



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-27

LEGISTAR: #20150616

**LANDOWNERS: Michael Good
2181 Dallas Highway
Marietta, GA 30064**

APPLICANT: Same as above

AGENT: n/a

PROPERTY ADDRESS: 296 Sourwood Drive

PARCEL DESCRIPTION: 16 11680 0640

AREA: 0.395 acres

COUNCIL WARD: 5A

EXISTING ZONING: R-20 (Single Family Residential) Cobb County

REQUEST: R-2 (Single Family Residential – 2 units / acre) City

FUTURE LAND USE MAP

RECOMMENDATION: IM (Industrial Manufacturing)

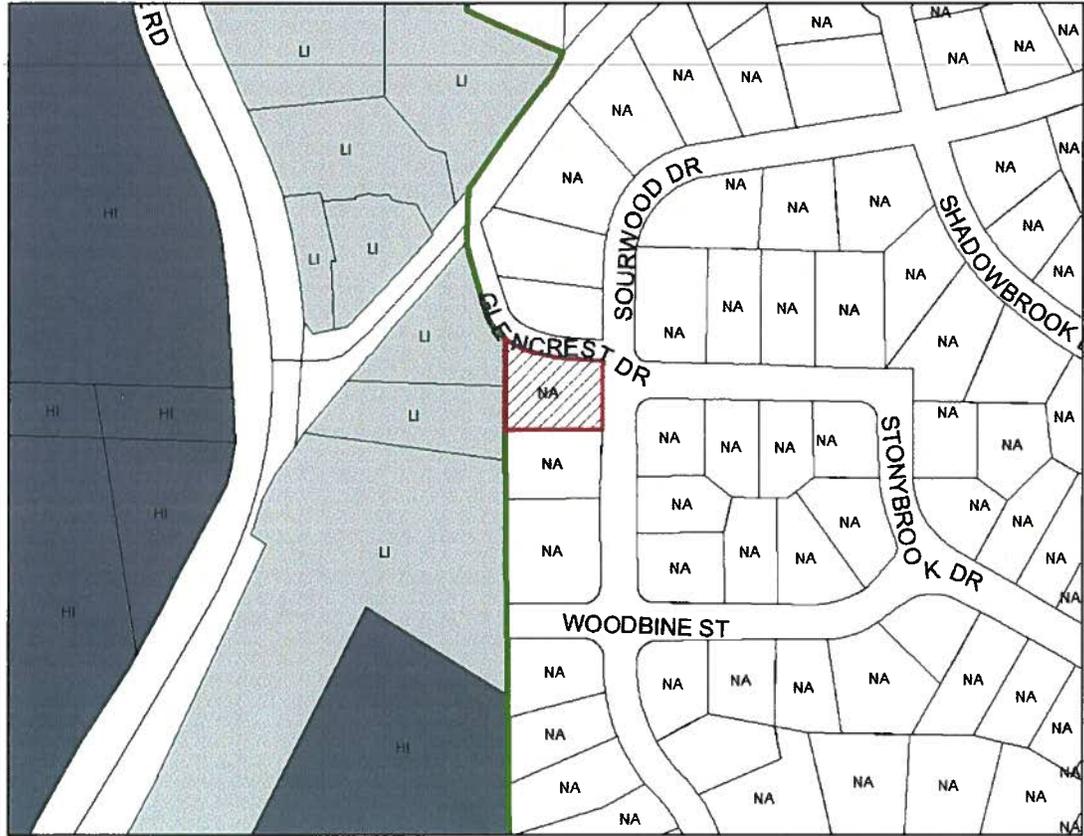
REASON FOR REQUEST: The applicant is requesting the annexation and rezoning of this property from R-20 (County) to R-2 (City) in order to have the property within the city limits.

PLANNING COMMISSION HEARING: Tuesday, August 4, 2015 - 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, August 12, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

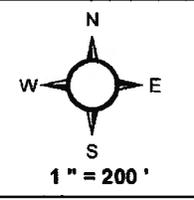


Zoning	COMMERCIAL	District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MH/P 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.	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. LPO 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	11680	0640	R-20 County	R-2 City

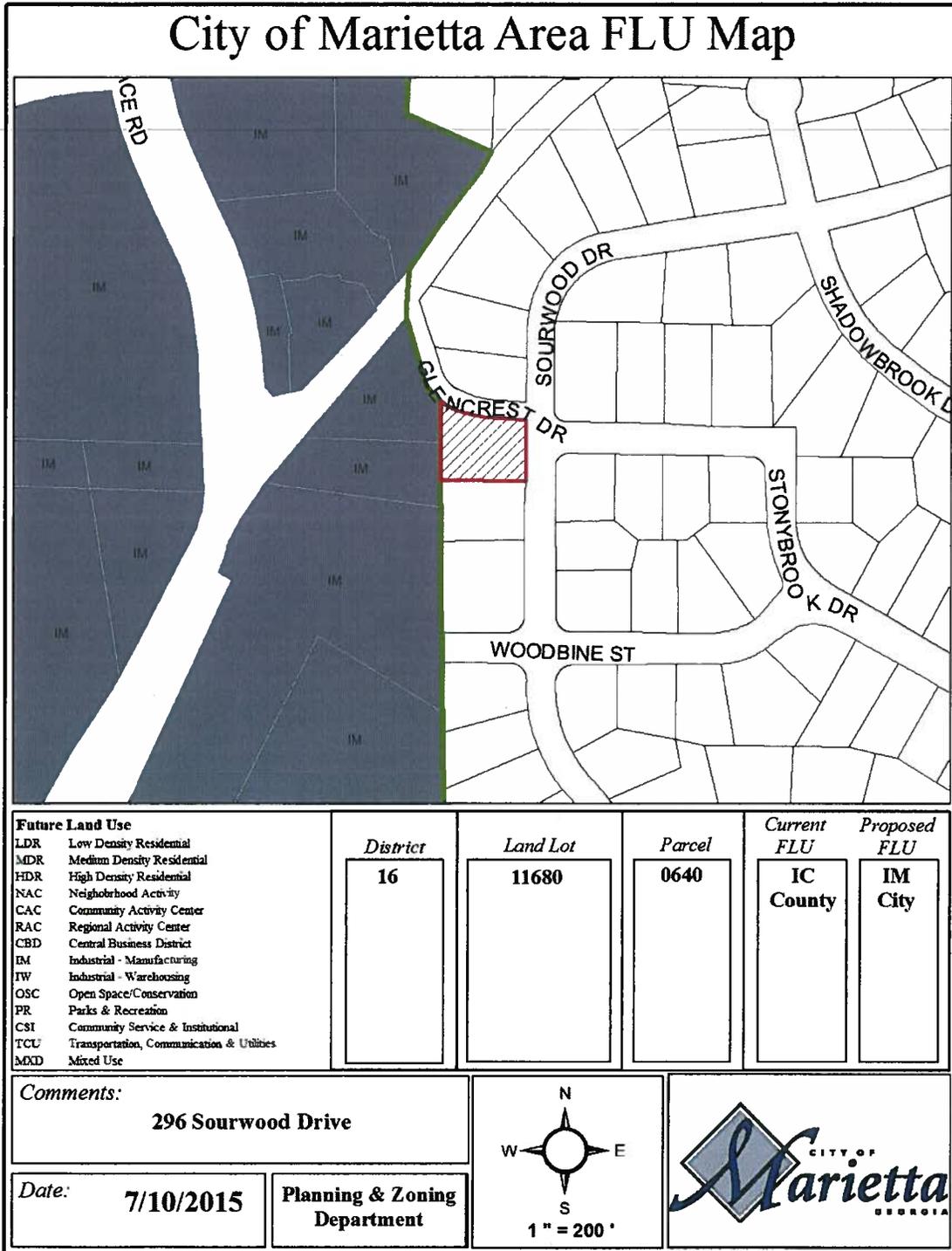
Comments:
 296 Sourwood Dr

Date: 7/1/15

Planning & Zoning Department




FLU MAP



PICTURES OF PROPERTY



Front of 296 Sourwood Drive



Side of 296 Sourwood Dr (along Glencrest Drive)

STAFF ANALYSIS

Location Compatibility

The applicant, Michael Good, is requesting the annexation and rezoning of the property located at the corner of Sourwood Drive and Glencrest Drive. The subject property is 0.395 acres, is zoned R-20 in Cobb County, and is a part of Stoneybrook Subdivision. The applicant is requesting R-2 (Single Family Residential – 2 units / acre) zoning in the city limits. The surrounding properties to the north, east, and south are zoned and used as single family residences. The properties to the west were recently annexed into the city with LI (Light Industrial) zoning for a proposed expansion of the Vermeer facility.

Use Potential and Impacts

Annexing and rezoning this property will have little, if any, impact on the adjacent uses. It will still be zoned and used residentially, only it will be located within the City limits.

This property contains a single family home with a large parking area in the backyard; which appears to be used for parking commercial vehicles used in conjunction with the veterinary office across Gresham Road. This raises questions about the exact use of the property, as city code does not allow a commercial parking lot on a residentially zoned (and used) property. The applicant has not expressed any long term intentions for the use of the property.

Cobb County's future land use designation for this property is IC (Industrial Compatible), which is described for an area that can support light industrial, office/warehouse, and distribution uses such as professional business parks and distribution centers. Although this property and the surrounding neighborhood is currently zoned residential, this type of future land use indicates Cobb County has selected this area for eventual redevelopment. It is for this reason, as well as the existing future land use of the surrounding city properties, that the city has selected a future land use of IM (Industrial Manufacturing) for this property. Industrial Manufacturing is intended to provide for areas that can support industrial uses that may create fumes, noise, dust, etc. that may negatively impact adjacent uses. Although these areas are not suggested to be immediately adjacent to residential uses, it is unlikely that this residential parcel would be rezoned and developed into an industrial use without an assemblage of other neighboring lots. Despite R-2 not being consistent with a future land use of IM, this future land use would be consistent with the neighboring area, both within Cobb County and the City.



Environmental Impacts

There is no indication of any endangered species, topographic concerns, flood plains, or wetlands on the site.

Economic Functionality

This property appears to have been consistently occupied and maintained as a residence. It is most economically useful to be zoned for single family use.

Infrastructure

The incorporation of this singular lot into the city limits should not have any adverse impact on the city's infrastructure, as all the affected infrastructure, such as water, sewer, fire services, etc., are already in place. This annexation and rezoning should not adversely impact the ability of the City to continue providing quality infrastructure services.

History of Property

Because it is not located in the City, there is no history of any rezonings or variances for this property.



ANALYSIS & CONCLUSION

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Prepared by: Shelley Smith

Approved by: Rusty Ratt



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"
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	400 GPD

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes, but cannot guarantee adequate fall
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	8"
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	400 GPD
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 AND 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 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?	Sourwood Drive & Glencrest Drive
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?	No
If yes, what are they?	N/A



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Station 52
Distance of the nearest station?	1.3 miles
Most likely station for 1 st response?	Station 52
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

No additional comments.

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:



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School Zone Servicing Development:

Grades six (6) through twelve (12) will be serviced by:

- Marietta Sixth Grade Academy
- Marietta Middle School
- Marietta High School

Current Capacity at Servicing Elementary School:

Current Capacity at Marietta Sixth Grade Academy:

Current Capacity at Marietta Middle School:

Current Capacity at Marietta High School:

Current Enrollment at Servicing Elementary School:

Current Enrollment at:

- Marietta Sixth Grade Academy:
- Marietta Middle School:
- Marietta High School:

Number of students generated by present development:

Number of students projected from proposed development at:

- Elementary level:
- Sixth Grade level:
- Middle School 7th & 8th Grade level:
- High School level:

New School(s) planned that might serve this area:

Comments:



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

APPLICATION FOR REZONING

A 2015-05
CA 2015-06

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

Application #: 2-2015-27 Registrar #: _____
 Planning Commission Hearing: 8-4-15 City Council Hearing: 8-12-15

Owner's Name: Michael Good Email Address: DrGood007@BellKane
 Mailing Address: 2181 Dallas Highway Zip Code: 30064 Telephone Number: 270-911-1556

COMPLETE ONLY IF APPLICANT IS NOT OWNER: Cell 404-510-1305

Applicant: _____
 Preferred Mailing Address: 1343 Gresham Rd NE Zip Code: 30062
 ATTN: DR. GOOD
 Telephone Number: _____ Email Address: _____

Address of property to be rezoned: 296 Southwood Dr Atlanta GA 30062
 Land Lot (s): 1168 District: 16 Parcel: 64 Acreage: 5.91 Ward: 5A Future Land Use: _____
 Present Zoning Classification: R-120 Proposed Zoning Classification: R-2

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.

1. **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.**
2. Legal Description. **Legal description must be in a WORD DOCUMENT.**
3. Application fee (\$500) waived - Annex.
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. 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.
7. Site plan (25 copies, drawn to scale) prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
 - One copy scaled to an 8 1/2" X 11" size
 - 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
8. A detailed written description of the proposed development / project must be submitted with the rezoning application.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: July 17, 2015

PUBLIC NOTICE OF REZONINGS, AND CODE AMENDMENTS

The City of Marietta hereby gives notice that a public hearing will be held on the following rezonings and code amendment by the Planning Commission on **Tuesday, August 4, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, August 12, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-27 [REZONING] MICHAEL GOOD requesting rezoning for property located in Land Lot 1168, District 16, Parcel 0640, 2nd Section, Cobb, Cobb County, Georgia and being known as 296 Sourwood Drive from R-20 (Single Family Residential - County) to R-2 (Single Family Residential - 2 units/acre). Ward 5A.

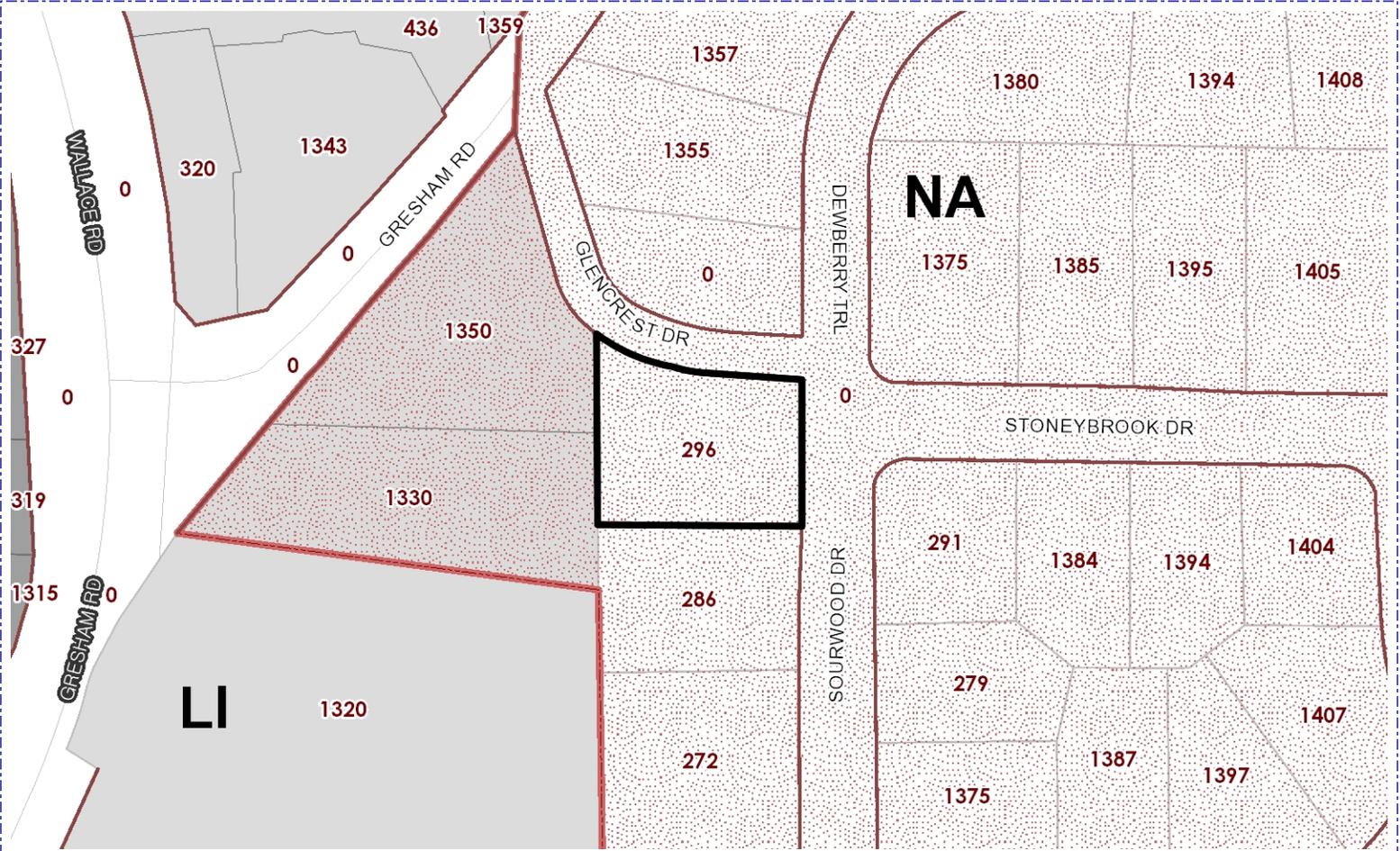
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

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

Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
296 SOURWOOD DR	16116800640	0.371		NA	

Property Owner:	Michael Good	Zoning Symbols
Applicant:		
Proposed Zoning:	R20 (Cty) to R2 (City)	
Agent:		
Proposed Use:		
Planning Commission Date:	08/04/2015	
City Council Hearing Date:	08/12/2015	Case Number: Z2015-27
City of Marietta Planning & Zoning		

