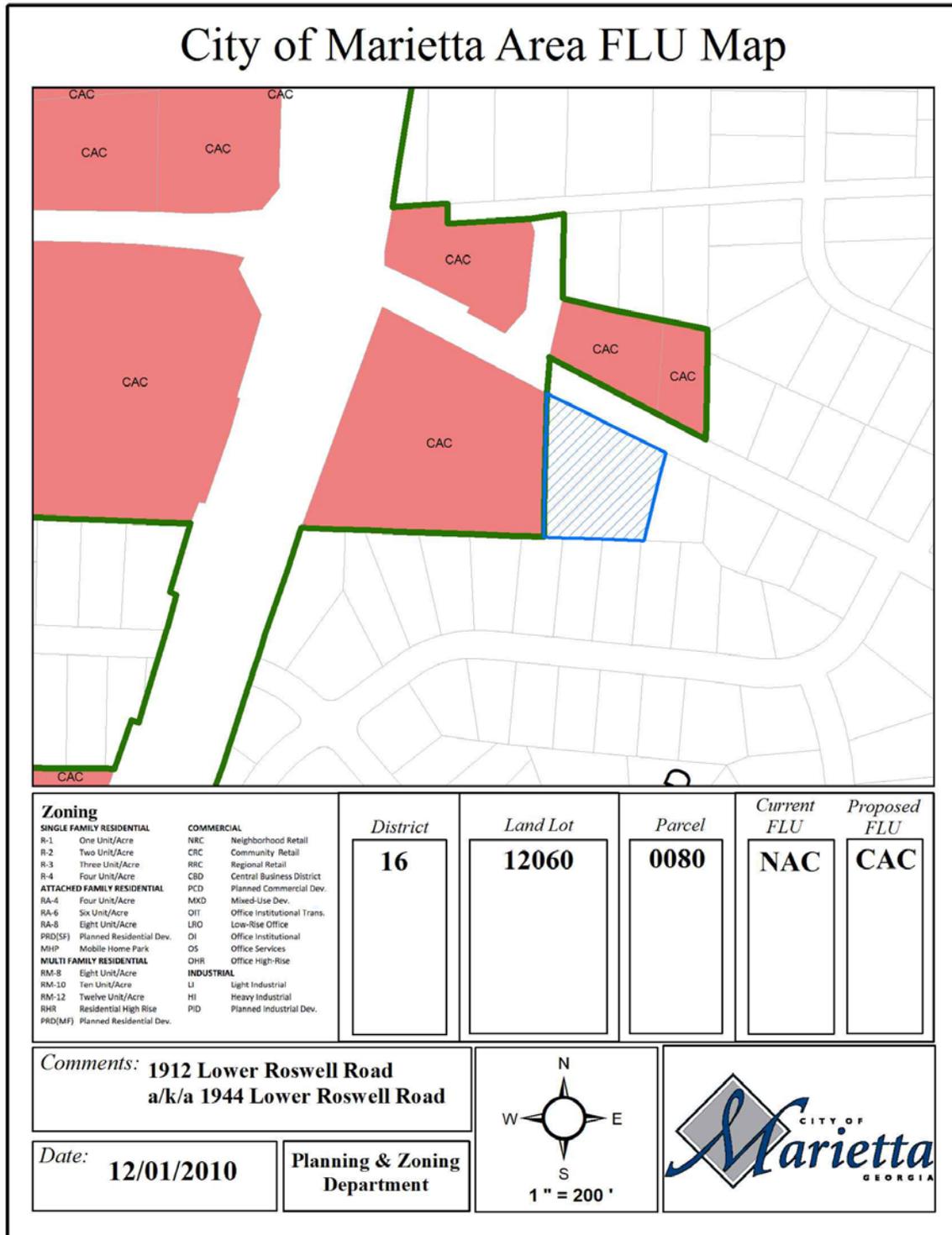
Comments: 1912 Lower Roswell Road
a/k/a 1944 Lower Roswell Road

Date: 12/01/2010

Planning & Zoning Department




FLU MAP



PICTURES OF PROPERTY



1912 Lower Roswell Road



1912 Lower Roswell Road



Car wash structure in southeastern corner of property



Along rear property line (looking northwest)

STAFF ANALYSIS

Location Compatibility

The applicant, David Malone, is requesting the annexation and rezoning of a 0.86 acre parcel located at 1944 Lower Roswell Road. This property is located near the southeastern corner of South Marietta Parkway and Lower Roswell Road, behind the QuikTrip. A single family residential development lies immediately to the south of the subject property, and is zoned R-20 in the County. Automotive-oriented businesses surround the subject property to the east, west and north on Lower Roswell Road.

The applicant is requesting that the subject property be rezoned from GC in the County to CRC in the City in order to conduct light automotive services, such as tune-ups, brake repair, emission testing and tire installation. The site was originally built as a gas station with an accessory structure that likely functioned as a car wash building. Since all auto repair activities within the City limits must be conducted inside a building, the applicant would be limited to car repairs within the car-wash structure. He has stated the rest of the site would be used for storing cars from his used car business at 271 Powers Ferry Road.

Use Potential and Impacts

The property is currently located within the County; so City staff does not have any records of the prior use of the property. However, the structures suggest it was originally built as a gas station with a convenience store and car wash. One concern with this use is the lack of a landscaped buffer adjacent to the single family development that lies directly to the south of the subject property. A 40-foot landscape buffer is ordinarily required when CRC abuts a single family residential district, but is not present at this site. Additionally, the "6' Wood Fence along Curb" noted on the survey along the rear property line is absent at the site. It is possible that the property is considered grandfathered under Cobb County regulations. However, the following variance would be necessary in order to allow the property remain as currently developed:

- Variance to reduce the required buffer from 40 feet to 0 feet. [*Section 708.16 (I)*] (Although there is not enough width for a row of trees, a 6 foot wooden privacy fence may minimize any negative effects on the residents to the south.)

Cobb County's Future Land Use (FLU) map classifies this parcel as NAC (Neighborhood Activity Center), which is further defined as "areas that serve neighborhood residents and businesses. Typical uses include small offices, limited retail and grocery stores." The requested zoning classification, CRC, does not fit into the County's NAC classification. However, the surrounding parcels located within the City have a FLU of CAC (Community Activity Center), which is more appropriate for uses intended to serve a larger geographic area. Because the proposed automotive use will likely serve more than just the needs of the immediate neighborhood, the City is proposing a FLU designation of CAC. Designating this parcel as CAC will also align with the surrounding parcels located in the City.

STAFF ANALYSIS CONTINUED

Environmental Impacts

The applicant is not proposing any new construction or modification to the existing site at this time. Therefore, there should be no additional environmental impacts from this request. However, the property does not comply with Section 712.08, Tree Protection and Landscaping, and would require a variance to allow the property remain as-is:

- Variance to waive all Tree Protection and Landscaping requirements to allow the property remain as-is. [Section 712.08]

Economic Functionality

It is unclear how long the property has been unoccupied since any business license activity would be held by the County. However, the property is zoned for general commercial use on a busy arterial road near an even busier intersection. As a result, this property has economic potential as currently zoned.

Infrastructure

The applicant is not proposing any site improvements as part of this annexation and rezoning request. Therefore, the proposed use should not impose any additional burdens on the education, water, sewer, or electricity infrastructure in the area. Although there is not enough information to determine traffic counts from the data given, it is reasonable to expect the car repair and storage area to generate equal, if not less, vehicular traffic than a gas station.

Other Issues

The following variances would be necessary to allow the property remain “as-is:”

- Variance to allow the continuance of a nonconforming pylon sign. [Section 714.04 (E)]
- Variance to increase the allowable impervious surface from 80% to 100%. [Section 708.16 (H)]
- Variance to reduce the required landscaped area from 15% to 0%. [Section 708.16 (H)]

Any variances that are approved should be for the current developed property only, and should be discontinued upon the redevelopment of the site, according to Section 706.03, Continuance of a nonconforming building or structure.



ANALYSIS & CONCLUSION

The applicant, David Malone, is requesting the annexation and rezoning of a 0.86 acre parcel located at 1944 Lower Roswell Road. The subject property is currently zoned GC in the County; and the rezoning request is for CRC in the City in order to conduct light automotive services, such as tune-ups, brake repair, and tire installation. The site was originally built as a gas station with a car wash building. Since all auto repair activities within the City limits must be conducted inside a building, the applicant would be limited to car repairs within the car-wash structure. He has stated the rest of the site would be used for storing cars from his used car lot at 271 Powers Ferry Road.

Since single family residences are located to the rear and the site is paved nearly to the property line, a variance would be required to eliminate the required landscape buffer if the rezoning request is approved. However, given that the site is developed, a 6 foot wooden privacy fence would offset some of the negative impacts light automotive services may have on the neighbors. Should the property be annexed and rezoned as requested, the following variances would be necessary:

- Variance to reduce the required buffer from 40 feet to 0 feet.[*Sect. 708.16 (I)*]
- Variance to allow the continuance of a nonconforming pylon sign.[*Sect. 714.04 (E)*]
- Variance to increase the allowable impervious surface from 80% to 100%. [*Sect. 708.16 (H)*]
- Variance to reduce the required landscaped area from 15% to 0%. [*Sect. 708.16 (H)*]
- Variance to waive all Tree Protection and Landscaping requirements to allow the property remain as-is. [*Section 712.08*]

Staff suggests that any variances that are approved should be for the current developed property only, and should be discontinued upon the redevelopment of the site, according to Section 706.03, Continuance of a nonconforming building or structure.

Cobb County’s Future Land Use (FLU) map classifies this parcel as NAC (Neighborhood Activity Center). The requested zoning classification, CRC, does not fit into the County’s NAC classification. However, the surrounding parcels located within the City have a FLU of CAC (Community Activity Center). Because the proposed automotive use will likely serve more than just the needs of the immediate neighborhood, the City is proposing a FLU designation of CAC. Designating this parcel as CAC will also align with the surrounding parcels located in the City.

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

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?	8-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 a floodplain?	---
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?	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 affected by the proposed change?	Lower Roswell Road
What is the classification of the road?	Lower Roswell Road - Arterial
What is the traffic count for the road?	15,430 (two-way) AADT
Estimated number of cars generated by the proposed development?	Insufficient data provided
Estimated number of trips generated by the proposed development?	Insufficient data provided
Do sidewalks exist in the area?	NO
Transportation improvements in the area?	NO
If yes, what are they?	---

- Site plans will be required for construction, if it is planned. If greater than 5000 sq ft of new or replacement impervious is planned, 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.



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:

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment: NA