



## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #: Z2012-05                      LEGISTAR #: 20120665**

<b>Property Owner</b>	<b>Address</b>	<b>Dist/LL/Parcel</b>	<b>Ward</b>	<b>Acreage</b>
Kolawole Asatola	1492 Bellemeade Farms Road	17 01520 0440	3	0.37
Dalila M. Deans	1488 Bellemeade Farms Road	17 01520 0430	3	0.40
Erika Reese	1484 Bellemeade Farms Road	17 01520 0420	3	0.45
Neville K. Gittens	1480 Bellemeade Farms Road	17 01520 0410	3	0.41
Monsuru O. Ojulari	1476 Bellemeade Farms Road	17 01520 0400	3	0.37
Martin Canales	1472 Bellemeade Farms Road	17 01520 0390	3	0.37
<b>Total:</b>				<b>2.37</b>

**EXISTING ZONING: R-15 (Residential 15,000 sq. ft. – Cobb County)**

**REQUEST: R-3 (Single Family Residential 3 units/acre – City)**

**FUTURE LAND USE MAP**

**RECOMMENDATION: LDR (Low Density Residential)**

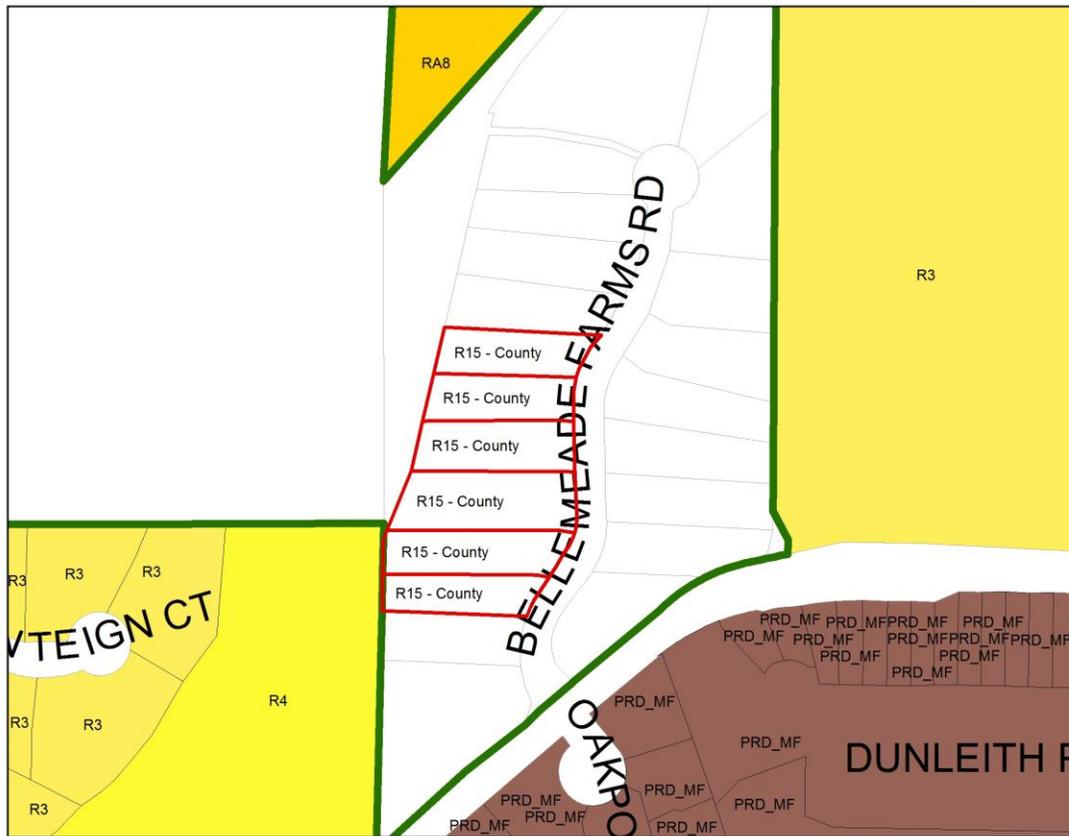
**REASON FOR REQUEST:** The applicants are requesting to annex into the City and rezone a total of 2.37 acres located at 1492, 1488, 1484, 1480, 1476, and 1472 Bellemeade Farms Road from R-15 (Residential 15,000 sq. ft.) in the County to R-3 (Single Family Residential 3 units/acre) in the City in order to become a part of the Marietta City School System so that their children can attend City schools, and utilize other City services.

**PLANNING COMMISSION HEARING: Wednesday, August 1, 2012 – 6:00 p.m.**

**CITY COUNCIL HEARING: Wednesday, August 8, 2012 – 7:00 p.m.**

## MAP

### City of Marietta Area Zoning Map

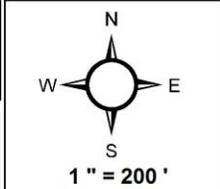


Zoning		District	Land Lot	Parcel	Zoning
<b>SINGLE FAMILY RESIDENTIAL</b>	<b>COMMERCIAL</b>				
R-1 One Unit/Acre	NRC Neighborhood Retail	17	01520	0440	R3
R-2 Two Unit/Acre	CRC Community Retail	17	01520	0430	R3
R-3 Three Unit/Acre	RRC Regional Retail	17	01520	0420	R3
R-4 Four Unit/Acre	CBD Central Business District	17	01520	0410	R3
<b>ATTACHED FAMILY RESIDENTIAL</b>	PCD Planned Commercial Dev.	17	01520	0400	R3
RA-4 Four Unit/Acre	MXD Mixed-Use Dev.	17	01520	0390	R3
RA-6 Six Unit/Acre	OIT Office Institutional Trans.				
RA-8 Eight Unit/Acre	LRO Low-Rise Office				
PRD(SF) Planned Residential Dev.	OI Office Institutional				
MHP Mobile Home Park	OS Office Services				
<b>MULTI FAMILY RESIDENTIAL</b>	OHR Office High-Rise				
RM-8 Eight Unit/Acre	<b>INDUSTRIAL</b>				
RM-10 Ten Unit/Acre	LI Light Industrial				
RM-12 Twelve Unit/Acre	HI Heavy Industrial				
RHR Residential High Rise	PID Planned Industrial Dev.				
PRD(MF) Planned Residential Dev.					

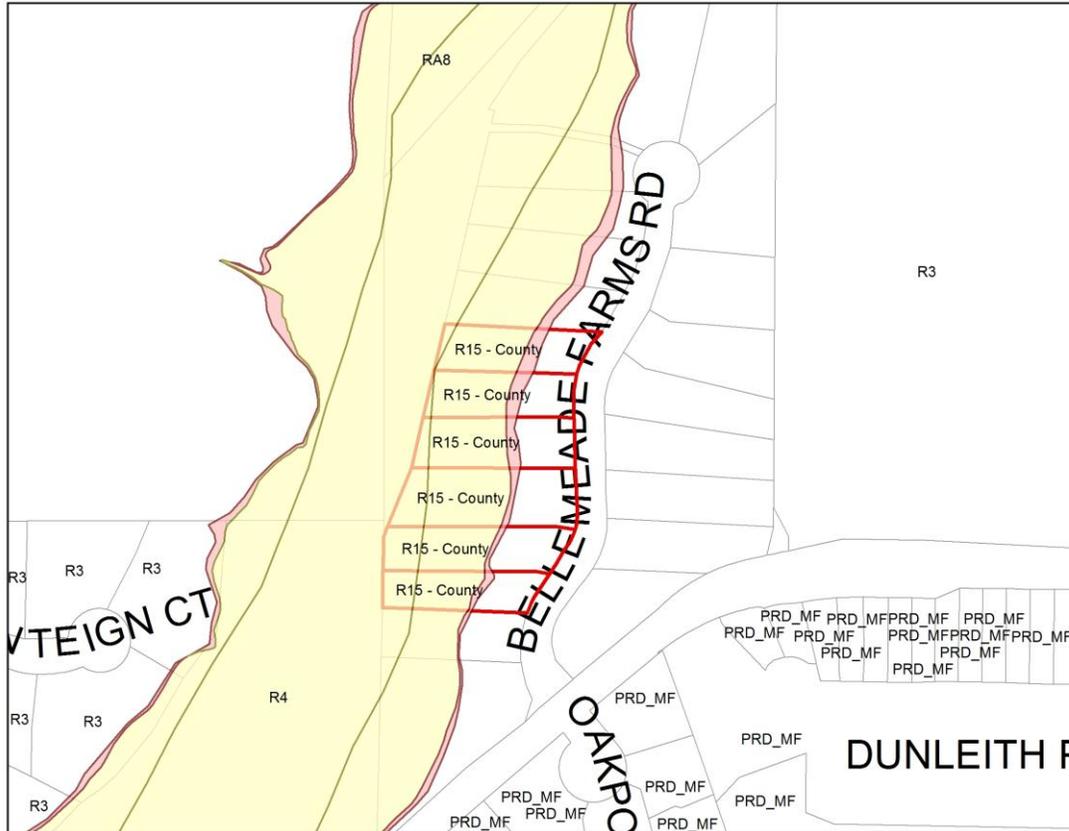
**Comments:**  
 1492, 1488, 1484 1480, 1476,  
 and 1472 Bellemeade Farms Road

Date: 7/16/12

Planning & Zoning  
 Department



## City of Marietta Area Zoning Map & Floodplains

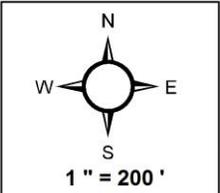


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Date: 7/16/12

Planning & Zoning  
 Department



**PICTURES OF PROPERTY**







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## STAFF ANALYSIS

### *Location Compatibility*

The applicants and owners, Kolawole Asatola (1492 Bellemeade Farms Road); Dalila M. Deans (1488 Bellemeade Farms Road); Erika Reese (1484 Bellemeade Farms Road); Neville K. Gittens (1480 Bellemeade Farms Road); Monsuru O. Ojulari (1476 Bellemeade Farms Road); and Martin Canales (1472 Bellemeade Farms Road) are requesting to annex and rezone their property (6 lots - a total of 2.37 acres) from R-15 (Residential 15,000 sq. ft.) in Cobb County to R3 (Single Family Residential 3 units/acres) in the City. Several of the applicants have stated that they are requesting to annex and rezone these lots into the city primarily so that their children can attend Marietta City Schools. The properties are part of the Bellemeade Farms Subdivision, which is made up of 22 single family homes. Six of the 22 houses are requesting annexation and rezoning into the city limits.

The property that abuts the subject property to the east is Dunleith Elementary School, a Marietta City School, which is a school that one of the applicants wishes to send their child. To the south of the subject property, the neighboring properties are zoned PRD-MF (Planned Residential Development – Multi-Family) which includes an aging apartment complex, a new housing subdivision and the Walton Village apartment complex (which includes senior and family apartments). To the west, is a mature subdivision zoned R3 (Single Family Residential – 3 units/acre) and a vacant property located in the floodplain that is zoned R4 (Single Family Residential – 4 units/acre) which directly abuts a few of the subject properties.

### *Use Potential and Impacts*

The applicants intend to continue to utilize their properties as single family residences, and there will be no change to the existing subdivision. Some of the applicants have school aged children who are now attending Osborne High School and Fair Oaks Elementary schools that are within the County. The applicants are interested in reducing the distance that their children must travel to go to county district schools.

There will be no impact on neighboring parcels or property owners.

Cobb County's Future Land Use Map designates this property as Low Density Residential. The proposed rezoning request is in conformity with the policy and intent of the Cobb County Comprehensive Plan.

The City of Marietta Comprehensive Plan and the Future Land Use map designates the adjacent area within the city limits as Low Density Residential (LDR) and this designation allows for no more than three (3) units per acre. The R-3, Single Family Residential (3 units per acre) zoning is consistent with that designation.

### *Environmental Impacts*

The subject properties/lots 1472, 1476, 1480, and 1488 and 1492 (5 lots) have homes which appear to be located within the aerial extent of the mapped FEMA Flood Plain. The FEMA 100 year flood elevation is 990 ft. in this area, but the finished floor elevations of these homes are not known. If the minimum finished floor elevation depicted on the plat was constructed, then the homes will be the required 3 ft. above the flood plain. Federal Flood Insurance may be recommended for these homes. None of the homes are located within stream buffers per the City Stream Buffer Ordinance.

### *Economic Functionality*

The subject property is currently developed as a detached single family subdivision, and no changes are proposed. Given the surrounding zonings and the Future Land Use in Cobb County and in the City of Marietta, the R-3 zoning category is a reasonable zoning classification.

According to the Cobb County Tax Assessors records, the appraised values of the properties ranges from \$128,530 to \$137,520.

Flood plain maps indicate that 60% or more of each of the subject properties are located within the FEMA 100 year flood plain; and the flood plain status could have some effect on the future marketability of the individual properties.

### *Infrastructure*

The subdivision is located within an unincorporated island, which means that the area is completely surrounded by other properties that are within the City limits. The existing subject properties will remain as residential uses and will continue utilizing the water, sewer and electric services. There will be no effects on transportation or traffic in the area and there will be only minor impacts on the two school systems.

City of Marietta Fire Station #54, located at 228 Chestnut Hill Road, would serve the proposed annexation area.

Once annexed, those lots within the City of Marietta would have City services, which would require both the City and the County to provide similar services on this street.



From the perspective of public safety, annexing a few lots on a street would cause police, fire and 9-1-1 services extra time and confusion in figuring out which houses are in City jurisdiction in times of emergency. This type of scenario has caused great confusion in the past in other areas of the City. Because of this service delivery concern, a more complete long-term solution would be to annex the entire 22 home subdivision rather than just six homes. Staff has discussed this concern with one of the applicants and suggested a meeting with the other 21 homeowners to assess their interest in annexing the entire subdivision. The entire subdivision is within an unincorporated island surrounded by city limits and could technically be annexed without authorization from the homeowners under State law. However, the city has not traditionally pursued annexation of residential property without the owner's permission due to several concerns including impacts on families with school aged children.

### *History of Property*

Because the subject properties have been located within Cobb County, there is no history of variances, rezoning, or special land use permits on file in City records. However, the Final Plat for Bellemeade Farms Subdivision was recorded on June 14, 2001 in Cobb County Superior Court.



## ANALYSIS & CONCLUSION

The applicants and owners, Kolawole Asatola (1492 Bellemeade Farms Road); Dalila M. Deans (1488 Bellemeade Farms Road); Erika Reese (1484 Bellemeade Farms Road); Neville K. Gittens (1480 Bellemeade Farms Road); Monsuru O. Ojulari (1476 Bellemeade Farms Road); and Martin Canales (1472 Bellemeade Farms Road) are requesting to annex and rezone 2.37 total acres from R-15 (Residential 15,000 sq. ft.) in Cobb County to R3 (Single Family Residential 3 units/acres) in the City. Several of the applicants have stated that they are requesting to annex and rezone into the city limits so that their children can attend Marietta City Schools.

The properties are a part of the Bellemeade Farms Subdivision, which has a total of 22 single family homes. Six of the 22 houses along the west side of Bellemeade Farms Road are requesting annexation and rezoning into the city limits, and a little more than half of the rear yards are located in the Olley Creek flood plain. According to Public Works staff, the properties at 1472, 1476, 1480, 1488 and 1492 Bellemeade Farms Road appear to be located within the aerial extent of the mapped FEMA Flood Plain. Federal Flood Insurance may be recommended for these homes.

Some of the applicants have school aged children who are now attending Osborne High School and Fair Oaks Elementary schools that are within the County. The applicants are interested in reducing the distance that their children must travel to go to county district schools. Therefore, the applicants are interested in annexing and rezoning into the city. One of the properties that abuts the eastern side of the subdivision is Dunleith Elementary School, which is a school that one of the applicants wishes to have their children attend.

There is some concern that annexing a few lots on a street would cause police, fire and 9-1-1 services extra time and confusion in figuring out which houses are in City jurisdiction in times of emergency. Staff is working with the applicants to set up a meeting with the other homeowners to assess the interest of annexing the entire neighborhood, rather than only six houses.

Cobb County’s Future Land Use Map designates this property as Low Density Residential. The proposed rezoning request is in conformity with the policy and intent of the Cobb County Comprehensive Plan. The City of Marietta Comprehensive Plan and the Future Land Use map designates the adjacent area within the city limits as Low Density Residential (LDR) and this designation allows for no more than three (3) units per acre. The R-3, Single Family Residential (3 units per acre) zoning is consistent with that 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?	8"
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"
Capacity of the sewer line?	Flow test required
Estimated waste generated by proposed development?	A.D.F                      Peak
Treatment Plant Name?	South Cobb WRE
Treatment Plant Capacity?	40 MGD monthly average
Future Plant Availability?	1-5 years

## DATA APPENDIX CONTINUED

### ***DRAINAGE AND ENVIRONMENTAL CONCERNS***

Does flood plain exist on the property?	YES
What percentage of the property is in a floodplain?	60% +/-
What is the drainage basin for the property?	Olley Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	YES – rear of properties
If so, is the use compatible with the possible presence of wetlands?	YES – existing homes
Do stream bank buffers exist on the parcel?	YES – rear of properties
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?	Saine Drive
What is the classification of the road?	Collector
What is the traffic count for the road?	No Data Available
Estimated number of cars generated by the proposed development? **	N/A – existing 6 lots of 22 lot subdivision
Estimated number of trips generated by the proposed development? **	N/A – existing 6 lots of 22 lot subdivision
Do sidewalks exist in the area?	YES
Transportation improvements in the area?	NO
If yes, what are they?	---

*\*\* The above Trip Generation numbers are estimated from an ITE list. We make these estimates in good faith using known data at the time of the review.*

- The lots #1472 – 1480, and 1488 - 1492 (5 lots) have homes which appear to be located within the aerial extent of the mapped FEMA Flood Plain. The elevations of these homes is unknown at this time vs. the FEMA 100 year flood elevation of 990. However, if the minimum finished floor elevation depicted on the plat was constructed, then the homes will be the required 3’ above the flood plain.
- It is recommended that all 6 properties have Federal Flood Insurance.
- Homes are not located within stream buffers per the City Stream Buffer Ordinance.

***EMERGENCY SERVICES***

Nearest city or county fire station from the development?	Marietta 51
Distance of the nearest station?	.4 miles
Most likely station for 1 <sup>st</sup> response?	Marietta 51
Service burdens at the nearest city fire station (under, at, or above capacity)?	No service burdens



## DATA APPENDIX CONTINUED

### *MARIETTA POWER - ELECTRICAL*

Does Marietta Power serve this site?      Yes   X                        No           

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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Marietta School System

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Elementary School System Servicing Development?	Dunleith Elementary
Middle School Servicing Development?	Marietta Middle
High School Servicing Development?	Marietta High
Capacity at Elementary School?	600-700
Capacity at Middle School?	1300-1400
Capacity at High School?	2500-2600
Current enrollment of Elementary School?	608
Current enrollment of Middle School?	1150
Current enrollment of High School?	1899
Number of students generated by present development?	11
Number of students projected from the proposed development?	7
New schools pending to serve this area?	0

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