



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2019-06

LEGISTAR: 20190017

LANDOWNERS:

Owner:

Herbert S. & Belva M. Daniel

Brian S. Daniel

Estate of Reginald H. & Vennie M. Kemp

Juanita Miller Thomas

Polk Street, LLC.

Polk Street, LLC.

Wayman D. Evans

Address:

807 Polk Street

811 Polk Street

819 Polk Street

871 Polk Street

875 Polk Street

931 Polk Street

103 Mountain View Road

APPLICANT: Polk Street Residential, LLC

48 Atlanta Street

Marietta, Ga 30060

AGENT:

J. Kevin Moore, Esq.

Moore, Ingram, Johnson, & Steele, LLP

326 Roswell Street

Marietta, GA 30060

PROPERTY ADDRESS: 807, 811, 819, 871, 875, 931 Polk Street & 103 Mountain View Road

**PARCEL DESCRIPTION: 16122400530, 16122400430, 16122400460,
16122400420, 16122400450, 16122400480,
16122401000**

AREA: ~8.94 Acres

COUNCIL WARD: 3A

EXISTING ZONING: R-1 (Single Family Residential – 1 unit/acre) and R-4 (Single Family Residential – 4 units/acre)

REQUEST: PRD-SF (Planned Residential Development -Single Family)

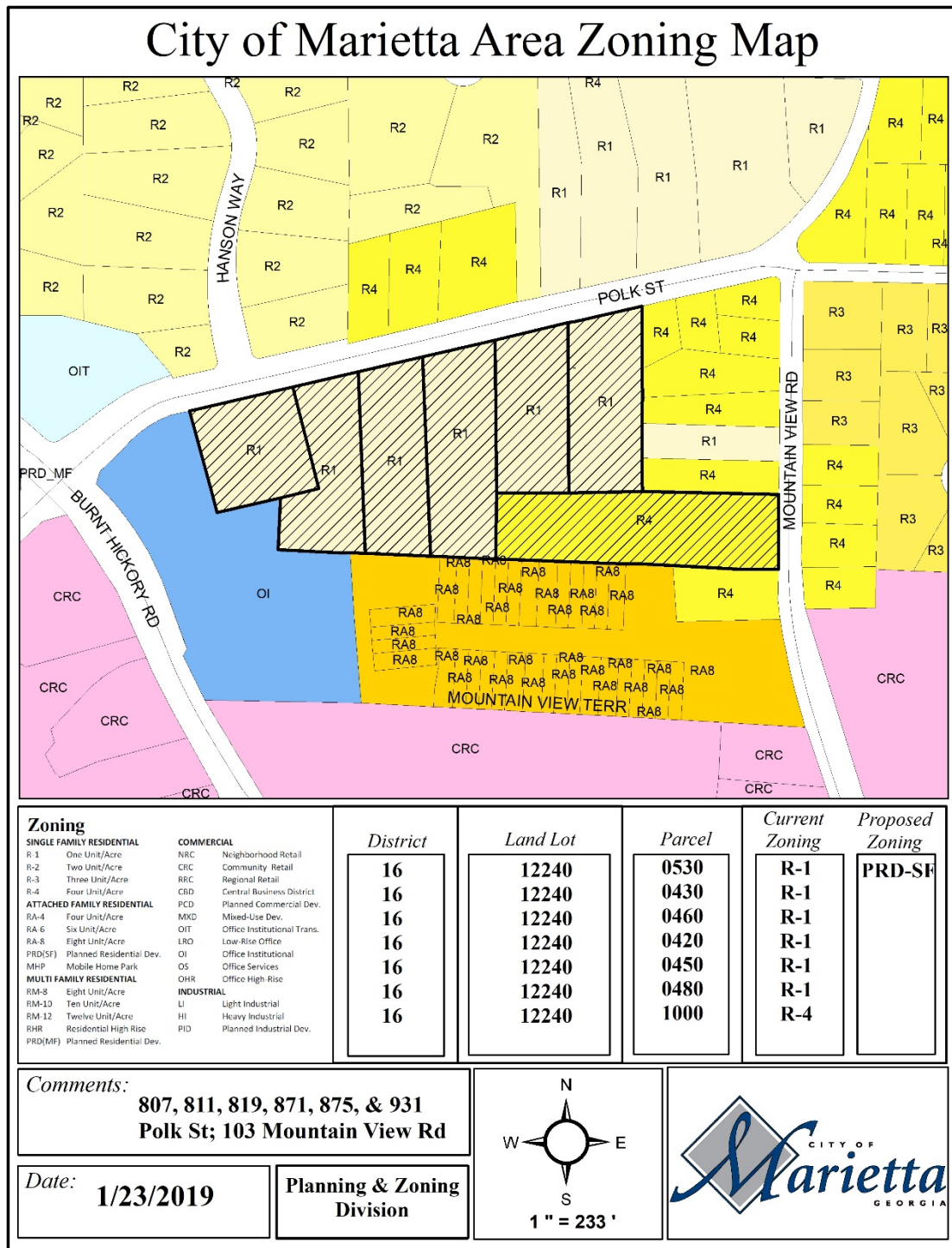
FUTURE LAND USE: MDR (Medium Density Residential)

REASON FOR REQUEST: The applicant is requesting the rezoning of seven (7) parcels to PRD-SF in order to develop fifty-seven (57) single-family detached residences.

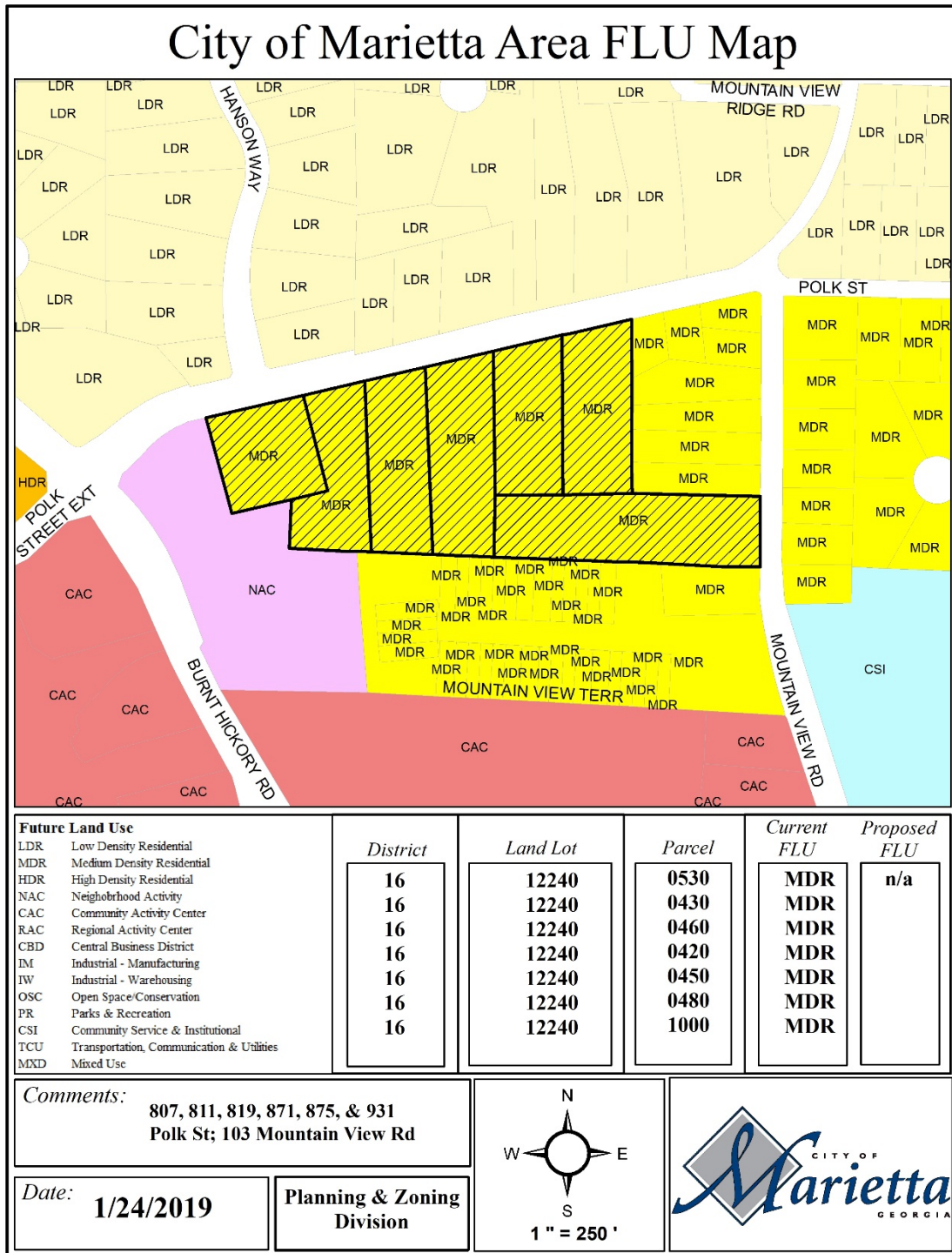
PLANNING COMMISSION HEARING: Tuesday, March 5, 2019 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, March 13, 2019 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



103 Mountain View Rd



Rear Yard of 103 Mountain View Rd



807 Polk Street



811 Polk Street



819 Polk Street



Vacant lot at 871 Polk Street



Vacant lot at 875 Polk Street



931 Polk Street

STAFF ANALYSIS

Location Compatibility

The applicant, Polk Street Residential, LLC, is requesting to rezone seven (7) parcels (807, 811, 819, 871, 875 & 931 Polk Street and 103 Mountain View Road) to accommodate a new planned residential development of fifty-seven (57) single-family detached homes. Collectively, the subject property totals approximately 8.94 acres. The parcels are currently zoned R-1 (Single Family Residential – 1 units/acre) and R-4 (Single Family Residential – 4 units/acre); and the applicant wishes to rezone all parcels into PRD-SF (Planned Residential Development – Single Family).

The properties surrounding the proposed development are classified as OI (Office Institutional) to the west, RA-8 (Single Family Residential Attached – 8 units/acre) to the south, and R-4 to the east and directly north across Polk Street. Arbor Terrace - an assisted living facility zoned OI - is located on the southeast corner of the intersection of Polk Street and Burnt Hickory Road. Mountain View Townhomes - zoned RA-8 - is located on the adjacent property to the south. The overall development would be very near the corner of two collector thoroughfares, Burnt Hickory Road and Polk Street.

Use Potential and Impacts

Polk Street Residential, LLC, wishes to develop a 57-unit single-family subdivision of detached homes with gated access from Mountain View Road. The proposed development would yield a density of 6.36 units/acre. New private streets would provide access the homes. The area overall does see a fair share of congestion along Whitlock Avenue, Polk Street, and Burnt Hickory at peak traffic times.

Each unit in the proposed development would have a two-car garage with a driveway that would accommodate two additional cars for guest parking. Additionally, the plan includes eighteen (18) guest parking spaces along the new private streets. However, unlike townhouse developments, single family detached developments in PRD-SF are not required have to comply with additional regulations such guest parking, a mandatory home owners association, rental restrictions of no more than 5%, and twenty (20) foot long driveways.

In single-family detached developments zoned PRD-SF, twenty-five (25) percent of the total area is required to be open space. However, the applicant is only proposing to provide 1.22 acres (13.6%) of open space, labeled “park area” and includes the stormwater facility area. These areas are typically undeveloped or contain a community amenity, such as a gazebo. There is also a requirement for a planned residential development lot size to be a minimum of 4,000 square feet – the applicant has stated that the lot areas will only be 3,750 square feet for each individual unit. As a result, the following variances would be necessary for approval as submitted:

- Variance to reduce the required open space from 25% to 13.6%. [§708.09(H)]
- Variance to reduce the minimum lot size from 4,000 sq.ft. to 3,750 sq.ft. [§708.09(H)]

The FLU (Future Land Use) classification for these properties is MDR (Medium Density Residential). The purpose of the MDR category is to provide for areas that suitable for medium – density housing with densities ranging from five (5) to eight (8) dwelling units per acre. This would include single-family detached housing, clustered housing, and/or townhomes. MDR districts are relatively compact areas within larger neighborhoods and should be located around and near more-intensively developed areas. Compatible zonings include R-4, RA-4, RA-6, PRD-SF, and PRD-MF (Multi-Family). This proposed rezoning to PRD-SF is supported by the City’s Comprehensive Plan.

Environmental Impacts

The proposed housing development, or any development, would substantially increase the amount of impervious surface and runoff being that they are developing more impervious surfaces. PRD-SF developments are limited to 60% impervious surface. The applicant has not provided any impervious surface calculations.

There is no floodplain or indication of endangered species on the proposed site.

Economic Functionality

Five residences - only one of which is unoccupied - currently exist on the 8.94 acre subject property. This translates to a density of 0.56 units/acre, which is very low for a desirable area in an urban environment. While the property is functional as currently zoned, the property could support a higher density similar to that of the surrounding area.

Infrastructure

The 57-unit, single family detached development shows all new roads as private but must be designed and constructed according to public road standards, including easements, visibility, intersections, paving widths, etc. When new subdivision streets intersect with arterial and collector streets, an acceleration and deceleration lane is required. Mountain View Road is classified as a local road and is narrower than current code requires for a standard road (50 feet). However, the property does not contain the necessary frontage to provide either an acceleration or deceleration lane. Because of the potential traffic hazards created by adding this many units to an already congested area, **a traffic study will be required.**

Marietta Design Standards stipulates that residential areas with more than fifty-one (51) units provide at least two access points to arterial or collector streets [§730.01 (A)]. The applicant is requesting that there only be one access point on the eastern section of the site along Mountain View Road, a local road; and this request will require a variance.

Marietta Traffic and Parking Standards require two parking spaces for each residential unit. The proposed development would have a total of 57 (fifty-seven) units meaning there are 114 parking spaces required. The applicant has provided a total of 232 parking spaces, inclusive of each 2-car garage, 2-car driveway, and additional guest parking spaces.

Public Works has reviewed the plans for the proposed development and have commented on the following concerns:

- To prevent individual lots from obtaining future driveway access to Polk Street, a “No Access” easement is required behind all lots with frontage along Polk Street.
- A traffic impact study required.
- Proposed future multi-use trail along Polk Street will require additional right of way (15’ minimum); typical 4’ grass strip from curb to 10’ trail plus 1’ behind the trail. Public Works will consider accepting funds in lieu of sidewalk construction along Polk Street due to future multi-use trail construction.
- City code requires acceleration/deceleration lanes at subdivision entrances.
- Should an entrance on Polk Street be warranted and a gated entrance desired, refer to driveway entrance and roadway configurations for the development “Marietta Township”, located at Chestnut Hill and Powder Springs Roads.
- Proposed street configurations within the development pose many problems for emergency, sanitation, and other large vehicles. Problems include, but are not limited to, opportunities for vehicle turn-around, alternate ingress/egress, maintaining lane around curves, intersection and stopping sight distances, and steep road grades (greater than 10%). For City Sanitation services, maximum length of dead-ends is 75-ft.
- All intersections, curves, hill crests, and other locations of roadway and alleys must meet AASHTO sight distance requirements. In cases where the sight line is not contained within the right of way or easement, a sight distance easement will be required. Areas of concern include, but are not limited to reduced centerline radii locations, corner lots, tree locations, and access points.
- The anticipated discharge location of the proposed stormwater management facility will adversely impact the land, building, and related infrastructure located on the adjacent parcel (Arbor Terrace Assisted Living Facility, 920 Burnt Hickory Road).
- Due to local drainage concerns, the stormwater management study will need to include additional nodes for hydraulic and hydrologic downstream analysis along Burnt Hickory Road and Mountain View Road.
- Separate addresses required for any facilities or features that require electricity (mail kiosk, signage, amenity area, etc.)

The applicant has proposed a twenty-four (24) foot wide gated access along Polk Street for emergency vehicle access (Marietta Fire Department) only. Although no gate design or location has been provided, the zoning regulations do not differentiate between gates used by residents of a subdivisions and gates for emergency access only.

Gates are required to be set back a minimum of 50-feet from the right of way and equal the required road width plus the width of any utility easements present. In no case is the width to be less than thirty (30) feet. However, the proposed gate width is currently only twenty-four (24) feet, so the proposed design would require variances.

The following are transportation related variances that would be necessary to proceed with the plan as submitted:

- Variance to reduce the minimum gate width from 30 ft. to 24 ft. [§726.03 (B)]
- Variance to reduce the fifty (50) foot setback for a gate. [§726.03 (B)]
- Variance to allow only one access point to a local road for a planned development containing more than fifty-one (51) units. [§730.01 (A)].
- Variance to reduce the minimum centerline radii below 100 ft. as shown on the plan dated 1/3/19. [§730.01 (H)]

The serving elementary school would be Westside Elementary, which is shown as being over capacity and may not be able to accommodate the additional students generated by the development.

The site would have access to water, sewer, and electricity. Internal sidewalks are shown on one side of the new private street.

Overhead Electrical/Utilities

The proposed location of the units facing Polk Street should not create a conflict with existing power poles being that they are on the opposite side of the street. Structures must be set at least 10 feet from utility poles and lines.

History of Property

The subject property has no history of variances, rezoning's, and special land use permits.

Other Issues

The PRD-SF zoning district is intended to bring cohesiveness and resourcefulness when it comes to land planning techniques for the city and allows both detached and attached residential units. 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 and shall convey all rights associated with a preliminary plat.

The elementary school serving this area would be West Side.

The plan proposes a 3' side setback requirement with a minimum of 7' between buildings. This type of setback is unnecessarily confusing and has proven to be difficult to evaluate during permitting.

ANALYSIS & CONCLUSION

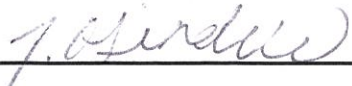
The applicant, Polk Street Residential, LLC, is requesting to rezone seven (7) parcels (807, 811, 819, 871, 875, 931 Polk Street and 103 Mountain View Road) to accommodate a new planned residential development of fifty-seven (57) single-family, detached homes at a density of 6.36 units/acre. Collectively, the subject property would be approximately 8.94 acres. The parcels are currently zoned R-1 and R-4. The applicant wishes to rezone all parcels into PRD-SF. Surrounding properties are zoned OI, RA-8, and R-4 and contain single family detached homes, an assisted living facility, and a townhome development.

Polk Street Residential, LLC, wishes to develop a 57-unit single-family subdivision of detached homes. The development proposes gated access from Mountain View Road and private roads internal to the development. Mountain View Road is only classified as a local road and is narrower than what code requires for a standard road (50 feet). The zoning code also requires more at least two access points to arterial or collector streets for developments containing more than 51 units. This presents a concern as to whether Mountain View road can accommodate the additional units. Further, the property does not contain the necessary frontage to provide either an acceleration or deceleration lane. Because of the potential traffic hazards created by adding this many units to an already congested area, **a traffic study will be required.**

In addition to the issues enumerated by Public Works that will have to be addressed, the following variances would be necessary:

1. Variance to reduce the amount of open space in a PRD-SF development from 25% to 13.6% [§708.09 (H)].
2. Variance to reduce the minimum lot size from 4,000 square feet to 3,750 square feet in a PRD-zoned area [§708.09 (H)].
3. Variance to reduce the fifty (50) foot setback and minimum required gate width from 30 feet to 24 feet [§726.03 (B)].
4. Variance to reduce the fifty (50) foot setback for a gate. [§726.03 (B)]
5. Variance to allow only one access point to a local road for a planned development containing more than fifty-one (51) units. [§730.01 (A)].
6. Variance to reduce the minimum centerline radii from 100 feet to what is shown on the plan dated 1/3/19. [§730.01 (H)]

The FLU (Future Land Use) classification for these properties is MDR (Medium Density Residential), which is suitable for residential densities ranging from five (5) to eight (8) dwelling units per acre. As a result, this proposed rezoning to PRD-SF is supported by the City's Comprehensive Plan.

Prepared by: 

Approved by: 



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	N/A
Size of the water line?	6 inch and 12 inch
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?	8 inch
Capacity of the sewer line?	A.D.F. Peak
Estimated waste generated by proposed development?	Not provided
Treatment Plant Name?	South Cobb WRF
Treatment Plant Capacity?	Contact Cobb County
Future Plant Availability?	Contact Cobb County

- Sanitary sewer is available to this property through an 8 inch main in Mountain View Rd, as well as by an easement through 920 Burnt Hickory Rd. (the Arbor Terrace property).



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	Ward Creek: partial to Noses Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	No
If so, is the use compatible with the possible presence of wetlands?	N/A
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	Yes (See notes below)
Are there storm water issues related to the application?	Yes (See notes below)
Potential presence of endangered species in the area?	No

TRANSPORTATION

What is the road effected by the proposed change?	Polk St; Mountain View Rd
What is the classification of the road?	Collector; Local
What is the traffic count for the road?	Traffic study required
Estimated # of trips generated by the proposed development?	Traffic impact study required
Estimated # of pass-by cars entering proposed development?	Traffic impact study required
Do sidewalks exist in the area?	Yes; Yes
Transportation improvements in the area?	Possibly
If yes, what are they?	Intersection improvements at Polk St and Mountain View Rd

Comments:

- To prevent individual lots from obtaining future driveway access to Polk Street, a “No Access” easement is required behind all lots with frontage along Polk Street.
- A traffic impact study required. Contact Dan Conn, Deputy Director of Transportation, at dconn@mariettaga.gov or 770-794-5658.
- Proposed future multi-use trail along Polk Street will require additional right of way (15’ minimum); typical 4’ grass strip from curb to 10’ trail plus 1’ behind the trail. Public Works will consider accepting funds in lieu of sidewalk construction along Polk Street due to future multi-use trail construction. Contact Dan Conn, Deputy Director of Transportation, at dconn@mariettaga.gov or 770-794-5658.
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DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	53
Distance of the nearest station?	0.6 MI
Most likely station for 1 st response?	53
Service burdens at the nearest city fire station (under, at, or above capacity)?	NONE

Comments:

1. Single-family developments containing more than 51 dwelling units shall provide at least two access points to arterial or collector streets.
2. Accessibility for fire equipment on hard surfaced sub-base (subgrade plus an asphalt first layer or bound crushed stone) shall be maintained through all stages of construction from the time framing begins.
3. Minimum turning radius shall be 35 feet
4. Access to the Mail Kiosk shall provide all necessary features to facilitate accessibility and comply with the Georgia Accessibility Code.
5. Please add the following Fire Protection Notes: Provide and maintain a permanent address on dwellings and commercial buildings clearly visible to the Fire Access Road
6. Please add the following Fire Protection Notes: Streets and roads shall be identified with approved signs at each street intersection, including during construction once the street allows for the passage of vehicles.
7. Please add the following Fire Protection Notes: The Fire Access Road shall be maintained and provide a 20-foot wide all-weather drivable surface for fire apparatus
8. Please add the following Fire Protection Notes: Fire hydrants and water service shall be installed to within 300 feet of units under construction before proceeding with framing.
9. Please add the following Fire Protection Notes: New buildings shall comply with the Marietta Fire Protection Sprinkler Ordinance
10. Please add the following Fire Protection Notes: Access through gates is subject to review for approval by the Fire Department. Powered gates shall provide a Knox key-switch model 3502, located at the common callbox.
11. The gates must conform to the requirements defined in 726.03.
12. Secondary access point must be paved with R35' as it meets Polk St. and conform to requirements of a fire access road.
13. Remove curb and gutter at the end of the proposed secondary fire access road.
14. The hammerhead turn around adjacent to lot 22 must be shown as fire lane using upright signs (sign type 'D').



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

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15. Accessibility features must be added to serve the mail kiosk.
16. Please maintain 100' horizontal centerline radius at lot 16.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x No

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

What special conditions would be involved in serving this site?

Marietta Power serves all parcels except 871 and 875 Polk Street. Marietta Power can serve 871 (LOCID 64186) & 875 (LOCID 63663).



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	West Side Elementary
Middle School Servicing Development:	Marietta Middle School
High School Servicing Development:	Marietta High School
Capacity at Elementary School:	500
Capacity at Middle School:	1,350
Capacity at Marietta Sixth Grade Academy:	775
Capacity at High School:	2,150
Current enrollment of Elementary School:	530
Current enrollment of Middle School:	1,338
Current enrollment of High School:	2,381
Number of students generated by present development:	0
Number of students projected from the proposed development:	30
New schools pending to serve this area:	0
<u>Comments:</u> 	



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 #: 22019-06 Legistar #: 2019 0017 PZ #: 19-06
Planning Commission Hearing: 03/05/2019 City Council Hearing: 03/13/2019

Owner's Name See Exhibit "A" Attached Collectively

EMAIL Address: See Attached Property Owner Contact Information

Mailing Address _____ Zip Code: _____ Telephone Number _____

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant Representative: J. Kevin Moore - Moore Ingram Johnson & Steele, LLP

Applicant: Polk Street Residential, LLC

EMAIL Address: bryan@inlinecommunities.com

Mailing Address 48 Atlanta Street, Marietta, GA Zip Code: 30060

Telephone Number (404) 895-0913 Email Address: bryan@inlinecommunities.com

Address of property to be rezoned: 807, 811, 819, 871, 875, 931 Polk Street
103 Mountain View Road

Land Lot (s) 12240 District 16 Parcel 0530 Acreage 8.94± Ward 3A Future Land Use: MDR
0460, 0420, 0450, 0480, 1000

Present Zoning Classification: R1, R4 Proposed Zoning Classification: PRD-SF

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 5, 2019

March 13, 2019

Applicant: Polk Street Residential, LLC
Property Owners: Brian S. Daniel; Herbert S. Daniel; Belva M. Daniel; Wayman D. Evans; Estate of Reginald H. Kemp; Vennie M. Kemp; Juanita Miller Thomas; and Polk Street, LLC

DESCRIPTION OF PROPOSED DEVELOPMENT/PROJECT

The property which is the subject of the Application for Rezoning by Applicant, Polk Street Residential, LLC (hereinafter "Applicant") consists of a total tract of 8.94 acres, more or less, and consists of assembled parcels along the southerly side of Polk Street and the westerly side of Mountain View Road, Land Lot 1224, 16th District, 2nd Section, City of Marietta, Cobb County, Georgia (hereinafter collectively the "Property" or the "Subject Property"). The Rezoning Application seeks approval of a request to rezone the Subject Property from its existing R1 and R4 zoning categories to the PRD-SF category. Applicant is seeking rezoning for an upscale single-family residential community.

Applicant proposes the construction of fifty-eight (58) single family residences. Residences will be traditional or Craftsman style in 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 will be from the existing streets of Polk Street and Mountain View Road. The proposed development will have pocket park areas, and extensive landscaping will be done for the overall project, with emphasis along the streetscape of Polk Street and throughout.

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 park and open space areas and stormwater management area; and
- (3) Elevations, floorplans, and finishes.

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. Any required variances will be more particularly set forth during the rezoning process.

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March 13, 2019

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Property Owners:

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Brian S. Daniel; Herbert S. Daniel; Belva M. Daniel;
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Vennie M. Kemp; Juanita Miller Thomas; and
Polk Street, LLC

PROPERTY OWNER/PARCEL LISTING

<u>Parcel No.</u>	<u>Address</u>	<u>Owner</u>
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16 12240 0430	811 Polk Street	Brian S. Daniel
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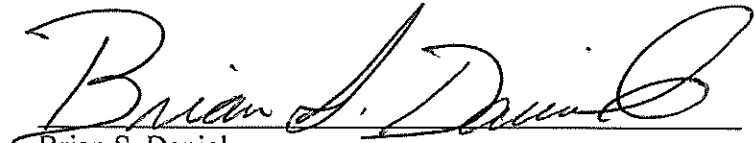
PROPERTY OWNER CONTACT INFORMATION

<u>Owner</u>	<u>Contact Address</u>	<u>Telephone/E-mail</u>
Brian S. Daniel	811 Polk Street, Marietta, GA 30064	(770) 490-1967 brian.daniel63@yahoo.com
Herbert S. Daniel and Belva M. Daniel	811 Polk Street, Marietta, GA 30064	(770) 490-1967 brian.daniel63@yahoo.com
Wayman D. Evans	103 Mountain View Road Marietta, GA 30064	(404) 428-5544 wdevans43@yahoo.com
Estate of Reginald H. Kemp and Vennie M. Kemp	819 Polk Street, N.W., Marietta, GA 30064	(770) 427-4352
Juanita Miller Thomas	2318 Tree Arbor Way, Marietta, GA 30064	(770) 422-1322
Polk Street, LLC	220 Cinema View Way, Woodstock, GA 30189	(727) 510-5604 michaelwhite1555@gmail.com

PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: **March 5, 2019**
March 13, 2019

Applicant: **Polk Street Residential, LLC**
Property Owner: **Brian S. Daniel**



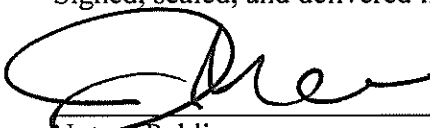
Brian S. Daniel

Date Executed: December 27th, 2018

Address: 811 Polk Street
Marietta, GA 30064

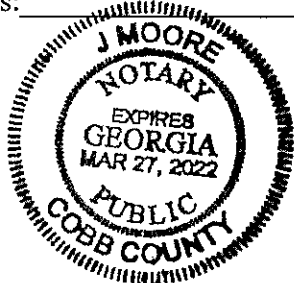
Telephone: (770) 490-1967
E-mail: brian.daniel63@yahoo.com

Signed, sealed, and delivered in the presence of:



Notary Public
My Commission Expires: _____

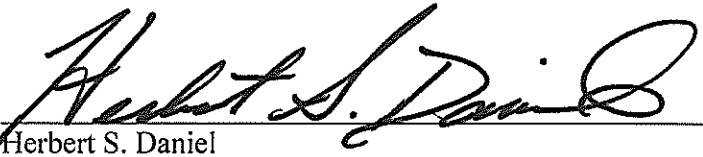
[Notary Seal]



PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: March 5, 2019
March 13, 2019

Applicant: Polk Street Residential, LLC
Property Owners: Herbert S. Daniel and Belva M. Daniel


Herbert S. Daniel


Belva M. Daniel

Date Executed: December 27th, 2018

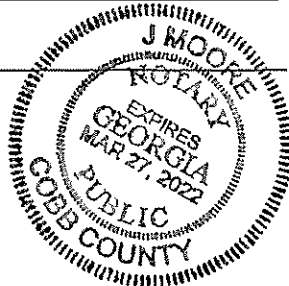
Address: 811 Polk Street
Marietta, GA 30064

Telephone: (770) 490-1967
E-mail: brian.daniel63@yahoo.com

Signed, sealed, and delivered in the presence of:


Notary Public
My Commission Expires: _____

[Notary Seal]



PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: March 5, 2019
March 13, 2019

Applicant: Polk Street Residential, LLC
Property Owners: Wayman D. Evans and ~~Teresa T. Evans~~

Wayman D. Evans
Wayman D. Evans

DECEASED
Teresa T. Evans

Date Executed: December 28, 2018

Address: 103 MOUNTAIN VIEW RD
MARIETTA, GA 30064

Telephone: (404) 428-5544
E-mail: WDEVANS43@YAHOO.COM

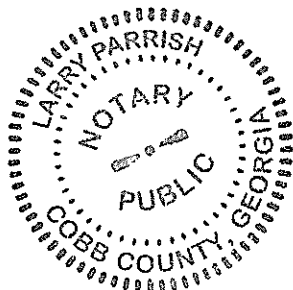
Signed, sealed, and delivered in the presence of:

[Signature]

Notary Public

My Commission Expires: LARRY PARRISH
NOTARY PUBLIC, COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES JANUARY 19, 2019

[Notary Seal]



PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: March 5, 2019
March 13, 2019

Applicant: Polk Street Residential, LLC
Property Owners: Estate of Reginald H. Kemp and
Vennie M. Kemp

ESTATE OF REGINALD H. KEMP

BY: Vennie M. Kemp Executrix
Vennie M. Kemp, Executrix

Vennie M. Kemp
Vennie M. Kemp, Individually

Date Executed: December 28, 2018

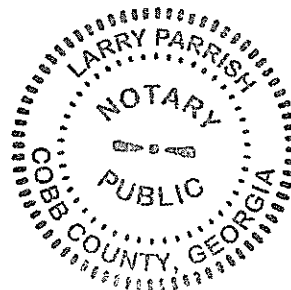
Address: 819 Polk Street, N.W.
Marietta, Georgia 30064

Telephone: (770) 427-4352
E-mail: _____

Signed, sealed, and delivered in the presence of:

[Signature]
Notary Public
My Commission Expires: NOTARY PUBLIC, COBB COUNTY, GEORGIA
LARRY PARRISH
MY COMMISSION EXPIRES JANUARY 19, 2019

[Notary Seal]



PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: March 5, 2019
March 13, 2019

Applicant: Polk Street Residential, LLC
Property Owner: Juanita Miller Thomas
871 POLK ST

Juanita Miller Thomas

Juanita Miller Thomas

Date Executed: December 31, 2018

Address: 2318 Greerboro Way
Manetta, Ga 30064

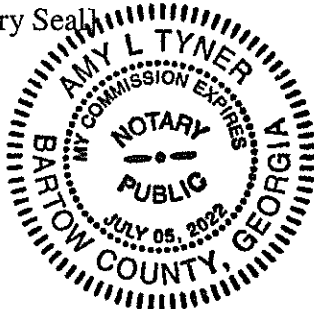
Telephone: (770) 4221322
E-mail: _____

Signed, sealed, and delivered in the presence of:

Amy L Tyner

Notary Public
My Commission Expires: 07-05-2022

[Notary Seal]



PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: March 5, 2019
March 13, 2019

Applicant: Polk Street Residential, LLC
Property Owner: Polk Street, LLC,
a Georgia limited liability company

POLK STREET, LLC

BY: Michael A. White
TITLE: member / manager

Printed Name: Michael A. White

Date Executed: December 30, 2018

Address: 2210 Cinema View Way
Woodstock, GA 30189

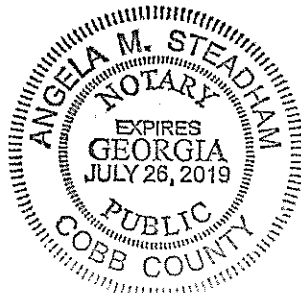
Telephone: (727) 510-5604
E-mail: michaelwhite1555@gmail.com

Signed, sealed, and delivered in the presence of:

Angela M. Steadham
Notary Public
My Commission Expires: 7/26/19

875 Polk St
931 Polk St

[Notary Seal]



PAGE 2 - EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: March 5, 2019
March 13, 2019

Applicant: Polk Street Residential, LLC
Property Owners: Brian S. Daniel; Herbert S. Daniel; Belva M. Daniel; Wayman D. Evans; ~~Estate of Teresa M. Evans~~
~~XXXXX~~ Estate of Reginald H. Kemp; Vennie M. Kemp; Juanita Miller Thomas; and Polk Street, LLC

POLK STREET RESIDENTIAL, LLC

BY: 
Bryan C. Musolf
Manager

Date Executed: December 31, 2018

Signed, sealed, and delivered in the presence of:



Notary Public
My Commission Expires: January 10, 2019

[Notary Seal]



Address:

Polk Street Residential, LLC
48 Atlanta Street
Marietta, Georgia 30060
(404) 895-0913
E-mail: bryan@inlinecommunities.com

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TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: February 15, 2019

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

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, March 5th, 2019, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, March 13th, 2019, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2019-06 [REZONING] POLK STREET RESIDENTIAL LLC is requesting the rezoning of 8.96 acres located in Land Lot 1224, District 16, Parcels 0530, 0430, 0460, 0420, 0450, 0480, & 1000 of the 2nd Section, Cobb County, Georgia, and being known as 807, 811, 819, 871, 875, & 931 Polk Street, and 103 Mountain View Road from R-1 (Single Family Residential/Agriculture) and R-4 (Single Family Residential – 4 units/acre) to PRD-SF (Planned Residential Development - Single Family). Ward 3A.

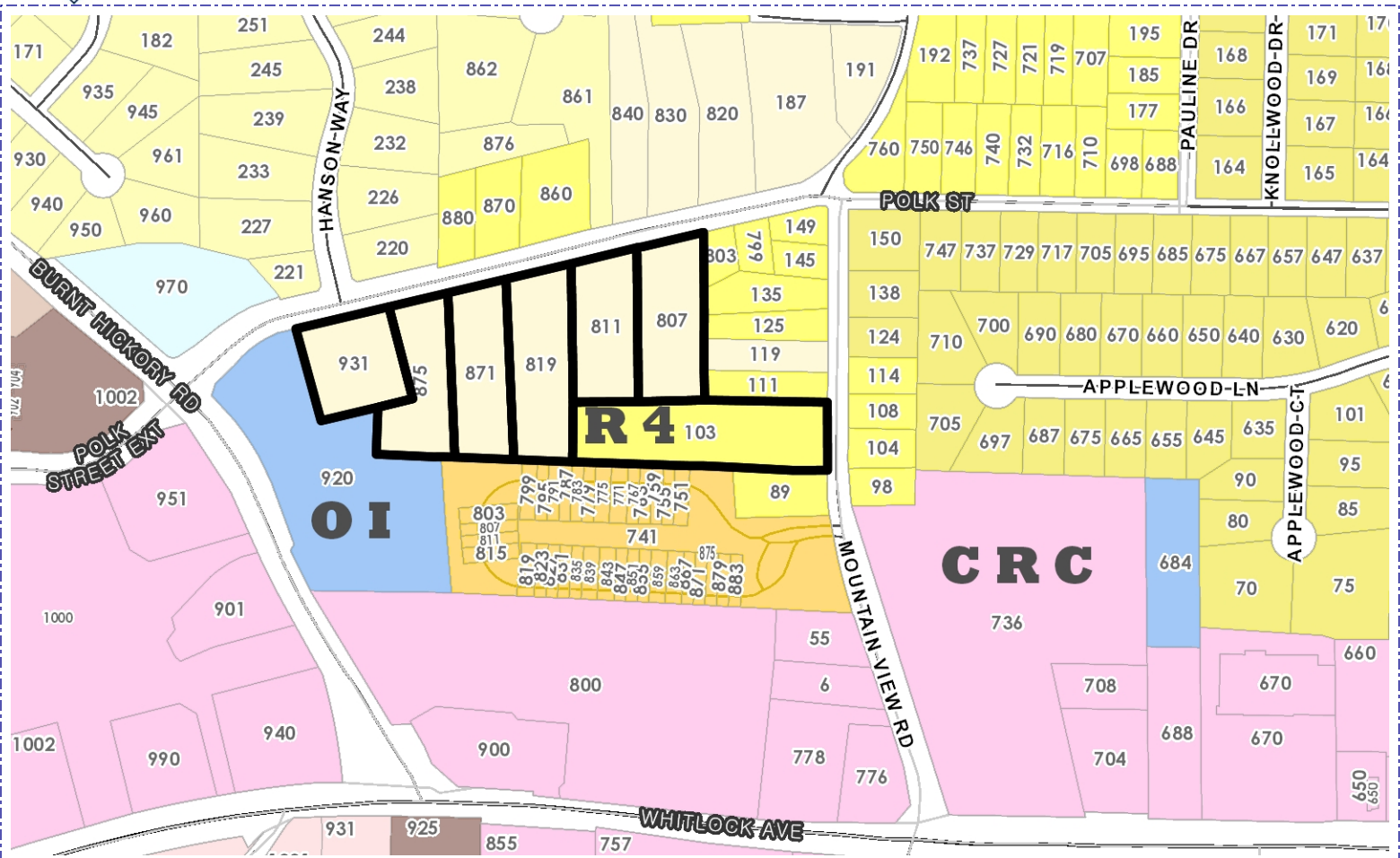
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative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

For additional information please call the Planning and Zoning Office (770) 794-5669.

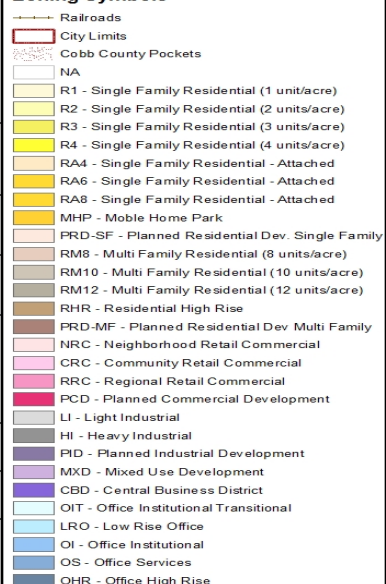
Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Ms. Nicole Curl, ADA Coordinator, at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

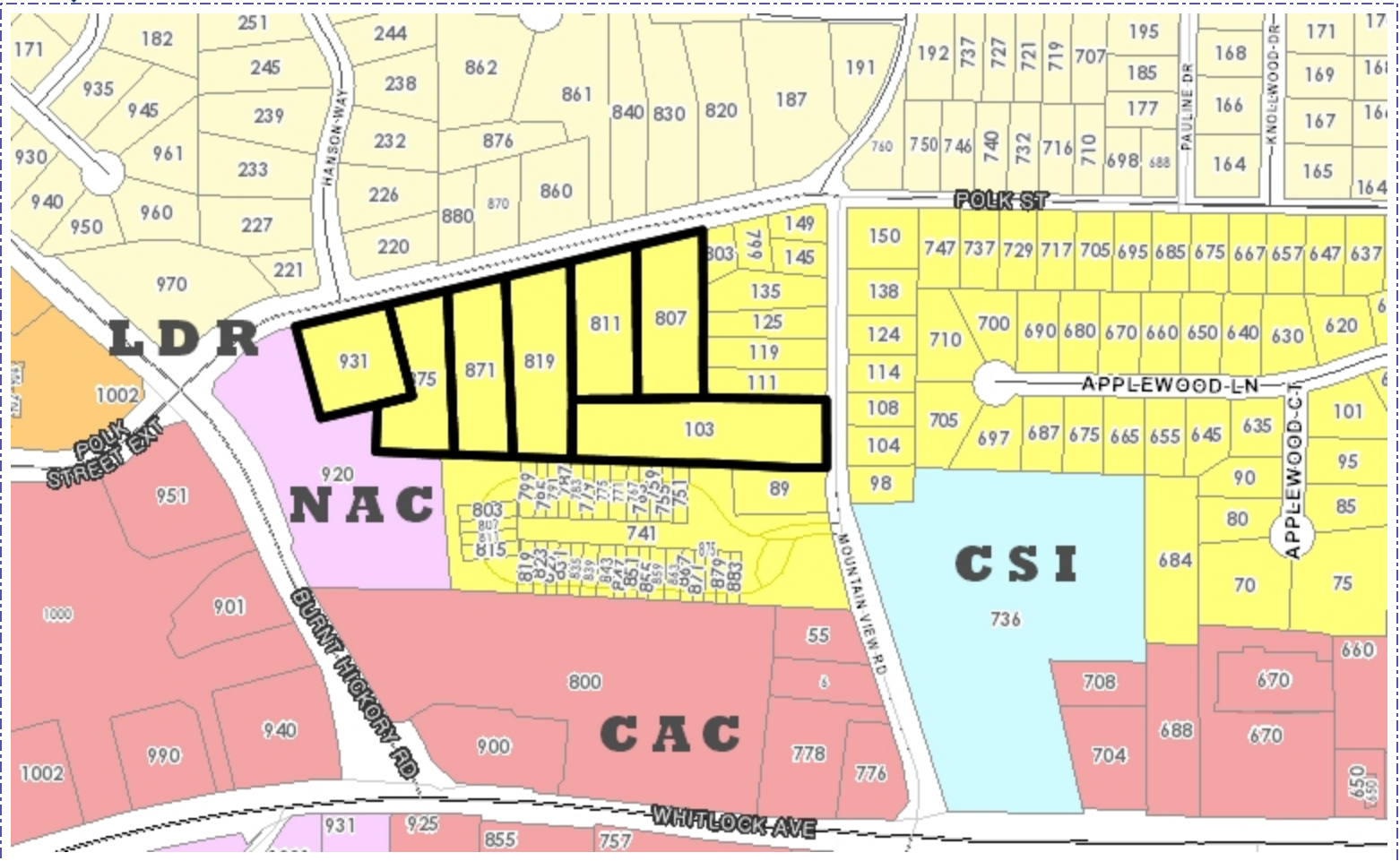
Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
875 POLK ST	16122400450	1.027	3A	R1	MDR
871 POLK ST	16122400420	1.131	3A	R1	MDR
811 POLK ST	16122400430	1.071	3A	R1	MDR
103 MOUNTAIN VIEW RD	16122401000	1.85	3A	R4	MDR
931 POLK ST	16122400480	1.01	3A	R1	MDR
819 POLK ST	16122400460	1.327	3A	R1	MDR
807 POLK ST	16122400530	1.194	3A	R1	MDR

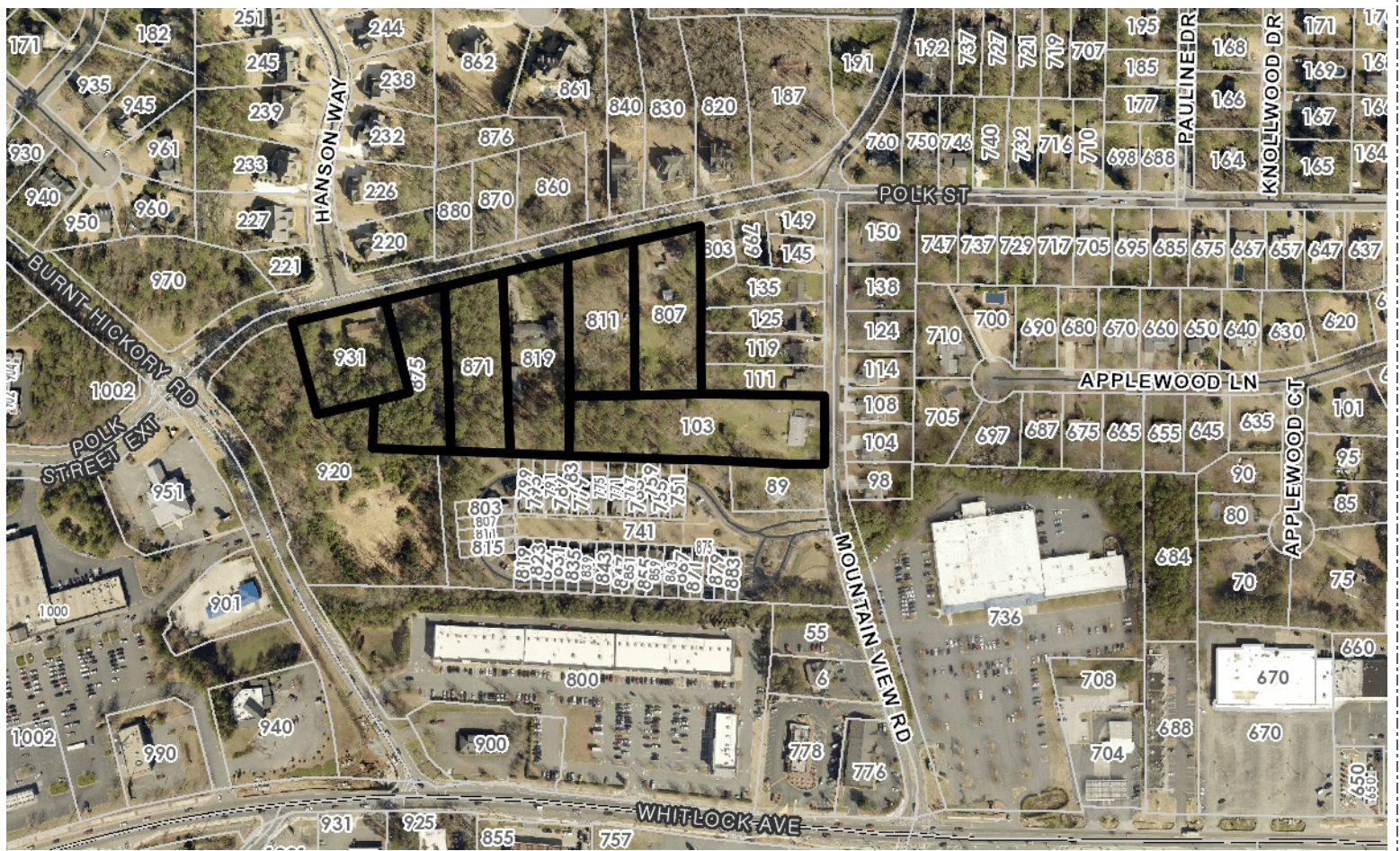
Property Owner:	Various	Zoning Symbols 
Applicant:	Polk Street Residential	
Proposed Zoning:	R1, R4 to PRD-SF	
Agent:	J. Kevin Moore, Esq.	
Proposed Use:		
Planning Commission Date:	03/05/2019	
City Council Hearing Date:	03/13/2019	Case Number: Z2019-06
City of Marietta Planning & Zoning		

Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
875 POLK ST	16122400450	1.027	3A	R1	MDR
871 POLK ST	16122400420	1.131	3A	R1	MDR
811 POLK ST	16122400430	1.071	3A	R1	MDR
103 MOUNTAIN VIEW RD	16122401000	1.85	3A	R4	MDR
931 POLK ST	16122400480	1.01	3A	R1	MDR
819 POLK ST	16122400460	1.327	3A	R1	MDR
807 POLK ST	16122400530	1.194	3A	R1	MDR

Planning Commission Hearing Date:	03/05/2019	Future Land Use Symbols  Railroads  City Limits  Cobb County Pockets  RAC - Regional Activity Center  CAC - Community Activity Center  NAC - Neighborhood Activity Center  CBD - Central Business District  MXD - Mixed Use Development  CSI - Community Service and Institutional  HDR - High Density Residential  MDR - Medium Density Residential  LDR - Low Density Residential  OSC - Open Space / Conservation  PR - Parks / Recreation  IW - Industrial Warehousing  IM - Industrial Manufacturing  TCU - Transportation and Utilities
City Council Hearing Date:	03/13/2019	
Future Land Use:	MDR	
Case Number:		
Comments:		
City of Marietta Planning & Zoning		

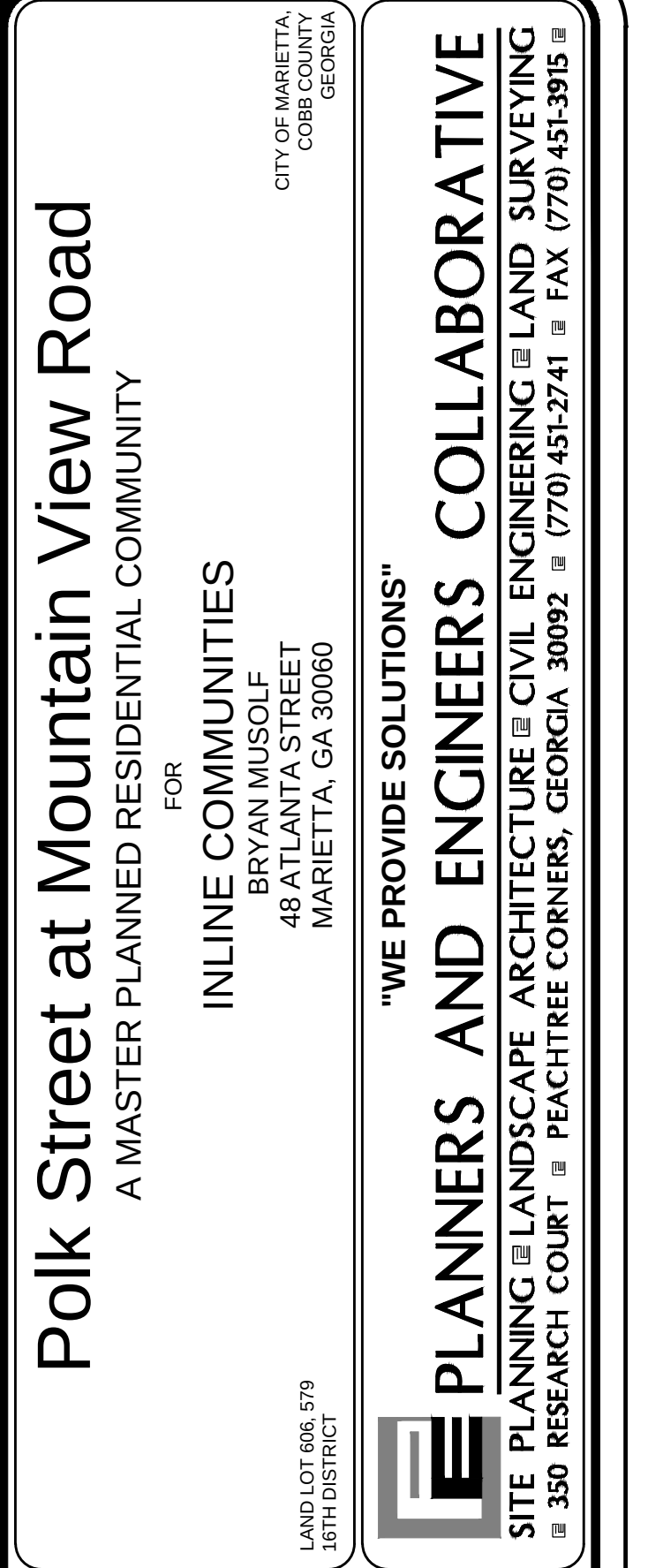
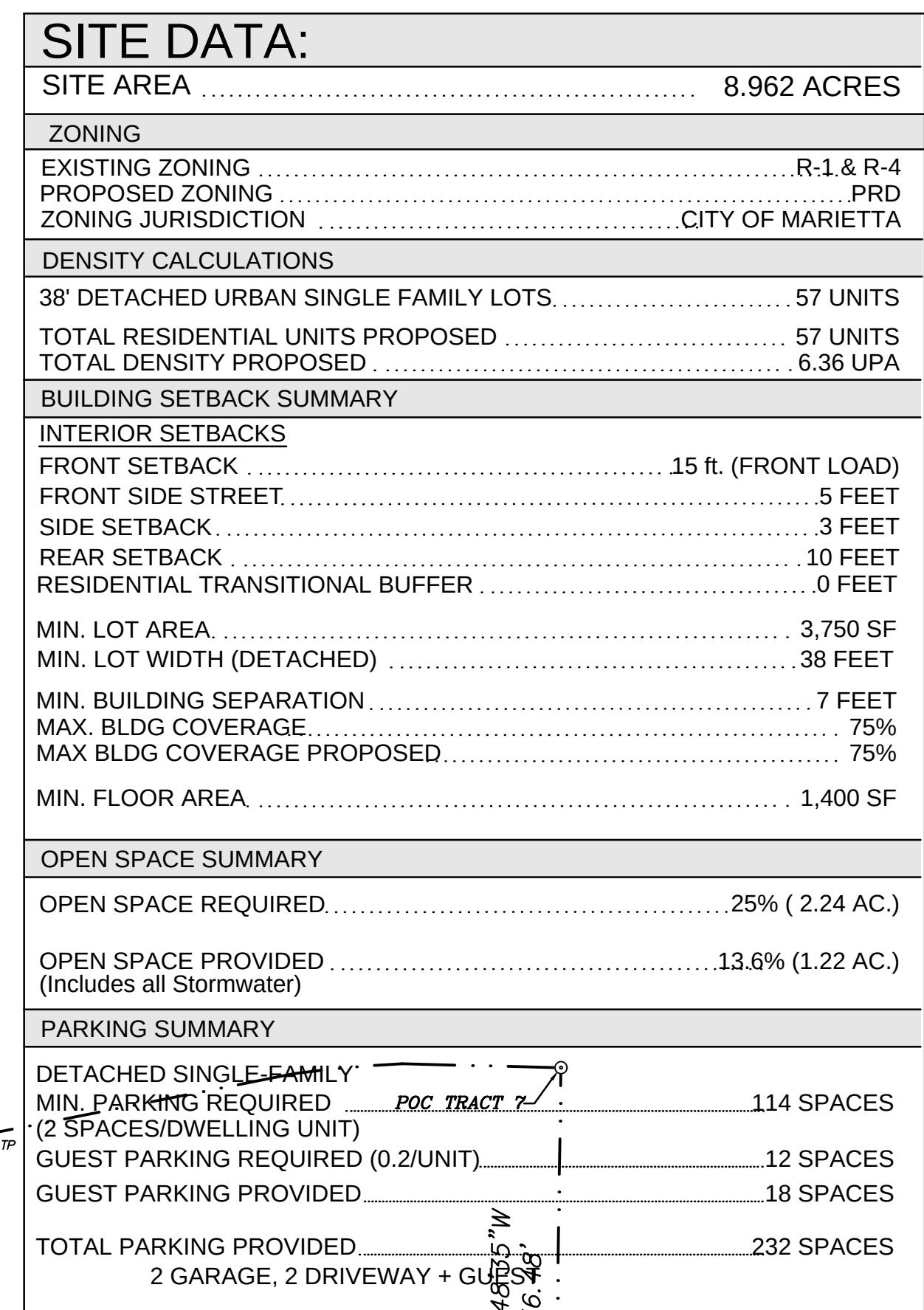


Address	Parcel Number	Acreage	Ward	Zoning	FLU
875 POLK ST	16122400450	1.027	3A	R1	MDR
871 POLK ST	16122400420	1.131	3A	R1	MDR
811 POLK ST	16122400430	1.071	3A	R1	MDR
103 MOUNTAIN VIEW RD	16122401000	1.85	3A	R4	MDR
931 POLK ST	16122400480	1.01	3A	R1	MDR
819 POLK ST	16122400460	1.327	3A	R1	MDR
807 POLK ST	16122400530	1.194	3A	R1	MDR

Property Owner:	Various	Legend  Railroads  City Limits  Cobb County Pockets
Applicant:	Polk Street Residential	
City Council Hearing Date:	03/13/2019	
Planning Commission Hearing Date:	03/05/2019	
BZA Hearing Date:	Case Number: Z2019-06	
Comments:		
City of Marietta Planning & Zoning		



24 HOUR CONTACT:
BRYAN MUSOLF
404-895-0913

[illegible]

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Frequency	Count
Never	25
Sometimes	75
Often	100
Always	125

SCALE: 1" = 50'
DATE: January 3, 2019
PROJECT: 18307.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED
AND DATED WITH AN ORIGINAL SIGNATURE



GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/27/2018



Z1

SHEET