



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2011-07 **LEGISTAR #:** 20110514

LANDOWNERS: Dan Nolan
1069 Canton Road
Marietta, GA 30066

APPLICANT: Robert Snyder
1266 Clipper Bay Court
Powder Springs, GA 30127

PROPERTY ADDRESS: 1065 Canton Road

PARCEL DESCRIPTION: Land Lot 09440, District 16, Parcel 0080

AREA: 0.297 acs. **COUNCIL WARD:** 5

EXISTING ZONING: CRC (Community Retail Commercial)

REQUEST: LI (Light Industrial)

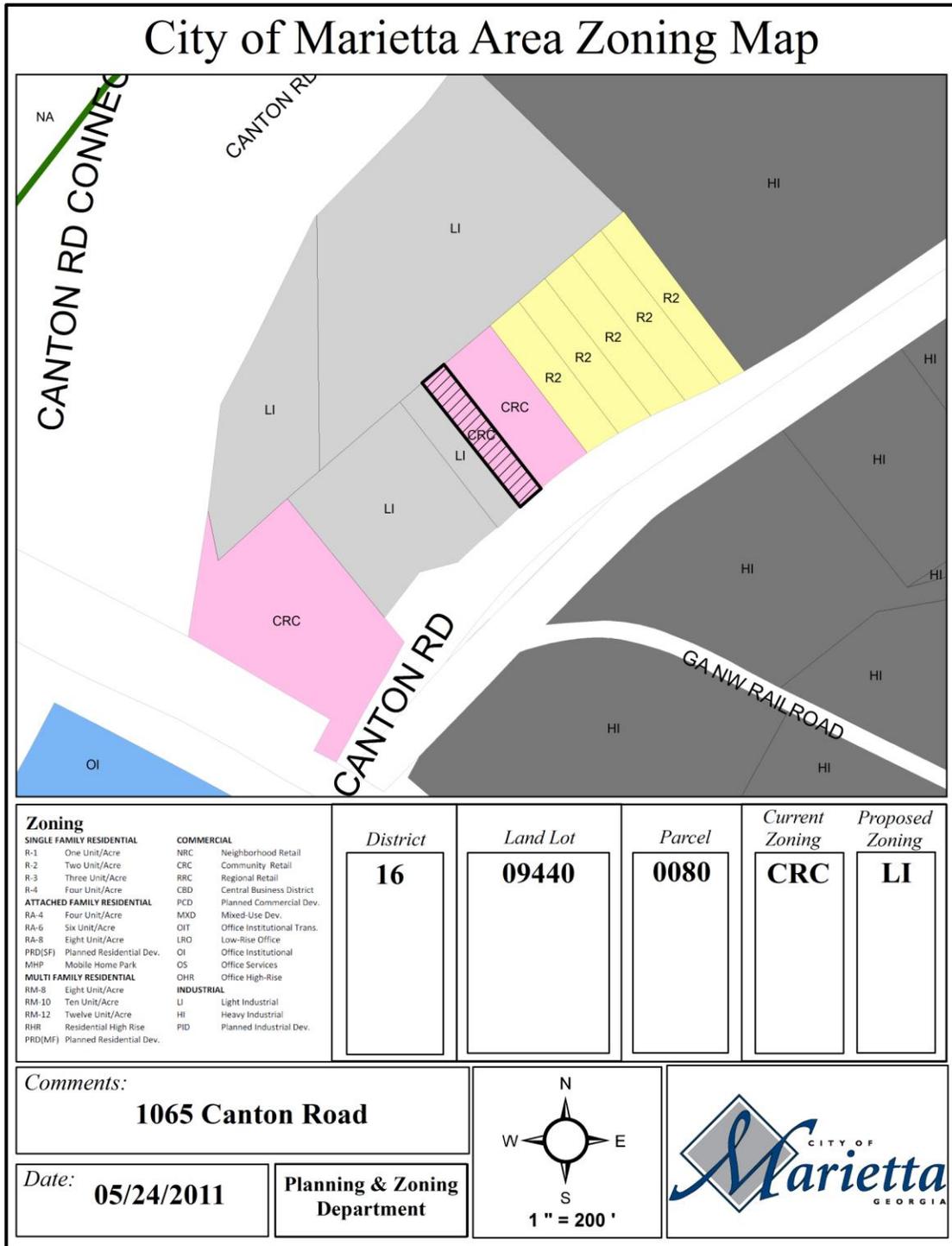
**FUTURE LAND USE MAP
RECOMMENDATION:** IW (Industrial Warehousing)

REASON FOR REQUEST: The applicant is requesting the rezoning of this parcel from CRC to LI so it can be consolidated with other parcels to give the property the necessary frontage for a freestanding sign along Canton Road.

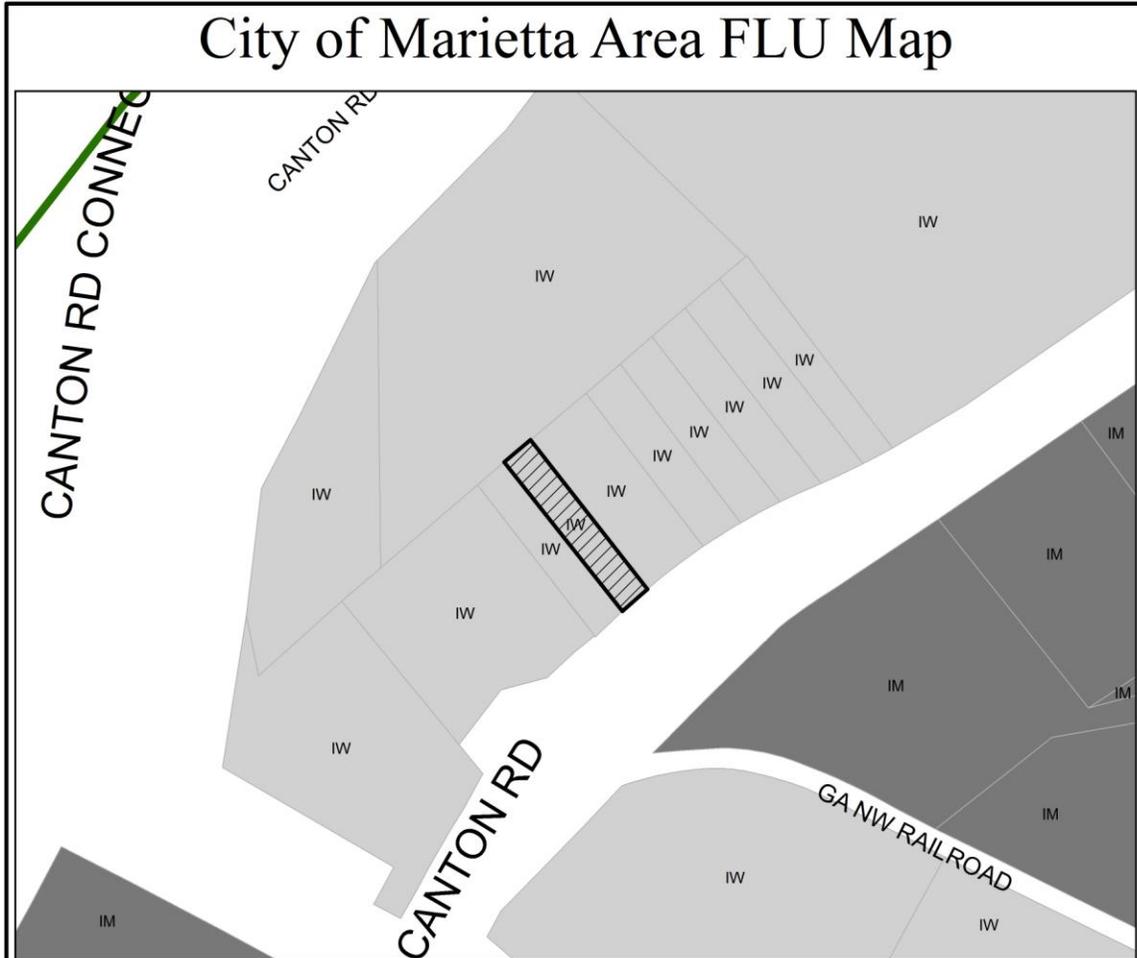
PLANNING COMMISSION HEARING: Tuesday, July 5, 2011 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, July 13, 2011 – 7:00 p.m.

MAP



FLU MAP

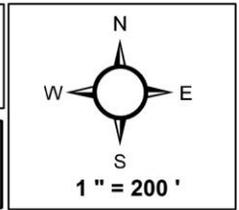


Future Land Use	District	Land Lot	Parcel	Current FLU	Proposed FLU
LDR Low Density Residential MDR Medium Density Residential HDR High Density Residential NAC Neighborhood Activity Center CAC Community Activity Center RAC Regional Activity Center CBD Central Business District IM Industrial - Manufacturing IW Industrial - Warehousing OSC Open Space/Conservation PR Parks & Recreation CSI Community Service & Institutional TCU Transportation, Communication & Utilities MXD Mixed Use	16	09440	0080	IW	N/A

Comments:
1065 Canton Road

Date:
05/24/2011

Planning & Zoning Department



PICTURES OF PROPERTY



Driveway entrance off Canton Road



Tents Unlimited at 1069 Canton Road

STAFF ANALYSIS

Location Compatibility

Dan Nolan, petitioner for the owner, is requesting the rezoning of a parcel, approximately 0.3 acres in size, from Community Retail Commercial (CRC) to Light Industrial (LI). The subject property is approximately 50 feet wide and contains half of a driveway. The parcel to the west contains the other half of the driveway, which is used to access Tents Unlimited at 1069 Canton Road. These properties are zoned LI, Light Industrial. A landscaping company operates on the parcel immediately to the east and is zoned CRC.

Use Potential and Impacts

The City's Sign Ordinance, Section 714, requires a property to have at least 75 feet of road frontage along a public right-of-way in order to construct a sign along that street. Tents Unlimited has the necessary frontage along Canton Road; however, this frontage is split between two different parcels with two different zoning classifications. In order to consolidate the parcels to get the necessary frontage for a sign, the applicant is requesting the parcel at 1065 Canton Road be rezoned to LI to match the other parcels used by Tents Unlimited.

The section of Canton Road where this property lies, between Cobb Parkway and I-75, is primarily an industrial corridor. There are a handful of residences nearby, adjacent to the First Data site at 1169 Canton Road. However, since the applicant is not proposing any new development other than a new freestanding sign, this rezoning request should not create any new negative impacts on the surrounding area.

The future land use category established by the City's Comprehensive Plan for this and all surrounding properties is Industrial Warehousing (IW). This category is intended to support light industrial, office/warehouse and distribution uses and the vehicular traffic associated with such uses. The existing zoning category (CRC) for the subject property is not compatible with IW. Because the proposed LI classification is compatible, this rezoning request supports the future land use of the Comprehensive Plan.

Environmental Impacts

Since the applicant is not proposing any changes to the building or site as part of this request, there should be no negative environmental impacts on the site or surrounding area.

Economic Functionality

The subject property does not meet the minimum lot size of 20,000 s.f. for either CRC or LI and is therefore not a buildable lot. Even if it did not contain half of a driveway used to access a parcel to the rear, this property could not be used on its own and would need to be consolidated with an abutting parcel.

As a result, should this property be rezoned according to the submitted request, staff suggests the following stipulation to avoid the creation of a substandard lot:

- An exemption plat for the combination of the subject property (1065 Canton Road) with the other parcels used by Tents Unlimited be submitted to the City within six months.

Infrastructure

This request should not affect the transportation, education, water, sewer, electricity, or other public infrastructure in the area.

History of Property

There is no history of any variances, Special Land Use Permits, or rezoning for this property.



ANALYSIS & CONCLUSION

Dan Nolan, petitioner for the owner, is requesting the rezoning of 1065 Canton Road from Community Retail Commercial (CRC) to Light Industrial (LI). The subject property is approximately 50 feet wide and contains half of a driveway used to access 1069 Canton Road. The parcel to the west contains the other half of the driveway, which is used to access Tents Unlimited at 1069 Canton Road. These properties are zoned LI. A landscaping company operates on the parcel immediately to the east and is zoned CRC.

The City's Sign Ordinance, Section 714, requires a property to have at least 75 feet of road frontage along a public right-of-way in order to construct a sign along that street. Tents Unlimited has the necessary frontage along Canton Road; however, this frontage is split between two different parcels with two different zoning classifications. In order to consolidate the parcels to get the necessary frontage, the applicant is requesting the parcel at 1065 Canton Road be rezoned to LI to match the other parcels used by Tents Unlimited.

Since the applicant is not proposing any new development other than a new freestanding sign, this rezoning request should not create any new negative impacts on the surrounding area.

Should the rezoning for this property be approved, the following stipulation is suggested in order to prevent the creation of a substandard LI parcel:

- An exemption plat for the combination of the subject property (1065 Canton Road) with the other parcels used by Tents Unlimited be submitted to the City within six months.

The future land use category established by the City's Comprehensive Plan for this and all surrounding properties is Industrial Warehousing (IW). The proposed LI classification is compatible with a future land use of IW.

Prepared by: _____

Approved by: _____



DATA APPENDIX

COBB COUNTY - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	_____
Size of the water line?	8-inch
Capacity of the water line?	_____
Approximate water usage by proposed use?	_____

COBB COUNTY - SEWER

Is a sewer line adjacent to the property?	No
If not, how far is the closest sewer line?	300 ft. to NW
Size of the sewer line?	8 inch
Capacity of the sewer line?	_____
Estimated waste generated by proposed development?	A.D.F Peak
Treatment Plant Name?	Noonday
Treatment Plant Capacity?	20 MGD monthly avg.
Future Plant Availability?	_____

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	NO
What percentage of the property is in a floodplain?	---
What is the drainage basin for the property?	Noonday 3
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?	---
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are the storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

Transportation

What is the road effected by the proposed change?	Canton Road
What is the classification of the road?	Arterial
What is the traffic count for the road?	9630 AADT
Estimated number of cars generated by the proposed development?	n/a
Estimated number of trips generated by the proposed development?	n/a
Do sidewalks exist in the area?	No
Transportation improvements in the area?	Yes
If yes, what are they?	Canton Road/Railroad realignment-GA DOT



- If future improvements are planned, site plans may be required for construction; however that does not appear to be the case. At that time, site plans must include parking, driveways, streets, stormwater management, stormwater quality, 10% downstream analysis and any other applicable improvements required by City code and Georgia Stormwater Management Manual. Additional comments will be made at time of site plan submittal. There can be no point discharge onto adjacent property which is not into a stream, defined drainageway, or storm sewer. Discharge will not be allowable at the property line. If easements are required for drainage through adjacent property, then the owner is to obtain.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Marietta Station 56
Distance of the nearest station?	1.6 miles
Most likely station for 1 st response?	56
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No X

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

What special conditions would be involved in serving this site?

Additional comments:

Depending on the location of this facility, this customer could qualify as a customer choice customer meaning that they have a choice of electric utility providers. Would the customer be willing to use Marietta Power and Water as their sole electric utility provider? Would they be willing to build an all electric facility?