

1. Planning Commission Agenda

Documents:

[\\_MAR 3, 2020 PC AGENDA.PDF](#)

2. Z2020-06 Morningside Dr 508,510

Documents:

[Z2020-06 MORNINGSIDE DR 508,510.PDF](#)

3. Z2020-08 Cole St 171

Documents:

[Z2020-08 COLE ST 171.PDF](#)

4. Z2020-09 (A2020-01) Cobb Pkwy 1468 N, 1540 N; Hamilton Grove Blvd 1497

Documents:

[Z2020-09 \(A2020-01\) COBB PKWY 1468 N, 1540 N, HAMILTON GROVE BLVD 1497.PDF](#)

5. Z2020-10 (A2020-02) Sandtown Rd 1501, 1521

Documents:

[Z2020-10 \(A2020-02\) SANDTOWN RD 1501, 1521.PDF](#)



# City of Marietta

205 Lawrence Street  
Post Office Box 609  
Marietta, Georgia 30061

## Meeting Agenda

### PLANNING COMMISSION

*Bob Kinney - Chairman*  
*Jay Davis, Ward 1*  
*Frasure Hunter, Ward 2*  
*Boozer McClure, Ward 3*  
*Byron "Tee" Anderson, Ward 4*  
*Brenda McCrae, Ward 5*  
*Stephen Diffley, Ward 7*

Tuesday, March 3, 2020

6:00 PM

City Hall Council Chambers

**NOTE: Applicant and those in favor have a total of 15 minutes to make their presentation to the Commission. Applicant may reserve any portion of this time for rebuttal. All those opposed have a total of 15 minutes to present comments to the Commission.**

#### CALL TO ORDER & ROLL CALL:

#### MINUTES:

**20200120      February 4, 2020 Regular Planning Commission Meeting Minutes**

Review and Approval of the February 4, 2020 Regular Planning Commission Meeting Minutes.

#### REZONINGS, ANNEXATIONS, CODE AMENDMENTS:

**20200036      Z2020-06 [REZONING] ARAMIS REALTY, LLC (ACFL2, INC)**

**Z2020-06 [REZONING] ARAMIS REALTY, LLC (ACFL2, INC)** is requesting the rezoning of 0.21 acres located in Land Lot 1143, District 16, Parcel 0370 of the 2nd Section, Cobb County, Georgia, and being known as **508 Morningside Drive** from OI (Office Institutional) to R-4 (Single Family Residential - 4 units/acre). Ward 5A.

**20200061      Z2020-08 [REZONING] T.D. PROPERTY RENTALS LLC**

**Z2020-08 [REZONING] T.D. PROPERTY RENTALS LLC** is requesting the rezoning of 0.27 acres located in Land Lot 1160, District 16, Parcel 1280 of the 2nd Section, Cobb County, Georgia, and being known as **171 Cole Street** from NRC (Neighborhood Retail Commercial) to R-4 (Single Family Residential - 4 units/acre). Ward 5A.

**20200073      Z2020-09 [REZONING] TRATON, LLC**

**Z2020-09 [REZONING] TRATON, LLC** is requesting the rezoning of 6.7 acres located in located in Land Lots 863 & 866, District 16, Parcels 0030, 0040, & 1090 of the 2nd Section, Cobb County, Georgia, and being known as **1468 & 1540 Cobb Parkway North and 1497 Hamilton Grove Boulevard** from MXD (Mixed Use Development - City) and GC (General Commercial - County) to MXD (Mixed Use Development) in the City. Ward 4B.

**20200074      A2020-01 [ANNEXATION] TRATON, LLC**

**A2020-01 [ANNEXATION] TRATON, LLC** is requesting the annexation of property located in Land Lot 866, District 16, Parcel 0030 of the 2nd Section, Cobb County, Georgia and being known as **1468 Cobb Parkway North** consisting of approximately 3.42 acres. Ward 4B.

**20200075      CA2020-01 [CODE AMENDMENT]**

**CA2020-01 [CODE AMENDMENT]** In conjunction with the requested annexation of property located in located in Land Lot 866, District 16, Parcel 0030 of the 2nd Section, Cobb County, Georgia and being known as **1468 Cobb Parkway North**, the City of Marietta proposes to designate the Future Land Use of said property as MDR (Medium Density Residential). Ward 4B.

**20200077      Z2020-10 [REZONING] 20 HOLDINGS, LLC**

**Z2020-10 [REZONING] 20 HOLDINGS, LLC** is requesting the rezoning of 4.2 acres located in Land Lots 208 & 209, District 17, Parcels 0010 & 0810 of the 2nd Section, Cobb County, Georgia, and being known as **1501 & 1521 Sandtown Road** from R-20 (Single Family Residential - Cobb County) to PRD-SF (Planned Residential Development - Single Family) in the City. Ward 3A.

**20200078      A2020-02 [ANNEXATION] 20 HOLDINGS, LLC**

**A2020-02 [ANNEXATION] 20 HOLDINGS, LLC** is requesting the annexation of property located in Land Lots 208 & 209, District 17, Parcels 0010 & 0810 of the 2nd Section, Cobb County, Georgia and being known as **1501 & 1521 Sandtown Road**, and any associated right of way, consisting of approximately 4.2 acres. Ward 3A.

**20200079      CA2020-02 [CODE AMENDMENT]**

**CA2020-02 [CODE AMENDMENT]** In conjunction with the requested annexation of property located in Land Lots 208 & 209, District 17, Parcels 0010 & 0810 of the 2nd Section, Cobb County, and being known as **1501 & 1521 Sandtown Road**, the City of Marietta proposes to designate the Future Land Use of said property as MDR (Medium Density Residential). Ward 3A.

**ADJOURNMENT:**



**REZONING APPLICATION ANALYSIS**

**ZONING CASE #: Z2020-06**

**LEGISTAR: 20200036**

**LANDOWNERS:** ACFL2, Inc./ Andre Chassaigon  
260 Howard Street NE  
Suite# 4  
Atlanta, Georgia 30317

**APPLICANT:** Aramis Realty, LLC/ Jody Collins  
260 Howard Street NE  
Suite# 4  
Atlanta, Georgia 30317

**AGENT:** N/A

**PROPERTY ADDRESS:** 508 & 510 Morningside Drive NE  
Marietta, Georgia 30060

**PARCEL DESCRIPTION:** 16 11430 0370

**AREA:** ~0.21 AC

**COUNCIL WARD:** 5A

**EXISTING ZONING:** OI (Office Institutional)

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

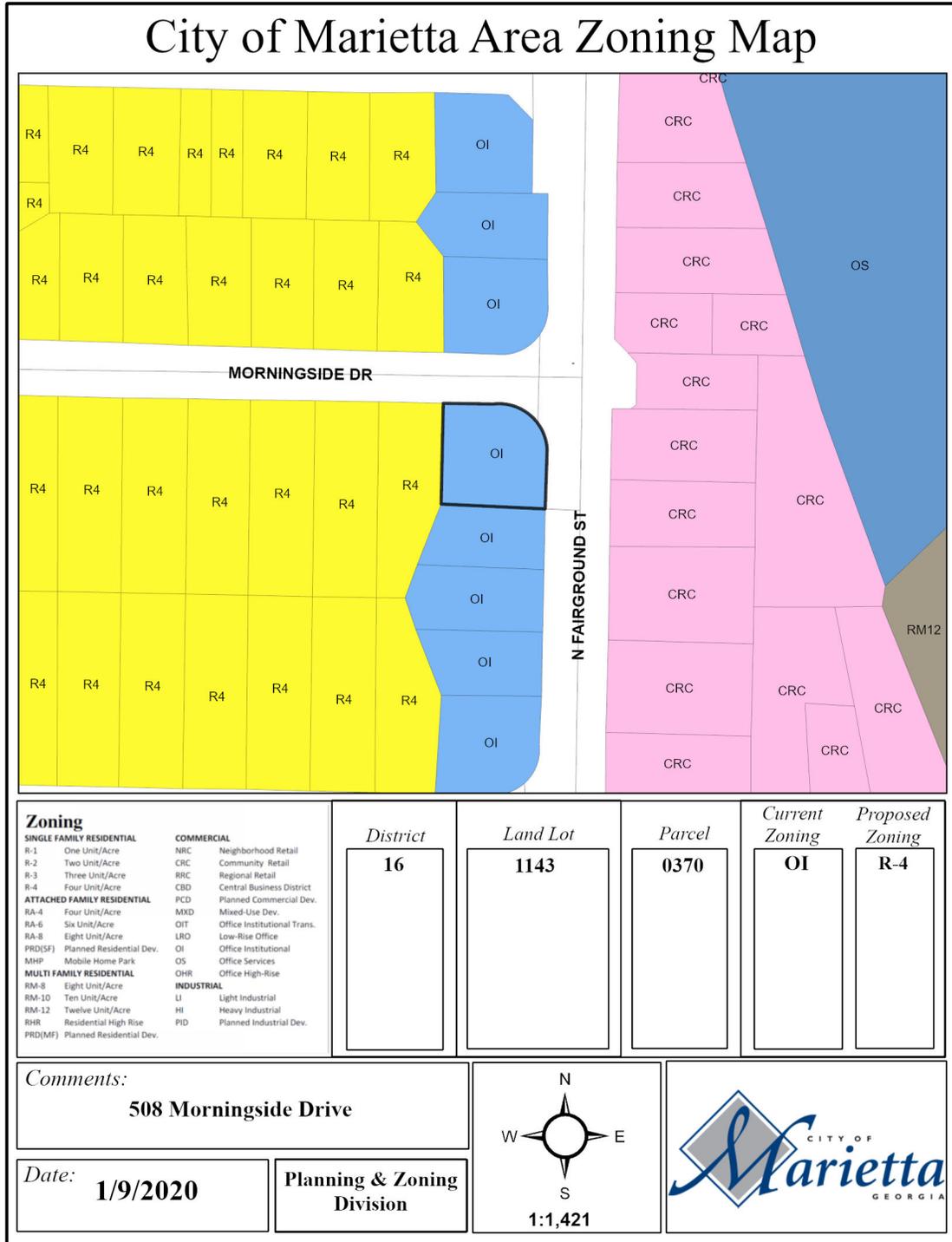
**FUTURE LAND USE:** CAC (Community Activity Center)

**REASON FOR REQUEST:** The applicant is requesting the rezoning of the property at 508 & 510 Morningside Drive NE from OI to R-4 in order to use as a single-family detached residence.

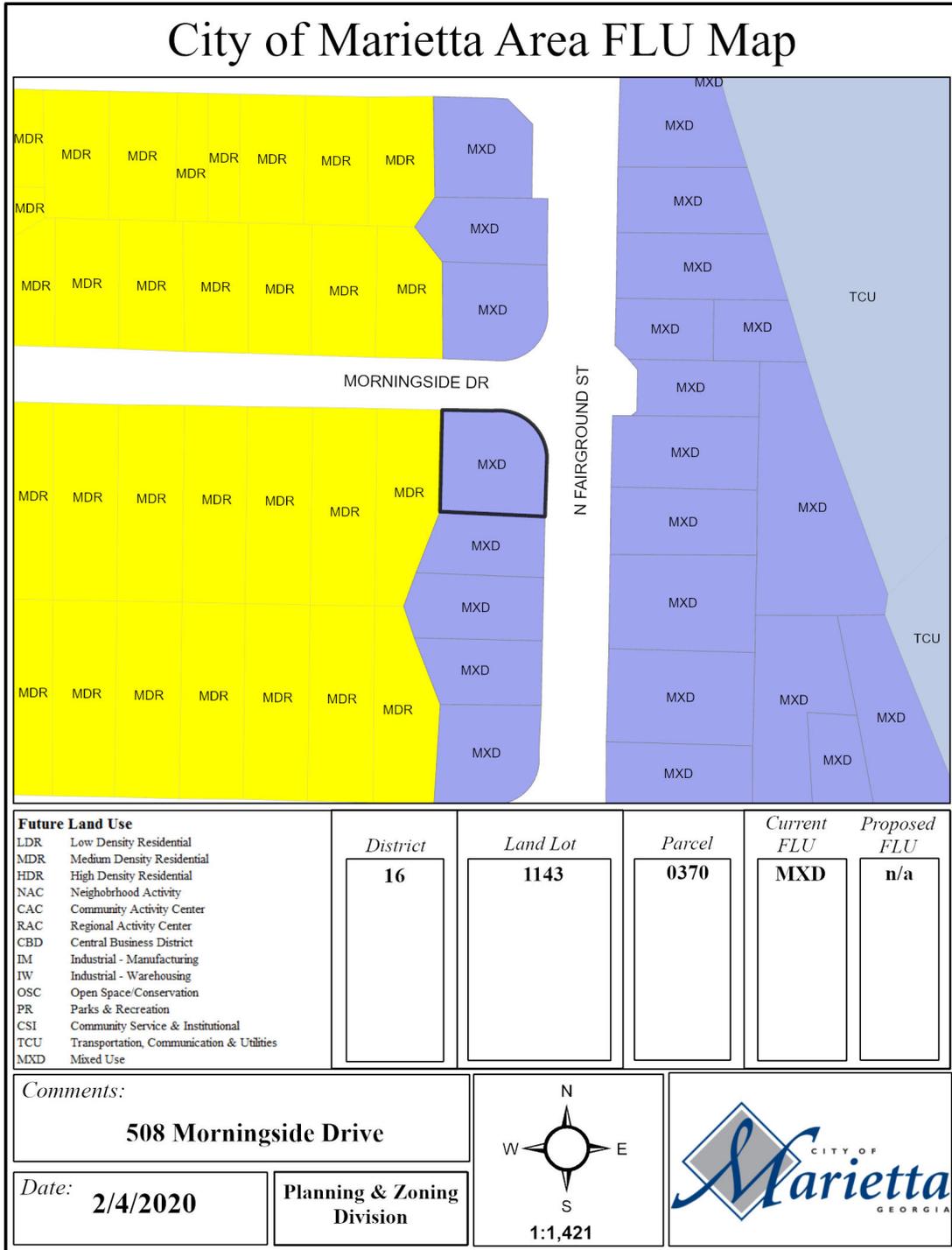
**PLANNING COMMISSION HEARING:** Tuesday, March 3, 2020 – 6:00 p.m.

**CITY COUNCIL HEARING:** Wednesday, March 11, 2020 – 7:00 p.m.

# MAP



## FLU MAP



**PICTURES OF PROPERTY**



*Front of property at 508 & 510 Morningside Drive*



*Driveway next to public right of way on the eastside of property*



*Driveway next to public right of way on the westside of property*

## STAFF ANALYSIS

### *Location Compatibility*

The applicant, Aramis Realty, LLC/ Jody Collins, is requesting the rezoning of the subject property located at 508/510 Morningside Drive, which is 0.21 acres in area, from OI (Office Institutional) to R-4 (Single Family Residential-4 units/acre). The applicant is requesting this rezoning in order to use the existing structure as a single-family residence. The property is located at the corner of Morningside Drive and North Fairground Street.

The adjacent properties to the north are zoned OI and R-4; to the west are all zoned R-4; to the east (across N Fairground St) are zoned CRC (Community Retail Commercial); and to the south are a mixture of OI and R-4 zoning. Further north of Morningside Drive, along both Hyde and Freyer Drive, there are no duplexes and all the residences are single family units.

### *Use Potential and Impacts*

The Morningside/Ramona/Birney area was developed with a mix of duplexes and single-family homes in the 1940s. Many of the duplexes are rental units and many have deteriorated due to lack of maintenance. However, the construction of new homes in the area is expected to increase interest in rehabilitating and reinvesting in nearby, existing homes.

This property had previously been used as a duplex but has been vacant and listed for sale for approximately six (6) years. Many of the residential properties within the area and along Morningside Drive are currently being used as rented duplexes. The applicant had previously requested to rezone (Z2018-31) the property to R-4 with an additional use as a duplex in December 2018 but was denied. This property is surrounded by residential uses and low intensity offices; therefore, the proposed use of this property as a single-family residence should not pose a detrimental effect on the surrounding areas.

To convert the duplex into a single family home, the applicant has provided plans to remove an interior wall separating the living areas. However, there is no indication that the second, unnecessary kitchen will be altered. Should this property be rezoned as requested, the removal of one of the kitchens will be required to ensure that the structure will not be used as two separate units.

Also, the following variances would be necessary to allow the existing structure to remain as is:

1. Variance to reduce the major side setback along the eastern property line from 25 ft. to 21 ft. [§708.04 (H)]
2. Variance to reduce the front yard setback along the northern property line from 25 ft. to 19 ft. [§708.04 (H)]



The FLU (Future Land Use) of this property is CAC (Community Activity Center); The purpose of the Community Activity Center category is to provide for areas that can meet the retail and service needs of several neighborhoods and communities. These are areas that provide a wide range of goods and services, including businesses and professional offices, which are appropriately located throughout the city along collector and arterial streets. The current zoning of OI is compatible with the FLU. Although R-4 zoning is not compatible with the CAC Future Land Use, it is reflective of the current use of properties in the surrounding neighborhood.

### *Environmental Impacts*

Only minimal changes are proposed so there should be no additional environmental impacts caused by the proposed request. There is no indication of any wetlands, streams, or endangered species existing on the property.

### *Economic Functionality*

The subject property, as well as all corner properties along the west side of North Fairground Street, are zoned OI. However, most of these parcels lack the size needed for viable office use. There are no commercial or office uses on the west side of Fairground Street, but several properties along the east side of Fairground Street have transitioned to commercial use. The limited area of the subject property does not meet the minimum lot size or provide enough area for office/commercial parking requirements; therefore, this property is not economically functional as currently zoned.

### *Infrastructure*

The property has two areas used for parking: the eastern curb cut leads to a paved area and the western curb cut leads to a lightly graveled area that is now overgrown with grass. Current regulations require two (2) parking spaces per unit and the Zoning Ordinance prohibits parking on an unpaved surface or on the street. The paved parking space is located dangerously close to the intersection and stop sign at North Fairground Street. If the property is rezoned as requested, the existing paved parking space should be removed, and two paved parking spaces should be provided on the west side of the home. The sidewalk at the driveway must also be replaced. Otherwise, the following variance would be necessary to allow conditions remain as-is:

1. Variance to allow a gravel and grass surface for parking. [*§716.08 (B)*]

According to Marietta City Schools Impact Assessment, there is only the potential of two (2) students that would possibly enroll in the school system from the rezoning of this development. Therefore, staff does not expect the rezoning of this property to have a negative impact on the city school system.



*Overhead Electrical/Utilities*

There are overhead utilities on Morningside Drive, but no potential conflicts are anticipated with this request.

*History of Property*

The applicant previously requested the rezoning of this property in 2018 (Z2018-31) from OI to R-4 with the additional usage as a duplex but the request was denied by City Council.

*Historical Impacts*

There is no known historical significance associated with this property.



## ANALYSIS & CONCLUSION

The applicant, Aramis Realty, LLC/ Jody Collins, is requesting the rezoning of the subject property located at 508/510 Morningside Drive, which is 0.21 acres in area, from OI to R-4. The applicant is requesting this rezoning in order to convert the existing structure to a single-family residence. The property is located at the corner of Morningside Drive and North Fairground Street. Surrounding properties are zoned R-4, OI, and CRC.

This property had previously been used as a duplex but has been vacant and listed for sale for six (6) years. Many of the residential properties within the area and along Morningside Drive are currently being used as duplexes. However, most are rental units that have deteriorated due to lack of maintenance. The applicant had previously requested to rezone the property to R-4 (Z2018-31) with an additional use as a duplex in December 2018 but that request was denied. Since the property is surrounded by residential uses and low intensity offices, a single-family residence should not be detrimental to the surrounding area.

The applicant has provided plans to remove an interior wall separating the living areas to convert the duplex into a single-family home. However, there is no indication that the second, unnecessary kitchen would be altered. Should this property be rezoned as requested, the removal of one of the kitchens will be required to ensure that the structure will not be used as two separate units. Also, should the property be rezoned as requested, the following variances would be necessary to allow the structure remain as is:

1. Variance to reduce the major side setback along the eastern property line from 25 ft. to 21 ft. for the existing structure only. [*§708.04 (H)*]
2. Variance to reduce the front yard setback along the northern property line from 25 ft. to 19 ft. for the existing structure only. [*§708.04 (H)*]

The existing paved parking space, which is dangerously close to the intersection, should be removed and two paved parking spaces should be provided on the west side of the home. The sidewalk at the driveway must also be replaced. Otherwise, the following variance would be necessary to allow the parking to remain as-is:

- Variance to allow a gravel and grass surface for parking. [*§716.08(B)*]

The FLU (Future Land Use) of this property is CAC (Community Activity Center); The purpose of the Community Activity Center category is to provide for areas that can meet the retail and service needs of several neighborhoods and communities. Although the existing OI zoning is compatible with the FLU, a single family home zoned R-4 is more reflective of the current use of the neighborhood.

Prepared by: *J. Suddell*

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? | N/A                                   |
| Size of the water line?                    | 6 in Morningside and 12 in Fairground |
| Capacity of the water line?                | Fire flow test may be required        |
| Approximate water usage by proposed use?   | Not provided                          |

### ***CITY OF MARIETTA - WASTEWATER***

|                                                    |                                                |
|----------------------------------------------------|------------------------------------------------|
| 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?                            | 6 inch in Morningside and 8 inch in Fairground |
| Capacity of the sewer line?                        | A.D.F.<br>Peak                                 |
| Estimated waste generated by proposed development? | Not Provided                                   |
| Treatment Plant Name?                              | Cobb County                                    |
| Treatment Plant Capacity?                          | Cobb County                                    |
| Future Plant Availability?                         | Cobb County                                    |

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## DATA APPENDIX CONTINUED

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

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|                                                                                                            |            |
|------------------------------------------------------------------------------------------------------------|------------|
| 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?                                       | No         |
| 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         |

- For safety reasons, reconfiguration of the eastern driveway is strongly recommended and requested

### ***TRANSPORTATION***

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|                                                             |                                    |
|-------------------------------------------------------------|------------------------------------|
| What is the road effected by the proposed change?           | Fairground St. and Morningside Dr. |
| What is the classification of the road?                     | Fairground St.: Collector          |
| What is the traffic count for the road?                     | Morningside Dr.: Local             |
| Estimated # of trips generated by the proposed development? | Fairground St.: 22,076 (2018)      |
| Estimated # of pass-by cars entering proposed development?  | Morningside Dr.: n/a               |
| Do sidewalks exist in the area?                             | Daily 10                           |
| Transportation improvements in the area?                    | AM 1                               |
| If yes, what are they?                                      | PM 1                               |

Recommend requiring removal of driveway closest to Fairground Street and replacing sidewalk at driveway.



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## DATA APPENDIX CONTINUED

### EMERGENCY SERVICES

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|                                                                                  |                    |
|----------------------------------------------------------------------------------|--------------------|
| Nearest city or county fire station from the development?                        | 112 Haynes St (51) |
| Distance of the nearest station?                                                 | 1.2 miles          |
| Most likely station for 1 <sup>st</sup> response?                                | 51                 |
| Service burdens at the nearest city fire station (under, at, or above capacity)? | n/a                |

**Comments:** If the cost of the project meets or exceeds 100% of the gross assessed value of the building (appraised value of the building) as recorded with the Cobb County Tax Assessor’s office, then the building could be subject to the fire protection ordinance of the Marietta City Code 2-6-140.

### MARIETTA POWER - ELECTRICAL

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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?

None

Additional comments:



**DATA APPENDIX CONTINUED**

***MARIETTA CITY SCHOOLS***

**Marietta City Schools Impact Assessment:**

|                                                             |                               |
|-------------------------------------------------------------|-------------------------------|
| Elementary School System Servicing Development:             | <b>Sawyer Road Elementary</b> |
| Middle School Servicing Development:                        | <b>Marietta Middle School</b> |
| High School Servicing Development:                          | <b>Marietta High School</b>   |
| Capacity at Elementary School:                              | <b>725</b>                    |
| Capacity at Middle School:                                  | <b>1,350</b>                  |
| Capacity at Marietta Sixth Grade Academy:                   | <b>775</b>                    |
| Capacity at High School:                                    | <b>2,150</b>                  |
| Current enrollment of Elementary School:                    | <b>630</b>                    |
| Current enrollment of Middle School:                        | <b>1,390</b>                  |
| Current enrollment of High School:                          | <b>2,455</b>                  |
| Number of students generated by present development:        | <b>0</b>                      |
| Number of students projected from the proposed development: | <b>1</b>                      |
| New schools pending to serve this area:                     | <b>0</b>                      |
| <b><u>Comments:</u></b>                                     |                               |

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### APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)  
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

*For Office Use Only:*  
Application #: 22020-06 Legistar #: 2020 0036 PZ #: 20-21  
Planning Commission Hearing: 3-3-20 City Council Hearing: 3-11-20

Owner's Name ACFL2, Inc. / André Chassaigon

EMAIL Address: \_\_\_\_\_

Mailing Address 260 Howard St NE #4 Zip Code: 30317 Telephone Number 404-512-1876

**COMPLETE ONLY IF APPLICANT IS NOT OWNER:**

Applicant: Aramis Realty, LLC / Jody Collins

EMAIL Address: operations@aramisrealty.com

Mailing Address 260 Howard St NE, Ste 4, Atlanta, GA Zip Code: 30317

Telephone Number 404-512-1876 Email Address: \_\_\_\_\_

Address of property to be rezoned: 508/510 Morningside Dr NE, Marietta, GA 30060

Land Lot (s) 1143 District 16 Parcel 00370 Acreage 0.241 Ward 5A Future Land Use: CAE

Present Zoning Classification: 01 Proposed Zoning Classification: R-4 MXD

**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. The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.
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. Site plan, plat or survey 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 site plan/plat/survey.

**Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").**

If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
  - Acreage, bearing and distances, other dimensions, and location of the tract(s)
  - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
  - Detention/retention areas, and utility easements
  - 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, stream buffers, and 100 year floodplain
7. A detailed written description of the proposed development/project must be submitted with the application.

**CAMPAIGN CONTRIBUTIONS**

The Owner and Applicant herein certify that he/she  has  has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

[Signature]  
Signature of Owner

[Signature]  
Signature of Applicant

André Chassaignon  
Print Name

Jody Collins  
Print Name

**FINANCIAL INTEREST**

The Applicant herein certifies that he/she  has  has not a financial interest in the property which is ten percent (10%) or more.

Jody Collins  
Print Name

[Signature]  
Signature of Applicant

**OWNER/APPLICANT CERTIFICATION**

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

[Signature]  
Signature

Jody Collins  
Please Print

260 Howard St NE, Ste 4, Atlanta, GA 30317  
Address

1/7/2020  
Date

Signed, sealed and delivered in the presence of:

Kacy - Ann Marie Brown My Commission Expires: 05/22/23



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

**PROPOSED DEVELOPMENT/PROJECT – 508-510 MORNINGSIDE DR NE**

Given that the property located at 508-510 Morningside Dr NE, Marietta, GA 30060 is a single-family duplex originally built and used for residential purposes, and that the street on which this property is located is a residential neighborhood, and that this property has remained vacant for a period greater than 6 months and thus has fallen into disrepair and is no longer suitable for habitation as-is, we propose to make extensive repairs and modifications to both the interior and exterior of the building, which, when complete, will result in a single-family, non-duplex dwelling fit for renting to and being inhabited by members of the general public.

The proposed repairs to the property will: A) remove the presence of squatters from the premises and discourage their presence in the property or surrounding area(s) via the installation of a 24x7 monitored alarm system and the replacement of broken windows, doors, crawlspace access, etc., including the removal of boards over the existing windows; B) repair and modify the exterior structure and cosmetic appearance via replacement of the roof, rotted siding, entry doors, decorative metalwork and railings, and altering the roof and facade structural designs as needed for the conversion from a duplex into a single-family property; C) render the units fit for residential use and convert the interior layout from a duplex to a single-family design via modification, removal and/or addition of interior walls and doorways, replacement and painting of interior sheetrock on walls and ceilings, replacement and/or refinishing of flooring, replacement of stolen plumbing and electric lines, replacement of central heating and air conditioning systems and linesets, installation of kitchen appliances, application of pest/rodent control measures, etc.

The specific conversion plans for this property are being designed by ESI (Engineering Systems, Inc.), a licensed architectural firm. The actual conversion will be completed by a General Contractor, to be determined.

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**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: February 14, 2020**

**CITY OF MARIETTA  
PUBLIC NOTICE OF REZONINGS and CODE AMENDMENTS**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, March 3<sup>rd</sup>, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, March 11<sup>th</sup>, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2020-06 [REZONING] ARAMIS REALTY, LLC (ACFL2, INC)** is requesting the rezoning of 0.21 acres located in Land Lot 1143, District 16, Parcel 0370 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as 508 Morningside Drive from OI (Office Institutional) to R-4 (Single Family Residential – 4 units/acre). Ward 5A.

A description and plat of the property sought for the rezoning, special land use permit, and variances 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. You may also review the property file at [www.mariettaga.gov](http://www.mariettaga.gov) and enter the case # in the search box.

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 ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

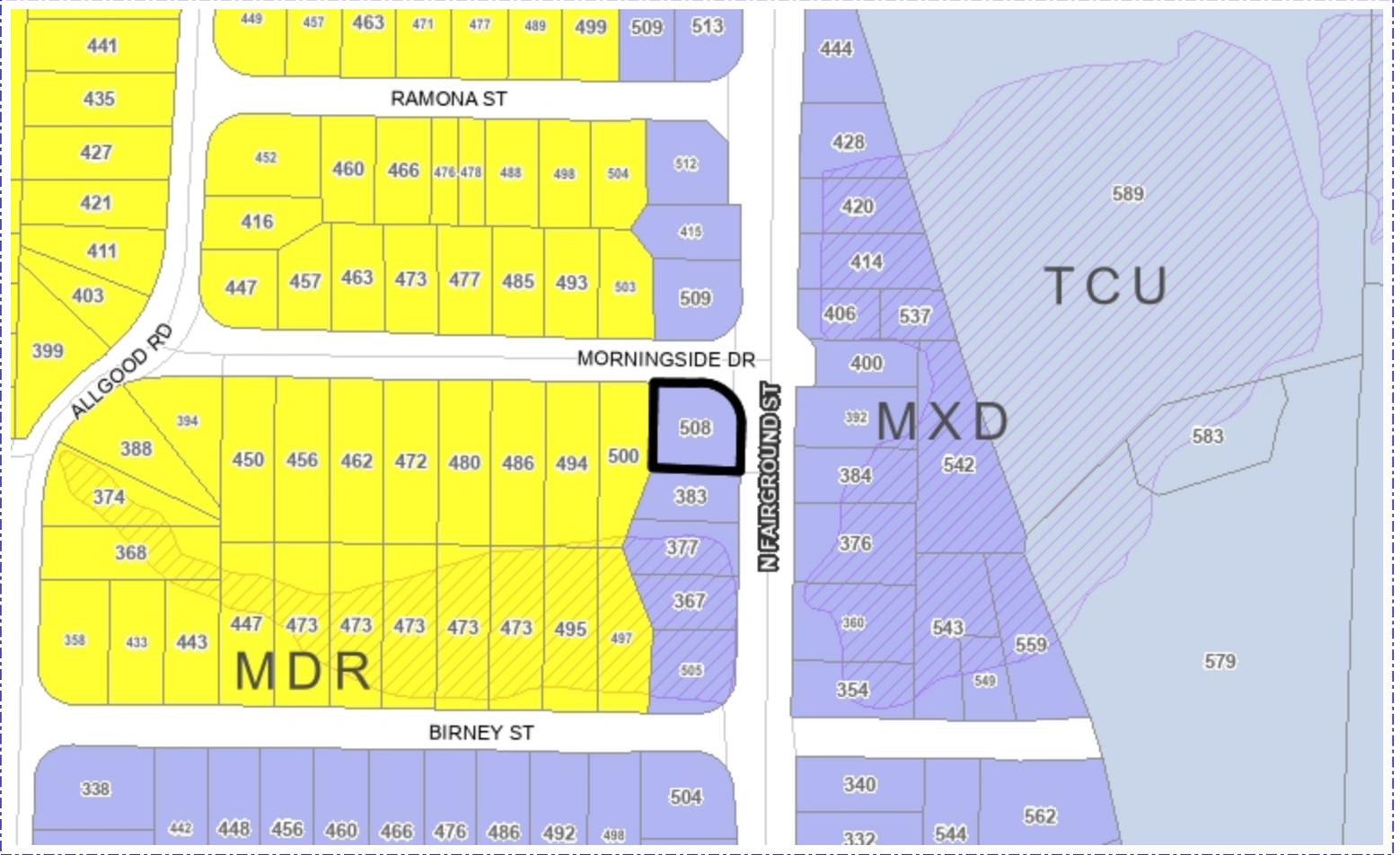


# Rezoning

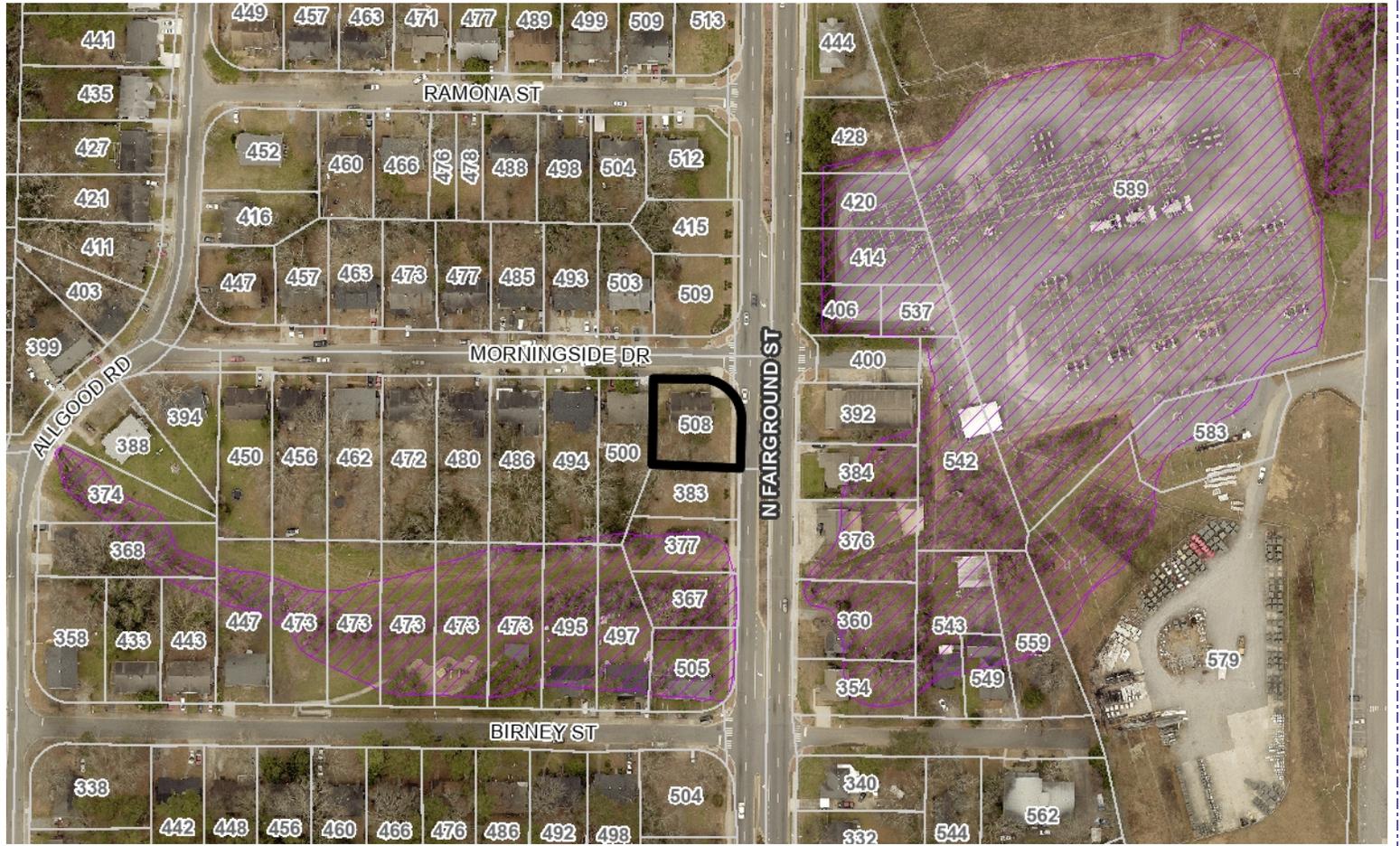


| Address            | Parcel Number | Acreage | Ward | Zoning | FLU |
|--------------------|---------------|---------|------|--------|-----|
| 508 MORNINGSIDE DR | 16114300370   | 0.241   | 5A   | OI     | MXD |

|                                               |                              |                       |                           |
|-----------------------------------------------|------------------------------|-----------------------|---------------------------|
| Property Owner:                               | ACFL2, Inc./Andre Chassaigon |                       | <b>Zoning Symbols</b><br> |
| Applicant:                                    | Aramis Realty/Jody Collins   |                       |                           |
| Proposed Zoning:                              | OI to R4                     |                       |                           |
| Agent:                                        |                              |                       |                           |
| Proposed Use:                                 |                              |                       |                           |
| Planning Commission Date:                     | 03/03/2020                   |                       |                           |
| City Council Hearing Date:                    | 03/11/2020                   | Case Number: Z2020-06 |                           |
| <b>City of Marietta Planning &amp; Zoning</b> |                              |                       |                           |



| Address                                       | Parcel Number | Acreage                            | Ward | Zoning | FLU |
|-----------------------------------------------|---------------|------------------------------------|------|--------|-----|
| 508 MORNINGSIDE DR                            | 16114300370   | 0.241                              | 5A   | OI     | MXD |
| Planning Commission Hearing Date:             | 03/03/2020    | <b>Future Land Use Symbols</b><br> |      |        |     |
| City Council Hearing Date:                    | 03/11/2020    |                                    |      |        |     |
| Future Land Use:                              | MXD           |                                    |      |        |     |
| Case Number:                                  |               |                                    |      |        |     |
| Comments:                                     |               |                                    |      |        |     |
| <b>City of Marietta Planning &amp; Zoning</b> |               |                                    |      |        |     |



| Address            | Parcel Number | Acreage | Ward | Zoning | FLU |
|--------------------|---------------|---------|------|--------|-----|
| 508 MORNINGSIDE DR | 16114300370   | 0.241   | 5A   | OI     | MXD |

|                                   |                              |
|-----------------------------------|------------------------------|
| Property Owner:                   | ACFL2, Inc./Andre Chassaigon |
| Applicant:                        | Aramis Realty/Jody Collins   |
| City Council Hearing Date:        | 03/11/2020                   |
| Planning Commission Hearing Date: | 03/03/2020                   |
| BZA Hearing Date:                 | Case Number: Z2020-06        |
| Comments:                         |                              |

**Legend**

- Railroads
- City Limits
- Cobb County Pockets

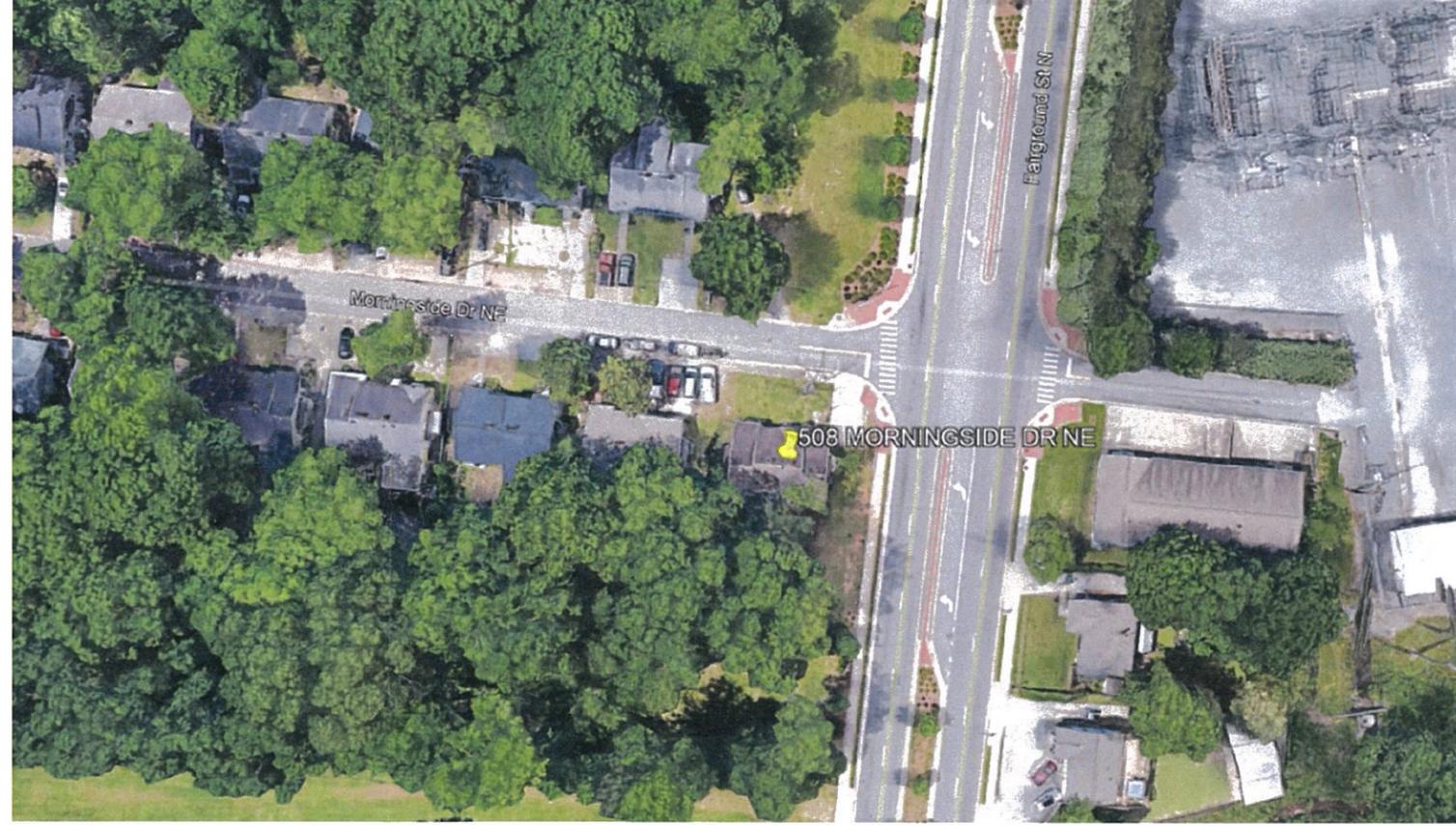
# 508 MORNINGSIDE DRIVE NE MARIETTA, GA



SITE LOCATION

## SHEET INDEX

| SHEET NO. | SHEET DESCRIPTION  | REV. |
|-----------|--------------------|------|
| C1        | EXTERIOR SITE PLAN | 0    |
| C2        | INTERNAL LAYOUT    | 0    |



NOT ISSUED FOR CONSTRUCTION

0

COVER SHEET

| NO. | DATE       | DESCRIPTION                 |
|-----|------------|-----------------------------|
| 1   | 12/21/2019 | 508 MORNINGSIDE DR SITEPLAN |
| -   | -          | -                           |
| -   | -          | -                           |
| -   | -          | -                           |

JOB NO: 74121    ENG: NXA    DRAWN BY: DXE

508 MORNINGSIDE  
DRIVE NE  
SITEPLAN



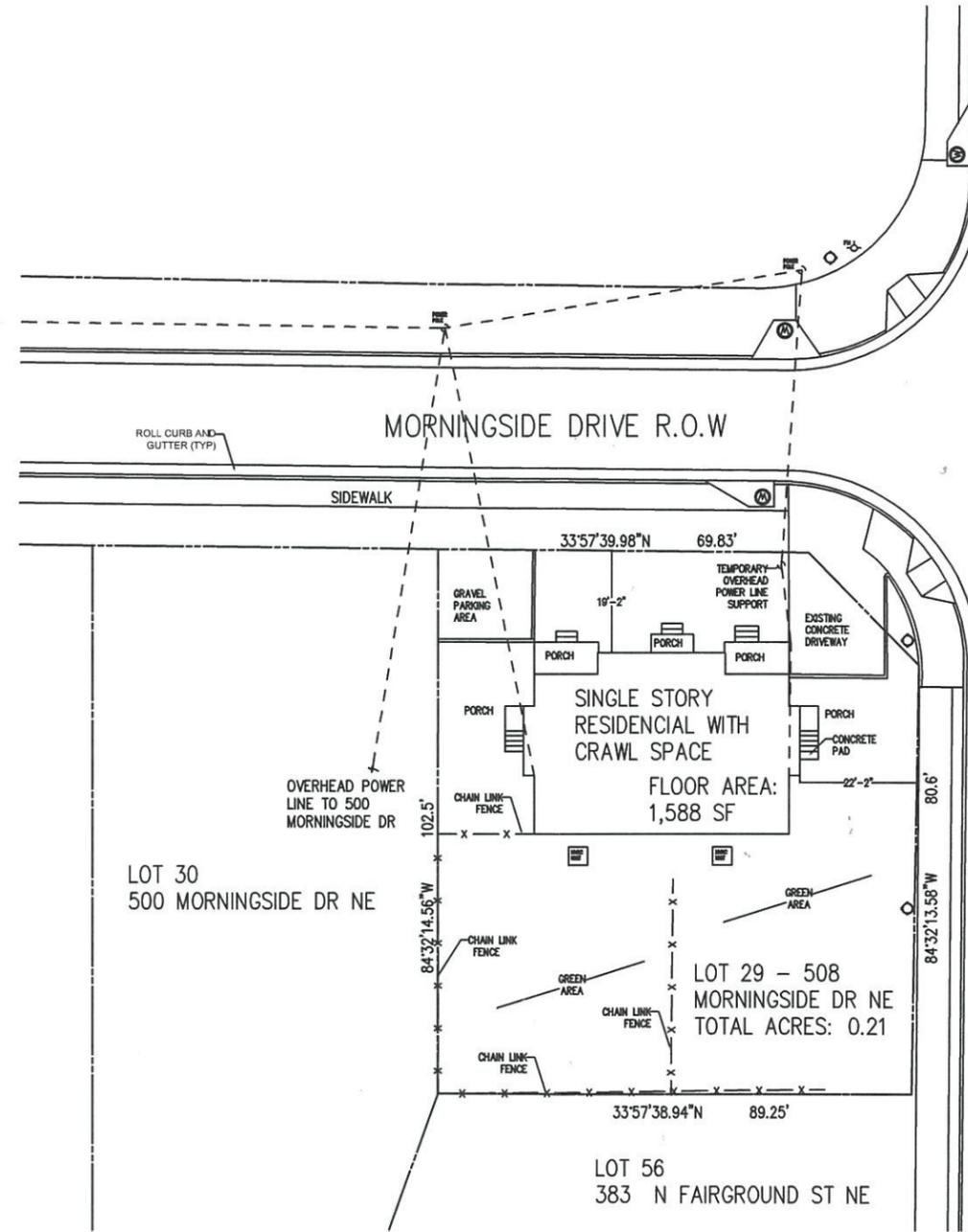
ENGINEERING SYSTEMS, INC.  
Structural Engineering Group  
6230 Regency Parkway  
Norcross, GA 30071  
(678) 990-3280 phone

BLANK PAGE

- GENERAL NOTES:  
 1. PROPERTY IS OUTSIDE 100 YEAR FLOODPLAIN.  
 2. SITE PLAN OF EXISTING CONDITIONS AS OBSERVED ON 11/26/2019.

LEGEND:

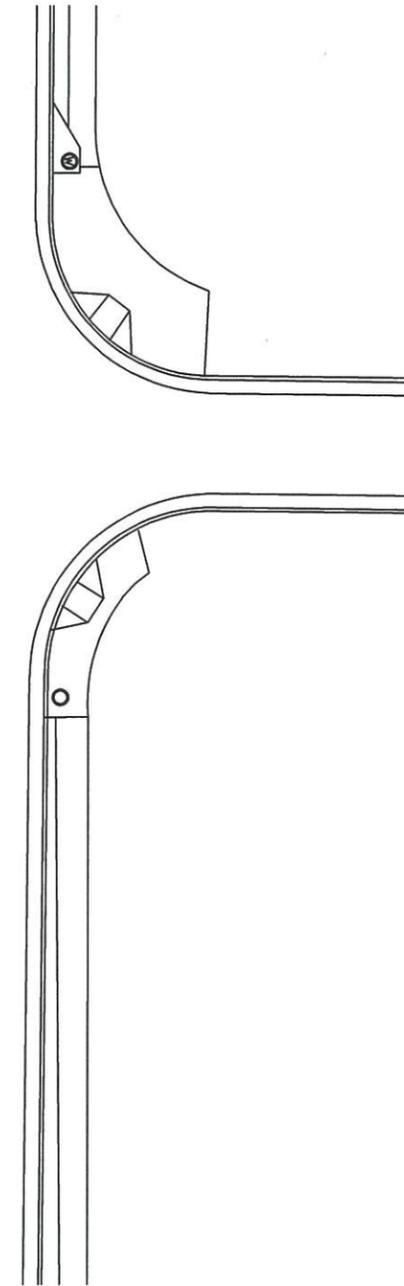
- SYMBOLS:
- STREET LIGHT POLE
  - ⊕ FIRE HYDRANT
  - ⊙ ELECTRICAL POLE
  - ⊙ DRAINAGE MANHOLE
  - MANHOLE
  - x — PROPERTY AND R.O.W. LIMITS
  - - - - OVERHEAD POWER LINES
  - x - CHAIN LINK FENCE
  - - - R.O.W. RIGHT OF WAY



SITE PLAN EXISTING CONDITIONS  
 SCALE: 1/32" = 1'-00"



FAIRGROUND STREET R.O.W.



ENGINEERING SYSTEMS, INC.  
 Structural Engineering Group  
 6230 Regency Parkway  
 Norcross, GA 30071  
 (678) 990-3280 phone



508 MORNINGSIDE  
 DRIVE NE  
 SITEPLAN

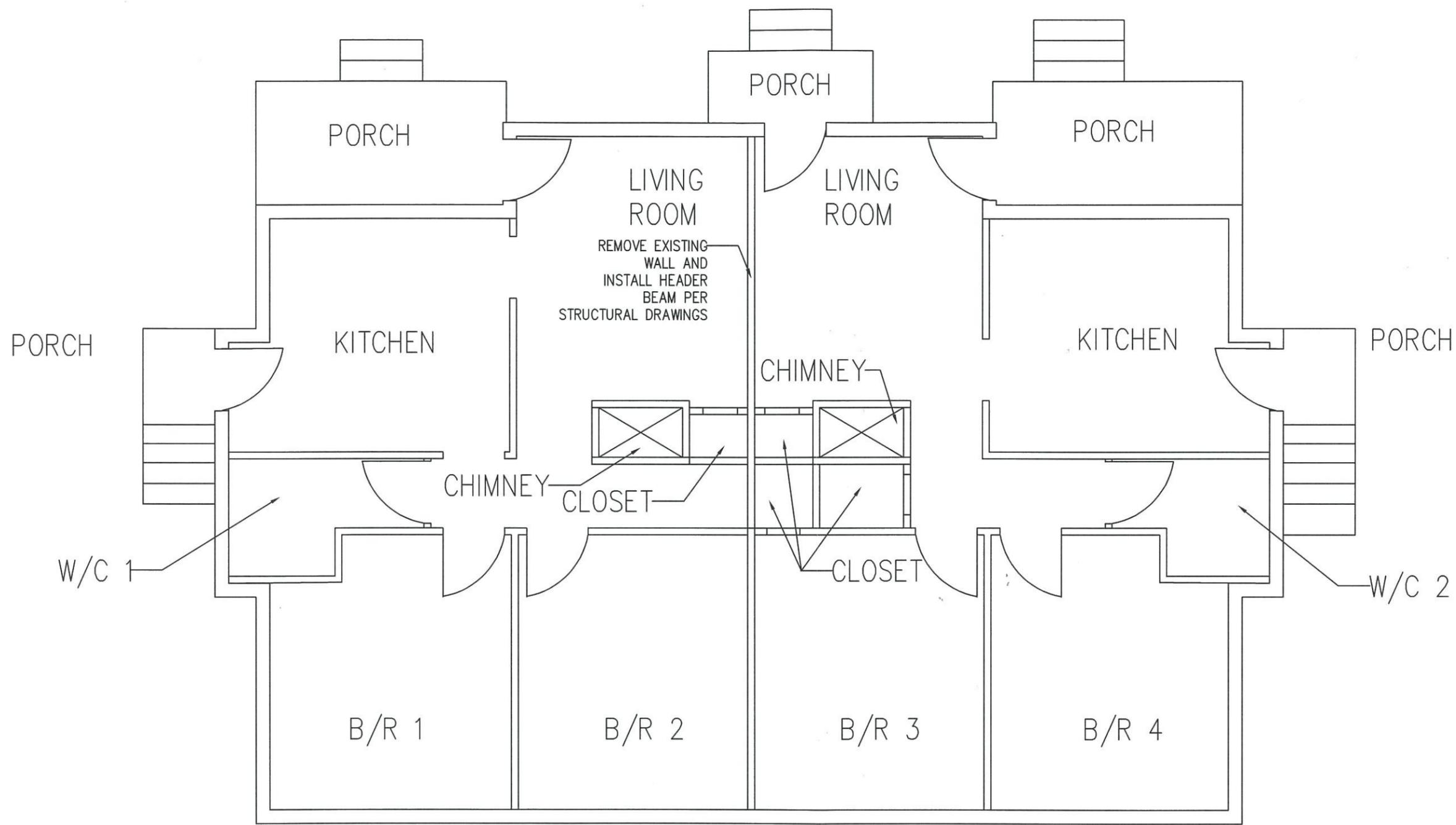
| NO. | DATE       | DESCRIPTION                 |
|-----|------------|-----------------------------|
| 1   | 12/21/2019 | 508 MORNINGSIDE DR SITEPLAN |
|     |            |                             |
|     |            |                             |
|     |            |                             |
|     |            |                             |

JOB NO. 74121    ENG: NXA    DRAWN BY: DXE

NOT ISSUED FOR CONSTRUCTION

EXISTING CONDITIONS

C1



SITE PLAN EXISTING CONDITIONS  
SCALE: 3/16" = 1'-00"



NOT ISSUED FOR CONSTRUCTION

| NO. | DATE       | DESCRIPTION                 |
|-----|------------|-----------------------------|
| 1   | 12/21/2019 | 508 MORNINGSIDE DR SITEPLAN |
|     |            |                             |
|     |            |                             |
|     |            |                             |

JOB NO: 74121 | ENG: NXA | DRAWN BY: DXE

INTERNAL LAYOUT

C2

508 MORNINGSIDE  
DRIVE NE  
SITEPLAN



ENGINEERING SYSTEMS, INC.  
Structural Engineering Group  
6230 Regency Parkway  
Norcross, GA 30071  
(678) 990-3280 phone



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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #: Z2020-08**

**LEGISTAR: 20200061**

**LANDOWNERS: T.D. Property Rentals LLC  
C/O Scot Teverino  
PO Box 4333  
Marietta, GA 30060**

**APPLICANT: Same as above**

**AGENT: N/A**

**PROPERTY ADDRESS: 171 Cole Street NE**

**PARCEL DESCRIPTION: 16116001280**

**AREA: 0.27 acres**

**COUNCIL WARD: 5A**

**EXISTING ZONING: NRC (Neighborhood Retail Commercial)**

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

**FUTURE LAND USE: MDR (Medium Density Residential)**

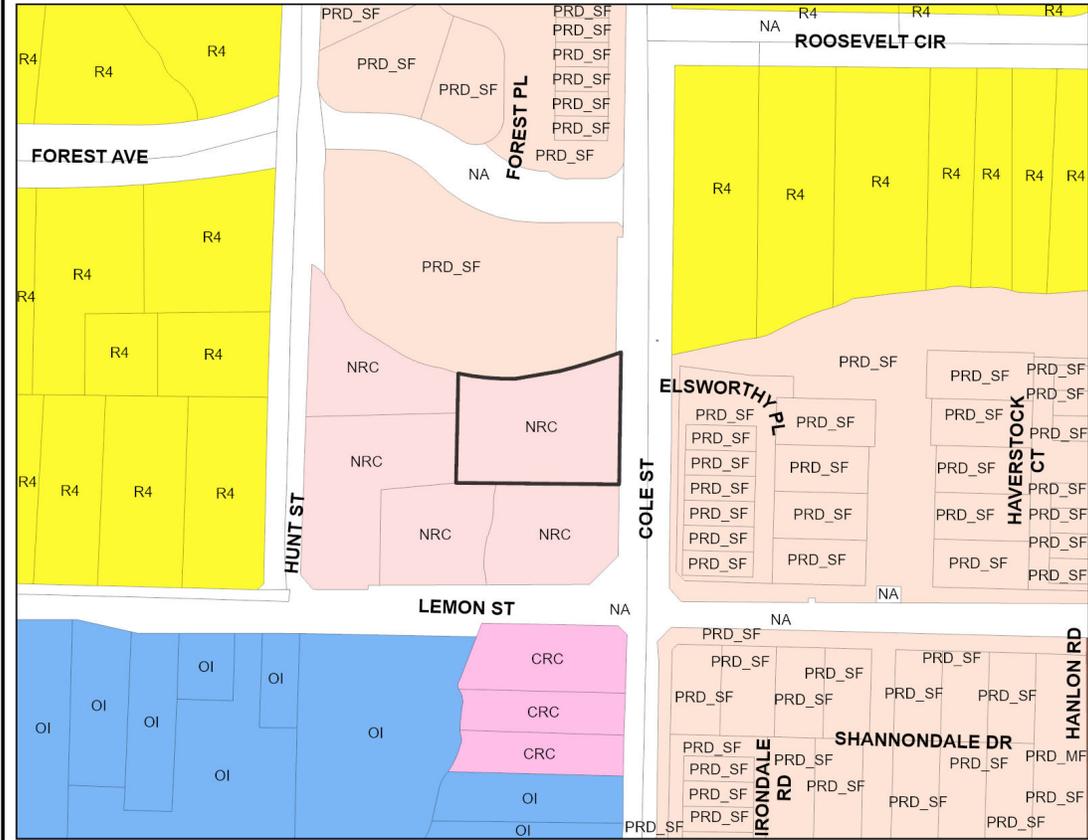
**REASON FOR REQUEST: The applicant is requesting the rezoning of the subject property from NRC to R-4 to use the property as a single-family residence.**

**PLANNING COMMISSION HEARING: Tuesday, March 3, 2020 – 6:00 p.m.**

**CITY COUNCIL HEARING: Wednesday, March 11, 2020 – 7:00 p.m.**

# MAP

## City of Marietta Area Zoning Map

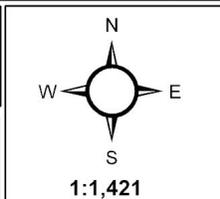


| Zoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                        | District | Land Lot | Parcel | Current Zoning | Proposed Zoning |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|--------|----------------|-----------------|
| <b>SINGLE FAMILY RESIDENTIAL</b><br>R-1 One Unit/Acre<br>R-2 Two Unit/Acre<br>R-3 Three Unit/Acre<br>R-4 Four Unit/Acre<br><b>ATTACHED FAMILY RESIDENTIAL</b><br>RA-4 Four Unit/Acre<br>RA-6 Six Unit/Acre<br>RA-8 Eight Unit/Acre<br>PRD(SF) Planned Residential Dev.<br>MHP Mobile Home Park<br><b>MULTI FAMILY RESIDENTIAL</b><br>RM-8 Eight Unit/Acre<br>RM-10 Ten Unit/Acre<br>RM-12 Twelve Unit/Acre<br>RHR Residential High Rise<br>PRD(MF) Planned Residential Dev. | <b>COMMERCIAL</b><br>NRC Neighborhood Retail<br>CRC Community Retail<br>RRC Regional Retail<br>CBD Central Business District<br>PCD Planned Commercial Dev.<br>MKD Mixed-Use Dev.<br>OIT Office Institutional Trans.<br>LRO Low-Rise Office<br>OI Office Institutional<br>OS Office Services<br>OHR Office High-Rise<br><b>INDUSTRIAL</b><br>LI Light Industrial<br>HI Heavy Industrial<br>PID Planned Industrial Dev. | 16       | 1160     | 1280   | NRC            | R-4             |

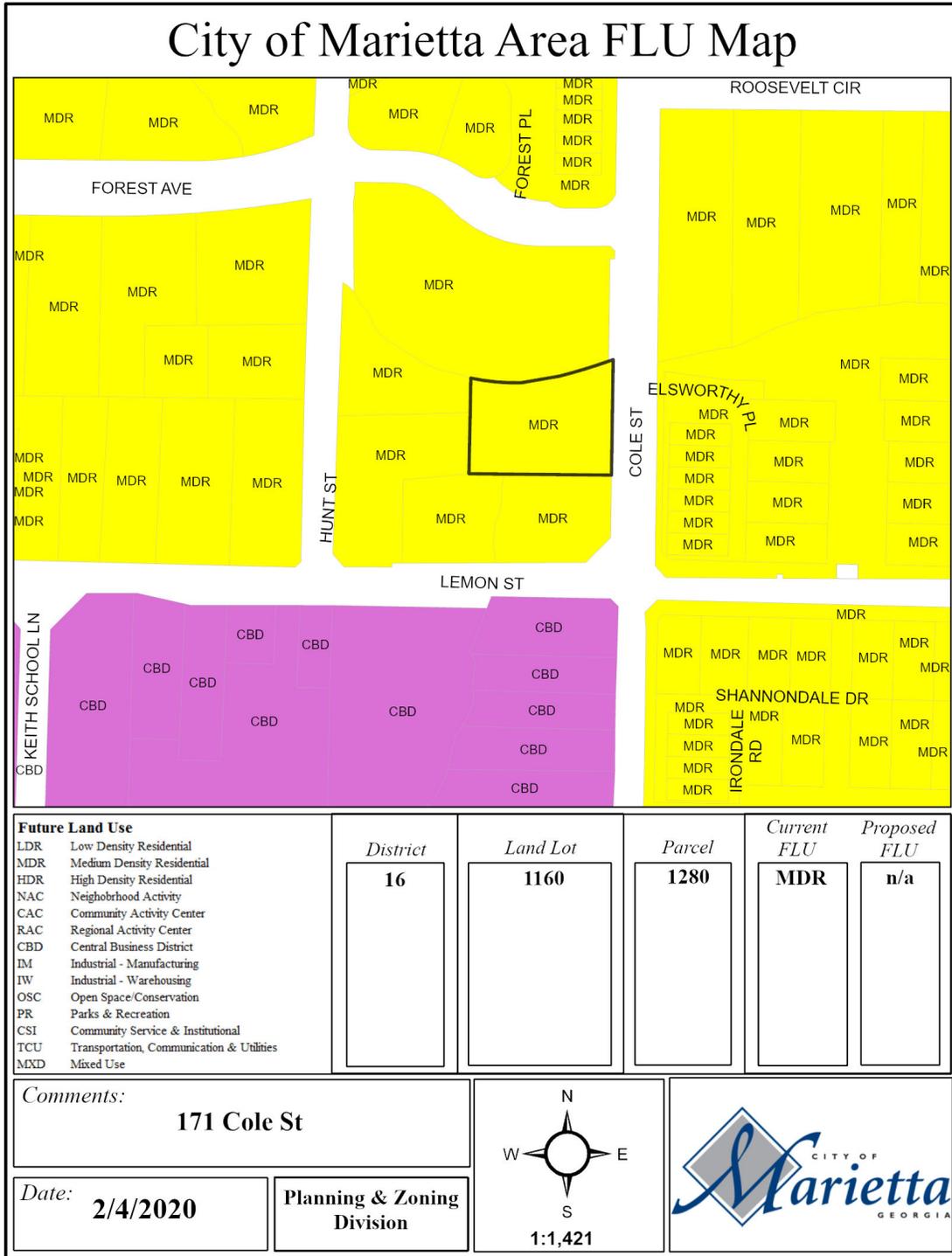
Comments:  
**508 Morningside Drive**

Date: **2/4/2020**

Planning & Zoning  
 Division



## FLU MAP



**PICTURES OF PROPERTY**



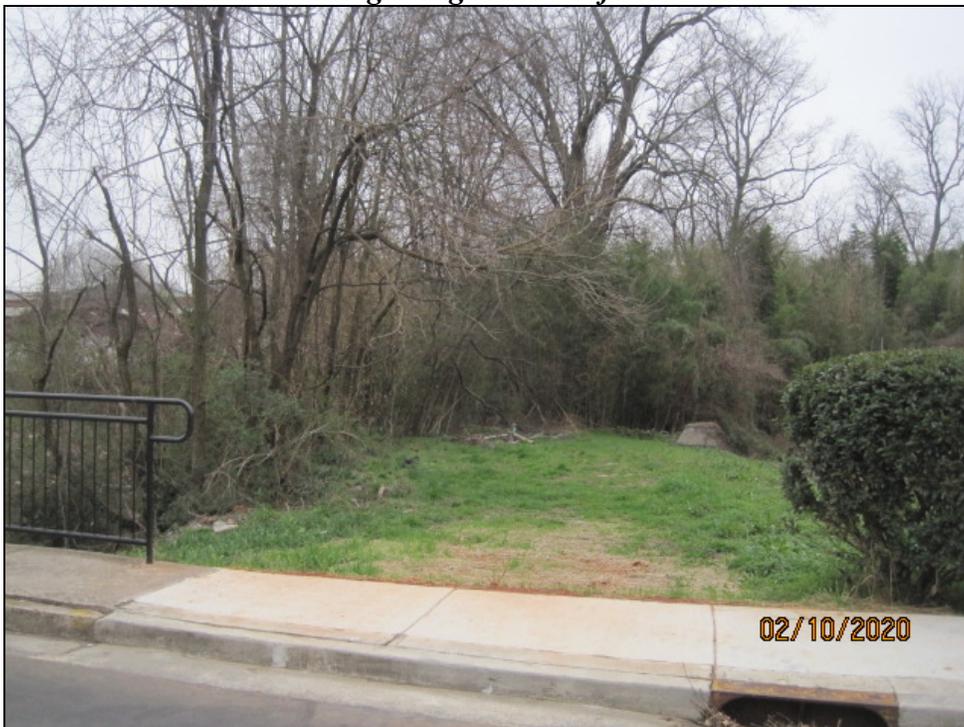
*Subject property at 171 Cole Street*



*Neighboring property's deck encroaching into subject property's parcel*



*Creek running along the rear of the structure*



*Creek running alongside subject property*



## STAFF ANALYSIS

### *Location Compatibility*

The applicant, T.D. Property Rentals, LLC, is requesting the rezoning of the property at 171 Cole Street from NRC (Neighborhood Retail Commercial) to R-4 (Single Family Residential Detached – 4 units/acre). The property is approximately 0.27 acres in size. The Quad at Meeting Park and Manor Park are located to the north and east, across Cole Street, and are zoned PRD-SF (Planned Residential Development – Single Family). The properties immediately to the west and south are also zoned NRC. The applicant is requesting the rezoning in order to renovate the existing structure and use it as a single-family residence.

### *Use Potential and Impacts*

The existing home, which was built in the 1960s, has been used sporadically as a residence over the last sixteen (16) years. The entire corner of Hunt, Cole, and Lemon Streets that is south of the creek has also been zoned NRC since the 1960s (previously Neighborhood Shopping). The applicant wishes to make substantial renovations to the home that would not be permitted under the existing commercial zoning. Rezoning this property to residential will require additional paving for parking, and given the floodplain and stream buffer issues, may negatively impact on the surrounding area.

Homes on properties zoned R-4 are required to maintain a minor side yard setback of at least ten (10) feet from the side property lines. The existing structure projects into the side yard setback on the south side, so the following variance would be necessary to allow the house to remain as is:

1. Variance to reduce the southern side yard setback from 10 ft. to 7 ft. [§708.04 (H)]

The City’s Comprehensive Plan designates the Future Land Use (FLU) of the subject property and adjacent properties as Medium Density Residential (MDR). MDR is intended for single-family detached homes and attached townhomes with densities ranging from five (5) to eight (8) dwelling units per acre. As a result, the proposed rezoning to R-4 is supported by the City’s Comprehensive Plan.

### *Environmental Impacts*

A substantial portion of this property is impacted by floodplain and stream buffers, as there is a creek that diverges on the property. Any proposed construction will be evaluated according to the City’s Floodplain Ordinance (Article 7-8-10) and Stream Buffer Protection Ordinance (Article 7-10). The Engineering Division has also indicated the potential presence of wetlands, which may further impact any proposed improvements.

---

### *Economic Functionality*

The property has been neglected and in disrepair for quite some time but has been used sporadically as a residence over the last sixteen (16) years. Despite the commercial zoning, the structure has never been updated to commercial standards. This is likely due to the extent of work that would be required, the environmental barriers caused by the creek, and the small size of the parcel. Until more environmental study is conducted, it is not clear that the property has any economic value – either as currently zoned or as proposed.

### *Infrastructure*

Single family detached homes are required to have two parking spaces for residents. A small, deteriorated driveway currently exists on the right (north) side of the structure closest to the stream. If approved, a paved area large enough to accommodate two cars would be required. However, because almost the entire parcel is covered by state or City stream buffers, the addition of a parking area may not be allowed. A stream buffer variance from City Council may be an option, but more study of the extent of the stream buffers would be necessary to assess this possibility.

The Marietta Transportation Division has a sidewalk project along Cole Street connecting Lemon Street to North Marietta Parkway and is currently in the right of way acquisition phase. Transportation is requesting the donation of easements necessary to construct the sidewalk project.

In addition to the creeks, there is a sanitary sewer main that runs through the rear of the property. However, no structures are built on top of the sewer main or near the easement.

The requested rezoning does not pose any impacts to transportation, education, electricity, or other public infrastructure in the area.

### *Overhead Electrical/Utilities*

The requested rezoning does not include any new building additions. Therefore, there is no anticipated conflict with the existing overhead utilities.

### *History of Property*

There is no history on the subject property regarding variances, special land use permits, or rezonings.



*Other Issues*

The properties south of the creek between Hunt, Lemon, and Cole Streets have never been properly platted. Instead, the properties have been split and reconfigured over time by deed. This has resulted in many compliance issues with these properties. For instance, there is a deck on the neighboring property at 301 Lemon Street that is projecting across the property line onto the subject property. If the rezoning is approved, these platting issues would have to be addressed, which may require removal of the deck.

---

## ANALYSIS & CONCLUSION

The applicant, T.D. Property Rentals, LLC, is requesting the rezoning of the property at 171 Cole Street from NRC to R-4. The property is approximately 0.27 acres in size. Surrounding properties are zoned PRD-SF and NRC. The existing residential structure, which was built in the 1960s, has been used sporadically as a residence over the last sixteen (16) years. The applicant wishes to make substantial renovations to the home that would not be permitted under the existing commercial zoning.

A substantial portion of this property is impacted by floodplain and stream buffers, as there is a creek that diverges on the property. Any proposed construction will be evaluated according to the City's Floodplain Ordinance (Article 7-8-10) and Stream Buffer Protection Ordinance (Article 7-10).

Single family detached homes are required to have two parking spaces for residents. A small, deteriorated driveway currently exists on the right (north) side of the structure closest to the stream. If this request were to be approved, a paved area large enough to accommodate two cars would be required. However, because almost the entire parcel is covered by State or City stream buffers, the addition of a parking area may not be allowed. A stream buffer variance from City Council may be an option, but more study of the extent of the stream buffers and potential wetlands would be necessary.

It should be noted that a deck on the neighboring property at 301 Lemon Street is projecting across the property line onto the subject property, and may have to be removed. Also, the following variance would be required in order to allow the existing structure to remain as is:

1. Variance to reduce the southern side yard setback from 10 ft. to 7 ft. [§708.04 (H)]

It should be noted that Transportation is requesting the donation of easements necessary to construct the sidewalk project along Cole Street from Lemon Street to North Marietta Parkway.

The City's Comprehensive Plan designates the Future Land Use (FLU) of the subject property and adjacent properties as Medium Density Residential (MDR). MDR is intended for single-family detached homes and attached townhomes with densities ranging from five (5) to eight (8) dwelling units per acre. As a result, the proposed rezoning to R-4 is supported by the City's Comprehensive Plan.

Prepared by: *J. Sandell*

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? | N/A                            |
| Size of the water line?                    | 10 inch in Cole                |
| Capacity of the water line?                | Fire flow test may be required |
| Approximate water usage by proposed use?   | Not provided                   |

---

### *CITY OF MARIETTA - WASTEWATER*

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|                                                    |                             |
|----------------------------------------------------|-----------------------------|
| 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?                            | 12 inch in rear of building |
| Capacity of the sewer line?                        | A.D.F.<br>Peak              |
| Estimated waste generated by proposed development? | Not provided                |
| Treatment Plant Name?                              | Cobb County                 |
| Treatment Plant Capacity?                          | Cobb County                 |
| Future Plant Availability?                         | Cobb County                 |

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## DATA APPENDIX CONTINUED

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

---

|                                                                                                                                         |            |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------|
| Does flood plain exist on the property:                                                                                                 | Yes        |
| What percentage of the property is in the flood plain?                                                                                  | 65%        |
| 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?                              | Yes        |
| If so, is the use compatible with the possible presence of wetlands?                                                                    | No         |
| Do stream bank buffers exist on the parcel?                                                                                             | Yes        |
| 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         |
| <ul style="list-style-type: none"> <li>• Full site development plans required (include independent flood study by Fort Hill)</li> </ul> |            |

### ***TRANSPORTATION***

---

|                                                                                                                                                                                                                                                                                                                                                                                                                       |          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| What is the road affected by the proposed change?                                                                                                                                                                                                                                                                                                                                                                     | Cole St. |
| What is the classification of the road?                                                                                                                                                                                                                                                                                                                                                                               | Local    |
| What is the traffic count for the road?                                                                                                                                                                                                                                                                                                                                                                               | N/A      |
| Estimated # of trips generated by the proposed development?                                                                                                                                                                                                                                                                                                                                                           | Daily 10 |
| Estimated # of pass-by cars entering proposed development?                                                                                                                                                                                                                                                                                                                                                            | AM 1     |
| Do sidewalks exist in the area?                                                                                                                                                                                                                                                                                                                                                                                       | PM 1     |
| Transportation improvements in the area?                                                                                                                                                                                                                                                                                                                                                                              | 0        |
| If yes, what are they?                                                                                                                                                                                                                                                                                                                                                                                                | Yes      |
| <ul style="list-style-type: none"> <li>• Sidewalk project along Cole Street connecting Lemon Street to North Marietta Parkway is currently in the right of way acquisition phase.</li> <li>• Recommend donation of easements necessary to construct the sidewalk project. Current design only requires driveway easement to tie in unmaintained driveway at the north side of the property to Cole Street.</li> </ul> |          |



---

## DATA APPENDIX CONTINUED

### EMERGENCY SERVICES

---

|                                                                                  |                    |
|----------------------------------------------------------------------------------|--------------------|
| Nearest city or county fire station from the development?                        | 112 Haynes St (51) |
| Distance of the nearest station?                                                 | 0.3 miles          |
| Most likely station for 1 <sup>st</sup> response?                                | 51                 |
| Service burdens at the nearest city fire station (under, at, or above capacity)? | n/a                |

#### Comments:

If the cost of the project exceeds the gross assessed value (appraised building value) of the building based on Cobb County Tax Assessor's records at the time of application for building permit, then the property could be subject to the fire protection ordinance of Marietta City Code 2-6-140. Will be evaluated when building permit is applied for. Will need to submit existing and proposed site plans.

### 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 System Servicing Development:             | <b>West Side Elementary</b>   |
| Middle School Servicing Development:                        | <b>Marietta Middle School</b> |
| High School Servicing Development:                          | <b>Marietta High School</b>   |
| Capacity at Elementary School:                              | <b>500</b>                    |
| Capacity at Middle School:                                  | <b>1,350</b>                  |
| Capacity at Marietta Sixth Grade Academy:                   | <b>775</b>                    |
| Capacity at High School:                                    | <b>2,150</b>                  |
| Current enrollment of Elementary School:                    | <b>546</b>                    |
| Current enrollment of Middle School:                        | <b>1,390</b>                  |
| Current enrollment of High School:                          | <b>2,455</b>                  |
| Number of students generated by present development:        | <b>0</b>                      |
| Number of students projected from the proposed development: | <b>1</b>                      |
| New schools pending to serve this area:                     | <b>0</b>                      |
| <b><u>Comments:</u></b>                                     |                               |

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## APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)  
 (NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

*For Office Use Only:*

Application #: 22020-08 Registrar #: 2020 0061 PZ #: 20-31  
 Planning Commission Hearing: 3-3-20 City Council Hearing: 3-11-20

Owner's Name T.O. Property Rentals LLC c/o Scot Teverino  
 EMAIL Address: scot@northgeorgiatimber.com  
 Mailing Address Po Box 4333 Marietta Zip Code: 30060 Telephone Number 404 606 2569

**COMPLETE ONLY IF APPLICANT IS NOT OWNER:**

Applicant: \_\_\_\_\_  
 EMAIL Address: \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Telephone Number \_\_\_\_\_ Email Address: \_\_\_\_\_

Address of property to be rezoned: 171 Cole Street  
 Land Lot (s) 1160 District 216 Parcel 16116001280 Acreage .27 Ward 5A Future Land Use: GBD  
 Present Zoning Classification: COMMERCIAL Proposed Zoning Classification: Residential  
GB NRC R4 MDR

**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. **The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted.** ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.
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. Site plan, plat or survey 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 site plan/plat/survey.

**Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").**

If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
- Acreage, bearing and distances, other dimensions, and location of the tract(s)
- Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
- Detention/retention areas, and utility easements
- 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, stream buffers, and 100 year floodplain

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

**CAMPAIGN CONTRIBUTIONS**

The Owner and Applicant herein certify that he/she  has  has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

[Signature]  
Signature of Owner

[Signature]  
Signature of Applicant

Scot Teverino  
Print Name

[Signature]  
Print Name

**FINANCIAL INTEREST**

The Applicant herein certifies that he/she  has  has not a financial interest in the property which is ten percent (10%) or more.

Scot Teverino  
Print Name

[Signature]  
Signature of Applicant

**OWNER/APPLICANT CERTIFICATION**

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

[Signature]  
Signature

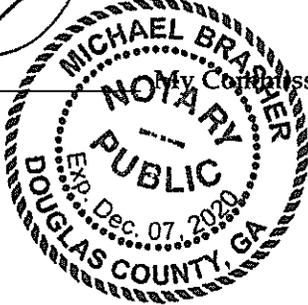
Scot Teverino  
Please Print

PO Box 4333, Marietta, GA 30061  
Address

1/15/20  
Date

Signed, sealed and delivered in the presence of:

[Signature]



My Commission Expires: 12/7/2020

Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

## **171 Cole Street Proposed remodel:**

Current state of structure: Former owner of the property started a remodeling process by removing all interior sheet rock, wiring, and plumbing down to the studs. Roof currently is in a state of disrepair, with soffits damaged and current leak over front entrance door into the living room. Remodel work halted in 2019 and property was sold to T.D. Property Rentals, November 13, 2019.

Proposed use and repair: Current owner requests to rezone the property to residential R4 zoning to fit in with surrounding properties. T.D Property Rentals, LLC proposes to remodel the upper level of the structure to a premium finishing level to coincide with the redeveloped neighborhood across the street. The final configuration of the house is proposed to go from a 3 bedroom/1 bath structure to a 3 bedroom/2 bath single family residential house. The structure will receive all new electrical, plumbing, insulation, drywall, and HVAC as minimum upgrades. Interior finishes will include hardwood floors throughout, new kitchen with granite countertops, and completed tub and showers.

The current stairwell into the basement will be closed off from the interior of the building due to flood zone restrictions. The basement will effectively become an exterior entered crawl space and will have FEMA approved Smart Vents for flooding installed in the walls per Marietta City Code by a Certified installer (See attached Flood Water Solutions proposal).

Exterior improvements proposed will include painting, new roof and gutters, repaired soffits, southern boundary line fence, repaired/new driveway, and addition of rear deck.

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**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: February 14, 2020**

**CITY OF MARIETTA  
PUBLIC NOTICE OF REZONINGS and CODE AMENDMENTS**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, March 3<sup>rd</sup>, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, March 11<sup>th</sup>, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2020-08 [REZONING] T.D. PROPERTY RENTALS LLC** is requesting the rezoning of 0.27 acres located in Land Lot 1160, District 16, Parcel 1280 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as 171 Cole Street from NRC (Neighborhood Retail Commercial) to R-4 (Single Family Residential – 4 units/acre). Ward 5A.

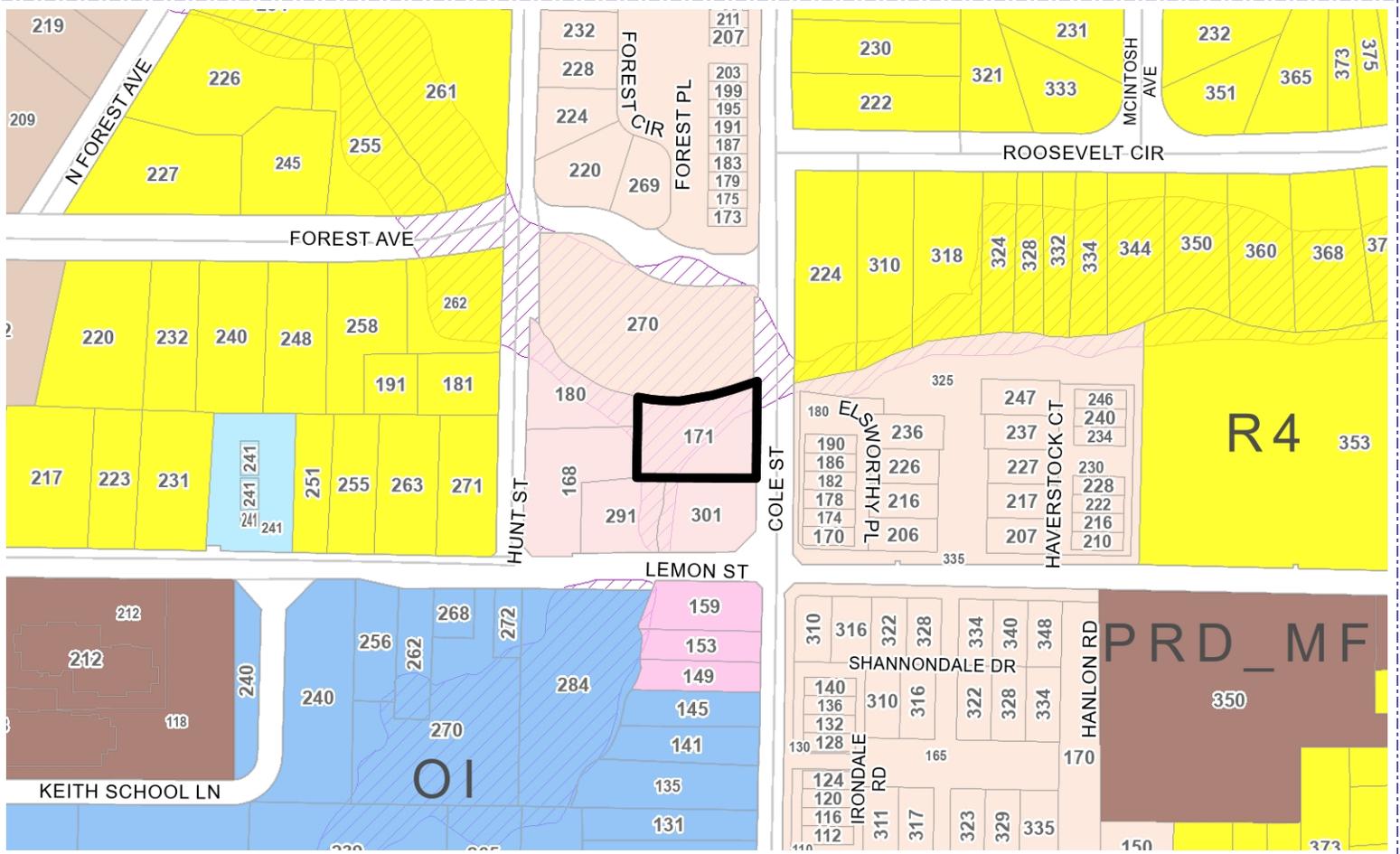
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at [www.mariettaga.gov](http://www.mariettaga.gov) and enter the case # in the search box.

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 ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

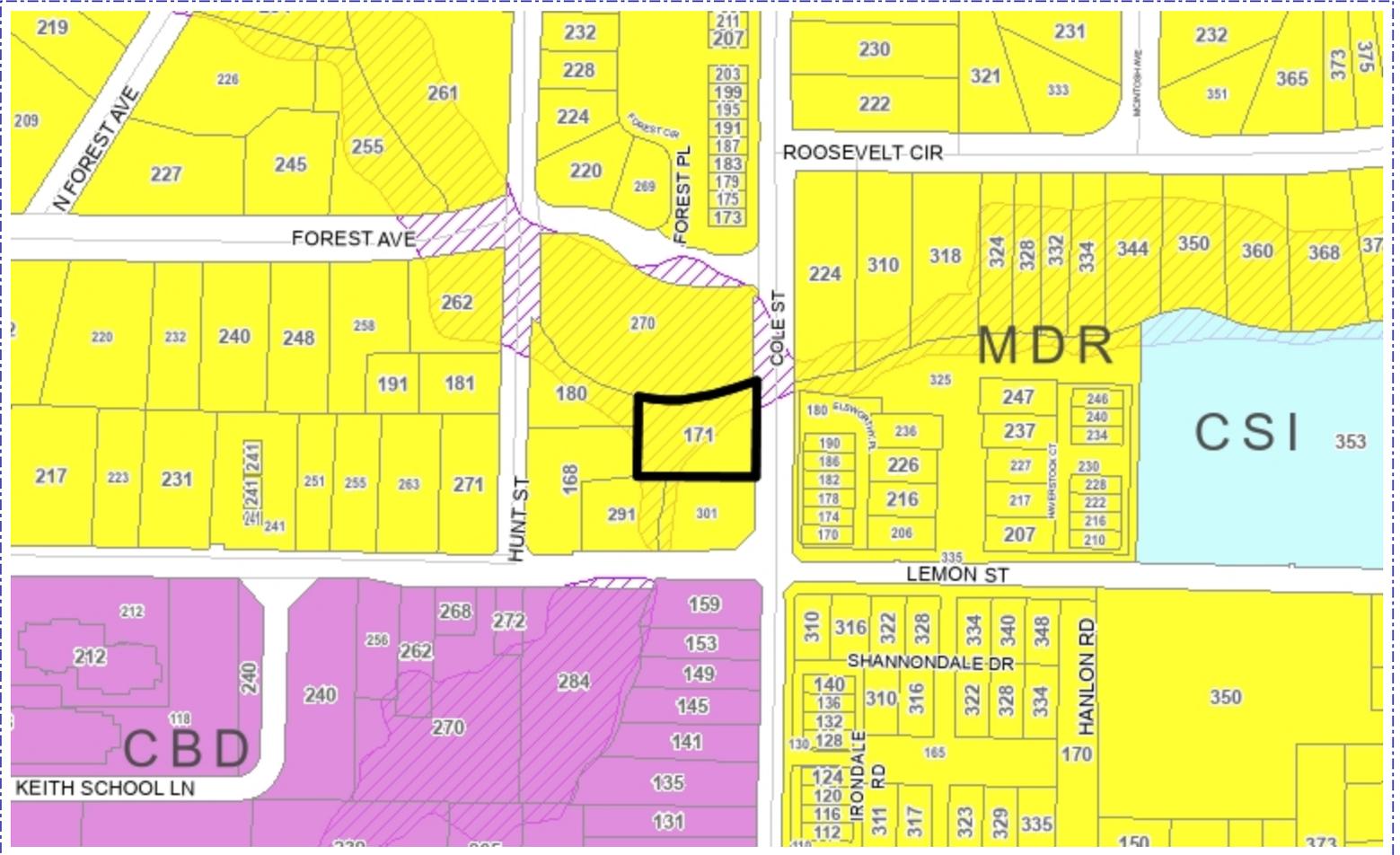
City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

# Rezoning



| Address     | Parcel Number | Acreage | Ward | Zoning | FLU |
|-------------|---------------|---------|------|--------|-----|
| 171 COLE ST | 16116001280   | 0.323   | 5A   | NRC    | MDR |

|                                               |                            |                           |
|-----------------------------------------------|----------------------------|---------------------------|
| Property Owner:                               | T.D. Property Rentals, LLC | <b>Zoning Symbols</b><br> |
| Applicant:                                    |                            |                           |
| Proposed Zoning:                              | NRC to R4                  |                           |
| Agent:                                        |                            |                           |
| Proposed Use:                                 |                            |                           |
| Planning Commission Date:                     | 03/03/2020                 |                           |
| City Council Hearing Date:                    | 03/11/2020                 | Case Number: Z2020-08     |
| <b>City of Marietta Planning &amp; Zoning</b> |                            |                           |



| Address                                       | Parcel Number | Acreage                            | Ward | Zoning | FLU |
|-----------------------------------------------|---------------|------------------------------------|------|--------|-----|
| 171 COLE ST                                   | 16116001280   | 0.323                              | 5A   | NRC    | MDR |
| Planning Commission Hearing Date:             | 03/03/2020    | <b>Future Land Use Symbols</b><br> |      |        |     |
| City Council Hearing Date:                    | 03/11/2020    |                                    |      |        |     |
| Future Land Use:                              | MDR           |                                    |      |        |     |
| Case Number:                                  |               |                                    |      |        |     |
| Comments:                                     |               |                                    |      |        |     |
| <b>City of Marietta Planning &amp; Zoning</b> |               |                                    |      |        |     |



# Flood Water Solutions

3800 Creekmore St.  
Canton, GA 30115  
770-820-7267  
briankjohanson@gmail.com

October 10, 2019

Dan,

Estimated cost for the installation of 3 double stack Smart Vents in dwelling located at 171 Cole St., Marietta, GA 30060. The 3 (double) vents will give an effective venting sq. ft. of 1200 sq.ft., meeting both FEMA and zoning requirements.

One vent is to be Installed in the door exiting the basement and will require a wood trim to be installed around the vent perimeter on the inside. A new door is to be installed by the homeowner to accommodate the new vent. Installation cost of vent and trim: \$150.00.

One vent (double vent) will be installed to the "right" of the door below the window. Cutting into the brick and foundation and then inserting the double stack vent. Installation cost of vent: \$350.00.

The final vent will be installed to the left of the basement door on the adjacent foundation wall. Cutting through the brick and foundation will be required. Installation cost of vent: \$350.00.

All vents are to be installed according to FEMA guidelines and by a Smart Vent Certified installer (Brian Johanson, Flood Water Solutions).

It is the homeowner's responsibility to register the vents after installation. The Homeowner will provide the vents for the installation.

All the best,

*Brian Johanson*

Brian Johanson, Owner  
Floodwater Solutions, LLC

U.S. DEPARTMENT OF HOMELAND SECURITY  
 FEDERAL EMERGENCY MANAGEMENT AGENCY  
 National Flood Insurance Program

**ELEVATION CERTIFICATE**

**IMPORTANT: FOLLOW THE INSTRUCTIONS ON PAGES 8-15**

OMB Control Number: 1660-0008  
 Expiration: 11/30/2018

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

| SECTION A - PROPERTY INFORMATION                                                                                                                                                                                                                                                                           |                 |                               |                                                     | FOR INSURANCE COMPANY USE                                                                         |                                                                           |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------------------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|------------------------------|
| A1. Building Owner's Name<br>Darrell Bullock                                                                                                                                                                                                                                                               |                 |                               |                                                     | Policy Number:                                                                                    |                                                                           |                              |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>171 Cole Street                                                                                                                                                                                   |                 |                               |                                                     | Company NAIC Number:                                                                              |                                                                           |                              |
| City Marietta                                                                                                                                                                                                                                                                                              |                 | State GA                      |                                                     | Zip Code 30060                                                                                    |                                                                           |                              |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)<br>Metes and Bounds Legal Description. A portion of Land Lot 1160, 16th District, 2nd Section, Cobb County Georgia                                                                                            |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential                                                                                                                                                                                                               |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| A5. Latitude/Longitude: Lat. 33.5720 Long. -84.3237 Horizontal Datum: <input type="radio"/> NAD 1927 <input checked="" type="radio"/> NAD 1983                                                                                                                                                             |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.                                                                                                                                                                                              |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| A7. Building Diagram Number 7                                                                                                                                                                                                                                                                              |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| A8. For a building with a crawlspace or enclosure(s):                                                                                                                                                                                                                                                      |                 |                               |                                                     | A9. For a building with an attached garage:                                                       |                                                                           |                              |
| a) Square footage of crawlspace or enclosure(s) N/A sq ft                                                                                                                                                                                                                                                  |                 |                               |                                                     | a) Square footage of attached garage N/A sq ft                                                    |                                                                           |                              |
| b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade                                                                                                                                                                                               |                 |                               |                                                     | b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade |                                                                           |                              |
| c) Total net area of flood openings in A8.b sq in                                                                                                                                                                                                                                                          |                 |                               |                                                     | c) Total net area of flood openings in A9.b sq in                                                 |                                                                           |                              |
| d) Engineered flood openings? <input type="radio"/> Yes <input type="radio"/> No                                                                                                                                                                                                                           |                 |                               |                                                     | d) Engineered flood openings? <input type="radio"/> Yes <input type="radio"/> No                  |                                                                           |                              |
| SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION                                                                                                                                                                                                                                                    |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| B1. NFIP Community Name & Community Number<br>City of Marietta 130226                                                                                                                                                                                                                                      |                 |                               |                                                     | B2. County Name<br>Cobb                                                                           |                                                                           | B3. State<br>GA              |
| B4. Map/Panel Number<br>13067C 0108                                                                                                                                                                                                                                                                        | B5. Suffix<br>J | B6. FIRM Index Date<br>3/4/13 | B7. FIRM Panel Effective/<br>Revised Date<br>3/4/13 | B8. Flood Zone(s)<br>A/X                                                                          | B9. Base Flood Elevation(s)<br>(Zone AO, use base flood depth)<br>1053.0' |                              |
| B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:<br><input type="radio"/> FIS Profile <input type="radio"/> FIRM <input checked="" type="radio"/> Community Determined <input type="radio"/> Other/Source: _____                                    |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| B11. Indicate elevation datum used for BFE in Item B9: <input type="radio"/> NGVD 1929 <input checked="" type="radio"/> NAVD 1988 <input type="radio"/> Other/Source: _____                                                                                                                                |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="radio"/> Yes <input checked="" type="radio"/> No<br>Designation Date: <input type="radio"/> CBRS <input type="radio"/> OPA                                                  |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)                                                                                                                                                                                                                                               |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| C1. Building elevations are based on: <input type="radio"/> Construction Drawings* <input type="radio"/> Building Under Construction* <input checked="" type="radio"/> Finished Construction<br>* A new Elevation Certificate will be required when construction of the building is complete.              |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| C2. Elevations: Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.<br>Benchmark Utilized: Coors Waas Vertical Datum: NAVD 1988 |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| Indicate elevation datum used for the elevations in items a) through h) below. <input type="radio"/> NGVD 1929 <input checked="" type="radio"/> NAVD 1988<br><input type="radio"/> Other/Source: _____                                                                                                     |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| Datum used for building elevations must be the same as that used for the BFE. <span style="float: right;">Check the measurement used.</span>                                                                                                                                                               |                 |                               |                                                     |                                                                                                   |                                                                           |                              |
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)                                                                                                                                                                                                                                | 1053            | .                             | 1                                                   |                                                                                                   | <input checked="" type="radio"/> feet                                     | <input type="radio"/> meters |
| b) Top of the next higher floor                                                                                                                                                                                                                                                                            | 1061            | .                             | 1                                                   |                                                                                                   | <input checked="" type="radio"/> feet                                     | <input type="radio"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)                                                                                                                                                                                                                                        | N/A             | .                             |                                                     |                                                                                                   | <input type="radio"/> feet                                                | <input type="radio"/> meters |
| d) Attached garage (top of slab)                                                                                                                                                                                                                                                                           | N/A             | .                             |                                                     |                                                                                                   | <input type="radio"/> feet                                                | <input type="radio"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments)                                                                                                                                                                              | N/A             | .                             |                                                     |                                                                                                   | <input type="radio"/> feet                                                | <input type="radio"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)                                                                                                                                                                                                                                                 | 1054            | .                             | 2                                                   |                                                                                                   | <input checked="" type="radio"/> feet                                     | <input type="radio"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)                                                                                                                                                                                                                                                | 1060            | .                             | 0                                                   |                                                                                                   | <input checked="" type="radio"/> feet                                     | <input type="radio"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                                                                                                                                                                                               | N/A             | .                             |                                                     |                                                                                                   | <input type="radio"/> feet                                                | <input type="radio"/> meters |

**ELEVATION CERTIFICATE, page 2**

OMB Control Number: 1660-0008  
Expiration: 11/30/2018

|                                                                                                                      |                                  |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>                                | <b>FOR INSURANCE COMPANY USE</b> |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>171 Cole Street | Policy Number:                   |
| City<br>Marietta                                                                                                     | State<br>GA                      |
| Zip Code<br>30060                                                                                                    | Company NAIC Number:             |

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor?  
 Yes    No



|                                          |                                   |                           |                   |
|------------------------------------------|-----------------------------------|---------------------------|-------------------|
| Certifier's Name<br>Christopher A. Evans |                                   | License Number<br>2784    |                   |
| Title<br>Professional Land Surveyor      | Company Name<br>Gaskins Surveying |                           |                   |
| Address<br>1266 Powder Springs Road      | City<br>Marietta                  | State<br>Ga               | Zip Code<br>30064 |
| Signature<br>                            | Date<br>09/30/2019                | Telephone<br>770-424-7168 |                   |

Copy all pages of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

Signature \_\_\_\_\_ Date 09/30/2019

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_    feet    meters    above or    below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_    feet    meters    above or    below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ . \_\_\_\_\_    feet    meters    above or    below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ . \_\_\_\_\_    feet    meters    above or    below the HAG.
- E4. Top of platform of machinery and /or equipment servicing the building is \_\_\_\_\_ . \_\_\_\_\_    feet    meters    above or    below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?    Yes    No    Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

|                                                            |      |           |          |
|------------------------------------------------------------|------|-----------|----------|
| Property Owner or Owner's Authorized Representative's Name |      |           |          |
| Address                                                    | City | State     | ZIP Code |
| Signature                                                  | Date | Telephone |          |

Comments

Check here if attachments.

**ELEVATION CERTIFICATE, page 3**

OMB Control Number: 1660-0008  
Expiration: 11/30/2018

|                                                                                                                                                                                                                                                                                                                                  |                        |                                                     |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------|----------------------|
| <b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>                                                                                                                                                                                                                                            |                        | <b>FOR INSURANCE COMPANY USE</b>                    |                      |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>171 Cole Street                                                                                                                                                                                                             |                        | Policy Number:                                      |                      |
| City<br>Marietta                                                                                                                                                                                                                                                                                                                 | State<br>GA            | Zip Code<br>30060                                   | Company NAIC Number: |
| <b>SECTION G - COMMUNITY INFORMATION (OPTIONAL)</b>                                                                                                                                                                                                                                                                              |                        |                                                     |                      |
| The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters. |                        |                                                     |                      |
| G1. <input type="checkbox"/> The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)          |                        |                                                     |                      |
| G2. <input type="checkbox"/> A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.                                                                                                                                                               |                        |                                                     |                      |
| G3. <input type="checkbox"/> The following information (Items G4-G10) is provided for community floodplain management purposes.                                                                                                                                                                                                  |                        |                                                     |                      |
| G4. Permit Number                                                                                                                                                                                                                                                                                                                | G5. Date Permit Issued | G6. Date Certificate of Compliance/Occupancy Issued |                      |
| G7. This permit has been issued for: <input type="radio"/> New Construction <input type="radio"/> Substantial Improvement                                                                                                                                                                                                        |                        |                                                     |                      |
| G8. Elevation of as-built lowest floor (including basement) of the building: _____ . _____ <input type="radio"/> feet <input type="radio"/> meters Datum _____                                                                                                                                                                   |                        |                                                     |                      |
| G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ <input type="radio"/> feet <input type="radio"/> meters Datum _____                                                                                                                                                                                |                        |                                                     |                      |
| G10. Community's design flood elevation: _____ . _____ <input type="radio"/> feet <input type="radio"/> meters Datum _____                                                                                                                                                                                                       |                        |                                                     |                      |
| Local Official's Name                                                                                                                                                                                                                                                                                                            |                        | Title                                               |                      |
| Community Name                                                                                                                                                                                                                                                                                                                   |                        | Telephone                                           |                      |
| Signature                                                                                                                                                                                                                                                                                                                        |                        | Date                                                |                      |
| Comments (including type of equipment and location, per C2(e), if applicable)                                                                                                                                                                                                                                                    |                        |                                                     |                      |
| <input type="checkbox"/> Check here if attachments.                                                                                                                                                                                                                                                                              |                        |                                                     |                      |

**ELEVATION CERTIFICATE, page 4** **BUILDING PHOTOGRAPHS**  
 See instructions for Item A6.

OMB Control Number: 1660-0008  
 Expiration: 11/30/2018

|                                                                                                                      |             |                   |                                  |  |
|----------------------------------------------------------------------------------------------------------------------|-------------|-------------------|----------------------------------|--|
| <b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>                                |             |                   | <b>FOR INSURANCE COMPANY USE</b> |  |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>171 Cole Street |             |                   | Policy Number:                   |  |
| City<br>Marietta                                                                                                     | State<br>GA | Zip Code<br>30060 | Company NAIC Number:             |  |

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front view" and Rear view"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View 9/27/19



Left View 9/27/19



Rear View 9/27/19

**IMPORTANT: In these spaces, copy the corresponding information from Section A.** **FOR INSURANCE COMPANY USE**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
171 Cole Street

Policy Number:

|                  |             |                   |                      |
|------------------|-------------|-------------------|----------------------|
| City<br>Marietta | State<br>GA | Zip Code<br>30060 | Company NAIC Number: |
|------------------|-------------|-------------------|----------------------|

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View" and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



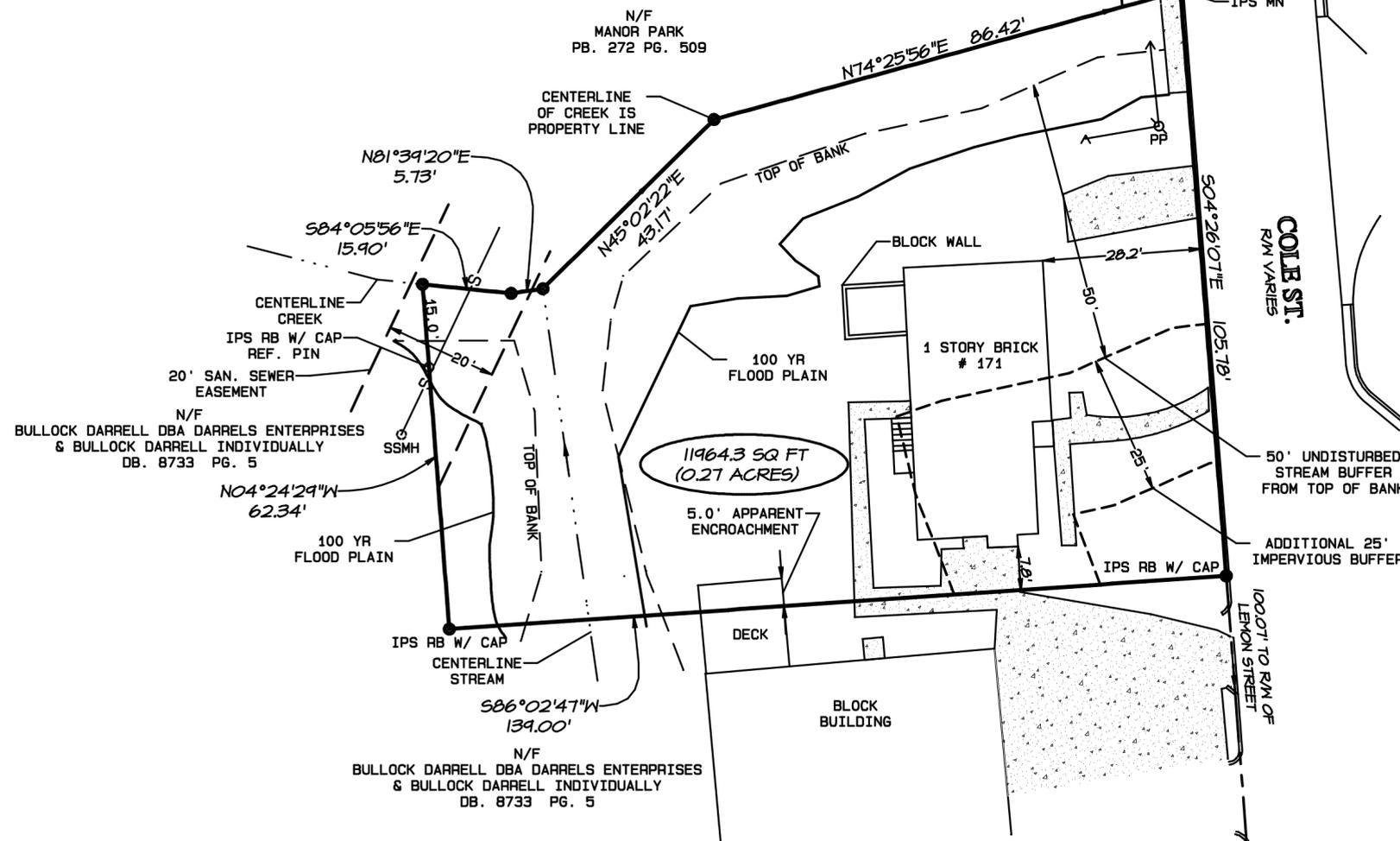
Right View 9/27/19

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JOHN O. HUFFMAN RLS 2034

REFERENCES :

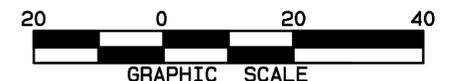
1. DEED BOOK 15684, PAGE 3662, COBB COUNTY RECORDS.



**BOUNDARY SURVEY  
FOR  
TD PROPERTY RENTALS, LLC  
LOCATED IN LAND LOT 1160  
16th. DISTRICT, 2nd. SECTION  
CITY OF MARIETTA  
COBB COUNTY, GEORGIA  
SCALE: 1" = 20'**



THE ORIGINAL OF THIS DOCUMENT WAS SEALED AND SIGNED BY JOHN O. HUFFMAN, RLS # 2034, ON DECEMBER 31, 2019. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.



DATE OF SURVEY : DECEMBER 12, 2019  
DATE OF DRAWING : DECEMBER 31, 2019

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A 15-6-67.

CERTIFICATE OF AUTHORIZATION NUMBER LSF 000196

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE; EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.R.M. FLOOD MAPS, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USED : GEOMAX ZOOM90

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,442 FEET, AND AN ANGULAR ERROR OF 12" PER ANGLE POINT, AND WAS ADJUSTED USING: NO ADJUSTMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 129,551 FEET.

**LEGEND**

- |                              |                      |
|------------------------------|----------------------|
| MH - MANHOLE                 | IPF - IRON PIN FOUND |
| MON - MONUMENT               | IPS - IRON PIN SET   |
| FH - FIRE HYDRANT            | RB - REBAR           |
| WV - WATER VALVE             | OT - OPEN TOP        |
| WM - WATER METER             | CT - CRIMP TOP       |
| CO - CLEAN OUT               | MN - MAG NAIL        |
| GM - GAS METER               | CB - CATCH BASIN     |
| GV - GAS VALVE               | JB - JUNCTION BOX    |
| FFE - FINISH FLOOR ELEVATION | DI - DROP INLET      |
| PP - POWER POLE              | WI - WEIR INLET      |
| LP - LIGHT POLE              | YI - YARD INLET      |
|                              | SS - SANITARY SEWER  |

**H. B. & P.  
SURVEYING, LLC**

850 KENNESAW AVE. STE. 8  
MARIETTA, GA. 30060  
PHONE (770) 425-0141  
FAX (770) 425-8579

JOB # 19-063



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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #:** Z2020-09

**LEGISTAR:** 20200073

**LANDOWNERS:** Traton Corp. of Cobb, Inc.; Traton Investments, LLC; The Institutional Property Group, a Joint Venture  
720 Kennesaw Avenue  
Marietta, GA 30060

**APPLICANT:** Same as owner

**AGENT:** Moore, Ingram, Johnson & Steele, LLP – J. Kevin Moore  
326 Roswell Street  
Marietta, GA 30060

**PROPERTY ADDRESS:** Cobb Parkway North 1468 & 1540; 1497 Hamilton Grove Boulevard

**PARCEL DESCRIPTION:** 16086600030 & 16086600040; 16086301090

**AREA:** ~6.7 acres

**COUNCIL WARD:** 4B

**EXISTING ZONING:** MXD (Mixed Use - City) &  
GC (General Commercial - County)

**REQUEST:** MXD (Mixed-Use)

**FUTURE LAND USE:** CAC (Community Activity Center) &  
MDR (Medium Density Residential)

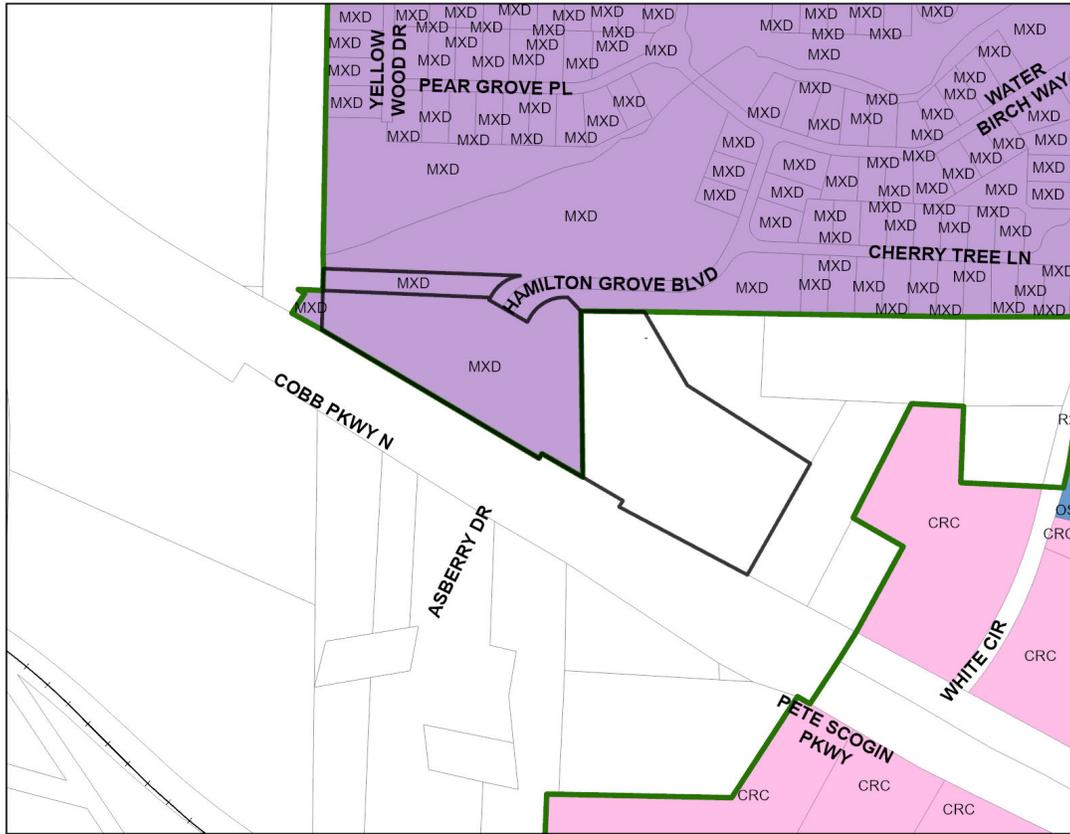
**REASON FOR REQUEST:** The applicant is requesting to annex one parcel (1468 Cobb Pkwy. N) from the County and combine with two parcels (1540 Cobb Pkwy N & 1497 Hamilton Grove Blvd) within City limits to develop a 46-unit townhome community.

**PLANNING COMMISSION HEARING:** Tuesday, March 3, 2020 – 6:00 p.m.

**CITY COUNCIL HEARING:** Wednesday, March 11, 2020 – 7:00 p.m.

## MAP

# City of Marietta Area Zoning Map

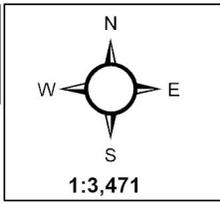


| Zoning                             |                                 | District | Land Lot | Parcel | Current Zoning | Proposed Zoning |
|------------------------------------|---------------------------------|----------|----------|--------|----------------|-----------------|
| <b>SINGLE FAMILY RESIDENTIAL</b>   | <b>COMMERCIAL</b>               |          |          |        |                |                 |
| R-1 One Unit/Acre                  | NRC Neighborhood Retail         | 16       | 866      | 0030   | GC             | MXD             |
| R-2 Two Unit/Acre                  | CRC Community Retail            | 16       | 866      | 0040   | MXD            | MXD             |
| R-3 Three Unit/Acre                | RRC Regional Retail             | 16       | 866      | 1090   | MXD            | MXD             |
| R-4 Four Unit/Acre                 | CBD Central Business District   |          |          |        |                |                 |
| <b>ATTACHED FAMILY RESIDENTIAL</b> | PCD Planned Commercial Dev.     |          |          |        |                |                 |
| RA-4 Four Unit/Acre                | MXD Mixed-Use Dev.              |          |          |        |                |                 |
| 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:  
**1498 & 1540 Cobb Pkwy N**  
**1497 Hamilton Grove Blvd**

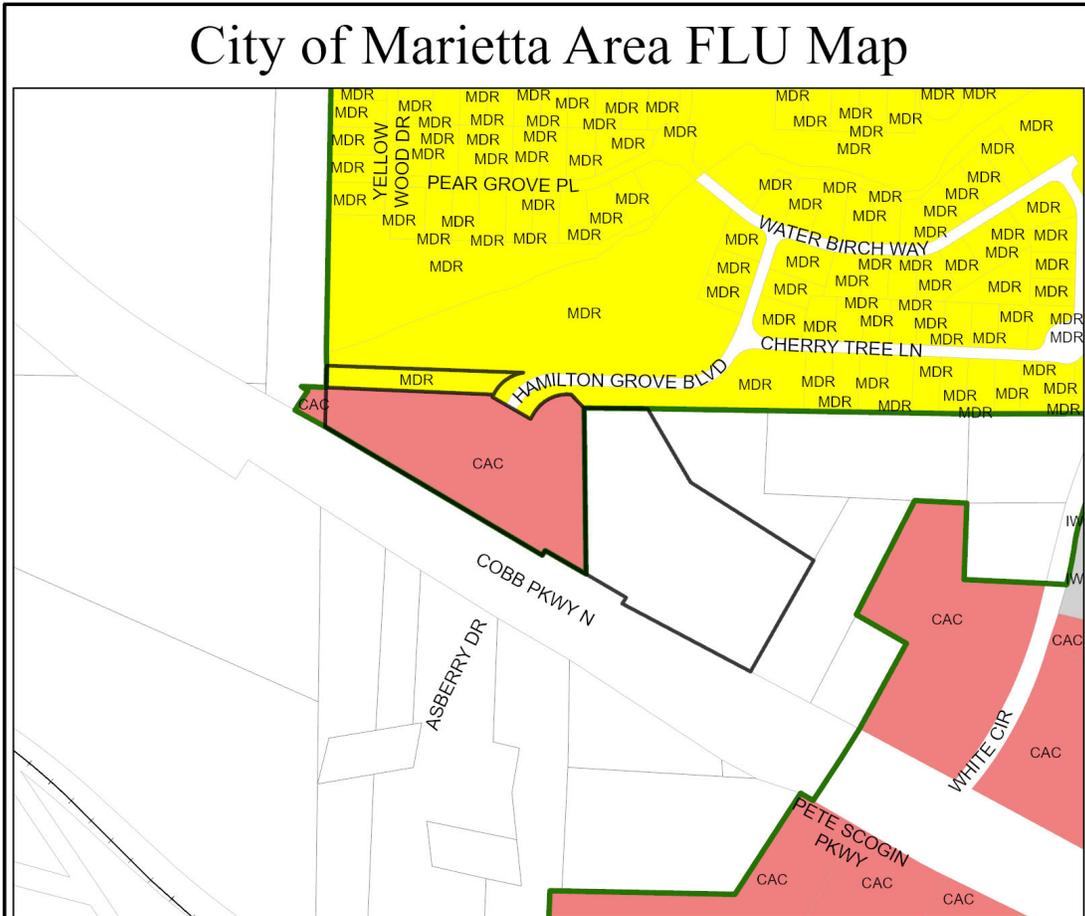
Date: **2/4/2020**

Planning & Zoning  
 Division

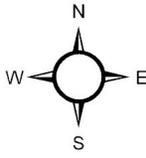


## FLU MAP

### City of Marietta Area FLU Map



| Future Land Use |                                           | District | Land Lot | Parcel | Current FLU | Proposed FLU |
|-----------------|-------------------------------------------|----------|----------|--------|-------------|--------------|
| LDR             | Low Density Residential                   |          |          |        |             |              |
| MDR             | Medium Density Residential                | 16       | 866      | 0030   | CAC         | n/a          |
| HDR             | High Density Residential                  |          |          |        |             |              |
| NAC             | Neighborhood Activity                     |          |          |        |             |              |
| CAC             | Community Activity Center                 | 16       | 866      | 0040   | CAC         | n/a          |
| RAC             | Regional Activity Center                  |          |          |        |             |              |
| CBD             | Central Business District                 | 16       | 866      | 1090   | MDR         | MDR (City)   |
| IM              | Industrial - Manufacturing                |          |          |        |             |              |
| IW              | Industrial - Warehousing                  |          |          |        |             |              |
| OSC             | Open Space/Conservation                   |          |          |        |             |              |
| PR              | Parks & Recreation                        |          |          |        |             |              |
| CSI             | Community Service & Institutional         |          |          |        |             |              |
| TCU             | Transportation, Communication & Utilities |          |          |        |             |              |
| MXD             | Mixed Use                                 |          |          |        |             |              |

|                                                                         |                                       |                                                                                                |                                                                                       |
|-------------------------------------------------------------------------|---------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Comments:</b><br>1498 & 1540 Cobb Pkwy N<br>1497 Hamilton Grove Blvd |                                       | <br>1:3,471 |  |
| <b>Date:</b><br>2/4/2020                                                | <b>Planning &amp; Zoning Division</b> |                                                                                                |                                                                                       |

**PICTURES OF PROPERTY**



**Subject properties along Cobb Parkway North**



**Existing entry onto Hamilton Grove Blvd. from Cobb Pkwy North**



**Location of proposed gates**



**Exiting Hamilton Grove facing toward Cobb Pkwy North**

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## STAFF ANALYSIS

### *Location Compatibility*

The applicant, Traton, LLC, is requesting to annex and rezone three (3) parcels of property in order to develop a forty-six (46) unit townhouse community. The development would include two properties within the City, 1540 Cobb Parkway North and 1497 Hamilton Grove Boulevard, and one property within the County, 1468 Cobb Parkway North. The combined acreage of the project is approximately 6.7 acres. The property to be annexed is 3.42 acres in size and is zoned GC (General Commercial) within the County. The properties within the City limits are zoned MXD (Mixed-Use) and lie west of the County's property. Hamilton Grove Subdivision is located immediately to the north. Prior to its development, the Hamilton Grove Subdivision property was annexed and rezoned by Traton Homes in 2002 (Z2002-31).

### *Use Potential and Impacts*

A portion of the subject property was annexed and rezoned in 2002 as part of a thirty-six (36) acre development (Z2002-31) having commercial uses along Cobb Parkway North with a residential neighborhood to the north. The residential portion of the development was completed as the Hamilton Grove Subdivision, but the commercial land is still undeveloped. The applicant wishes to develop the property along Cobb Parkway North as residential only. The planned development would share the same access point from Cobb Parkway North as Hamilton Grove.

This proposed development would include forty-six (46) attached townhouse units on 6.7 acres, yielding a density of 6.9 units per acre. However, the Zoning Ordinance does not allow the inclusion of areas classified as wetlands, floodplains, and standing bodies of water in density calculations. Although the applicant has not provided the amount of the site covered by floodplain, staff has indicated that it is approximately 30%, or two (2) acres. This would result in a density closer to ten (10) units per acre.

The rezoning for Hamilton Grove authorized a density upwards of eight (8) units per acre (200 units on 25.07 acres), although it was ultimately developed at only 4.2 units per acre (106 units on 25.07 acres). A higher density residential community along the Cobb Parkway North road frontage would create a reasonable buffer for the Hamilton Grove residents and would potentially be more compatible than a commercial use.

When residential uses are proposed on MXD zoned property, there are certain development standards regarding parking and recreation. The parking requirements for townhouses include a 2-car garage with a 20-foot long driveway and 0.2 guest parking spaces per unit. The submitted plans appear to comply with the parking standards except the guest parking area. Ten (10) parking spaces are required for forty-six (46) units. However, the plans only include nine (9) guest parking spaces.



Another required feature is recreation space, which requires 1 acre for every 50 units. As such, the planned development should include a total of 0.92 acres recreation space with at least one active and one passive feature. An example of an active feature would be a playground, pool, or tennis court; and a passive feature would be a walking trail, pavilion, or picnic area. There are no features shown on the submitted plans. Unless changes are made regarding the parking and recreation requirements, the following variances would be necessary to develop the neighborhood as shown on the submitted plans:

- Variance to reduce the required number of guest spaces from 10 to 9. [§708.20 (B.6)]
- Variance to waive the requirement to provide active and passive recreation features. [§708.20 (B.9)]

Although elevations have not yet been provided, the applicant has indicated their intent to incorporate the proper material on the exterior facades.

The Future Land Use (FLU) designation of the subject properties within the City are CAC (Community Activity Center) and MDR (Medium Density Residential), although most of the site is classified as CAC. CAC is intended to provide the retail and service needs of several neighborhoods and communities. While the requested zoning district, MXD, is listed as a compatible zoning under CAC, this development is entirely residential and is not truly mixed use in that it does not provide residential and non-residential uses. However, CAC does describe opportunities for limited residential opportunities if along major corridors and in “a mixed use traditional neighborhood development or ‘new urbanism’ community.” In conclusion, the City’s Comprehensive Plan does not appear to support this rezoning request.

### *Environmental Impacts*

This site is heavily wooded and contains floodplain, streams, and wetlands. There is a stream with state and local buffers, and wetland areas on the property. The wetlands are shown on the property in the County east of the creek and beyond the buffers. The guest parking area and up to eight (8) townhouses would impact the wetland and stream buffer area. Buffer variances from Georgia Environmental Protection Division and a U.S. Army Corp of Engineers 404 Permit will likely be required. This is an indicator that the intensity (density) of the project may not be suitable for the site.

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## STAFF ANALYSIS CONTINUED

### *Economic Functionality*

The subject properties are mostly undeveloped except for a demolished house. These properties are zoned commercially and are undeveloped, while other commercial properties in the area are developed and operating. The rezoning in 2002 to MXD further complicated the potential use of these properties. Because access to the property would either be from a private residential road or state highway, the property may be better suited to medium density residential.

### *Infrastructure*

The planned development would be utilizing the existing, private road, Hamilton Grove Boulevard, to access a new private road. A private access easement would be necessary and is noted on the submitted plans. Although the new road would be private, it should be designed and constructed according to Section 730 of the zoning ordinance. City ordinance also states streets that have one end permanently closed must provide a turnaround with a minimum road diameter of eighty (80) feet and right-of-way diameter of 100 feet. To allow the road design proposed on the plans, the following variance would be necessary:

- Variance to allow hammerhead configuration in lieu of the required cul-de-sac. [§730.01 (E)]

Gates are proposed at the entrance from Cobb Parkway North onto Hamilton Grove Blvd and would require coordination with the residents of Hamilton Grove. Gates must be a minimum of 50 feet from public right-of-way and a minimum width of 30 feet. Further, access for emergency services and an indemnity agreement would be required. It should be noted that the other access point to Hamilton Grove Blvd, off White Circle, is not currently gated.

The plan shows sidewalks internal to the development and along a portion of Cobb Parkway North. The sidewalk would need to be extended along the entire frontage of Cobb Parkway North.

The water and sewer will be provided by Cobb County. The planned development is nearly an extension of the existing development and shall not detrimentally affect other public infrastructure in the area.

The serving elementary school would be Sawyer Road Elementary.

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### *Overhead Electrical/Utilities*

There is an existing overhead utility line present along Cobb Parkway North, but it should not conflict with the proposed buildings.

### *History of Property*

The subject properties within the City were annexed and rezoned (Z2002-31) with stipulations in 2002 with the existing developed residential community, Hamilton Grove. The minimum floor area for Hamilton Grove is set at 1,600 square feet. Also, there is a stipulation that all homes provide a minimum of two bedrooms with no more than 25% of the development having only two-bedrooms.

The subject properties were expected to be developed commercially and are currently limited to the following permitted uses:

- Banks and Financial Institutions
- Barber and Beauty Shops
- Convenience Stores
- Clinics and Health Centers
- Dry Cleaning Establishments
- Copy Centers
- Cultural Facilities
- Daycare Centers and Nursery Schools
- Eating and Drinking Establishments
- Non-automotive Repair Service Centers
- Pharmacies and Drug Stores
- Printing Services
- Professional and General Business Offices
- Retail Trade
- Shopping Centers, etc.

### *Other Issues*

The Fire Department would require a 35 ft. turning radius for access roads. All buildings must be protected throughout with an approved automatic fire sprinkler system as required by Marietta City Code 2-6-140.

MXD is a site-specific zoning, which will require City Council approval of a detailed plan. Detailed plans, which include a site plan, tree plan, and building elevations, must be submitted to Council through the Judicial Legislative Committee. The plan approved with the rezoning shall become the General Plan.

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## ANALYSIS & CONCLUSION

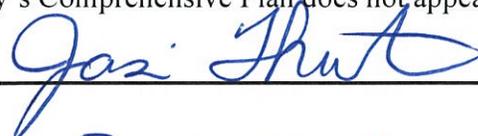
Traton, LLC, is requesting to annex and rezone three (3) properties in order to develop 46 townhomes on 6.7 acres addressed as 1540 Cobb Parkway North (City), 1497 Hamilton Grove Boulevard (City), and 1468 Cobb Parkway North (County). The property to be annexed is 3.42 acres in size and zoned GC within Cobb County. The properties within the City limits are zoned MXD and lie west of the County's property. Hamilton Grove Subdivision is located immediately to the north and is also zoned MXD, despite being entirely residential.

The portion of the subject property in the City was annexed and rezoned in 2002 as part of a 36-acre development (Z2002-31) with commercial uses shown along Cobb Parkway North and Hamilton Grove Subdivision to the north. The subject properties were intended to be commercial but have remained undeveloped. Traton's proposed plan includes the construction of 46 townhouse units on 6.7 acres, two (2) acres of which are covered in floodplain; resulting in a density of nearly 10 units per acre. The rezoning for Hamilton Grove authorized a density upwards of 8 units per acre, although it was ultimately developed at 4.2 units per acre.

The proposed development would share the same access point on Cobb Parkway North as Hamilton Grove and, if gated, would require coordination with the residents of Hamilton Grove. A higher density residential community along the Cobb Parkway North frontage would create a reasonable buffer for the Hamilton Grove residents and would potentially be more compatible than a commercial use. However, the site is heavily wooded and contains floodplain, a stream, and wetlands and will likely require approvals and permits from Georgia EPD and the U.S. Army Corp of Engineers. This is an indicator that the intensity (density) of the project is not suitable for such an environmentally sensitive site. Based on the submitted plan, the following variances would be necessary:

1. Variance to reduce the required number of guest spaces from 10 to 9. [*§708.20 (B.6)*]
2. Variance to waive the requirement of providing active and passive recreation features. [*§708.20 (B.9)*]
3. Variance to allow hammerhead configuration in lieu of the required cul-de-sac. [*§730.01 (E)*]

The FLU designation of the subject properties within the City are CAC and MDR, although most of the site is classified as CAC. While MXD is listed as a compatible zoning under CAC, this development is entirely residential and is not truly mixed use because it does not provide both residential and non-residential uses. CAC is intended to provide the retail and service needs of several neighborhoods and communities. As a result, the City's Comprehensive Plan does not appear to support this rezoning request.

Prepared by: 

Approved by: 



## DATA APPENDIX

### ***COBB COUNTY WATER & WASTEWATER***

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

|                                                                                                                                                                                                                                                                   |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Does flood plain exist on the property:                                                                                                                                                                                                                           | Yes           |
| What percentage of the property is in the flood plain?                                                                                                                                                                                                            | 30%           |
| What is the drainage basin for the property?                                                                                                                                                                                                                      | Noonday Creek |
| Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?                                                                                                                                                        | Yes           |
| If so, is the use compatible with the possible presence of wetlands?                                                                                                                                                                                              | No            |
| Do stream bank buffers exist on the parcel?                                                                                                                                                                                                                       | Yes           |
| Are there other topographical concerns on the parcel?                                                                                                                                                                                                             | Yes           |
| Are there storm water issues related to the application?                                                                                                                                                                                                          | No            |
| Potential presence of endangered species in the area?                                                                                                                                                                                                             | No            |
| <ul style="list-style-type: none"> <li>• Full site development plans required (sidewalks and storm water management will require more detail)</li> <li>• USACOE 404 Permit required for wetlands mitigation</li> <li>• GA EPD buffer variance required</li> </ul> |               |

#### ***TRANSPORTATION***

|                                                             |                                                                  |
|-------------------------------------------------------------|------------------------------------------------------------------|
| What is the road affected by the proposed change?           | N. Cobb Pkwy. And Hamilton Grove Blvd.                           |
| What is the classification of the road?                     | N. Cobb Pkwy.: Arterial<br>Hamilton Grove Blvd.: Local           |
| What is the traffic count for the road?                     | N. Cobb Pkwy.: 42,927 (GDOT 3/2019)<br>Hamilton Grove Blvd.: N/A |
| Estimated # of trips generated by the proposed development? | Daily 440<br>AM 35<br>PM 36                                      |
| Estimated # of pass-by cars entering proposed development?  | 0                                                                |
| Do sidewalks exist in the area?                             | Yes                                                              |
| Transportation improvements in the area?                    | No                                                               |
| If yes, what are they?                                      | N/A                                                              |



**Additional Comments:**

- Verify sufficient room for a passenger vehicle (PV) to turn around without backing up at gated entrance.
- GDOT permit required
- Sidewalk required along entire parcel frontage of Cobb Parkway, not just adjacent to the decel lane.

***EMERGENCY SERVICES***

|                                                                                  |                    |
|----------------------------------------------------------------------------------|--------------------|
| Nearest city or county fire station from the development?                        | 850 Sawyer Rd (56) |
| Distance of the nearest station?                                                 | 4.1 miles          |
| Most likely station for 1 <sup>st</sup> response?                                | 56                 |
| Service burdens at the nearest city fire station (under, at, or above capacity)? | n/a                |

**Comments:**

- Are gates existing or proposed? Require 50’ set back from ROW, and minimum 30’ width.
- 35’ turning radius for fire department access roads.
- All buildings shall be protected throughout with an approved automatic fire sprinkler system as required by Marietta City Code 2-6-140.

***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 System Servicing Development:             | <b>Sawyer Road Elementary</b> |
| Middle School Servicing Development:                        | <b>Marietta Middle School</b> |
| High School Servicing Development:                          | <b>Marietta High School</b>   |
| Capacity at Elementary School:                              | <b>725</b>                    |
| Capacity at Middle School:                                  | <b>1,350</b>                  |
| Capacity at Marietta Sixth Grade Academy:                   | <b>775</b>                    |
| Capacity at High School:                                    | <b>2,150</b>                  |
| Current enrollment of Elementary School:                    | <b>630</b>                    |
| Current enrollment of Middle School:                        | <b>1,390</b>                  |
| Current enrollment of High School:                          | <b>2,455</b>                  |
| Number of students generated by present development:        | <b>0</b>                      |
| Number of students projected from the proposed development: | <b>23</b>                     |
| New schools pending to serve this area:                     | <b>0</b>                      |
| <b><u>Comments:</u></b>                                     |                               |

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APPLICATION FOR REZONING

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

(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: 22020-09 Registrar #: 20200073 PZ #:

Planning Commission Hearing: 03/03/2020 City Council Hearing: 03/11/2020

Owner's Name Traton Corp. of Cobb, Inc.; Traton Investments, LLC; The Institutional Property Group, a Joint Venture A 2020-01 CA 2020-01

EMAIL Address: clif@tratonhomes.com

Mailing Address 720 Kennesaw Avenue Zip Code: 30060 Telephone Number (770) 427-9064

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant/Owners' Representative: Moore Ingram Johnson & Steele, LLP - J. Kevin Moore
Applicant: Traton, LLC

EMAIL Address: clif@tratonhomes.com

Mailing Address 720 Kennesaw Avenue, Marietta, GA Zip Code: 30060

Telephone Number (770) 427-9064 Email Address: clif@tratonhomes.com

Address of property to be rezoned: 1468 N. Cobb Parkway (Parcel 0030 - Cobb) 1540 Cobb Parkway N. (Parcel 0040 - City)
Land Lot (s) 08660 District 16 Parcel 0030 Acreage 6.7± Ward 4B Future Land Use: CAC
08630 0040; 1090 MDR
Present Zoning Classification: MXD (City) Proposed Zoning Classification: MXD
GC (Cobb)

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. The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.
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. Site plan, plat or survey 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 site plan/plat/survey.

Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").

If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
• Acreage, bearing and distances, other dimensions, and location of the tract(s)
• Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
• Detention/retention areas, and utility easements
• 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, stream buffers, and 100 year floodplain

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

**ATTACHMENT TO APPLICATION FOR REZONING**

**Application No.:** \_\_\_\_\_  
**Legistar No.:** \_\_\_\_\_  
**Hearing Dates:** **March 3, 2020**  
**March 11, 2020**

**Applicant:** **Traton, LLC**  
**Property Owners:** **Traton Corp. of Cobb, Inc.;**  
**Traton Investments, LLC,**  
**a Georgia limited liability company; and**  
**The Institutional Property Group, a Joint Venture**  
**comprised of Poston Properties, Inc. and**  
**C. W. Matthews Contracting Co., Inc.**

**DESCRIPTION OF PROPOSED DEVELOPMENT/PROJECT**

The property which is the subject of the Application for Rezoning by Applicant, Traton, LLC (hereinafter “Applicant”) is an assemblage of three parcels totaling 6.7 acres, more or less, located in Land Lots 863 and 866, 16<sup>th</sup> District, 2<sup>nd</sup> Section, City of Marietta, Cobb County, Georgia, as more particularly identified and set forth in the Application for Rezoning (hereinafter collectively the “Property” or the “Subject Property”). The Rezoning Application seeks approval of a request to rezone the Subject Property from the existing General Commercial (“GC”) (Cobb County) and Mixed-Use Development (“MXD”) (City of Marietta) zoning classifications to the MXD zoning classification. Applicant is seeking rezoning for a townhome community.

The assembled parcels are located on the northeasterly side of North Cobb Parkway, on the westerly and easterly sides of Hamilton Grove Boulevard. Applicant proposes the construction of a maximum of forty-six (46) townhome units. All residences shall be traditional or Craftsman in style, architecture, and design, with the exteriors consisting of brick, stone, stacked stone, cedar shake, board and batten, and combinations thereof. All residences shall have two car garages. Access to the proposed development will be from Hamilton Grove Boulevard, as shown on the Zoning Plan submitted with the Application for Rezoning.

Applicant will supplement its Application for Rezoning with additional items; including, but not limited to the following, throughout the rezoning process:

- (1) Updated and revised Zoning Plan, if necessary;
- (2) Landscape Plan for buffer areas and proposed Open Space areas;
- (3) Elevations, floorplans, and finishes; and
- (4) Details for open space and amenity areas.

A detailed letter of agreeable zoning stipulations and conditions will be submitted on behalf of Applicant prior to the hearings before the Planning Commission and City Council.

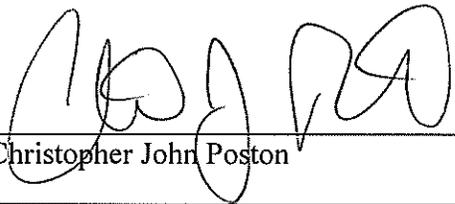
Applicant is very excited with the opportunity of this new project within the City of Marietta. The project will be a quality development and provide a highly sought-after product within the City, in close proximity to Downtown Marietta and with interstate connectivity.

**PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING**  
(Page Two of Two)

Application No.: \_\_\_\_\_  
Legistar No.: \_\_\_\_\_  
Hearing Dates: **March 3, 2020**  
**March 11, 2020**

Applicant: **Traton, LLC**  
Property Owners: **Traton Corp. of Cobb, Inc.;**  
**Traton Investments, LLC,**  
**a Georgia limited liability company, and**  
**The Institutional Property Group, a Joint Venture**  
**comprised of Poston Properties, Inc. and**  
**C. W. Matthews Contracting Co., Inc.**

TRATON CORP. OF COBB, INC.

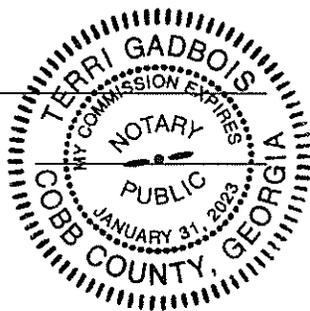
BY:   
\_\_\_\_\_  
Christopher John Poston  
Title: \_\_\_\_\_

Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

[Notary Seal]



Property Owner Address:

Traton Corp. of Cobb, Inc.  
c/o Traton, LLC  
720 Kennesaw Avenue  
Marietta, Georgia 30060  
(770) 427-9064  
E-mail: [chris@tratonhomes.com](mailto:chris@tratonhomes.com)  
[clif@tratonhomes.com](mailto:clif@tratonhomes.com)

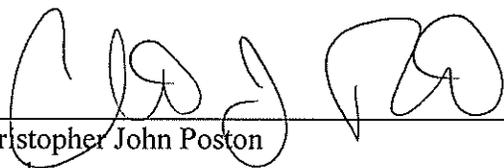
**PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING**  
(Page Two of Two)

Application No.: \_\_\_\_\_  
Legistar No.: \_\_\_\_\_  
Hearing Dates: **March 3, 2020**  
**March 11, 2020**

**Applicant:** Traton, LLC  
**Property Owners:** Traton Corp. of Cobb, Inc.;  
Traton Investments, LLC,  
a Georgia limited liability company, and  
The Institutional Property Group, a Joint Venture  
comprised of Poston Properties, Inc. and  
C. W. Matthews Contracting Co., Inc.

TRATON INVESTMENTS, LLC,  
a Georgia limited liability company

BY: TRATON OF GEORGIA, LLC,  
a Georgia limited liability company,  
its Sole Member

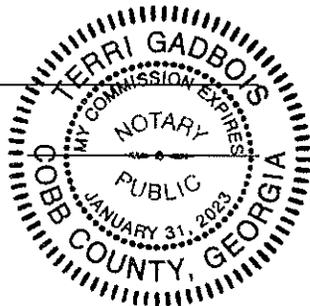
BY:   
\_\_\_\_\_  
Christopher John Poston  
Member

Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

[Notary Seal]



**Property Owner Address:**

Traton Investments, LLC  
720 Kennesaw Avenue  
Marietta, Georgia 30060  
(770) 427-9064  
E-mail: [chris@tratonhomes.com](mailto:chris@tratonhomes.com)  
[clif@tratonhomes.com](mailto:clif@tratonhomes.com)

**PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING**  
(Page Two of Two)

Application No.: \_\_\_\_\_  
Legistar No.: \_\_\_\_\_  
Hearing Dates: March 3, 2020  
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comprised of Poston Properties, Inc. and  
C. W. Matthews Contracting Co., Inc.

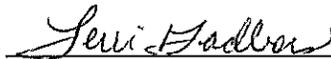
THE INSTITUTIONAL PROPERTY GROUP,  
a Joint Venture comprised of Poston Properties, Inc.  
and C.W. Matthews Contracting Co., Inc.

BY: POSTON PROPERTIES, INC.

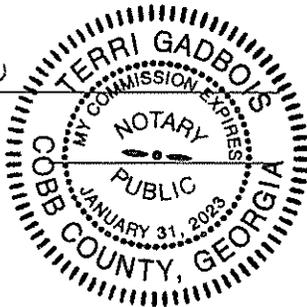
BY:   
TITLE: \_\_\_\_\_

Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:

  
Notary Public  
My Commission Expires:

[Notary Seal]



Property Owner Address:

The Institutional Property Group, a joint venture  
c/o Traton, LLC  
720 Kennesaw Avenue  
Marietta, Georgia 30060  
(770) 427-9064  
E-mail: [chris@tratonhomes.com](mailto:chris@tratonhomes.com)  
[clif@tratonhomes.com](mailto:clif@tratonhomes.com)

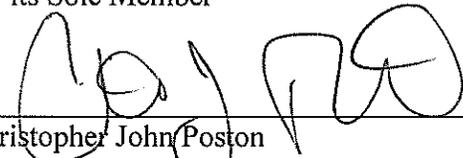
**PAGE 2 - EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR REZONING**  
(Page Two of Two)

Application No.: \_\_\_\_\_  
Legistar No.: \_\_\_\_\_  
Hearing Dates: **March 3, 2020**  
**March 11, 2020**

**Applicant:** Traton, LLC  
**Property Owners:** Traton Corp. of Georgia, Inc.;  
Traton Investments, LLC,  
a Georgia limited liability company, and  
The Institutional Property Group, a Joint Venture  
comprised of Poston Properties, Inc. and  
C. W. Matthews Contracting Co., Inc.

TRATON, LLC  
a Georgia limited liability company

BY: TRATON HOLDINGS, LLC,  
a Georgia limited liability company,  
its Sole Member

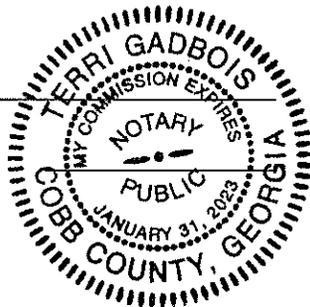
BY:   
\_\_\_\_\_  
Christopher John Poston  
Authorized Signatory

Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

[Notary Seal]



Applicant Address:

Traton, LLC  
720 Kennesaw Avenue  
Marietta, Georgia 30060  
(770) 427-9064  
E-mail: [chris@tratonhomes.com](mailto:chris@tratonhomes.com)  
[clif@tratonhomes.com](mailto:clif@tratonhomes.com)

**ATTACHMENT TO APPLICATION FOR REZONING**

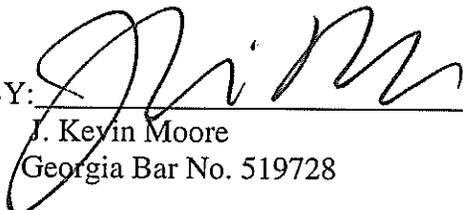
(Page One of One)

Application No.: \_\_\_\_\_  
Legistar No.: \_\_\_\_\_  
Hearing Dates: **March 3, 2020**  
**March 11, 2020**

**Applicant:** **Traton, LLC**  
**Property Owners:** **Traton Corp. of Cobb, Inc.;**  
**Traton Investments, LLC,**  
**a Georgia limited liability company; and**  
**The Institutional Property Group, a Joint Venture**  
**comprised of Poston Properties, Inc. and**  
**C. W. Matthews Contracting Co., Inc.**

**Representative for Applicant and Property Owners:**

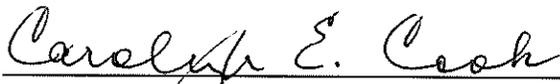
MOORE INGRAM JOHNSON & STEELE, LLP

BY:   
\_\_\_\_\_  
J. Keyin Moore  
Georgia Bar No. 519728

Attorneys for Applicant and Property Owners

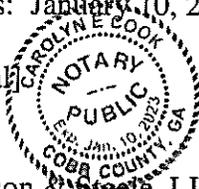
Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:

  
\_\_\_\_\_  
Notary Public

Commission Expires: ~~January 10, 2023~~

[Notarial Seal]



Moore Ingram Johnson & Steele, LLP  
Attorneys at Law  
Emerson Overlook  
Suite 100  
326 Roswell Street  
Marietta, Georgia 30060  
(770) 429-1499  
(770) 429-8631 (Telefax)  
E-mail: [jkm@mijs.com](mailto:jkm@mijs.com)

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

## APPLICATION FOR ANNEXATION

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)  
 (NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

*For Office Use Only:*

Application#: A 2020-01      Legistar#: 20200074      PZ#: N/A

PC Hearing: 03/03/2020      CC Hearing: 03/11/2020

The Honorable Mayor  
 Members of the City Council  
 City of Marietta  
 205 Lawrence Street  
 Marietta, GA 30060

Z 2020-09  
CA 2020-01

Dear Mayor and Council:

This application/letter is a request that the City of Marietta annex into the city the property described below:

Property Owner's Name (please print): Traton Investments, LLC

Address of property to be Annexed: 1468 N. Cobb Parkway

Land Lot 08660      District: 16      Parcel: 0030      Number of Acres: 3.42±

Property owner's signature, date of signature and telephone number:

See Attached Exhibit "A"      (770) 427-9064  
 (Property owner's signature)      (Date)      (Telephone Number)

Property owner's EMAIL: chris@tratonhomes.com; cliff@tratonhomes.com

Property owner's mailing address if different from property being annexed:

720 Kennesaw Avenue, Marietta, GA 30060

Current land use of the property: Undeveloped/Vacant  
 (i.e., commercial, residential, vacant, etc.)

If the current land use of the property is residential, how many people are living on the property:  
Not Applicable.

THE FOLLOWING INFORMATION MUST BE SUBMITTED BY THE PROPERTY OWNER BEFORE THE APPLICATION DEADLINE:

1. Legal Description.
2. One (1) copy of survey.
3. One (1) copies of county tax plat.
4. Copy of the Certificate of Occupancy (CO) from Cobb County Building Inspections Department (if applicable). If the property is vacant, no CO is necessary.

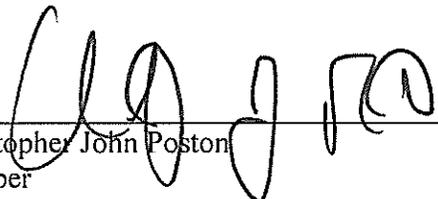
**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR ANNEXATION**

Application No.: \_\_\_\_\_  
Legistar No.: \_\_\_\_\_  
Hearing Dates: **March 3, 2020**  
**March 11, 2020**

**Property Owner:** **Traton Investments, LLC,**  
**a Georgia limited liability company, and**

TRATON INVESTMENTS, LLC,  
a Georgia limited liability company

BY: TRATON OF GEORGIA, LLC,  
a Georgia limited liability company,  
its Sole Member

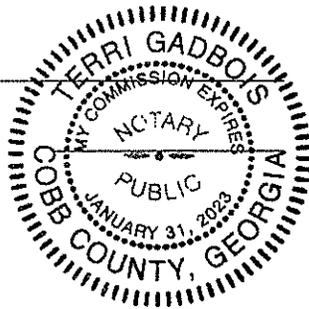
BY:   
\_\_\_\_\_  
Christopher John Poston  
Member

Date Executed: January 17, 2020

Signed, sealed, and delivered in the presence of:

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

[Notary Seal]



**Property Owner Address:**

Traton Investments, LLC  
720 Kennesaw Avenue  
Marietta, Georgia 30060  
(770) 427-9064  
E-mail: [chris@tratonhomes.com](mailto:chris@tratonhomes.com)  
[clif@tratonhomes.com](mailto:clif@tratonhomes.com)

**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: February 14, 2020**

**CITY OF MARIETTA  
PUBLIC NOTICE OF REZONINGS and CODE AMENDMENTS**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, March 3<sup>rd</sup>, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, March 11<sup>th</sup>, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2020-09 [REZONING] TRATON, LLC** is requesting the rezoning of 6.7 acres located in located in Land Lots 863 & 866, District 16, Parcels 0030, 0040, & 1090 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as 1468 & 1540 Cobb Parkway North and 1497 Hamilton Grove Boulevard from MXD (Mixed Use Development – City) and GC (General Commercial – County) to MXD (Mixed Use Development) in the City. Ward 4B.

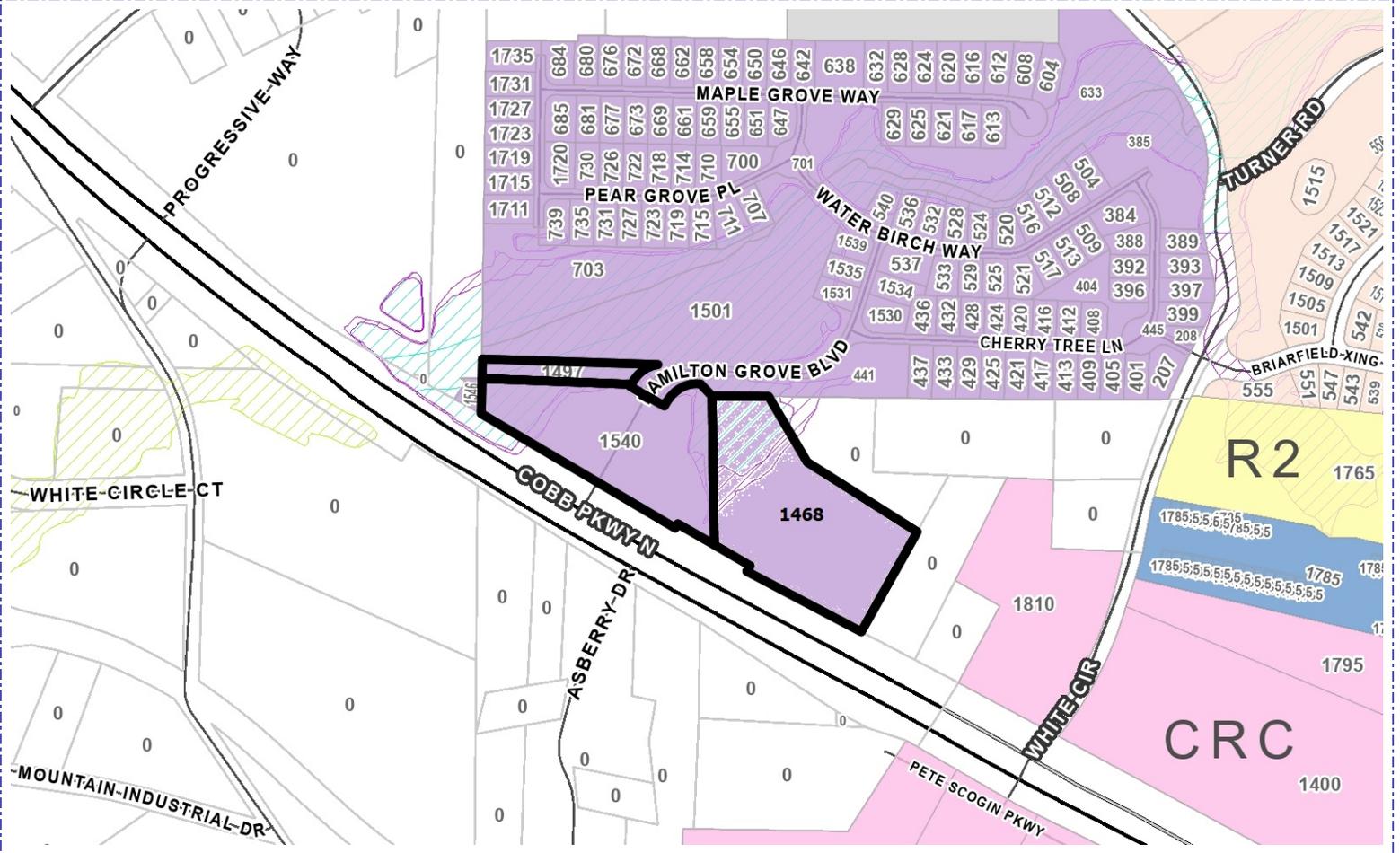
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at [www.mariettaga.gov](http://www.mariettaga.gov) and enter the case # in the search box.

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 ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

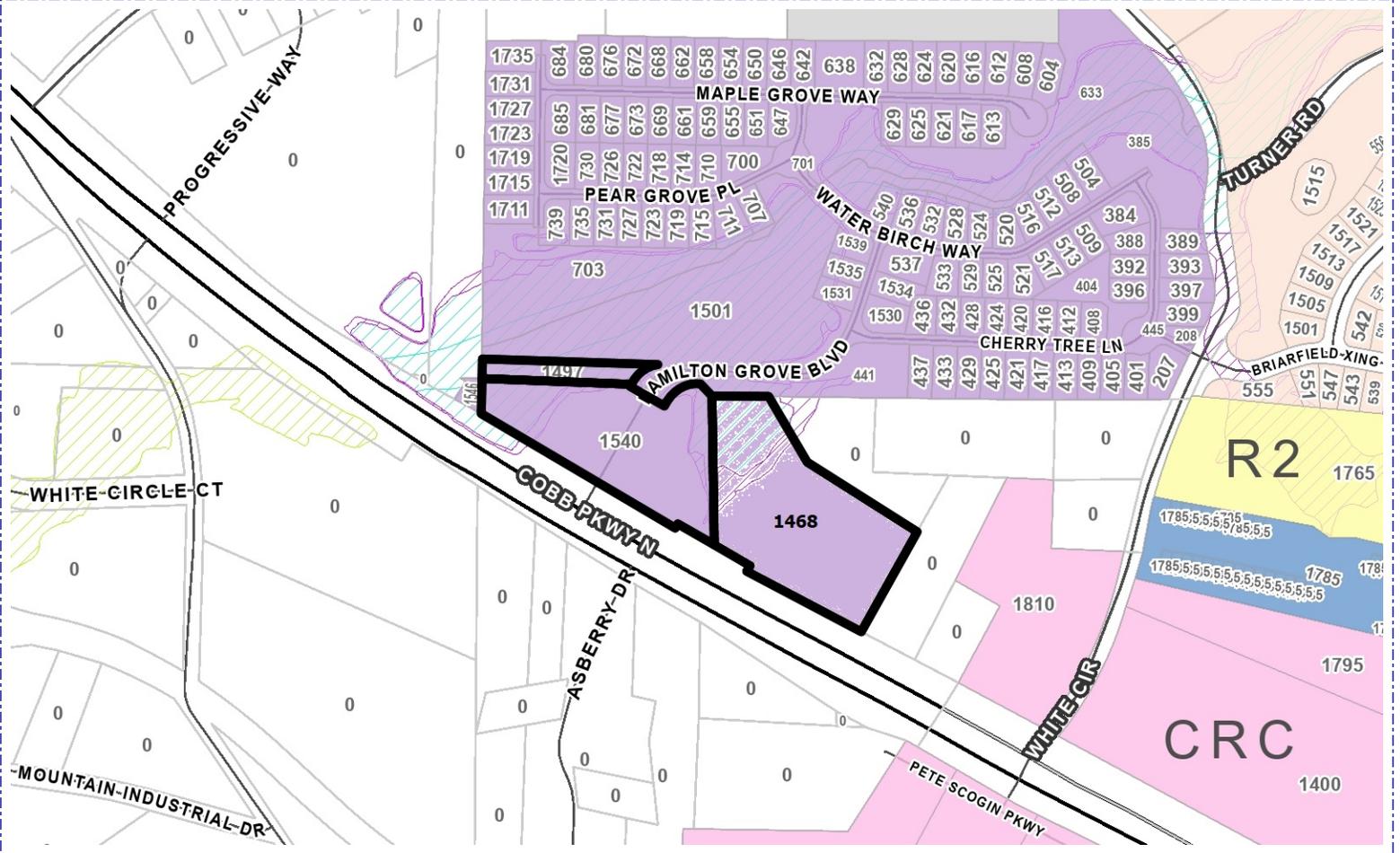
# Annexation



| Address                  | Parcel Number | Acreage | Ward | Zoning | FLU |
|--------------------------|---------------|---------|------|--------|-----|
| 1540 COBB PKWY N         | 16086600040   | 2.941   | 4B   | MXD    | CAC |
| 1497 HAMILTON GROVE BLVD | 16086301090   | 0.421   | 4B   | MXD    | MDR |
| 1468 COBB PKWY N         | 16086600030   | 3.551   | 4B   | MXD    |     |

|                                               |                         |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |  |
|-----------------------------------------------|-------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--|
| Property Owner:                               | Various on file         |              | <b>Zoning Symbols</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |  |
| Applicant:                                    | Traton, LLC             |              | <ul style="list-style-type: none"> <li> Railroads</li> <li> City Limits</li> <li> Cobb County Pockets</li> <li> NA</li> <li> R1 - Single Family Residential (1 unit/acre)</li> <li> R2 - Single Family Residential (2 units/acre)</li> <li> R3 - Single Family Residential (3 units/acre)</li> <li> R4 - Single Family Residential (4 units/acre)</li> <li> RA4 - Single Family Residential - Attached</li> <li> RA6 - Single Family Residential - Attached</li> <li> RA8 - Single Family Residential - Attached</li> <li> MHP - Mobile Home Park</li> <li> PRD-SF - Planned Residential Dev. Single Family</li> <li> RM8 - Multi Family Residential (8 units/acre)</li> <li> RM10 - Multi Family Residential (10 units/acre)</li> <li> RM12 - Multi Family Residential (12 units/acre)</li> <li> RHR - Residential High Rise</li> <li> PRD-MF - Planned Residential Dev Multi Family</li> <li> NRC - Neighborhood Retail Commercial</li> <li> CRC - Community Retail Commercial</li> <li> RRC - Regional Retail Commercial</li> <li> PCD - Planned Commercial Development</li> <li> L - Light Industrial</li> <li> HI - Heavy Industrial</li> <li> PID - Planned Industrial Development</li> <li> MXD - Mixed Use Development</li> <li> CBD - Central Business District</li> <li> OIT - Office Institutional Transitional</li> <li> LRO - Low Rise Office</li> <li> OI - Office Institutional</li> <li> OS - Office Services</li> <li> OHR - Office High Rise</li> </ul> |          |  |
| Proposed Zoning:                              | GC (Cobb) to MXD (City) |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |  |
| Proposed Use:                                 |                         |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |  |
| Acquisition Date:                             |                         |              | Fair Market Value:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |  |
| City Council Hearing Date:                    | 03/11/2020              | Case Number: |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | A2020-01 |  |
| Description of Property:                      |                         |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |  |
| <b>City of Marietta Planning &amp; Zoning</b> |                         |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |  |

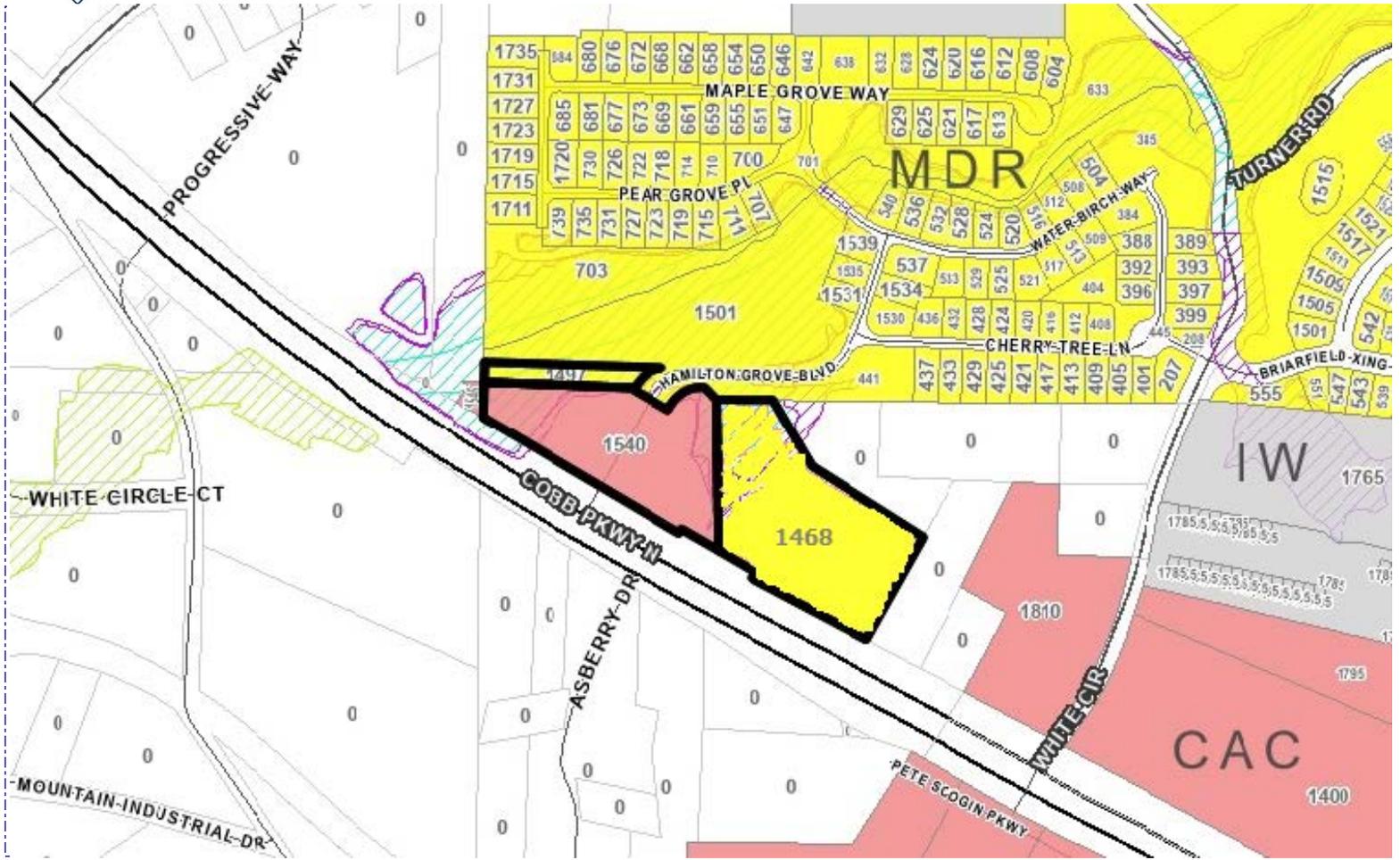
# Rezoning



| Address                  | Parcel Number | Acreage | Ward | Zoning | FLU |
|--------------------------|---------------|---------|------|--------|-----|
| 1540 COBB PKWY N         | 16086600040   | 2.941   | 4B   | MXD    | CAC |
| 1497 HAMILTON GROVE BLVD | 16086301090   | 0.421   | 4B   | MXD    | MDR |
| 1468 COBB PKWY N         | 16086600030   | 3.551   | 4B   | MXD    |     |

|                                               |                         |              |                           |
|-----------------------------------------------|-------------------------|--------------|---------------------------|
| Property Owner:                               | Various on file         |              | <b>Zoning Symbols</b><br> |
| Applicant:                                    | Traton, LLC             |              |                           |
| Proposed Zoning:                              | GC (Cobb) to MXD (City) |              |                           |
| Agent:                                        | J. Kevin Moore, Esq.    |              |                           |
| Proposed Use:                                 |                         |              |                           |
| Planning Commission Date:                     | 03/03/2020              |              |                           |
| City Council Hearing Date:                    | 03/11/2020              | Case Number: | Z2020-09                  |
| <b>City of Marietta Planning &amp; Zoning</b> |                         |              |                           |

# Future Land Use

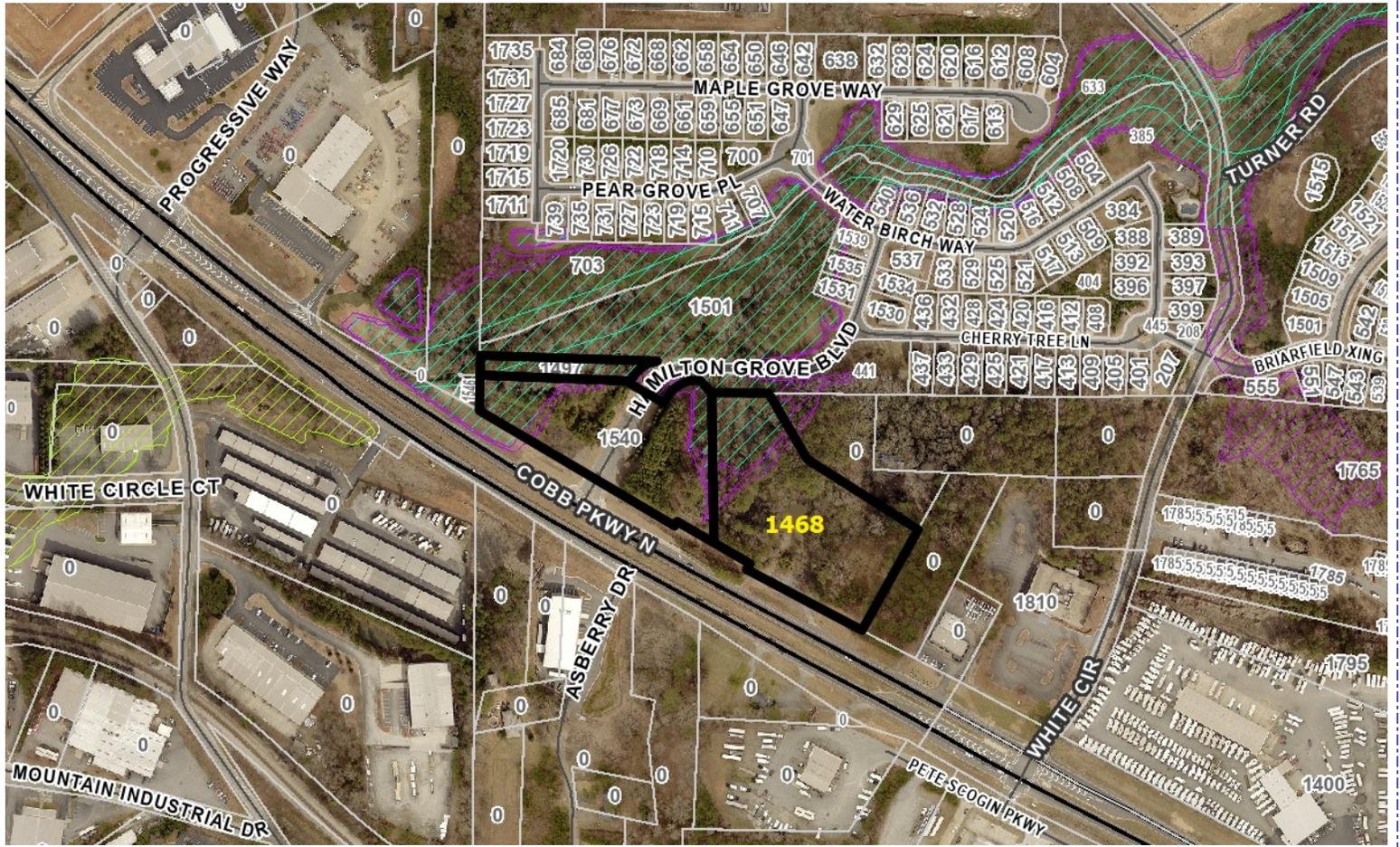


| Address                  | Parcel Number | Acreage | Ward | Zoning | FLU |
|--------------------------|---------------|---------|------|--------|-----|
| 1540 COBB PKWY N         | 16086600040   | 2.941   | 4B   | MXD    | CAC |
| 1497 HAMILTON GROVE BLVD | 16086301090   | 0.421   | 4B   | MXD    | MDR |
| 1468 COBB PKWY N         | 16086600030   | 3.551   | 4B   | MXD    | MDR |

|                                   |            |
|-----------------------------------|------------|
| Planning Commission Hearing Date: | 03/03/2020 |
| City Council Hearing Date:        | 03/11/2020 |
| Future Land Use:                  | CAC & MDR  |
| Case Number:                      | Z2020-09   |
| 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



| Address                  | Parcel Number | Acreage | Ward | Zoning | FLU |
|--------------------------|---------------|---------|------|--------|-----|
| 1540 COBB PKWY N         | 16086600040   | 2.941   | 4B   | MXD    | CAC |
| 1497 HAMILTON GROVE BLVD | 16086301090   | 0.421   | 4B   | MXD    | MDR |
| 1468 COBB PKWY N         | 16086600030   | 3.551   | 4B   | MXD    |     |

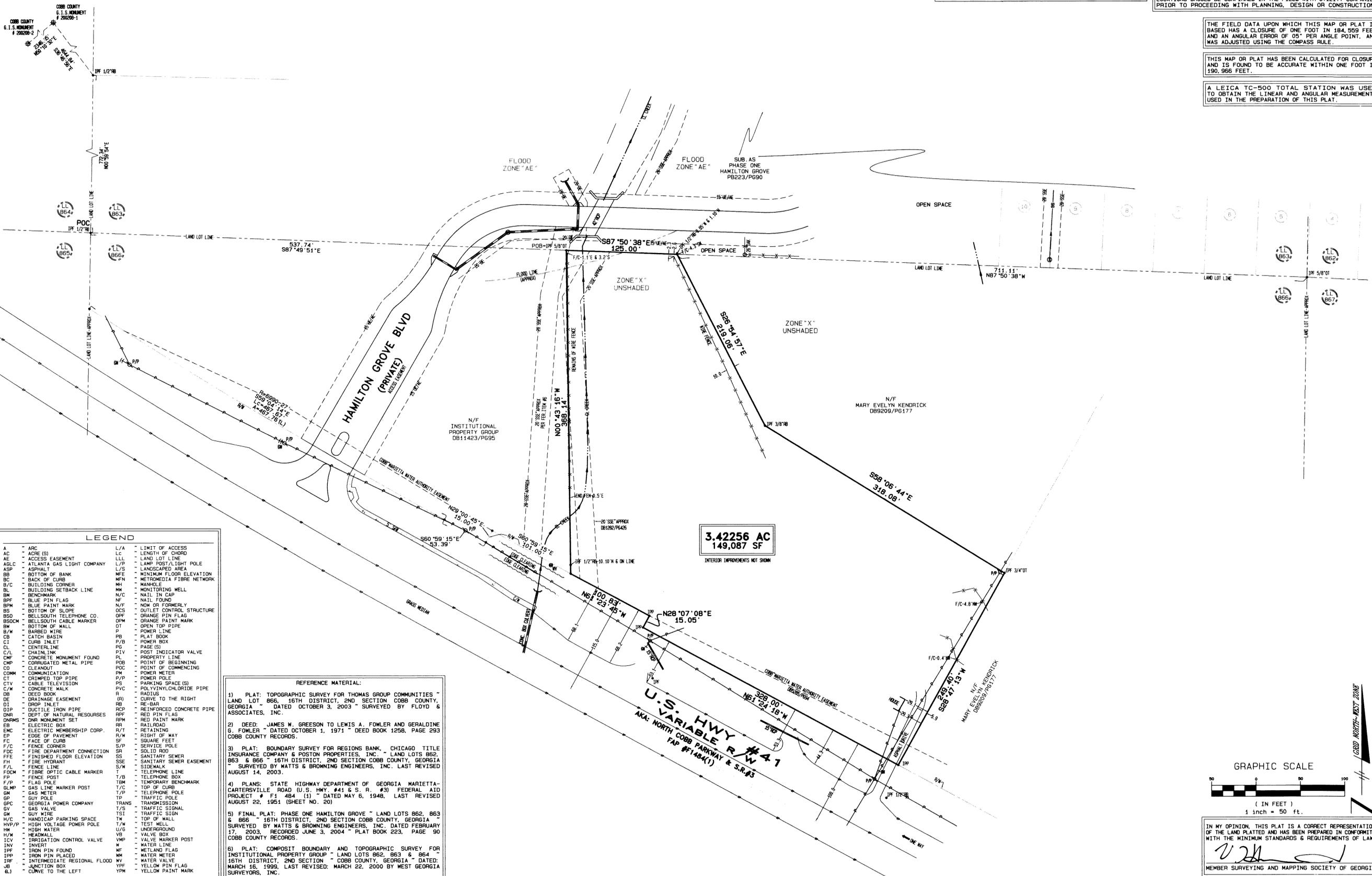
|                                   |                       |
|-----------------------------------|-----------------------|
| Property Owner:                   | Various on file       |
| Applicant:                        | Traton, LLC           |
| City Council Hearing Date:        | 03/11/2020            |
| Planning Commission Hearing Date: | 03/03/2020            |
| BZA Hearing Date:                 | Case Number: Z2020-09 |
| Comments:                         |                       |

**Legend**

- Railroads
- City Limits
- Cobb County Pockets

City of Marietta Planning & Zoning

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WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND IT IS OUR OPINION THAT THE REFERENCED PROPERTY IS LOCATED IN ZONE (S) 'X' UNSHADED 'AE' AS PER COBB COUNTY FIRM PANEL 130670030F, DATED 06/16/92.

ZONE AE: BASE FLOOD ELEVATIONS DETERMINED.  
 ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD THE FLOOD LINE SHOWN HEREON WAS GRAPHICALLY PLOTTED FROM THE ABOVE REFERENCED FLOOD MAP IS APPROXIMATE.

PROJECT BENCHMARK:  
 RM71: ELEVATION=1073.24 NGVD

CHISELED 'X' ON TOP OF CONCRETE HEADWALL IN UPSTREAM RIGHT HAND CORNER OF BOX CULVERT AT LAURA LAKE TRIBUTARY UNDER COBB PARKWAY (U.S. 41) (NOONDAY CREEK TRIBUTARY #4)

(BASIS OF BEARING (GRID NORTH) SHOWN HEREON WERE ESTABLISHED FROM COBB COUNTY G.I.S. MONUMENTS #200208-1 & #200208-2. ALL DIMENSIONS SHOWN HEREON ARE AT GROUND LEVEL.)

NOTE: THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.

NOTE: THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

NOTE: ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED TO BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 184,559 FEET AND AN ANGULAR ERROR OF 05" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 190,966 FEET.

A LEICA TC-500 TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

BOUNDARY SURVEY FOR  
**POSTON PROPERTIES, INC.**  
 OF PROPERTY LOCATED IN  
 LAND LOT 866  
 16TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA



| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |



**WATTS & BROWNING ENGINEERS, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 5582 PEACHTREE ROAD  
 ATLANTA, GEORGIA 30341-4953  
 PHONE: (770) 451-7453  
 FAX: (770) 455-3955  
 WWW.WBENG.COM

|                 |               |
|-----------------|---------------|
| SCALE:          | 1" = 50'      |
| DATE SURVEYED:  | 10/26/04      |
| DATE UPDATED:   | N/A           |
| SURVEYED BY:    | HEILMAN       |
| DATE DRAFTED:   | 11/02/04      |
| UPDATE DRAFTED: | N/A           |
| DRAWN BY:       | AMCH          |
| CHECKED BY:     | MH            |
| FIELD BOOK #:   | 2172          |
| JOB NUMBER:     | 040807        |
| FOLDER NUMBER:  | 040807        |
| CORO FILE:      | 573-TRATION41 |
| DISC FILE:      | 262-040807    |
| COUNTY/LL/D/S:  | COBB/866/16/2 |
| PLAT FILE:      | B             |
| SHEET:          | 1 OF 1        |

**LEGEND**

|                                   |                                |
|-----------------------------------|--------------------------------|
| A - ARC                           | L/A - LIMIT OF ACCESS          |
| AC - ACRE (S)                     | LC - LENGTH OF CHORD           |
| ACL - ACCESS EASEMENT             | LLL - LAND LOT LINE            |
| AGLC - ATLANTA GAS LIGHT COMPANY  | L/P - LAMP POST/LIGHT POLE     |
| ASP - ASPHALT                     | L/S - LANDSCAPED AREA          |
| BB - BOTTOM OF BANK               | M/E - MINIMUM FLOOR ELEVATION  |
| BC - BACK OF CURB                 | MFN - METROMEDIA FIBRE NETWORK |
| B/C - BUILDING CORNER             | MH - MANHOLE                   |
| BL - BUILDING SETBACK LINE        | MW - MONITORING WELL           |
| BM - BENCHMARK                    | N/C - NAIL IN CAP              |
| BPF - BLUE PIN FLAG               | NF - NAIL FOUND                |
| BPM - BLUE PAINT MARK             | N/F - NOW OR FORMERLY          |
| BS - BOTTOM OF SLOPE              | OCS - OUTLET CONTROL STRUCTURE |
| BSD - BELLSOUTH TELEPHONE CO.     | OPF - ORANGE PIN FLAG          |
| BSDCM - BELLSOUTH CABLE MARKER    | OPM - ORANGE PAINT MARK        |
| B/W - BOTTOM OF WALL              | OT - OPEN TOP PIPE             |
| B/W - BARBED WIRE                 | P - POWER LINE                 |
| CB - CATCH BASIN                  | PB - PLAT BOOK                 |
| CI - CURB INLET                   | P/B - POWER BOX                |
| CL - CENTERLINE                   | P/S - PAGE (S)                 |
| C/L - CHAIN LINK                  | PIV - POST INDICATOR VALVE     |
| CMF - CONCRETE MONUMENT FOUND     | PL - PROPERTY LINE             |
| CM - CORRUGATED METAL PIPE        | POB - POINT OF BEGINNING       |
| CO - CLEANOUT                     | POC - POINT OF COMMENCING      |
| COMM - COMMUNICATION              | PM - POWER METER               |
| CT - CRIMPED TOP PIPE             | P/P - POWER POLE               |
| CTV - CABLE TELEVISION            | PS - PARKING SPACE (S)         |
| C/W - CONCRETE WALK               | PVC - POLYVINYLCHLORIDE PIPE   |
| DB - DEED BOOK                    | R - RADIUS                     |
| DE - DRAINAGE EASEMENT            | RC - CURVE TO THE RIGHT        |
| DI - DROP INLET                   | RE - RE-BAR                    |
| DIP - DUCTILE IRON PIPE           | RCR - REINFORCED CONCRETE PIPE |
| DNR - DEPT. OF NATURAL RESOURCES  | RP - RED PAINT MARK            |
| DNMS - DNR MONUMENT SET           | RR - RAILROAD                  |
| EMC - ELECTRIC MEMBERSHIP CORP.   | R/T - RETAINING                |
| F - FENCE LINE                    | R/W - RIGHT OF WAY             |
| FC - FACE OF CURB                 | S - SQUARE FEET                |
| F/C - FENCE CORNER                | S/P - SERVICE POLE             |
| F/D - FIRE DEPARTMENT CONNECTION  | SR - SOLID ROD                 |
| FFE - FINISHED FLOOR ELEVATION    | SS - SANITARY SEWER            |
| FH - FIRE HYDRANT                 | SSE - SANITARY SEWER EASEMENT  |
| F/L - FENCE LINE                  | S/W - TELEPHONE                |
| FOCM - FIBRE OPTIC CABLE MARKER   | T/B - TELEPHONE BOX            |
| FP - FENCE POST                   | TBM - TEMPORARY BENCHMARK      |
| F/P - FLAG POLE                   | T/C - TOP OF CURB              |
| GLMP - GAS LINE MARKER POST       | T/P - TELEPHONE POLE           |
| GM - GAS METER                    | TP - TRAFFIC POLE              |
| GP - GUY POLE                     | TR - TRANSMISSION              |
| GPC - GEORGIA POWER COMPANY       | TRANS - GAS VALVE              |
| GV - GAS VALVE                    | T/S - TRAFFIC SIGNAL           |
| GW - GUY WIRE                     | TSI - TRAFFIC SIGN             |
| H/C - HANDICAP PARKING SPACE      | TW - TOP OF WALL               |
| HVP/P - HIGH VOLTAGE POWER POLE   | U/S - UNDERGROUND              |
| H/W - HIGH WATER                  | V - VALVE                      |
| H/W - HEADWALL                    | VB - VALVE BOX                 |
| ICV - IRRIGATION CONTROL VALVE    | VMP - VALVE MARKER POST        |
| INV - INVERT                      | W - WATER LINE                 |
| IPF - IRON PIN FOUND              | WLF - WETLAND FLAG             |
| IPP - IRON PIN PLACED             | WM - WATER METER               |
| IRF - INTERMEDIATE REGIONAL FLOOD | WV - WATER VALVE               |
| JB - JUNCTION BOX                 | YF - YELLOW PIN FLAG           |
| KL - CURVE TO THE LEFT            | YPM - YELLOW PAINT MARK        |

**REFERENCE MATERIAL:**

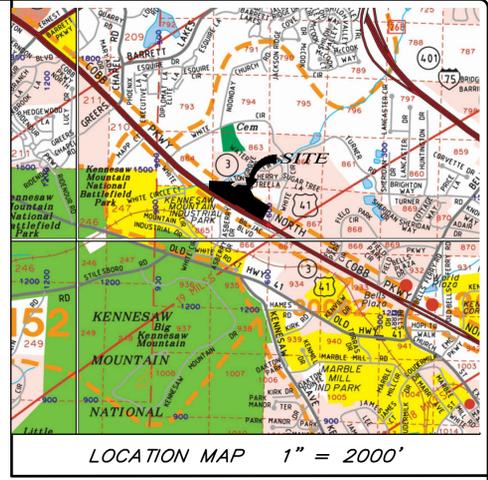
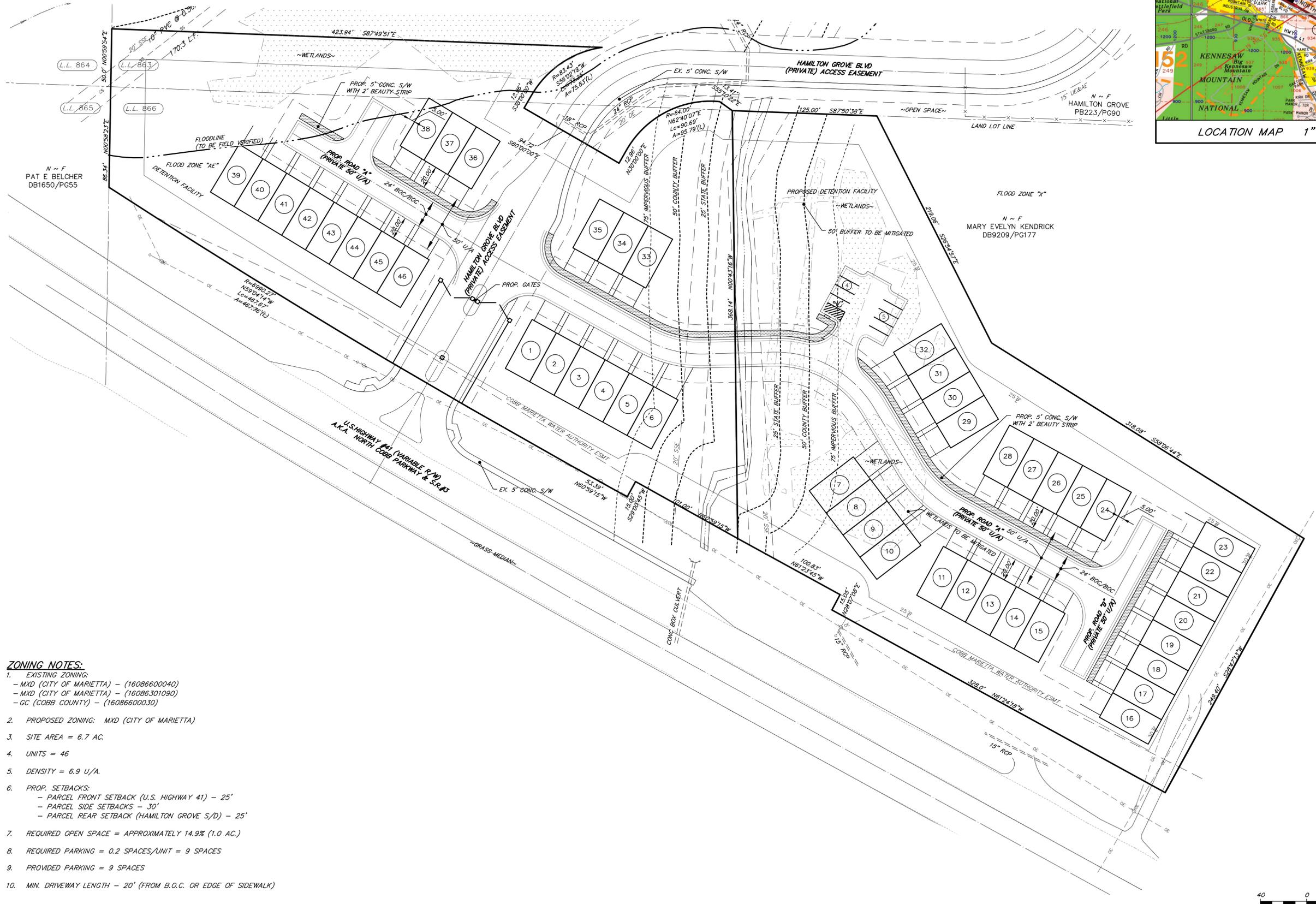
- 1) PLAT: TOPOGRAPHIC SURVEY FOR THOMAS GROUP COMMUNITIES - LAND LOT 866, 16TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA - DATED OCTOBER 3, 2003 - SURVEYED BY FLOYD & ASSOCIATES, INC.
- 2) DEED: JAMES W. GREESON TO LEWIS A. FOWLER AND GERALDINE G. FOWLER - DATED OCTOBER 1, 1971 - DEED BOOK 1258, PAGE 293 COBB COUNTY RECORDS.
- 3) PLAT: BOUNDARY SURVEY FOR REGIONS BANK, CHICAGO TITLE INSURANCE COMPANY & POSTON PROPERTIES, INC. - LAND LOTS 862, 863 & 866 - 16TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA - SURVEYED BY WATTS & BROWNING ENGINEERS, INC. LAST REVISED AUGUST 14, 2003.
- 4) PLANS: STATE HIGHWAY DEPARTMENT OF GEORGIA MARIETTA-CARTERSVILLE ROAD (U.S. HWY. #41 & S. R. #3) FEDERAL AID PROJECT # F1 484 (1) - DATED MAY 6, 1948, LAST REVISED AUGUST 22, 1951 (SHEET NO. 20)
- 5) FINAL PLAT: PHASE ONE HAMILTON GROVE - LAND LOTS 862, 863 & 866 - 16TH DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA - SURVEYED BY WATTS & BROWNING ENGINEERS, INC. DATED FEBRUARY 17, 2003. RECORDED JUNE 3, 2004 - PLAT BOOK 223, PAGE 90 COBB COUNTY RECORDS.
- 6) PLAT: COMPOSIT BOUNDARY AND TOPOGRAPHIC SURVEY FOR INSTITUTIONAL PROPERTY GROUP - LAND LOTS 862, 863 & 864 - 16TH DISTRICT, 2ND SECTION - COBB COUNTY, GEORGIA - DATED MARCH 16, 1999. LAST REVISED: MARCH 22, 2000 BY WEST GEORGIA SURVEYORS, INC.

GRAPHIC SCALE  
 0 50 100  
 ( IN FEET )  
 1 inch = 50 ft.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS & REQUIREMENTS OF LAW.

*[Signature]*  
 MEMBER SURVEYING AND MAPPING SOCIETY OF GEORGIA

Drawing name: F:\1711 (Final)\\_DUE DILIGENCE\Drawn\Property\Drawn\Property\Longhorn (2).dwg  
 Printed on: Jan 21, 2020 - 12:35pm  
 Plotted by: rml



- ZONING NOTES:**
- EXISTING ZONING:
    - MXD (CITY OF MARIETTA) - (16086600040)
    - MXD (CITY OF MARIETTA) - (16086301090)
    - GC (COBB COUNTY) - (16086600030)
  - PROPOSED ZONING: MXD (CITY OF MARIETTA)
  - SITE AREA = 6.7 AC.
  - UNITS = 46
  - DENSITY = 6.9 U/A.
  - PROP. SETBACKS:
    - PARCEL FRONT SETBACK (U.S. HIGHWAY 41) - 25'
    - PARCEL SIDE SETBACKS - 30'
    - PARCEL REAR SETBACK (HAMILTON GROVE S/D) - 25'
  - REQUIRED OPEN SPACE = APPROXIMATELY 14.9% (1.0 AC.)
  - REQUIRED PARKING = 0.2 SPACES/UNIT = 9 SPACES
  - PROVIDED PARKING = 9 SPACES
  - MIN. DRIVEWAY LENGTH - 20' (FROM B.O.C. OR EDGE OF SIDEWALK)



**Gaskins**  
 PLANNING/CONSULTING  
 ENGINEERING  
 SURVEYING  
 CONSTRUCTION MGMT  
 Phone: (770)424-7168  
 Fax: (770)424-7593  
 1266 Powder Springs Road  
 Marietta, Georgia 30064  
 WWW.GASKINSURVEYING.COM

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 for the site and owner specified for the  
 site. Any other use of this drawing  
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**THE DUGOUT**  
 46 TOWNHOUSES  
 LAND LOTS 863, & 866, 16TH DISTRICT, 2ND SECTION,  
 CITY OF MARIETTA, COBB COUNTY, GEORGIA  
 ZONED MXD, GC

| REVISIONS |      |                     |
|-----------|------|---------------------|
| REV.      | DATE | REVISION REFERENCE: |
|           |      |                     |
|           |      |                     |
|           |      |                     |
|           |      |                     |

SHEET TITLE  
ZONING PLAN

SEAL

GEORGIA  
 PROFESSIONAL  
 ENGINEER  
 19136  
 DAVID L. STUART  
 GASWCC LVL II CERT # 70003

|                           |                        |
|---------------------------|------------------------|
| PROJECT I.D.<br>T113      | FIELD BOOK<br>--       |
| DRAWN BY<br>PEB           | CHECKED BY<br>RAH      |
| SCALE<br>1" = 40'         | ISSUE DATE<br>01/21/19 |
| SHEET NUMBER<br><b>01</b> |                        |

NOT ISSUED FOR CONSTRUCTION



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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #: Z2020 - 10**

**LEGISTAR: 20200077**

**LANDOWNERS: 20 Holdings, LLC.  
1360 Center Drive, Suite 210  
Atlanta, GA 30338**

**APPLICANT: Same as above**

**AGENT: J. Kevin Moore, Esq.  
Moore, Ingram, Johnson, & Steele, LLP  
326 Roswell Street  
Marietta, GA 30060**

**PROPERTY ADDRESS: 1501 & 1521 Sandtown Road**

**PARCEL DESCRIPTION: 17 02090 0810 & 17 02080 0010**

**AREA: ~4.2 Acres      COUNCIL WARD: 3A**

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

**REQUEST: PRD-SF (Planned Residential District – Single Family)**

**FUTURE LAND USE  
RECOMMENDATION: MDR (Medium Density Residential)**

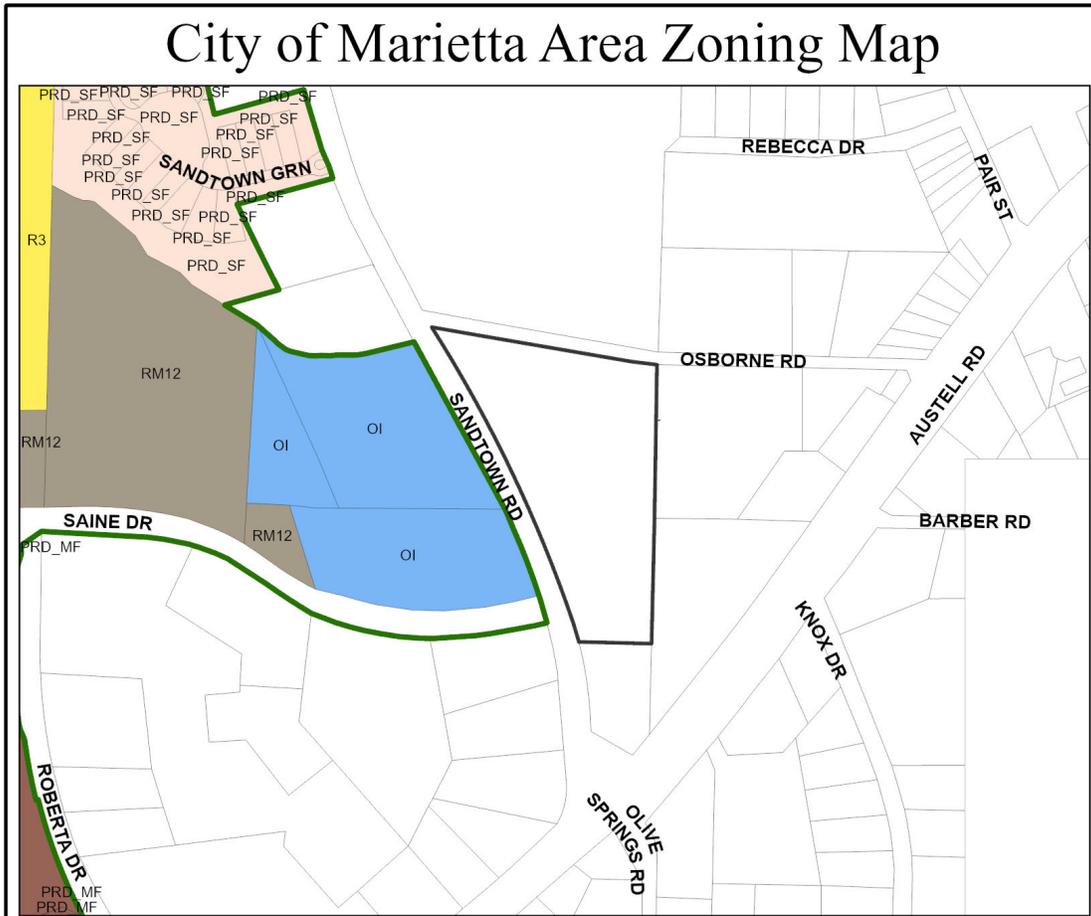
**REASON FOR REQUEST: The applicant is requesting this annexation and rezoning to develop thirty-three (33) single family residential attached homes in the City of Marietta.**

**PLANNING COMMISSION HEARING: Tuesday, March 3, 2020 – 6:00 p.m.**

**CITY COUNCIL HEARING: Wednesday, March 11, 2020 – 7:00 p.m.**

**MAP**

**City of Marietta Area Zoning Map**

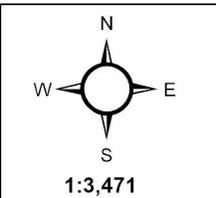


| Zoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                        | District | Land Lot | Parcel | Current Zoning   | Proposed Zoning  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|--------|------------------|------------------|
| <b>SINGLE FAMILY RESIDENTIAL</b><br>R-1 One Unit/Acre<br>R-2 Two Unit/Acre<br>R-3 Three Unit/Acre<br>R-4 Four Unit/Acre<br><b>ATTACHED FAMILY RESIDENTIAL</b><br>RA-4 Four Unit/Acre<br>RA-6 Six Unit/Acre<br>RA-8 Eight Unit/Acre<br>PRD(SF) Planned Residential Dev.<br>MHP Mobile Home Park<br><b>MULTI FAMILY RESIDENTIAL</b><br>RM-8 Eight Unit/Acre<br>RM-10 Ten Unit/Acre<br>RM-12 Twelve Unit/Acre<br>RHR Residential High Rise<br>PRD(MF) Planned Residential Dev. | <b>COMMERCIAL</b><br>NRC Neighborhood Retail<br>CRC Community Retail<br>RRC Regional Retail<br>CBD Central Business District<br>PCD Planned Commercial Dev.<br>MXD Mixed-Use Dev.<br>OIT Office Institutional Trans.<br>LRO Low-Rise Office<br>OI Office Institutional<br>OS Office Services<br>OHR Office High-Rise<br><b>INDUSTRIAL</b><br>LI Light Industrial<br>HI Heavy Industrial<br>PID Planned Industrial Dev. | 17       | 208      | 0010   | R-20<br>(County) | PRD-SF<br>(City) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                        | 17       | 209      | 0810   |                  |                  |

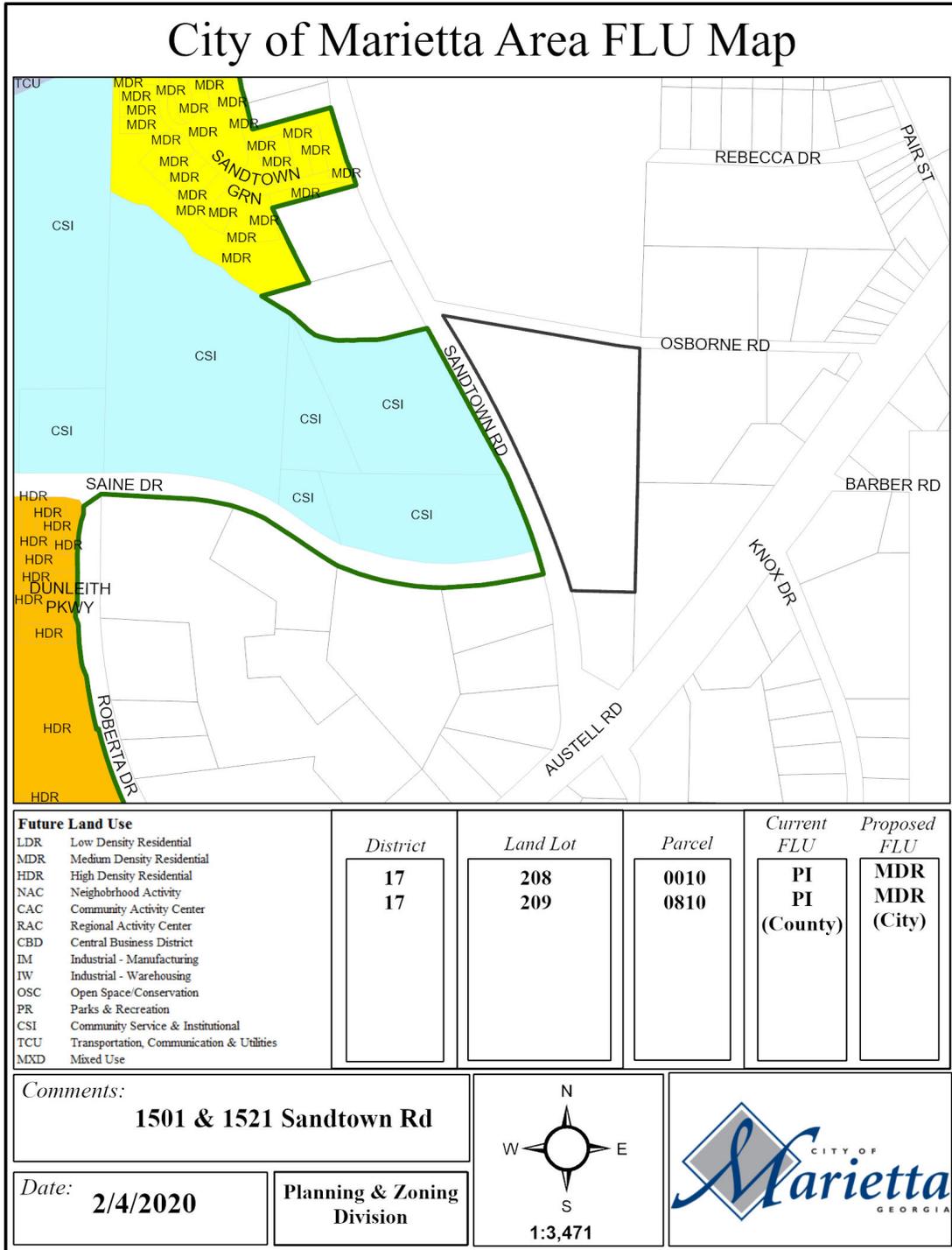
Comments:  
 1501 & 1521 Sandtown Rd

Date: 2/4/2020

Planning & Zoning  
 Division



## FLU MAP



**PICTURES OF PROPERTY**



***1501 & 1521 Sandtown Road looking south***



***Osborne Road frontage***

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## STAFF ANALYSIS

### *Location Compatibility*

The applicant, 20 Holdings, LLC, is requesting the rezoning of 4.2 acres at 1501 & 1521 Sandtown Road from the existing Cobb County zoning of R-20 (Single Family Residential-20,000-square-foot lot size) to the City of Marietta's PRD-SF (Planned Residential Development - Single Family) zoning to build thirty-three (33) attached single-family townhouses. It should be noted that the applicant has applied for annexation in conjunction with the filing of this rezoning.

The subject property consists of two (2) parcels located on the corner of Sandtown Road and Osborne Road in unincorporated Cobb County. Each parcel currently contains a single-family home. Across Osborne Road to the north is the Grey's Landing subdivision zoned RM-8 (residential multifamily) and to the east is the Shepard's Walk Apartments, zoned R-20 (Single Family Residential-20,000-square-foot lot size) – both are located within unincorporated Cobb County. Eastside Baptist Church, also zoned R-20 in Cobb County, is directly to the south and southeast of the subject property. A nursing home zoned OI (Office Institutional) in the city is located across Sandtown Road to the west.

### *Use Potential and Impacts*

The applicant is proposing to build a townhouse community of thirty-three (33) units on 4.2 acres, yielding a density of 8.61 units per acre. This section of Sandtown Road is a mixture of medium density residential with nearby commercial and industrial businesses. Other residential developments built in the area appear to be of comparable density to this proposal.

The parking requirements for townhouses include a 2-car garage with a 20-foot long driveway and a 0.2 guest spaces per unit. The proposed plan includes the required minimum of seven (7) guest parking spaces along the new private streets. Although not shown, a mail kiosk with an ADA accessible space and route would be required.

Recreation area is calculated at 1 acre for every 50 units; and as such this development would require 0.66 acres of recreation space with at least one active and one passive feature. These plans indicate the provision of 0.7 acres of open space with the potential for a "flex court or playground" to satisfy the active feature and a gazebo to satisfy the passive feature.

Although elevations have not been provided, the applicant has indicated the exterior façades will be traditional/craftsman in style, architecture, and design using brick, stone, stacked stone, cedar shake, board and batten, and combinations thereof.

Cobb County has designated the Future Land Use (FLU) of the subject property as PI (Public Institutional). As part of the annexation request, the City is suggesting a Future Land



Use (FLU) classification of MDR (Medium Density Residential) because of the type of development proposed. The City’s Comprehensive Plan describes MDR as areas that are suitable for medium density housing with densities from five (5) to eight (8) dwelling units per acre. The most appropriate developments for a FLU of MDR are single-family detached housing, cluster housing, and/or townhomes.

*Environmental Impacts*

This property does not contain any wetlands, streams, or floodplain. There is no indication of any endangered species on the property.

If annexed and rezoned as requested, the development will be expected to comply with the City’s Tree Protection and Landscaping Ordinance.

*Economic Functionality*

Currently the property contains a single-family ranch-style home on each of the two parcels. Under the current zoning, a 4.2-acre lot zoned R-20 in Cobb County could contain approximately nine (9) units. Based on recent residential development patterns in the City and County, this property could support more units than the current zoning allows.

*Infrastructure*

No age restriction is proposed for this development, and as such the number of children attending Marietta City Schools will likely increase. The elementary school serving this area would be Dunleith Elementary School, which has the capacity for additional students.

Multiple access points to an arterial or collector road are required for single-family developments containing more than fifty-one (51) dwelling units. But since this development would not meet that threshold, only one point of entry/exit is proposed off Sandtown Road. Gates are shown at the entrance, which will require the proposed streets to be privately maintained. Gates must be a minimum of fifty (50) feet from public right-of-way and a minimum width of thirty (30) feet. Further, access for emergency services must be provided and an indemnity agreement would be required.

City regulations also require that streets that have one end permanently closed must provide a turnaround with a minimum road diameter of eighty (80) feet and right-of-way diameter of 100 feet. The proposed plans indicate a hammerhead turnaround instead of a cul-de-sac. However, according to the Marietta Fire Department, the design of the southern hammerhead does not meet radius and road width requirements for sufficient turnaround but could be easily modified. As such, the proposed design would require the following variance:

- Variance to allow hammerhead configuration in lieu of the required cul-de-sac. [§730.01 (E)]



Sidewalks will be required on one side of the new private street within the development and along the frontage of Sandtown Road and Osborne Road – sidewalks are not currently shown. The City’s Transportation Division is also requesting a left turn lane from Sandtown Road and has expressed concern over potential sight distance and inadequate right of way. Staff has also requested the applicant to obtain approval from Cobb County regarding any road improvements.

Water and sewer service for the subject property will be provided by Cobb Water.

### *Overhead Electrical/Utilities*

No overhead utility lines are located near the proposed buildings so there should not be any conflict.

### *History of Property*

Because the property is not within the city limits currently, the City has no record of any variances, rezonings, or special land use permits. The property is currently going through the annexation process.

### *Other Issues*

According to the Marietta Fire Department all buildings shall be protected throughout with an approved automatic fire sprinkler system as required by Marietta City Code 2-6-140.

PRD-SF is a site-specific zoning, which requires City Council approval of a detailed plan prior to beginning construction. Detailed plans, which include a site plan, tree plan, and building elevations, must be submitted to Council by way of the Judicial Legislative Committee. The plan approved with the rezoning shall become the General Plan.



## ANALYSIS & CONCLUSION

The applicant, 20 Holdings, LLC, is requesting to annex and rezone 4.2 acres at 1501 & 1521 Sandtown Road from the existing Cobb County zoning of R-20 to PRD-SF in the City of Marietta to build thirty-three (33) attached single-family townhouses. The subject properties are located at the corner of Sandtown Road and Osborne Road. Surrounding properties are zoned RM-8 and R-20 in the County while property across Sandtown Road to the west is zoned OI in the City. PRD-SF is a site-specific zoning, which requires City Council approval of a detailed plan prior to beginning construction. Detailed plans, which include a site plan, tree plan, and building elevations, must be submitted to Council by way of the Judicial Legislative Committee. If the rezoning is approved, the proposed plan would become the General Plan.

The applicant is proposing to build a townhouse community of thirty-three (33) units on 4.2 acres, yielding a density of 8.61 units per acre. This section of Sandtown Road is a mixture of medium density residential with nearby commercial and industrial businesses. Other residential developments built in the area appear to be of comparable density to this proposal.

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Prepared by: J. O'Connell

Approved by: Rusty Roth



## DATA APPENDIX

### *COBB COUNTY WATER & WASTEWATER*

---

#### *DRAINAGE AND ENVIRONMENTAL CONCERNS*

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|                                                                                                                                                                                                                                                                                                                                                                          |             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 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?                                                                                                                                                                                                                                                                                                                             | Olley 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?                                                                                                                                                                                                                                                                                                     | No          |
| 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          |
| <ul style="list-style-type: none"> <li>• Full site development plans required (Cobb WSA &amp; Cobb DOT approvals required)</li> <li>• Sidewalk required along entire frontage of Sandtown Road</li> <li>• Units 13-31 require sidewalk access</li> <li>• Private gate as shown may not provide adequate stacking distance or pavement for turnaround movement</li> </ul> |             |

#### *TRANSPORTATION*

---

|                                                             |                      |
|-------------------------------------------------------------|----------------------|
| What is the road affected by the proposed change?           | Sandtown Road        |
| What is the classification of the road?                     | Collector            |
| What is the traffic count for the road?                     | 12,976 (GDOT 2/2019) |
| Estimated # of trips generated by the proposed development? | Daily 297            |
| Estimated # of pass-by cars entering proposed development?  | AM 23                |
| Do sidewalks exist in the area?                             | PM 31                |
| Transportation improvements in the area?                    | 0                    |
| If yes, what are they?                                      | No                   |



- Left turn lane and decel lane are needed.
• Acel/decel lane required per City Code. Transportation is willing to consider waiving the acel lane requirement if the developer agrees to construct a left turn lane into the development along Sandtown Road.
• Decel lane and left turn lane needed to store vehicles for the gated access.
• Sidewalks required along Sandtown Road and Osborne Road frontages.
• Many units are not showing service by sidewalks.
• Verify sufficient PV turning at gate.
• Require donation of right of way along Sandtown Road to 40' from centerline, as shown on submittal.
• Cobb County DOT approval required.

EMERGENCY SERVICES

Table with 2 columns: Question and Answer. Rows include: Nearest city or county fire station from the development? (228 Chestnut Hill (54)), Distance of the nearest station? (1.6 miles), Most likely station for 1st response? (54), Service burdens at the nearest city fire station (under, at, or above capacity)? (n/a)

Comments:

- Gates require a 50' set back from ROW, and minimum 30' width. If automatic KNOX key switch provided keyed to Marietta system.
• 35' turning radius for fire department access roads.
• Provide approved turn-around access for fire department apparatus. Hammerhead turn-around must be 120'.
• All buildings shall be protected throughout with an approved automatic fire sprinkler system as required by Marietta City Code 2-6-140.

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 System Servicing Development:             | <b>Dunleith (not currently in district)</b> |
| Middle School Servicing Development:                        | <b>Marietta Middle School</b>               |
| High School Servicing Development:                          | <b>Marietta High School</b>                 |
| Capacity at Elementary School:                              | <b>625</b>                                  |
| Capacity at Middle School:                                  | <b>1,350</b>                                |
| Capacity at Marietta Sixth Grade Academy:                   | <b>775</b>                                  |
| Capacity at High School:                                    | <b>2,150</b>                                |
| Current enrollment of Elementary School:                    | <b>564</b>                                  |
| Current enrollment of Middle School:                        | <b>1,390</b>                                |
| Current enrollment of High School:                          | <b>2,455</b>                                |
| Number of students generated by present development:        | <b>0</b>                                    |
| Number of students projected from the proposed development: | <b>22</b>                                   |
| New schools pending to serve this area:                     |                                             |
| <b><u>Comments:</u></b>                                     |                                             |

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

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:
Application #: 22020-10 Legistar #: 20200077 PZ #:
Planning Commission Hearing: 03/03/2020 City Council Hearing: 03/11/2020

\* Owner's Name 20 Holdings, LLC A2020-02 CA 2020-02

EMAIL Address: sanjayr@33holdings.com
Mailing Address 1360 Center Drive Atlanta, GA
Suite 210 Zip Code: 30338 Telephone Number (770) 265-9392

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

Address of property to be rezoned: 1501, 1521 Sandtown Road

Land Lot (s) 02090 District 17 Parcel 0810 Acreage 4.2± Ward 3A Future Land Use: MDR
02080 0010
Present Zoning Classification: R-20 Proposed Zoning Classification: PRD-SF
(Cobb) (City)

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. The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.
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. Site plan, plat or survey 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 site plan/plat/survey.
Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
• Acreage, bearing and distances, other dimensions, and location of the tract(s)
• Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
• Detention/retention areas, and utility easements
• 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, stream buffers, and 100 year floodplain

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

\*Applicant/Owner Representative - J. Kevin Moore - Moore Ingram Johnson & Steele, LLP

**ATTACHMENT TO APPLICATION FOR REZONING**

Application No.: \_\_\_\_\_  
Legistar No.: \_\_\_\_\_  
Hearing Dates: **March 3, 2020**  
**March 11, 2020**

**Applicant/Property Owner: 20 Holdings, LLC**

**DESCRIPTION OF PROPOSED DEVELOPMENT/PROJECT**

The property which is the subject of the Application for Rezoning by Applicant and Property Owner, 20 Holdings, LLC (hereinafter collectively "Applicant") is an assemblage of two parcels totaling 4.2 acres, more or less, located in Land Lots 208 and 209, 17<sup>th</sup> District, 2<sup>nd</sup> Section, City of Marietta, Cobb County, Georgia, as more particularly identified and set forth in the Application for Rezoning (hereinafter collectively the "Property" or the "Subject Property"). The Rezoning Application seeks approval of a request to rezone the Subject Property from the existing R-20 (Cobb County) zoning classification to the PRD-SF zoning classification (City of Marietta). Applicant is seeking rezoning for a townhome community.

Applicant proposes the construction of a maximum of thirty-three (33) townhome units. The residences shall be traditional or Craftsman in style, architecture, and design, with the exteriors consisting of brick, stone, stacked stone, cedar shake, board and batten, and combinations thereof. All residences shall have two car garages. Access to the proposed development will be from Sandtown Road, as shown on the Zoning Plan submitted with the Application for Rezoning.

Applicant will supplement its Application for Rezoning with additional items; including, but not limited to the following, throughout the rezoning process:

- (1) Updated and revised Zoning Site Plan, if necessary;
- (2) Landscape Plan for buffer areas and proposed Open Space areas;
- (3) Elevations, floorplans, and finishes; and
- (4) Details for open space and amenity areas.

A detailed letter of agreeable zoning stipulations and conditions will be submitted on behalf of Applicant prior to the hearings before the Planning Commission and City Council.

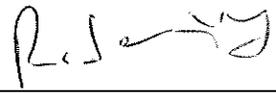
Applicant is very excited with the opportunity of this project within the City of Marietta. The project shall be a quality development and shall be an enhancement to the Subject Property and existing nearby neighborhoods and the community as a whole.

**PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING**  
**(Page Two of Two)**

Application No.: \_\_\_\_\_  
Legistar No.: \_\_\_\_\_  
Hearing Dates: **March 3, 2020**  
**March 11, 2020**

**Applicant/Property Owner: 20 Holdings, LLC**

20 HOLDINGS, LLC

BY:   
Sanjay Raghavaraju  
Managing Member

Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:

  
Notary Public  
My Commission Expires: 01-10-2023

[Notary Seal]



Applicant/Property Owner Address:

20 Holdings, LLC  
1360 Center Drive  
Suite 210  
Atlanta, Georgia 30338  
(770) 265-9392  
E-mail: [sanjayr@33holdings.com](mailto:sanjayr@33holdings.com)

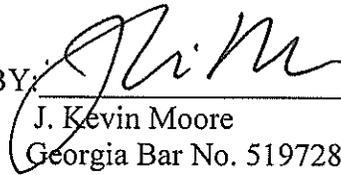
**ATTACHMENT TO APPLICATION FOR REZONING**

Application No.: \_\_\_\_\_  
Legistar No.: \_\_\_\_\_  
Hearing Dates: **March 3, 2020**  
**March 11, 2020**

**Applicant/Property Owner:            20 Holdings, LLC**

**Representative for Applicant and Property Owner:**

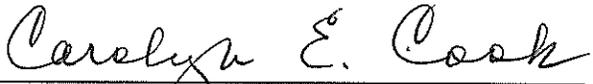
MOORE INGRAM JOHNSON & STEELE, LLP

BY:   
\_\_\_\_\_  
J. Kevin Moore  
Georgia Bar No. 519728

Attorneys for Applicant/Property Owner

Date Executed:            January 21, 2020

Signed, sealed, and delivered in the presence of:

  
\_\_\_\_\_  
Notary Public  
Commission Expires: January 10, 2023

[Notarial Seal]



Moore Ingram Johnson & Steele, LLP  
Attorneys at Law  
Emerson Overlook  
Suite 100  
326 Roswell Street  
Marietta, Georgia 30060  
(770) 429-1499  
(770) 429-8631 (Telefax)  
E-mail:            [ikm@mijs.com](mailto:ikm@mijs.com)



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

APPLICATION FOR ANNEXATION

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:
Application#: A2020-02 Legistar#: 20200078 PZ#: N/A
PC Hearing: 03/03/2020 CC Hearing: 03/11/2020

The Honorable Mayor
Members of the City Council
City of Marietta
205 Lawrence Street
Marietta, GA 30060

22020-10
CA 2020-02

Dear Mayor and Council:

This application/letter is a request that the City of Marietta annex into the city the property described below:

Property Owner's Name (please print): 20 Holdings, LLC

Address of property to be Annexed: 1501, 1521 Sandtown Road

Land Lot 02090 District: 17 Parcel: 0810 Number of Acres: 4.2±
02080 0010

Property owner's signature, date of signature and telephone number:

See Attached Exhibit "A" (770) 265-9392
(Property owner's signature) (Date) (Telephone Number)

Property owner's EMAIL: sanjayr@33holdings.com

Property owner's mailing address if different from property being annexed:

1360 Center Drive, Suite 210, Atlanta, GA 30338

Current land use of the property: Vacant/Former Residential
(i.e., commercial, residential, vacant, etc.)

If the current land use of the property is residential, how many people are living on the property:
0

THE FOLLOWING INFORMATION MUST BE SUBMITTED BY THE PROPERTY OWNER BEFORE THE APPLICATION DEADLINE:

- 1. Legal Description.
2. One (1) copy of survey.
3. One (1) copies of county tax plat.
4. Copy of the Certificate of Occupancy (CO) from Cobb County Building Inspections Department (if applicable). If the property is vacant, no CO is necessary.

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR ANNEXATION

Application No.: \_\_\_\_\_  
Legistar No.: \_\_\_\_\_  
Hearing Dates: **March 3, 2020**  
**March 11, 2020**

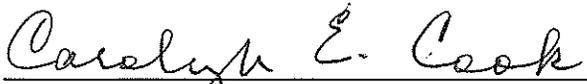
Applicant/Property Owner: 20 Holdings, LLC

20 HOLDINGS, LLC

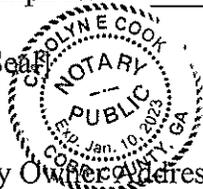
BY:   
\_\_\_\_\_  
Sanjay Raghavaraju  
Managing Member

Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01-10-2023

[Notary Seal]



Applicant/Property Owner Address:

20 Holdings, LLC  
1360 Center Drive  
Suite 210  
Atlanta, Georgia 30338  
(770) 265-9392  
E-mail: [sanjayr@33holdings.com](mailto:sanjayr@33holdings.com)

**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: February 14, 2020**

**CITY OF MARIETTA  
PUBLIC NOTICE OF REZONINGS and CODE AMENDMENTS**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, March 3<sup>rd</sup>, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, March 11<sup>th</sup>, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2020-10 [REZONING] 20 HOLDINGS, LLC** is requesting the rezoning of 4.2 acres located in Land Lots 208 & 209, District 17, Parcels 0010 & 0810 of the 2<sup>nd</sup> Section, Cobb County, Georgia, and being known as 1501 & 1521 Sandtown Road from R-20 (Single Family Residential – Cobb County) to PRD-SF (Planned Residential Development – Single Family) in the City. Ward 3A.

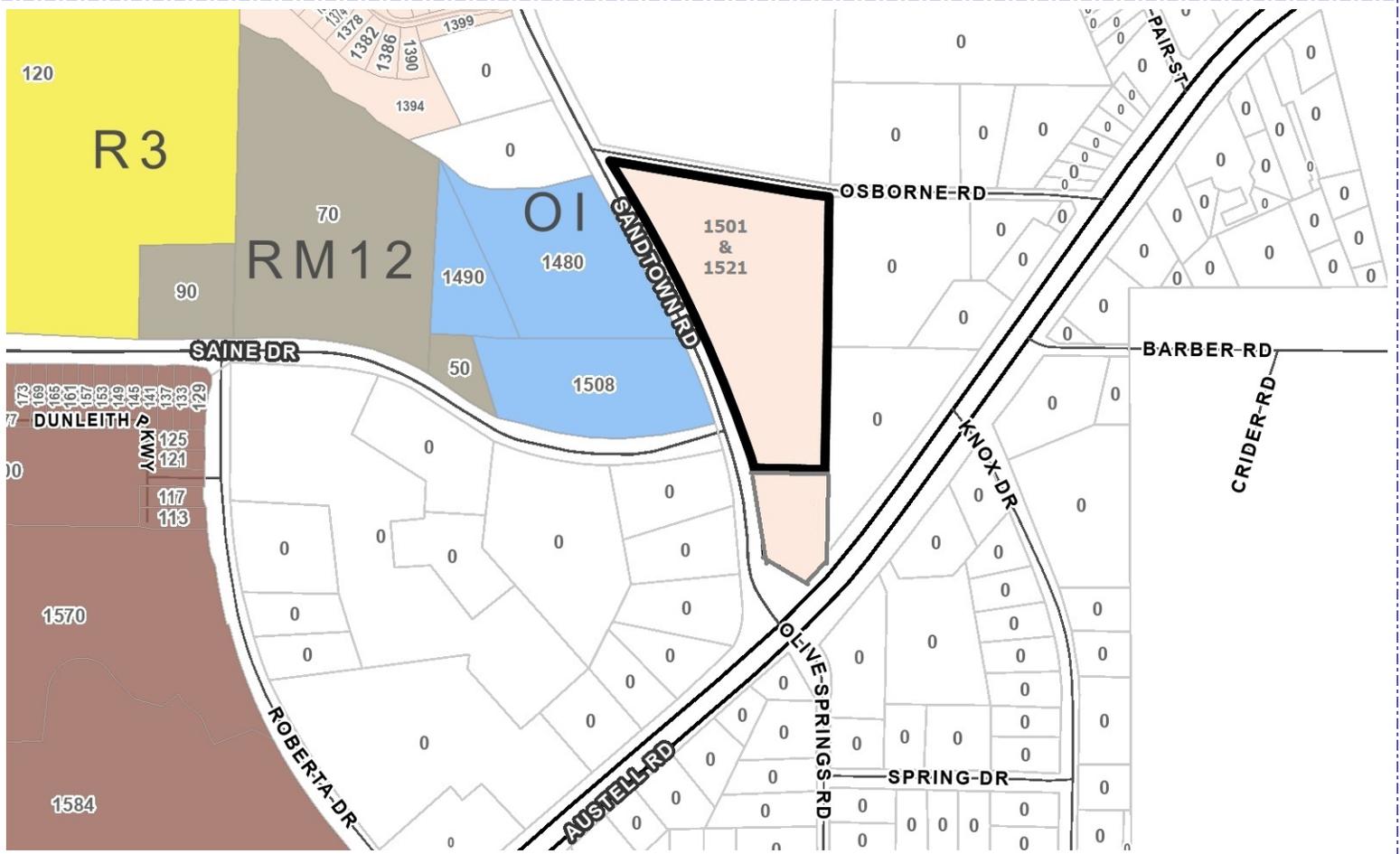
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at [www.mariettaga.gov](http://www.mariettaga.gov) and enter the case # in the search box.

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 ADA Coordinator at 770-794-5558 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 |
|------------------|---------------|---------|------|--------|-----|
| 1521 SANDTOWN RD | 17020800010   | 4.244   | 3A   |        | MDR |
| 1501 SANDTOWN RD | 17020900810   | 0.674   | 3A   |        | MDR |

Property Owner: 20 Holdings, LLC

Applicant:

Proposed Zoning: R20 (Cobb) to PRD-SF (City)

Agent: J. Kevin Moore, Esq.

Proposed Use:

Planning Commission Date: 03/03/2020

City Council Hearing Date: 03/11/2020

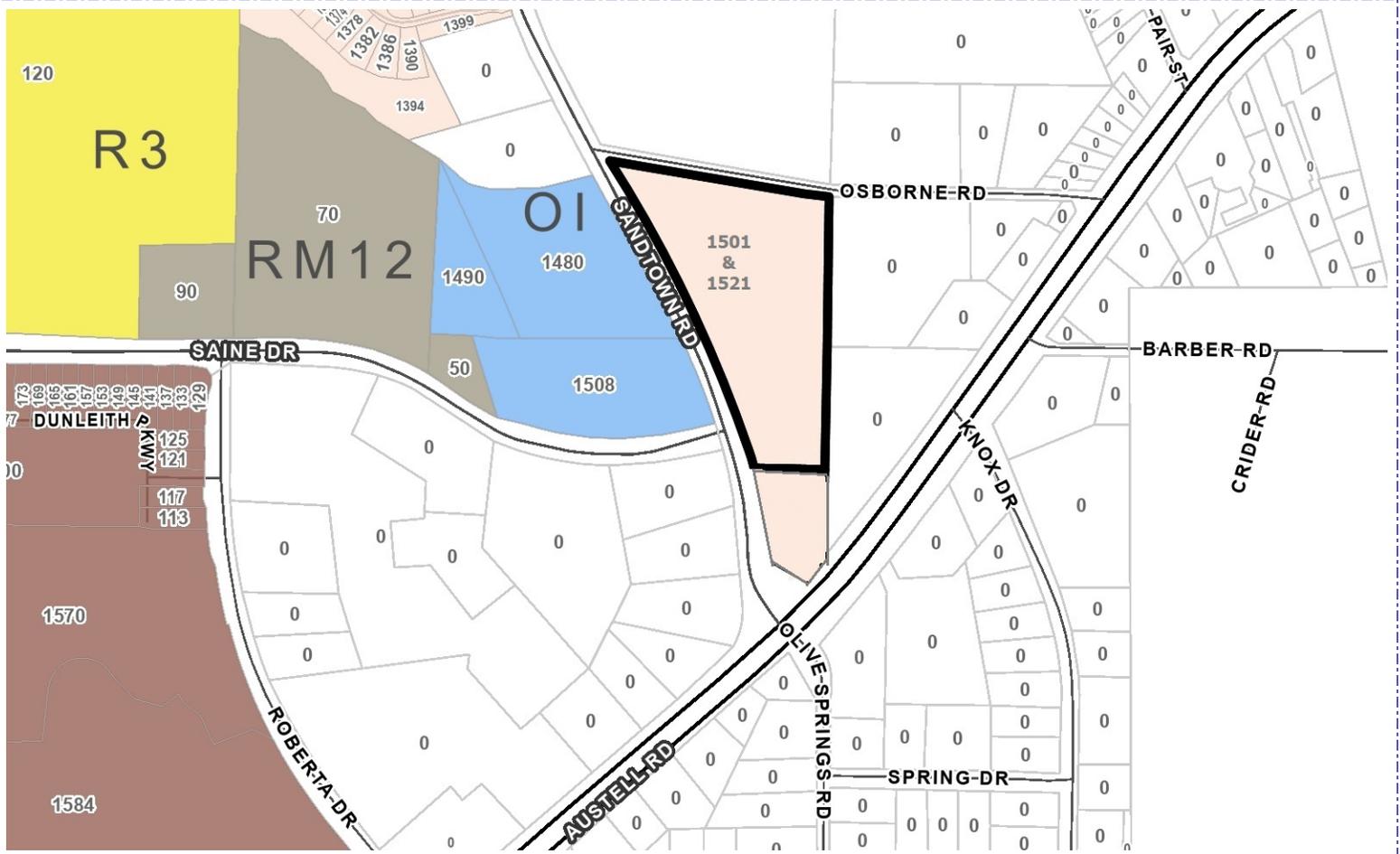
Case Number: Z2020-10

City of Marietta Planning & Zoning

**Zoning Symbols**

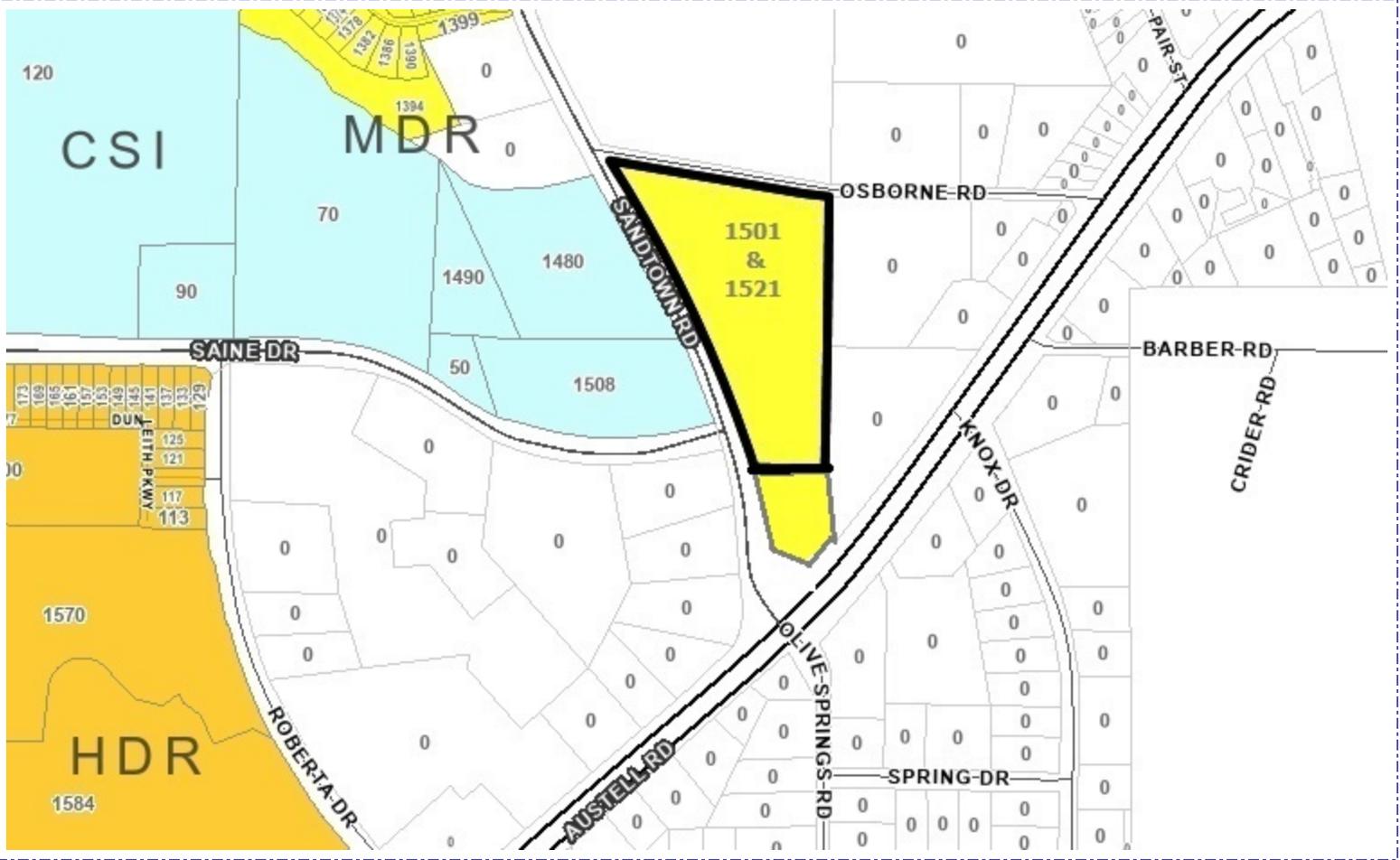
- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single 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

# Annexation



| Address          | Parcel Number | Acreage | Ward | Zoning | FLU |
|------------------|---------------|---------|------|--------|-----|
| 1521 SANDTOWN RD | 17020800010   | 4.244   | 3A   |        | MDF |
| 1501 SANDTOWN RD | 17020900810   | 0.674   | 3A   |        | MDR |

|                            |                             |                    |                           |
|----------------------------|-----------------------------|--------------------|---------------------------|
| Property Owner:            | 20 Holdings, LLC            |                    | <b>Zoning Symbols</b><br> |
| Applicant:                 |                             |                    |                           |
| Proposed Zoning:           | R20 (Cobb) to PRD-SF (City) |                    |                           |
| Proposed Use:              |                             |                    |                           |
| Acquisition Date:          |                             | Fair Market Value: |                           |
| City Council Hearing Date: | 03/11/2020                  | Case Number:       | A2020-02                  |
| Description of Property:   |                             |                    |                           |



| Address          | Parcel Number | Acreage | Ward | Zoning | FLU |
|------------------|---------------|---------|------|--------|-----|
| 1521 SANDTOWN RD | 17020800010   | 4.244   | 3A   |        | MDR |
| 1501 SANDTOWN RD | 17020900810   | 0.674   | 3A   |        | MDR |

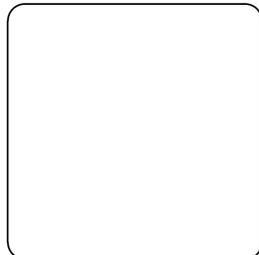
|                                   |            |
|-----------------------------------|------------|
| Planning Commission Hearing Date: | 03/03/2020 |
| City Council Hearing Date:        | 03/11/2020 |
| Future Land Use:                  | MDR        |
| Case Number:                      | Z2020-10   |
| Comments:                         |            |

**Future Land Use Symbols**

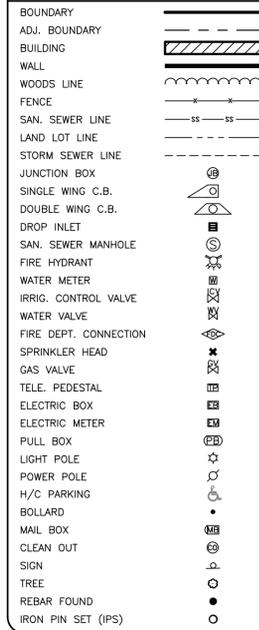
- Railroads
- City Limits
- Cobb County Pockets
- RAC - Regional Activity Center
- CAC - Community Activity Center
- NAC - Neighborhood Activity Center
- CBD - Central Business District
- MXD - Mixed Use Development
- CSI - Community Service and Institutional
- HDR - High Density Residential
- MDR - Medium Density Residential
- LDR - Low Density Residential
- OSC - Open Space / Conservation
- PR - Parks / Recreation
- IW - Industrial Warehousing
- IM - Industrial Manufacturing
- TCU - Transportation and Utilities



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**LEGEND**

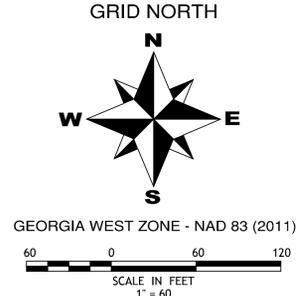
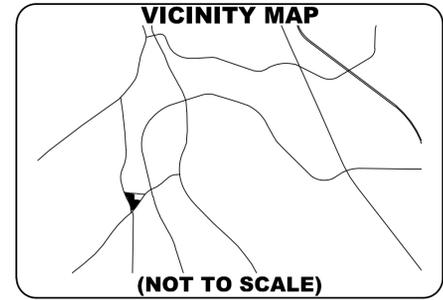
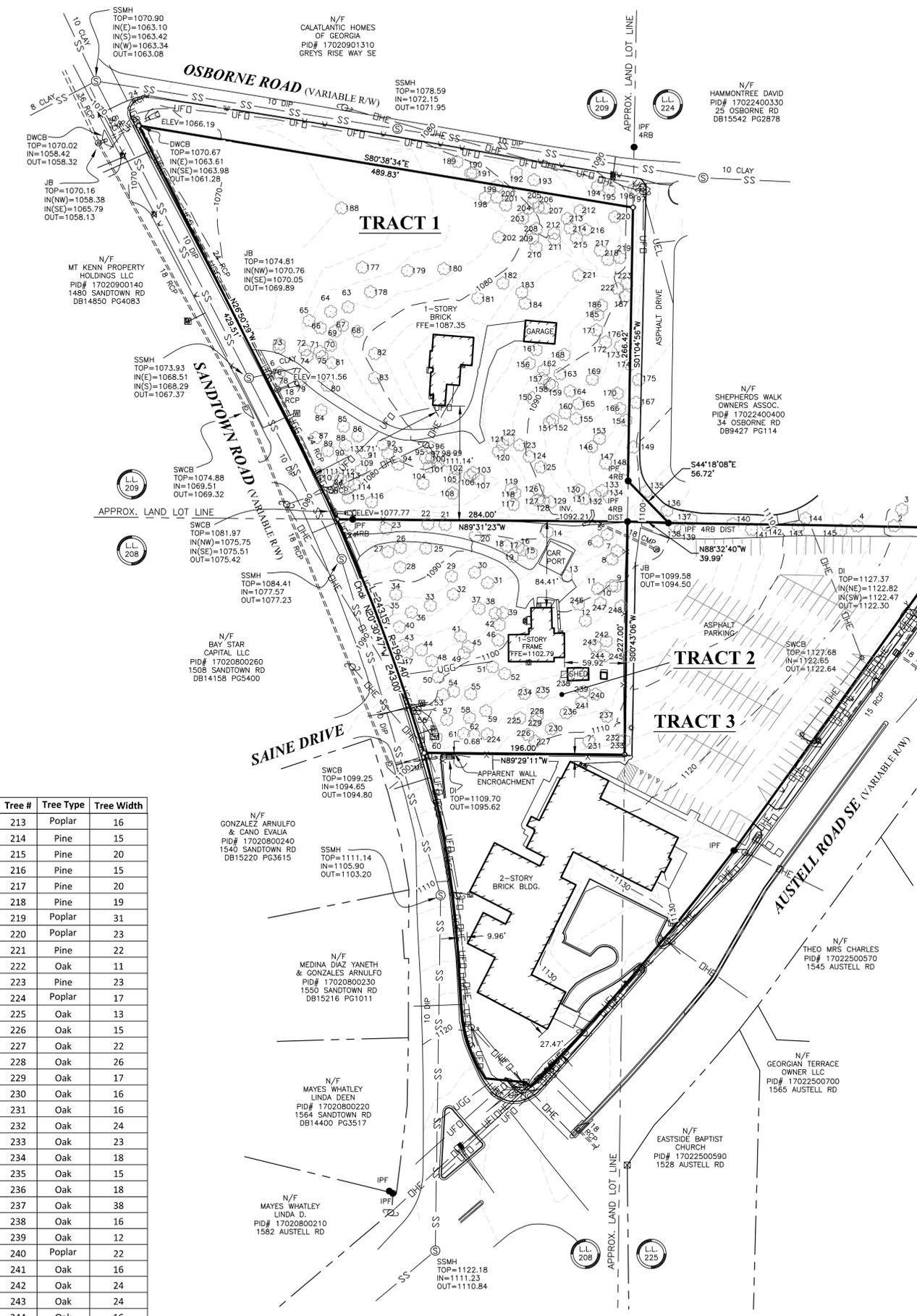


| Tree # | Tree Type | Tree Width |
|--------|-----------|------------|
| 1      | Oak       | 38         |
| 2      | Oak       | 34         |
| 3      | Oak       | 34         |
| 4      | Redbud    | 12         |
| 5      | Oak       | 30         |
| 6      | Oak       | 20         |
| 7      | Oak       | 12         |
| 8      | Hickory   | 15         |
| 9      | Oak       | 12         |
| 10     | Oak       | 12         |
| 11     | Hickory   | 24         |
| 12     | Hickory   | 24         |
| 13     | Hickory   | 36         |
| 14     | Poplar    | 18         |
| 15     | Hickory   | 26         |
| 16     | Hickory   | 22         |
| 17     | Hickory   | 26         |
| 18     | Hickory   | 20         |
| 19     | Hickory   | 18         |
| 20     | Hickory   | 48         |
| 21     | Hickory   | 27         |
| 22     | Hickory   | 28         |
| 23     | Pine      | 28         |
| 24     | Hickory   | 35         |
| 25     | Hickory   | 26         |
| 26     | Hickory   | 18         |
| 27     | Pine      | 25         |
| 28     | Hickory   | 18         |
| 29     | Hickory   | 26         |
| 30     | Poplar    | 28         |
| 31     | Hickory   | 20         |
| 32     | Hickory   | 22         |
| 33     | Hickory   | 15         |
| 34     | Hickory   | 15         |
| 35     | Hickory   | 12         |
| 36     | Hickory   | 28         |
| 37     | Poplar    | 30         |
| 38     | Hickory   | 20         |
| 39     | Hickory   | 24         |
| 40     | Pine      | 30         |
| 41     | Hickory   | 40         |
| 42     | Hickory   | 36         |

| Tree # | Tree Type | Tree Width |
|--------|-----------|------------|
| 43     | Hickory   | 15         |
| 44     | Hickory   | 12(X2)     |
| 45     | Hickory   | 17         |
| 46     | Hickory   | 17         |
| 47     | Pine      | 19         |
| 48     | Hickory   | 20         |
| 49     | Hickory   | 20         |
| 50     | Hickory   | 24         |
| 51     | Oak       | 20         |
| 52     | Hickory   | 22         |
| 53     | Hickory   | 24         |
| 54     | Hickory   | 12         |
| 55     | Hickory   | 18         |
| 56     | Hickory   | 14         |
| 57     | Hickory   | 20         |
| 58     | Hickory   | 30         |
| 59     | Hickory   | 22         |
| 60     | Hickory   | 15         |
| 61     | Hickory   | 12         |
| 62     | Hickory   | 24(X2)     |
| 63     | Oak       | 20(X2)     |
| 64     | Pine      | 22         |
| 65     | Pine      | 30         |
| 66     | Pine      | 12         |
| 67     | Pine      | 20         |
| 68     | Pine      | 22         |
| 69     | Pine      | 22         |
| 70     | Pine      | 30         |
| 71     | Oak       | 18         |
| 72     | Pine      | 24         |
| 73     | Sweetgum  | 30(X2)     |
| 74     | Pine      | 20         |
| 75     | Hickory   | 28         |
| 76     | Pine      | 24         |
| 77     | Hickory   | 32         |
| 78     | Oak       | 17         |
| 79     | Poplar    | 26         |
| 80     | Pine      | 28         |
| 81     | Pine      | 26         |
| 82     | Dogwood   | 13         |
| 83     | Dogwood   | 12         |
| 84     | Sweetgum  | 33         |
| 85     | Poplar    | 28         |
| 86     | Oak       | 21         |
| 87     | Pine      | 26         |
| 88     | Pine      | 18         |
| 89     | Pine      | 15         |
| 90     | Pine      | 24         |
| 91     | Pine      | 20         |
| 92     | Maple     | 16         |
| 93     | Maple     | 12         |
| 94     | Maple     | 35         |
| 95     | Poplar    | 26         |
| 96     | Oak       | 21         |
| 97     | Poplar    | 24         |
| 98     | Maple     | 15         |
| 99     | Sweetgum  | 15         |
| 100    | Poplar    | 17         |
| 101    | Maple     | 15         |
| 102    | Poplar    | 22         |
| 103    | Sweetgum  | 15         |
| 104    | Pine      | 20         |
| 105    | Maple     | 18         |
| 106    | Oak       | 20         |
| 107    | Sweetgum  | 30         |
| 108    | Pine      | 24         |
| 109    | Pine      | 28         |
| 110    | Oak       | 34         |
| 111    | Oak       | 18         |
| 112    | Pine      | 18         |
| 113    | Pine      | 26         |
| 114    | Oak       | 12         |
| 115    | Oak       | 13         |
| 116    | Pine      | 24         |
| 117    | Maple     | 22         |
| 118    | Poplar    | 25         |
| 119    | Poplar    | 30         |
| 120    | Pine      | 30         |
| 121    | Pine      | 22         |
| 122    | Sweetgum  | 20         |
| 123    | Pine      | 16         |
| 124    | Pine      | 16         |
| 125    | Pine      | 24         |
| 126    | Poplar    | 12         |
| 127    | Poplar    | 26         |

| Tree # | Tree Type | Tree Width |
|--------|-----------|------------|
| 128    | Poplar    | 20         |
| 129    | Poplar    | 24         |
| 130    | Poplar    | 32         |
| 131    | Oak       | 12         |
| 132    | Oak       | 17         |
| 133    | Oak       | 22         |
| 134    | Poplar    | 28         |
| 135    | Oak       | 13         |
| 136    | Oak       | 17         |
| 137    | Oak       | 15         |
| 138    | Elm       | 12         |
| 139    | Poplar    | 30         |
| 140    | Oak       | 15         |
| 141    | Oak       | 15         |
| 142    | Elm       | 13         |
| 143    | Elm       | 12         |
| 144    | Sweetgum  | 16         |
| 145    | Elm       | 13         |
| 146    | Poplar    | 26         |
| 147    | Poplar    | 23         |
| 148    | Oak       | 20         |
| 149    | Oak       | 34         |
| 150    | Pine      | 22         |
| 151    | Oak       | 12         |
| 152    | Pine      | 18         |
| 153    | Poplar    | 24         |
| 154    | Oak       | 15         |
| 155    | Oak       | 12         |
| 156    | Pine      | 24         |
| 157    | Pine      | 26         |
| 158    | Sweetgum  | 18         |
| 159    | Pine      | 20         |
| 160    | Pine      | 22         |
| 161    | Sweetgum  | 23         |
| 162    | Pine      | 14         |
| 163    | Pine      | 16         |
| 164    | Oak       | 18         |
| 165    | Pine      | 22         |
| 166    | Poplar    | 18         |
| 167    | Oak       | 13         |
| 168    | Oak       | 19         |
| 169    | Sweetgum  | 37         |
| 170    | Poplar    | 27         |
| 171    | Pine      | 16         |
| 172    | Pine      | 15         |
| 173    | Pine      | 21         |
| 174    | Pine      | 27         |
| 175    | Sweetgum  | 18         |
| 176    | Sweetgum  | 16         |
| 177    | Oak       | 34         |
| 178    | Oak       | 12         |
| 179    | Dogwood   | 12         |
| 180    | Magnolia  | 28         |
| 181    | Magnolia  | 25         |
| 182    | Pine      | 22         |
| 183    | Pine      | 18         |
| 184    | Pine      | 19         |
| 185    | Pine      | 18         |
| 186    | Pine      | 15         |
| 187    | Pine      | 24         |
| 188    | Oak       | 31         |
| 189    | Maple     | 14         |
| 190    | Sweetgum  | 29         |
| 191    | Maple     | 28         |
| 192    | Pine      | 14         |
| 193    | Pine      | 17         |
| 194    | Maple     | 16         |
| 195    | Poplar    | 27         |
| 196    | Oak       | 19         |
| 197    | Oak       | 19         |
| 198    | Pine      | 31         |
| 199    | Pine      | 16         |
| 200    | Pine      | 21         |
| 201    | Oak       | 15         |
| 202    | Pine      | 28         |
| 203    | Pine      | 15         |
| 204    | Pine      | 17         |
| 205    | Pine      | 14         |
| 206    | Pine      | 14         |
| 207    | Poplar    | 18         |
| 208    | Pine      | 13         |
| 209    | Poplar    | 19         |
| 210    | Pine      | 22         |
| 211    | Poplar    | 23         |
| 212    | Pine      | 15         |

| Tree # | Tree Type | Tree Width |
|--------|-----------|------------|
| 213    | Poplar    | 16         |
| 214    | Pine      | 15         |
| 215    | Pine      | 20         |
| 216    | Pine      | 15         |
| 217    | Pine      | 20         |
| 218    | Pine      | 19         |
| 219    | Poplar    | 31         |
| 220    | Poplar    | 23         |
| 221    | Pine      | 22         |
| 222    | Oak       | 11         |
| 223    | Pine      | 23         |
| 224    | Poplar    | 17         |
| 225    | Oak       | 13         |
| 226    | Oak       | 15         |
| 227    | Oak       | 22         |
| 228    | Oak       | 26         |
| 229    | Oak       | 17         |
| 230    | Oak       | 16         |
| 231    | Oak       | 16         |
| 232    | Oak       | 24         |
| 233    | Oak       | 23         |
| 234    | Oak       | 18         |
| 235    | Oak       | 15         |
| 236    | Oak       | 18         |
| 237    | Oak       | 38         |
| 238    | Oak       | 16         |
| 239    | Oak       | 12         |
| 240    | Poplar    | 22         |
| 241    | Oak       | 16         |
| 242    | Oak       | 24         |
| 243    | Oak       | 24         |
| 244    | Oak       | 16         |
| 245    | Oak       | 20         |
| 246    | Hickory   | 24         |
| 247    | Poplar    | 16         |
| 248    | Poplar    | 17         |



**PROPERTY INFORMATION**

|                |                                                                                                                                                                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TRACT 1</b> | OWNER: 20 HOLDINGS LLC<br>PARCEL ID: 17020900810<br>PARCEL ADDRESS: 1501 SANDTOWN RD.<br>AREA: 129,076 SQ.FT./2.90 AC.<br>SURVEY REFERENCES: DB 15484, PG 505                                                                                                                   |
| <b>TRACT 2</b> | OWNER: CHANDLER TERRY<br>PARCEL ID: 17020800010<br>PARCEL ADDRESS: 1521 SANDTOWN RD.<br>AREA: 53,854 SQ.FT./1.24 AC.<br>SURVEY REFERENCES: DB 14235, PG 5722<br>DB 6922, PG 337<br>PG 3, PG 181                                                                                 |
| <b>TRACT 3</b> | OWNER: EASTSIDE BAPTIST CHURCH<br>PARCEL ID: 17020800020<br>PARCEL ADDRESS: 1528 AUSTELL RD.<br>AREA: 126,359 SQ.FT./2.90 AC.<br>SURVEY REFERENCES: DB 15625, PG 2259<br>DB 15317, PG 4960<br>DB 15634, PG 5592<br>AS BUILT SURVEY BY SOLAR BUILD SURVEYING CO., DATED 12/17/15 |

**SURVEYOR'S NOTES**

- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF RECORD WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED.
- THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY - THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT; I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A DUEL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RUNNING TRIMBLE ACCESS SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY TRIMBLE VRS NOW. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.
- FIELD WORK FOR THIS PROJECT WAS COMPLETED ON 07/30/2019. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE S7 ROBOTIC TOTAL STATION, AND TRIMBLE TSC3 DATA COLLECTOR. LINEAR PRECISION OF TRAVERSE: 1/91,951; ANGULAR ERROR: 1.83" PER POINT. THE COMPASS RULE TRAVERSE ADJUSTMENT WAS APPLIED TO THIS PROJECT. LINEAR PRECISION OF THIS PLAT: 1/575,597. MATTERS OF TITLE EXCEPTED.
- THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM - WEST ZONE NAD83 AS ESTABLISHED BY CROY-ENGINEERING LLC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND - SURFACE MEASUREMENTS.

**SURVEYOR'S CERTIFICATION**

(ii) This plat is a retracement of an existing parcel of parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

08/09/2019  
DATE

ANDREW J. MORGAN PROFESSIONAL SURVEYOR  
REGISTRATION NO. 3284  
CERTIFICATE OF AUTHORIZATION NO. LSF000878

SHEET NO. 1 OF 1

08/09/19 Date

1 INITIAL ISSUE

2090.001 Project No.

07/30/19 Field Surveyed: AA

Drawn By: AM

Checked By: AM

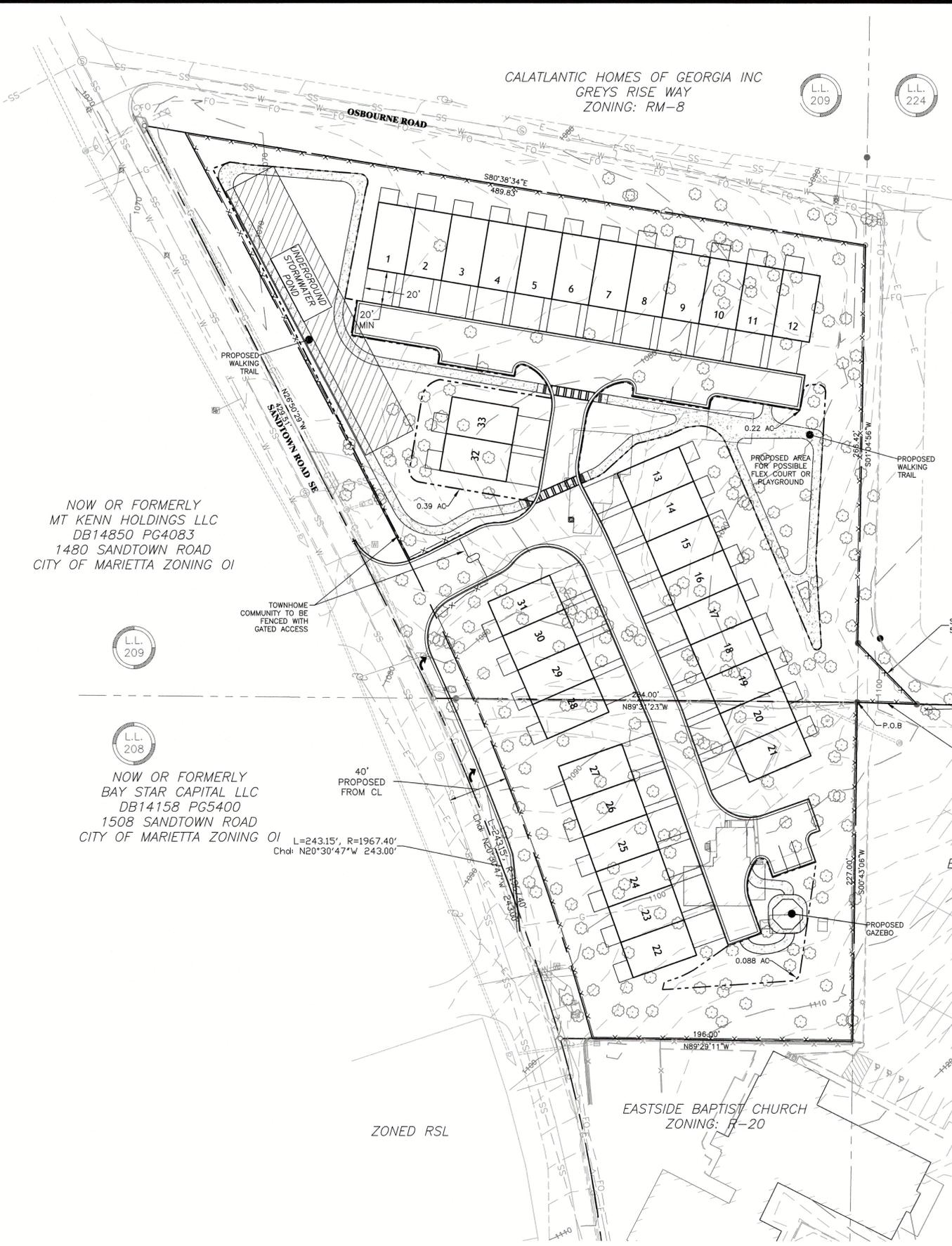
08/09/19 Date of Plat:

Scale: 1" = 60'

**CROY**

200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413  
MARIETTA, GA 30067  
PHONE: (770) 971-3407 FAX: (770) 971-0620

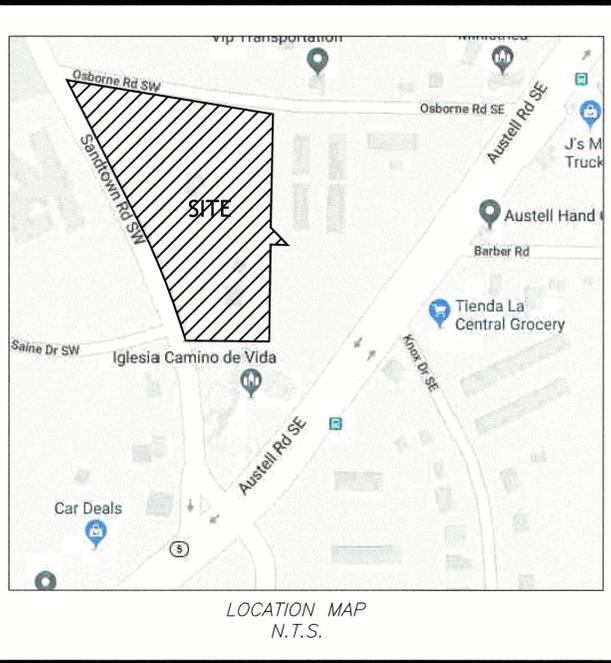
RETRACEMENT & TOPOGRAPHIC SURVEY FOR:  
33 HOLDINGS  
LAND LOTS 208, 209, 224 & 225 OF THE 17TH DISTRICT  
COBB COUNTY, GEORGIA



**PROPOSED PROPERTY DATA**

- PROPERTY IS CURRENTLY ZONED R-20, COBB COUNTY
- PROPOSED ZONING IS PRD-SF, CITY OF MARIETTA
- BULK AND AREA REGULATIONS:
 

|                             | REQUIRED   | PROVIDED   |
|-----------------------------|------------|------------|
| MINIMUM TRACT SIZE:         | 3 ACRES    | 3.83 ACRES |
| MINIMUM LOT SIZE:           | 4,000 SQFT | N/A        |
| MINIMUM FLOOR AREA:         | 1,400 SQFT | 1,650 SQFT |
| MAXIMUM IMPERVIOUS SURFACE: | 60%        | 55%        |
| MINIMUM OPEN SPACE:         | 25%        | 45%        |
- EXISTING SITE AREA: 4.2 AC.
- PROPOSED SITE AREA: 3.83 AC.
- OWNER: 33 HOLDINGS, LLC
- INTENDED USE: TOWNHOMES DEVELOPMENT
- GUEST PARKING SPACES REQUIRED:  
0.20 SPACES/DWELLING UNIT  
33 UNITS X 0.2 SP/UNIT = 6.6 = 7 PARKING SPACES REQUIRED.
- PARKING SPACES PROVIDED:  
7 PARKING SPACES PROVIDED
- NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA.
- RECREATION AREA: 33 UNITS X (1AC/50 UNITS) = 0.66 AC  
PROVIDED PARK AREA = .70 AC
- 2.10 ACRES IMPERVIOUS (AS SHOWN)/3.83 ACRES = (0.55) 55% IMPERVIOUS AS SHOWN



NOW OR FORMERLY  
MT KENN HOLDINGS LLC  
DB14850 PG4083  
1480 SANDTOWN ROAD  
CITY OF MARIETTA ZONING OI

NOW OR FORMERLY  
BAY STAR CAPITAL LLC  
DB14158 PG5400  
1508 SANDTOWN ROAD  
CITY OF MARIETTA ZONING OI

SHEPERDS WALK OWNER ASSOC.  
34 OSBOURNE ROAD  
DB 9427, PG. 114  
ZONING: RM-12

EASTSIDE BAPTIST CHURCH  
ZONING: R-20

EASTSIDE BAPTIST CHURCH  
ZONING: R-20

ZONED RSL

ZONING: GC

L.L. 209

L.L. 208

L.L. 209

L.L. 224

L.L. 224

L.L. 225



200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413  
MARIETTA, GA 30062  
PHONE: (770) 971-5407 FAX: (770) 971-0620

**SANDTOWN TOWNHOMES**

PROJECT PHASE  
LAND LOT(S) 208 & 209  
OF THE 17TH DISTRICT  
CITY OF MARIETTA, COBB COUNTY, GEORGIA

**NOT ISSUED FOR CONSTRUCTION**

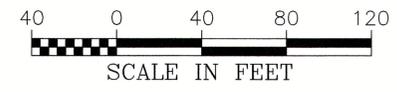
| NO. | REVISION REFERENCE              | DATE      |
|-----|---------------------------------|-----------|
| 3   | REV. PER ANNEX CITY OF MARIETTA | 1/20/2020 |
| 2   | REV. PER PLANNING COM. COMMENTS | 10/31/19  |
| 1   | REV. PER CLIENT REVISIONS       | 9/17/19   |



GSWCC CERT #14353  
SHEET TITLE  
ZONING SITE PLAN

DRAWN BY: KAK  
CHECKED BY: KAK  
SCALE: 1"=40'  
ISSUE DATE: 11/13/2019

PROJECT NUMBER: 2090.001  
DRAWING NUMBER: **Z1**  
SHEET 1 of 1



Plot Scale: 1"=40', Drawing Rotation: 358.9°, Plot Style: Design.ctb, Plotted By: Kelly Knettig on 1/20/2020, 3:28 PM