



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-38 **LEGISTAR: #20150983**

LANDOWNERS: William C. Hagemann Profit Sharing Plan
P.O. Box 4322
Marietta, GA 30061

APPLICANT: Same as above

AGENT: n/a

PROPERTY ADDRESS: 180 Locust Street

PARCEL DESCRIPTION: 16 11580 1240

AREA: 0.38 acres **COUNCIL WARD:** 3A

EXISTING ZONING: OI (Office Institutional)

REQUEST: R-4 (Single Family Residential – 4 units / acre)

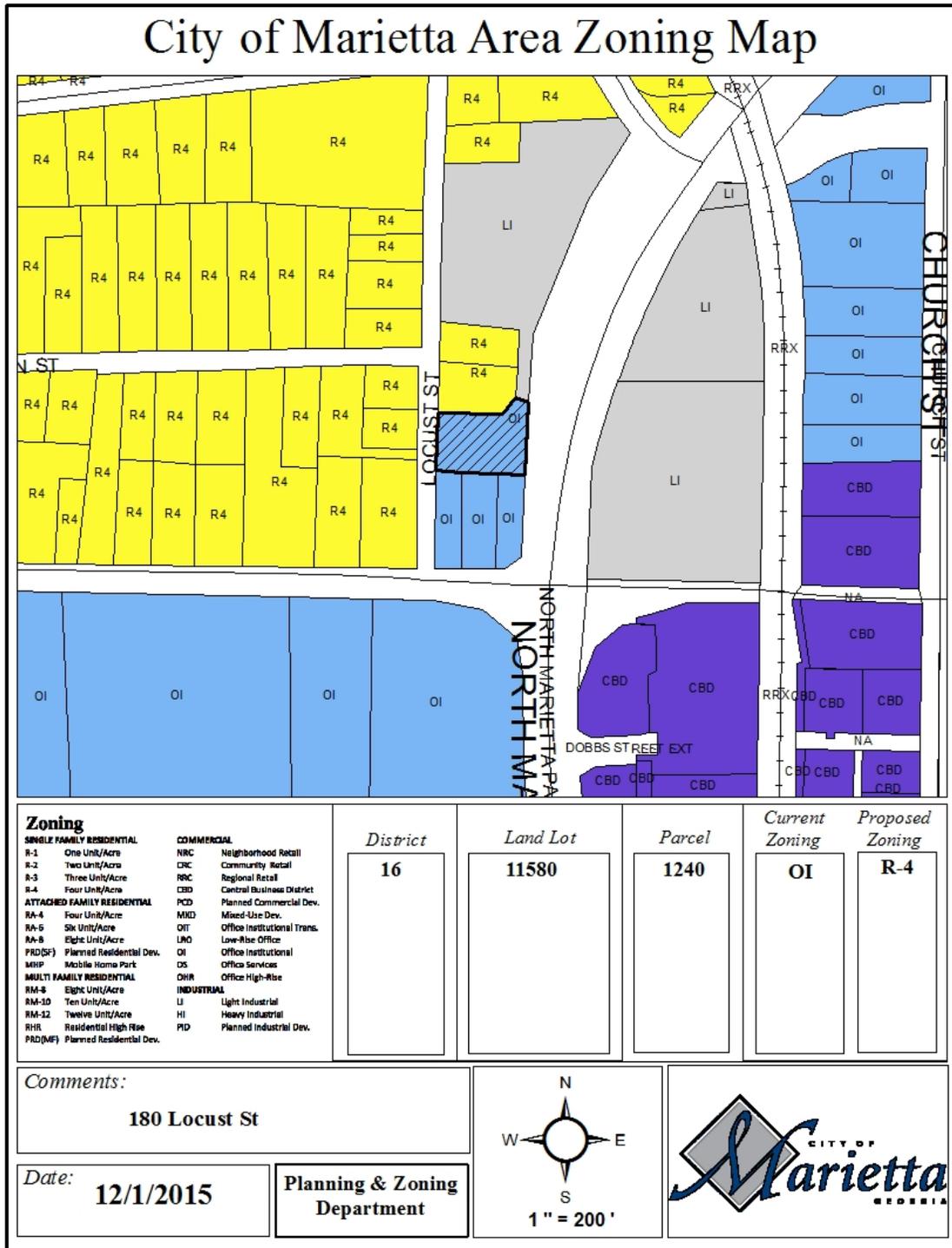
FUTURE LAND USE: MDR (Medium Density Residential)

REASON FOR REQUEST: The applicant is requesting this rezoning for the construction of a single family detached home.

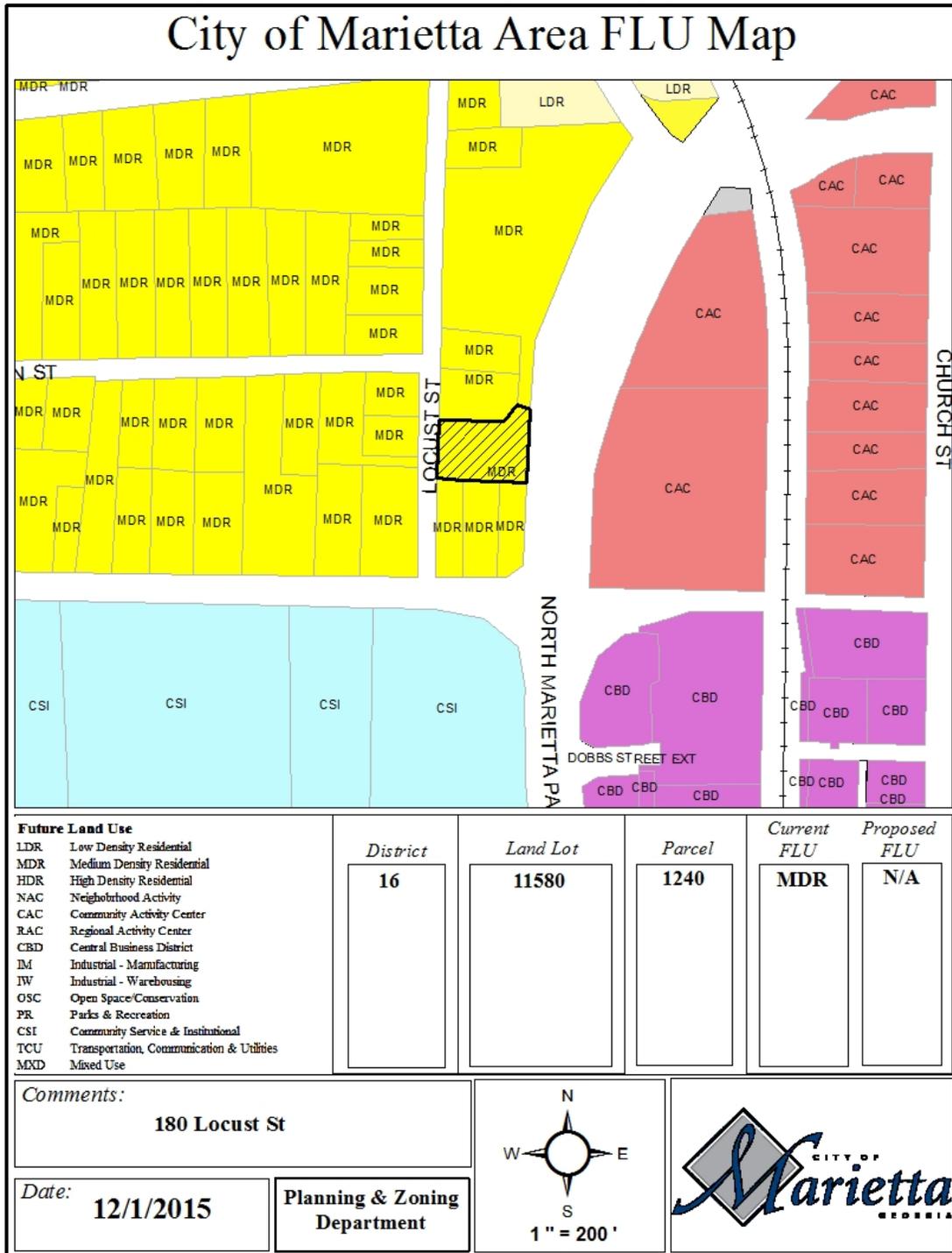
PLANNING COMMISSION HEARING: Tuesday, December 1, 2015 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, December 9, 2015 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



180 Locust St



180 Locust St

STAFF ANALYSIS

Location Compatibility

The applicant and owner, William Hagemann, is requesting to rezone 0.38 acres located at 180 Locust Street from OI (Office Institutional) to R-4 (Single Family Residential - 4 units/acre). The applicant is requesting to rezone this property in order to build a single family detached residence.

A variety of zoning districts surround this area. The adjacent property to the north was rezoned to R-4 in 2014 and a new single family detached residence is under construction. A law office, insurance office, and hair salon is located on the property to the south and zoned OI (Office Institutional). The neighborhood to the west, across Locust Street, is zoned R-4. The properties across North Marietta Parkway, which abuts the property to the east, are zoned LI and CBD (Central Business District).

Use Potential and Impacts

The subject property is on the edge of a single family residential district where several zoning categories and uses intermingle, but most adjacent uses are single family homes. The applicant has a contract on the property from someone who intends to build a single family residence that will only add to the community. There will be no change to the use of the property that would adversely affect the surrounding properties.

The City of Marietta Comprehensive Plan and the Future Land Use map designates this property and all surrounding areas as Medium Density Residential (MDR). Medium Density Residential Districts are relatively compact areas within larger neighborhoods and should be located around or near more intensively developed areas. The zoning request to rezone to R-4 to develop this property to a single family residence is consistent with the current designation.

Environmental Impacts

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

Economic Functionality

The property is currently vacant. The adjacent property to the north is already zoned R-4 and the adjacent property to the south is zoned OI. The character of the neighborhood is single family residences and the majority of the surrounding properties are already zoned R-4.

STAFF ANALYSIS CONTINUED

Infrastructure

The property is entirely within city limits and will be used for residential purposes and will continue utilizing the water, sewer and electric services. There will be minimal impact to the traffic and transportation.

The applicant indicated that they will be building a single family detached residence. Adherence to all bulk and area regulations for R-4 will be verified at the time of permitting.

History of Property

There is no history of any variances or special land use permits granted for this property. A portion of this lot was rezoned from OI to R-4 earlier this year (Z2014-14) and then combined with the parcel of property to the north.

Other Issues

The adjacent properties that are currently zoned OI, Office Institutional and LI, Light Industrial will not be required to provide a landscaped buffer, should this property be rezoned to R-4. Section 710.05(H) states that: "No buffer shall be required in circumstances in which the rezoning of a parcel or parcels of property creates a condition in which a buffer would be required along the boundary of an adjacent property or properties, where no buffer had previously been required."

ANALYSIS & CONCLUSION

The applicant and owner, William Hagemann, is requesting to rezone 0.38 acres located at 180 Locust Street from OI (Office Institutional) to R-4 (Single Family Residential 4 units/acre). The applicant is requesting to rezone this property in order to build a single family detached residence.

A variety of zoning districts surround this area. The adjacent property to the north was rezoned to R-4 in 2014 and a new single family detached residence is under construction. A law office, insurance office, and hair salon is located on the property to the south and zoned OI (Office Institutional). The neighborhood to the west, across Locust Street, is zoned R-4. The properties across North Marietta Parkway, which abuts the property to the east, are zoned LI and CBD (Central Business District).

The subject property is on the edge of a single family residential district where several zoning categories and uses intermingle, but most adjacent uses are single family homes. The applicant has a contract on the property from someone who intends to build a residence that will only add to the community. There will be no change to the use of the property that would adversely affect the surrounding properties.

The applicant indicated that they will be building a single family detached residence and adherence to all bulk and area regulations for R-4 will be verified at the time of permitting.

The property is entirely within city limits and will be used for residential purposes and will continue utilizing the water, sewer and electric services. There will be minimal impact to traffic and transportation in the surrounding area as a result of this request.

The City of Marietta Comprehensive Plan and the Future Land Use map designates this property and all surrounding areas as Medium Density Residential (MDR). Medium Density Residential Districts are relatively compact areas within larger neighborhoods and should be located around or near more intensively developed areas. The zoning request to rezone to R-4 to develop this property to a single family residence is consistent with the current designation.

Prepared by: Shelly Winkles

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?	6"
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?	South Cobb WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

No comment

Transportation

No comment

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Station 51 – 112 Haynes Street
Distance of the nearest station?	0.5 miles
Most likely station for 1 st response?	Station 51 – 112 Haynes Street
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

The fire department has no objections to the zoning change for 180 Locust St. Marietta GA as submitted. However, if the footprint of the structure changes, the Marietta Sprinkler ordinance may be applicable.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No x

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

What special conditions would be involved in serving this site?
No, if residential



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School Zone Servicing Development:	West Side
Grades six (6) through twelve (12) will be serviced by:	
<ul style="list-style-type: none"> - Marietta Sixth Grade Academy - Marietta Middle School - Marietta High School 	
Current Capacity at Servicing Elementary School:	500 - 600
Current Capacity at Marietta Sixth Grade Academy:	800 - 900
Current Capacity at Marietta Middle School:	1,300 – 1,400
Current Capacity at Marietta High School:	2,500 – 2,600
Current Enrollment at Servicing Elementary School:	535
Current Enrollment at:	
<ul style="list-style-type: none"> - Marietta Middle School: 1,343 - Marietta High School: 2,215 	
Number of students generated by present development:	0
Number of students projected from proposed development at:	
<ul style="list-style-type: none"> - Elementary level: 0 - Sixth Grade level: 0 - Middle School 7th & 8th Grade level: 0 - High School level: 0 	
New School(s) planned that might serve this area:	None

Comments: No students generated for this new home at present time.



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

APPLICATION FOR REZONING

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

Application #: <u>22015-38</u>	Legistar #: <u>20150983</u>	PZ #: <u>15-488</u>
Planning Commission Hearing: <u>12-1-15</u>	City Council Hearing: <u>12-9-15</u>	

Owner's Name William C. Hagemann Profit Sharing Plan Email Address: bill@southernff.com

Mailing Address P.O. Box 4322, Marietta, GA Zip Code: 30061 Telephone Number 770-655-0064

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: _____

Mailing Address _____ Zip Code: _____

Telephone Number _____ Email Address: _____

Address of property to be rezoned: 180 Locust Street, Marietta, GA 30064

Land Lot (s) 11580 District 16th Parcel 1240 Acreage 0.38 acres Ward 3A Future Land Use: MDR

Present Zoning Classification: O1 Proposed Zoning Classification: R-4

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)
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.~~
 - 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
7. ~~A detailed written description of the proposed development / project must be submitted with the rezoning application.~~

- Applicant is owner of 180 Locust Street
- 180 Locust Street is 0.38 acres on the east side of Locust Street
- Applicant proposes to rezone 180 Locust Street to R-4
- 180 Locust Street is currently zoned OI
- Applicant has entered into a contract to sell 180 Locust Street to Buyer
- Buyer proposes to build one single-family residence

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: November 13, 2015

PUBLIC NOTICE OF REZONINGS & CODE AMENDMENT

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, December 1, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, December 9, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-38 [REZONING] WILLIAM C. HAGEMANN PROFIT SHARING PLAN requesting rezoning for property located in Land Lot 1158, District 16, Parcel 1240, 2nd Section, Marietta, Cobb County, Georgia, and being known as 180 Locust Street from OI (Office Institutional) to R-4 (Single Family Residential – 4 units/acre). Ward 3A.

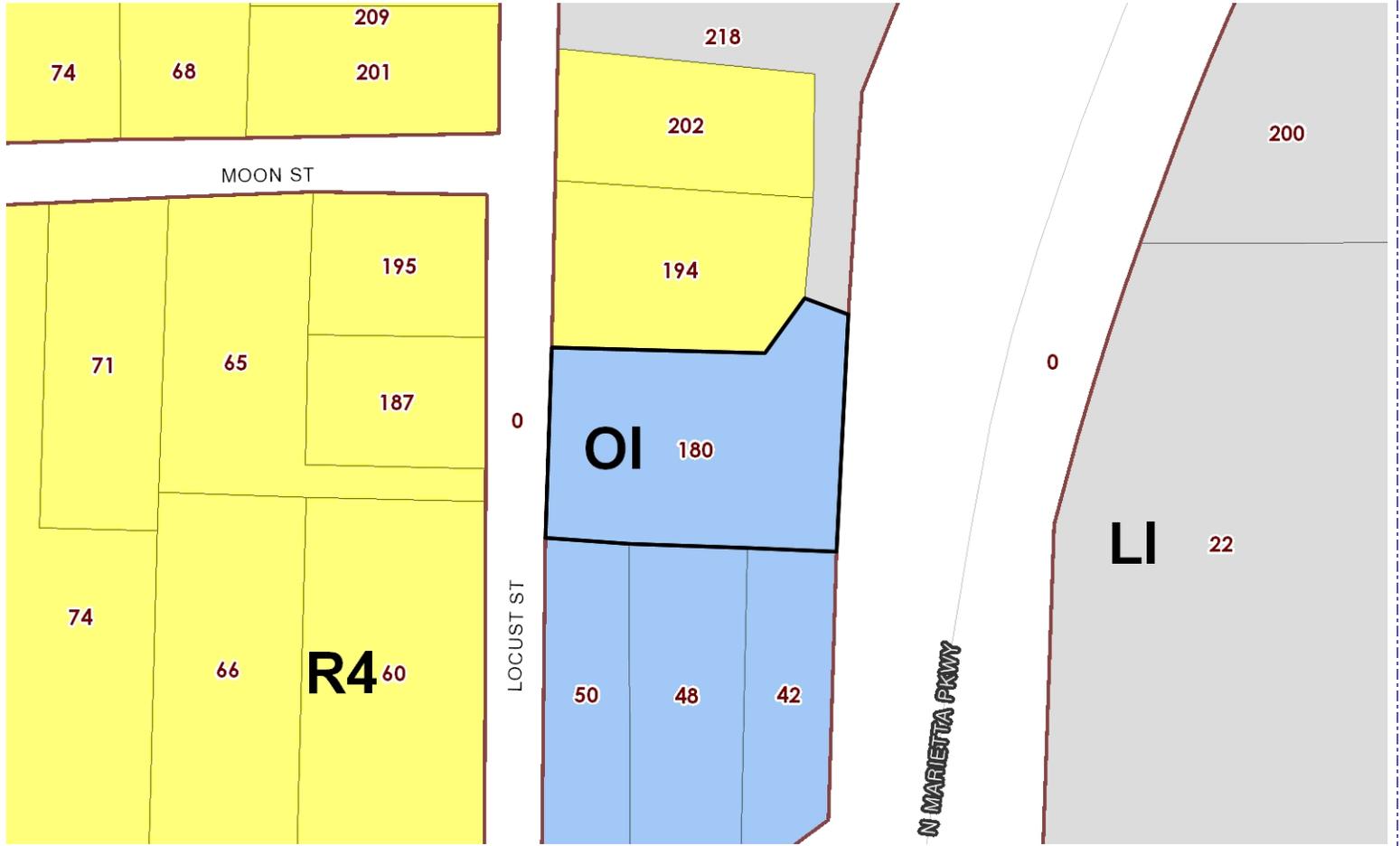
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

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
180 LOCUST ST	16115801240	0.376	3A	OI	MDR

Property Owner: William C. Hagemann Profit Sharing Plan

Applicant:

Proposed Zoning: R-4

Agent:

Proposed Use:

Planning Commission Date: 12/01/2015

City Council Hearing Date: 12/09/2015 Case Number: Z2015-38

City of Marietta Planning & Zoning

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise



Address	Parcel Number	Acreage	Ward	Zoning	FLU
180 LOCUST ST	16115801240	0.376	3A	OI	MDR

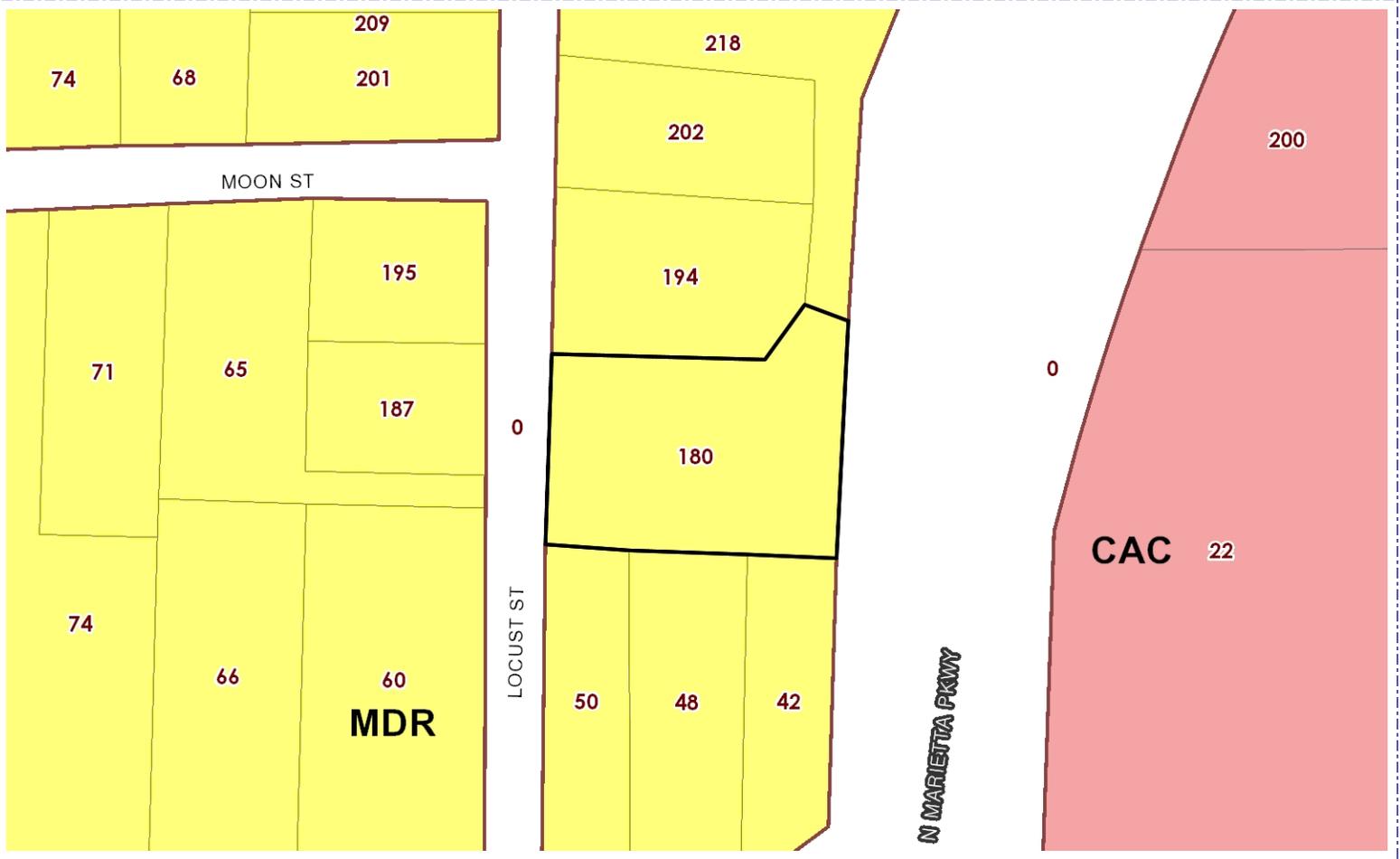
Property Owner:	William C. Hagemann Profit Sharing Plan
Applicant:	
City Council Hearing Date:	12/09/2015
Planning Commission Hearing Date:	12/01/2015
BZA Hearing Date:	Case Number: Z2015-38
Comments:	

Legend

-  Railroads
-  City Limits
-  Cobb County Pockets



Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
180 LOCUST ST	16115801240	0.376	3A	OI	MDR

Planning Commission Hearing Date:	12/01/2015
City Council Hearing Date:	12/09/2015
Future Land Use:	MDR
Case Number:	
Comments:	

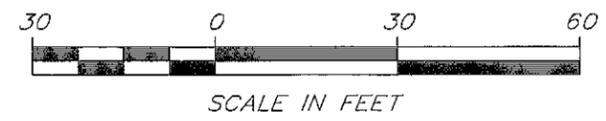
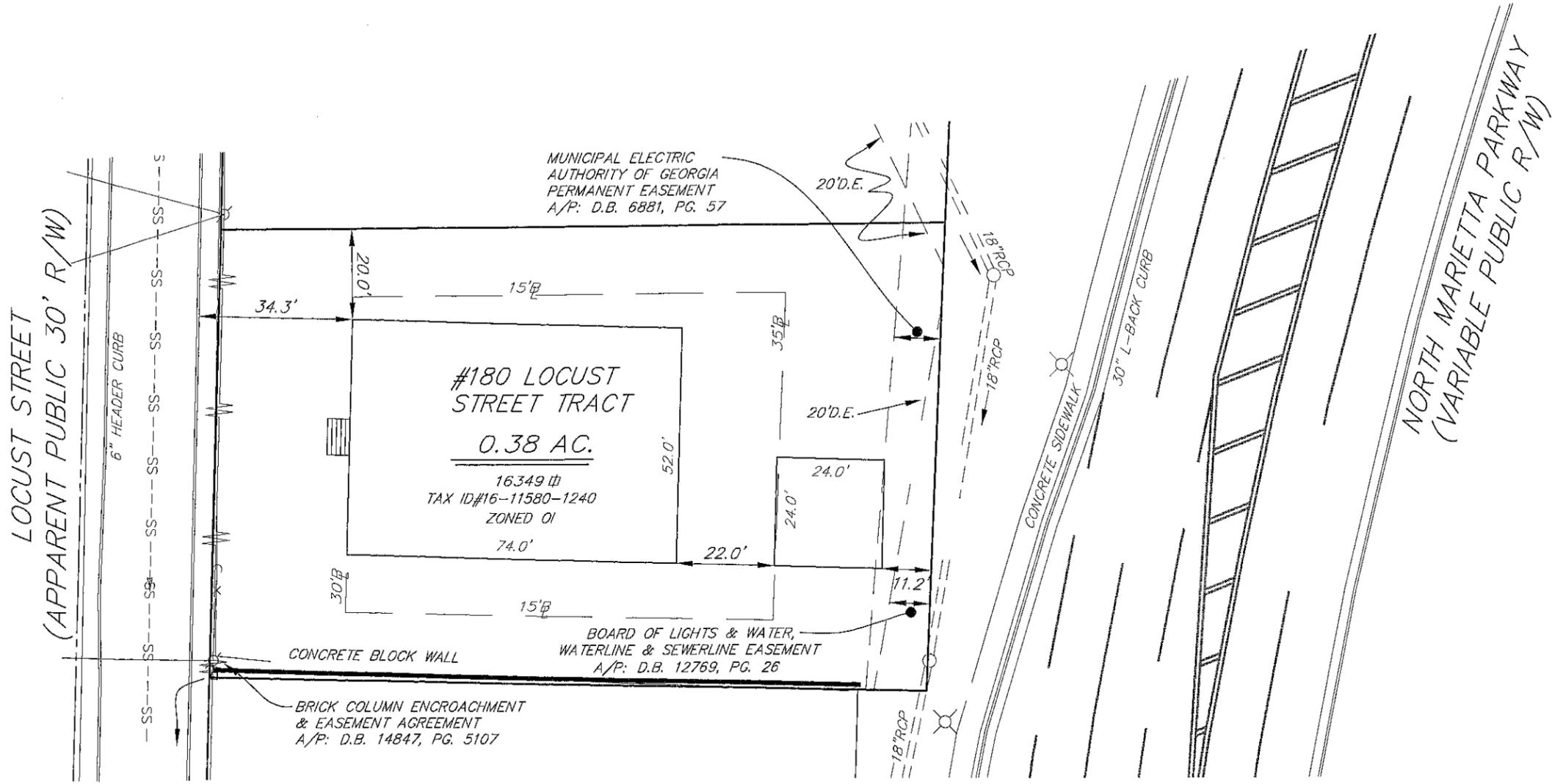
Future Land Use Symbols

- 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

City of Marietta Planning & Zoning

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	W.M. - WATER METER
	G.M. - GAS METER
	— X — TYPE OF FENCE



DATE	: 10-2-15	REVISIONS
SCALE	: 1" = 30'	
DRAWN BY	: ARH	
CHECKED BY	: CAE	
FIELD BOOK	:	

HOUSE LOCATION EXHIBIT
180 LOCUST STREET

Gaskins
 ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd
 Marietta, Georgia 30064
 www.gscsurvey.com
 Phone: (770) 424-7168
 Fax: (770) 424-7593

LOCATED IN L.L. 1158
 16th DISTRICT, 2nd SECTION
 COBB COUNTY, GA.

Drawing name: S:\Bnd\COBB\16\16_1158\LOCUST\16180 LOCUST STREET.dwg
 Plotted on: Oct 02, 2015 - 12:22pm
 Plotted By: dhicks