



## REZONING APPLICATION ANALYSIS

**ZONING CASE #:** Z2016-15

**LEGISTAR:** 20160518

**LANDOWNERS:**

<b>Champ Investment Properties, LLLP</b> <b>J. Phillip Gringrey, MD</b> <b>632 N. Saint Mary's Ln</b> <b>Marietta, GA 30064</b>	<b>Andrew Dishman / Sheryl A. Dishman</b> <b>840 Kennesaw Ave, Ste 8</b> <b>Marietta, GA 30060</b>
<b>Metropolitan Management Group, LLC</b> <b>Reza Alemzadeh</b> <b>8294 Hwy 92, Suite 200</b> <b>Woodstock, GA 30189</b>	<b>Donald D. Hallman</b> <b>840 Kenensaw Ave, Ste 9B</b> <b>Marietta, GA 30060</b>
<b>Ronald F. Hull</b> <b>488 N. Saint Mary's Ln</b> <b>Marietta, GA 30064</b>	<b>My Office Suite, LLC</b> <b>Richard &amp; Janet Carlton</b> <b>582 Braidwood Dr, NW</b> <b>Acworth, GA 30101</b>
<b>Ronald F. Hull / Norma M. Hull</b> <b>488 N. Saint Mary's Ln</b> <b>Marietta, GA 30064</b>	<b>Tadvai Vinay Kumar</b> <b>Katanguri Vijaya Lakshmi</b> <b>5510 Vista Overlook Way</b> <b>Cumming, GA 30040</b>

**PROPERTY ADDRESS:** 840 Kennesaw Avenue, Units 1B – 11B

**PARCEL DESCRIPTION:**

16 09390 0360	16 09390 0410
16 09390 0370	16 09390 0420
16 09390 0380	16 09390 0430
16 09390 0390	16 09390 0440
16 09390 0400	

**AREA:** 1.32 acres

**COUNCIL WARD:** 4A

**EXISTING ZONING:** OS (Office/Service) – Cobb County

**REQUEST:** OI (Office Institutional) - City

**FUTURE LAND USE MAP**

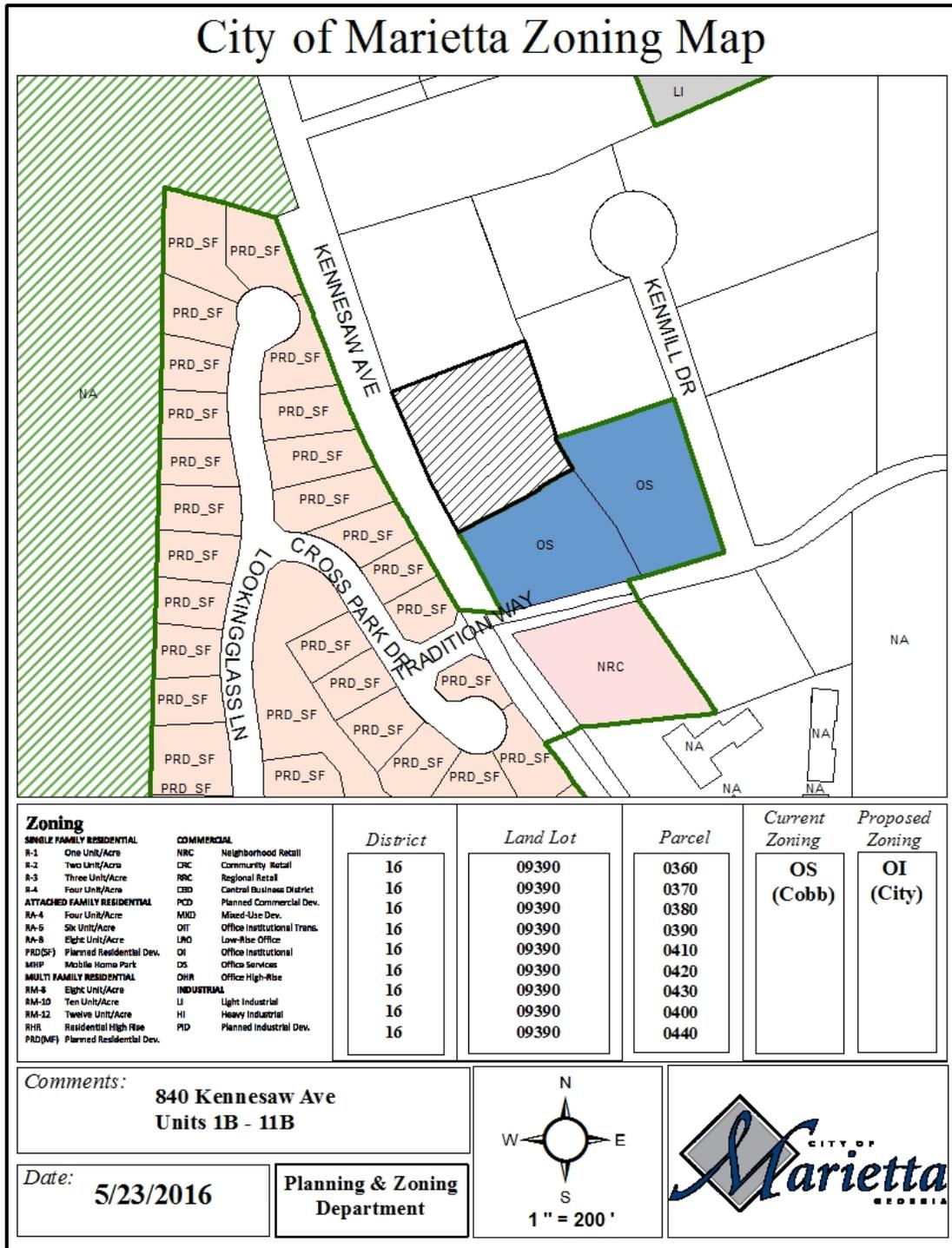
**RECOMMENDATION:** CSI (Community Service & Institutional)

**REASON FOR REQUEST:** The applicants are requesting the annexation and rezoning of property on Kennesaw Avenue from OS in Cobb County to OI in the City.

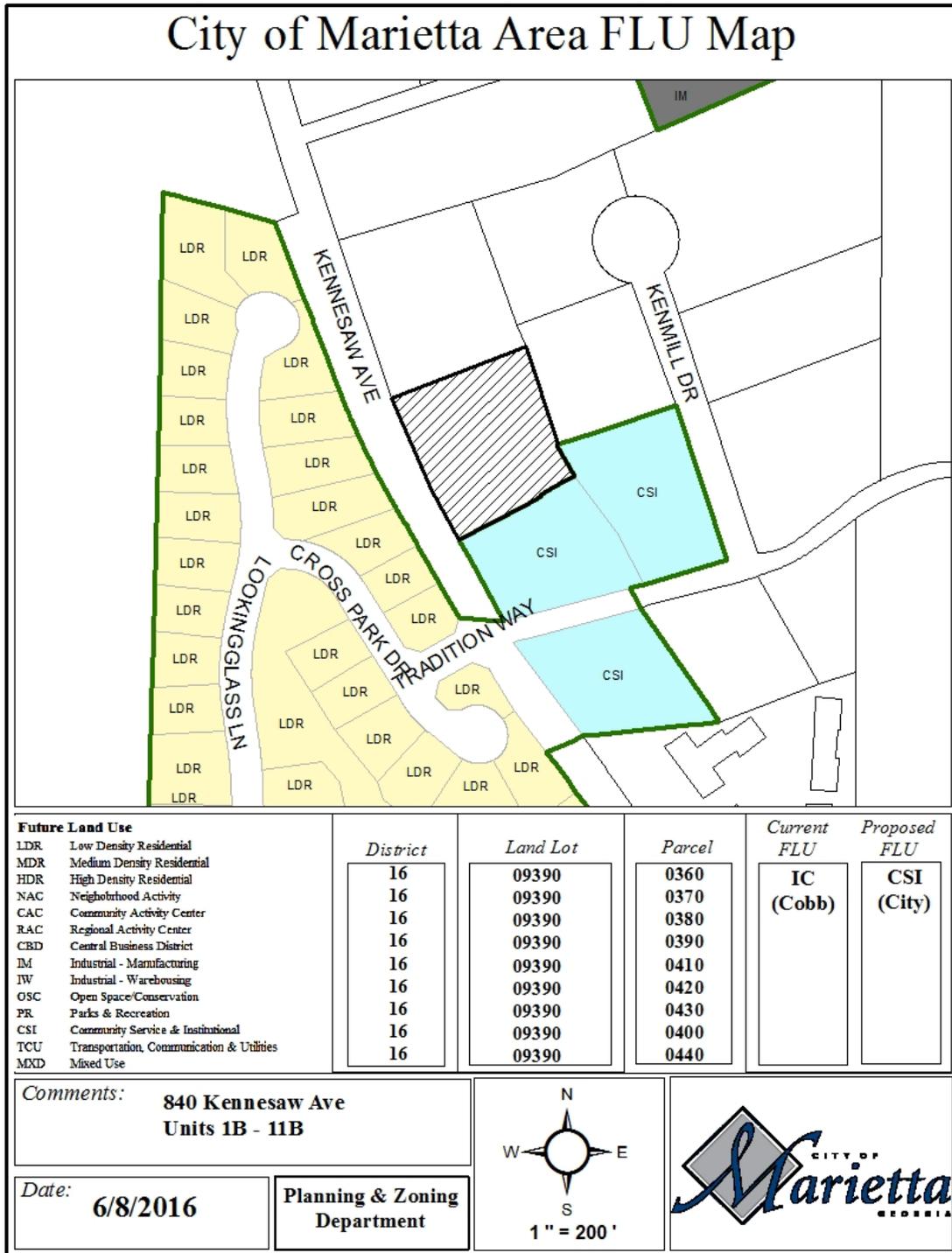
**PLANNING COMMISSION HEARING:** Tuesday, July 5, 2016 – 6:00 p.m.

**CITY COUNCIL HEARING:** Wednesday, July 13, 2016 – 7:00 p.m.

# MAP



## FLU MAP



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**PICTURES OF PROPERTY**



**840 Kennesaw Ave Units 1B – 11B**



**840 Kennesaw Ave Units 1B – 11B**

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## STAFF ANALYSIS

### *Location Compatibility*

The applicants, Richard Carlton et al, are requesting the annexation and rezoning of 1.32 acres located at 8340 Kennesaw Avenue. The subject property is one of two office buildings that make up the Oakton Park II Office Park and is currently located in Cobb County. The applicants wish to annex and rezone the southernmost building and common area to from OS (Office/Service) in Cobb to OI (Office Institutional) in the City.

The adjacent properties to the south were annexed in 2009 and are zoned OS. The residential subdivision Traditions at Cross Park, zoned PRD-SF (Planned Residential Development – Single Family) in the City, is located across Kennesaw Avenue to the west. The properties to the east, along Kenmill Drive and located in unincorporated Cobb County, are zoned Light Industrial (LI) and appear to contain industrial warehousing uses. Building A of Oakton Park II Office and surrounding common area is located to the north and also zoned OS in Cobb County.

### *Use Potential and Impacts*

The property owners are currently using the property as condominium offices. No additions or expansions to the building are being proposed as part of this rezoning application. Considering the businesses are already in operation, the continued use of the property within the City of Marietta's jurisdiction will not have an adverse effect on the health, safety, and general welfare of the surrounding community.

The suggested Future Land Use of the proposed property is Community Service & Institutional (CSI). Marietta's Comprehensive Plan specifies that "*the purpose of the Community Service & Institutional category is to provide for certain local, state, or federal government uses and institutional land uses such as governmental building complexes, police and fire stations, colleges, churches, hospitals, etc.*" Although professional offices are not listed in this narrow specification, it does match the FLUs of all the properties on the east side of Kennesaw Avenue. In addition, the Cherokee & Church Street Historic District and Kennestone Area Study recommends the land use along the east side of Kennesaw Avenue to be Office Institutional and the south side of Marble Mill Road as Light Industrial. Therefore, the proposed application is compatible with the existing development pattern and suggested future land use of this area.

### *Environmental Impacts*

These properties do not contain any flood plain, streams, stormwater issues, or potentially endangered species. Because the applicants are not proposing any additional improvements other than what is existing, the subject properties should not impose any additional environmental impacts.

### *Economic Functionality*

The property is economically functional as it is currently zoned. The property is not currently vacant, nor does it appear to have been vacant for any extended period of time.

### *Infrastructure*

The proposed annexation and rezoning should not affect the existing infrastructure in the area.

### *History of Property*

The City does not have any history of variances, rezonings, or special use permits associated with this property.

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## ANALYSIS & CONCLUSION

The applicants, Richard Carlton et al, are requesting the annexation and rezoning of 1.32 acres located at 8340 Kennesaw Avenue. The subject property is only one of two office buildings makes up the Oakton Park II Office Park and located in Cobb County. The applicants wish to annex and rezone the property to from OS in Cobb County to OI (Office in the City. Building A of Oakton Park II Office and surrounding common area is located to the north and also zoned OS in Cobb County.

The property owners are currently using the property as condominium offices. No additions or expansions to the building are being proposed as part of this rezoning application. Considering the businesses are already in operation, the continued use of the property within the City of Marietta's jurisdiction will not have an adverse effect on the health, safety, and general welfare of the surrounding community.

The suggested Future Land Use of the proposed property is Community Service & Institutional (CSI). Although professional offices are not specifically listed in the description of the future land use, OI is listed as a compatible zoning for this FLU. Therefore, the proposed application is compatible with the existing development pattern and suggested future land use of this area.

Prepared by: Shelly Wenckles

Approved by: Rusty Ratt



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## DATA APPENDIX

### *CITY OF MARIETTA - WATER*

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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?	8-inch
Capacity of the water line?	n/a
Approximate water usage by proposed use?	No change

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### *CITY OF MARIETTA - SEWER*

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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?	10-inch
Capacity of the sewer line?	n/a
Estimated waste generated by proposed development?	No change
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?	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?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

### ***TRANSPORTATION***

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What is the road effected by the proposed change?	Kennesaw Ave
What is the classification of the road?	Collector
What is the traffic count for the road?	N/A
Estimated # of trips generated by the proposed development?	N/A
Estimated # of pass-by cars entering proposed development?	N/A
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	No
If yes, what are they?	N/A



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## DATA APPENDIX CONTINUED

### *EMERGENCY SERVICES*

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Nearest city or county fire station from the development?	Station 51
Distance of the nearest station?	2.2 miles
Most likely station for 1 <sup>st</sup> response?	Station 51
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

### *MARIETTA POWER - ELECTRICAL*

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Does Marietta Power serve this site?      Yes \_\_\_\_\_      No   x  

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

What special conditions would be involved in serving this site?

*Already served probably by Georgia Power.*

Additional comments:

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

### APPLICATION FOR REZONING

A 2016-02  
CA 2016-05

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

For Office Use Only:

Application #: 22016-15 Registrar #: 20160518 PZ #: —

Planning Commission Hearing: 7-5-16 City Council Hearing: 7-13-16

Owner's Name: Champ Investment Properties, LLP Email Address: JPGingreynd@gmail.com

Mailing Address: 632 N. Saint Mary's Ln Zip Code: 30064 Telephone Number: 770 427-8966

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: \_\_\_\_\_

Mailing Address \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email Address: \_\_\_\_\_

Address of property to be rezoned: 840 Kennesaw Ave., Marietta, GA 30060

Land Lot (s) 939+1006 District 16 Parcel 36 Acreage 1.32 Ward 4 Future Land Use: \_\_\_\_\_

Present Zoning Classification: OS office service Proposed Zoning Classification: O.I. Office Institutional

#### 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.

- ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
- Legal Description. Legal description must be in a WORD DOCUMENT.
- Application fee (\$500)
- Copy of the deed that reflects the current owner(s) of the property.
- Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
- Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
  - Site plan: One copy scaled to an 8 1/2" X 11" size, plus 25 copies, if larger than 11" x 17", drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
    - Specific use or uses proposed for the site
    - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
    - Detention/retention areas
    - Public or private street(s) - right of way and roadway widths, approximate grades
    - Location and size of parking area with proposed ingress and egress
    - Specific types and dimensions of protective measures, such as buffers
    - Landscaping
    - Wetlands and 100 year floodplain
- A detailed written description of the proposed development / project must be submitted with the rezoning application.

B



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

For Office Use Only:

Application #: 22016-15 Registrar #: \_\_\_\_\_ PZ #: \_\_\_\_\_

Planning Commission Hearing: 7-5-16 City Council Hearing: 7-13-16

Owner's Name Metropolitan Management Group, LLC Email Address: rezaalemzadeh@hotmail.com  
Reza Alemzadeh

Mailing Address 8254 Hwy 92, Suite 200, Woodstock, GA Zip Code: 30189 Telephone Number 770-928-2376

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: \_\_\_\_\_

Mailing Address \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email Address: \_\_\_\_\_

Address of property to be rezoned: 840 Kennesaw Ave, Marietta, GA 30060

Land Lot (s) 939+1006 District 16 Parcel 37 Acreage 1.32 Ward 4 Future Land Use: \_\_\_\_\_

Present Zoning Classification: OS-office general Proposed Zoning Classification: O.I. Office Institutional

#### REQUIRED INFORMATION

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For Office Use Only:

Application #: 22016-15      Legistar #: \_\_\_\_\_      PZ #: -  
 Planning Commission Hearing: 7-5-16      City Council Hearing: 7-13-16

Owner's Name: Ronald F. Hull      Email Address: great2golf@yahoo.com  
 Mailing Address: 488 N. Saint Marys LN NW Marietta, Ga      Zip Code: 30064      Telephone Number: 770-428-1199

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

Applicant: \_\_\_\_\_      Signature of Applicant: \_\_\_\_\_      Print Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_      Zip Code: \_\_\_\_\_  
 Telephone Number: \_\_\_\_\_      Email Address: \_\_\_\_\_

Address of property to be rezoned: 840 Kennesaw Ave, Marietta, GA 30060  
 Land Lot (s) 939+1006      District 16      Parcel 38      Acreage 1.32      Ward 4      Future Land Use: \_\_\_\_\_  
 Present Zoning Classification: OS-Office Service      Proposed Zoning Classification: O.I. Office Institutional

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Application #: 22016-15 Registrar #: \_\_\_\_\_ PZ #: \_\_\_\_\_  
 Planning Commission Hearing: 7-5-16 City Council Hearing: 7-13-16

Owner's Name Ronald F. Hull / Norma M Hull Email Address: heidelberg67@yahoo.com  
488 N. Saint Mary's LN NW  
 Mailing Address Marietta, Ga Zip Code: 30064 Telephone Number 770-428-1199

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

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

Address of property to be rezoned: 840 Kennesaw Ave., Marietta, GA 30060

Land Lot (s) 939+1006 District 16 Parcel 39 Acreage 1.32 Ward 4 Future Land Use: \_\_\_\_\_

Present Zoning Classification: OS Office Service Proposed Zoning Classification: O.I. Office Institutional

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E



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For Office Use Only:

Application #: 22016-15 Legistar #: \_\_\_\_\_ PZ #: \_\_\_\_\_  
Planning Commission Hearing: 7-5-16 City Council Hearing: 7-13-16

Owner's Name Andrew Dishman/Sheryl A. Dishman Email Address: andydishman@bellsouth.net

Mailing Address 840 Kennesaw Ave St. 8 Zip Code: 30060 Telephone Number 678.687.4035

### COMPLETE ONLY IF APPLICANT IS NOT OWNER:

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

Address of property to be rezoned: 840 Kennesaw Ave, Marietta, GA 30060

Land Lot (s) 939+1006 District 16 Parcel 41 Acreage 1.32 Ward 4 Future Land Use: \_\_\_\_\_

Present Zoning Classification: OS-office service Proposed Zoning Classification: O.I. Office Institutional

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For Office Use Only:

Application #: 22016-15 Registrar #: \_\_\_\_\_ PZ #: \_\_\_\_\_  
Planning Commission Hearing: 7-5-16 City Council Hearing: 7-13-16

Owner's Name Donald D. HALLMAN Email Address: DONHALLMAN@MINDSPRING.COM  
840 KENNESAW AVE SUITE 9B  
Mailing Address MARIETTA GA Zip Code: 30060 Telephone Number 770 433-8340

### COMPLETE ONLY IF APPLICANT IS NOT OWNER:

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

Address of property to be rezoned: 840 KENNESAW AVE, MARIETTA, GA 30060  
Land Lot (s) 939+1006 District 16 Parcel 42 Acreage 1.32 Ward 4 Future Land Use: \_\_\_\_\_  
Present Zoning Classification: OS-office service Proposed Zoning Classification: O.I. Office Institutional

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*For Office Use Only:*

Application #: 22016-15 Registrar #: \_\_\_\_\_ PZ #: -

Planning Commission Hearing: 7-5-16 City Council Hearing: 7-13-16

Owner's Name: My Office Suite, LLC  
RICHARD CARLTON + Janet Carlton Email Address: RCARLTON@myoffice.com

Mailing Address: 582 Braidwood Dr. NW Acworth, GA Zip Code: 30101 Telephone Number: 404-823-2062

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

Applicant: \_\_\_\_\_

Mailing Address \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number \_\_\_\_\_ Email Address: \_\_\_\_\_

Address of property to be rezoned: 840 Kennesaw Ave, Marietta, GA 30060

Land Lot (s) 939+1006 District 16 Parcel 40+43 Acreage 1.32 Ward 4 Future Land Use: \_\_\_\_\_

Present Zoning Classification: OS-Office Service Proposed Zoning Classification: O.I. Office Institutional

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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.

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- Legal Description. Legal description must be in a WORD DOCUMENT.
- Application fee (\$500)
- Copy of the deed that reflects the current owner(s) of the property.
- Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
- Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
  - Site plan: One copy scaled to an 8 1/2" X 11" size, plus 25 copies, if larger than 11" x 17", drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
    - Specific use or uses proposed for the site
    - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
    - Detention/retention areas
    - Public or private street(s) - right of way and roadway widths, approximate grades
    - Location and size of parking area with proposed ingress and egress
    - Specific types and dimensions of protective measures, such as buffers
    - Landscaping
    - Wetlands and 100 year floodplain
- A detailed written description of the proposed development / project must be submitted with the rezoning application.

H



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

### APPLICATION FOR REZONING

A2016-02  
CA 2016-05

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

For Office Use Only:

Application #: 22016-15 Registrar #: \_\_\_\_\_ PZ #: \_\_\_\_\_  
Planning Commission Hearing: 7-5-16 City Council Hearing: 7-13-16

Owner's Name: Tadvaivinnay Kumar & Katanjuzi Vijaya Lakshmi Email Address: VTADVAI@GMAIL.COM  
Mailing Address: 5510 Vista Overlook Way, Cumming Zip Code: 30040 Telephone Number: 650 245 1798

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

Address of property to be rezoned: 840 Kennesaw Ave, Marietta, GA 30060  
Land Lot (s) 939+1006 District 16 Parcel 44 Acreage 1.32 Ward 4 Future Land Use: \_\_\_\_\_  
Present Zoning Classification: OS-office service Proposed Zoning Classification: O.I. Office Institutional

#### 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.

- ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk. The original application must be submitted with ALL original signatures - Copies of the application or signature(s) will NOT be accepted.**
- Legal Description. Legal description must be in a WORD DOCUMENT.
- Application fee (\$500)
- Copy of the deed that reflects the current owner(s) of the property.
- Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
- Plat/survey showing the dimensions, acreage, location of the tract(s) and utility easements prepared by an architect, engineer (P.E. or Civil Engineer), landscape architect or land surveyor whose state registration is current and valid and whose seal shall be affixed to the plat/survey.
  - Site plan: One copy scaled to an 8 1/2" X 11" size, plus 25 copies, if larger than 11" x 17", drawn to scale prepared by an architect, engineer, (P.E. or Civil Engineer), whose state registration is current and valid, showing the following:
    - Specific use or uses proposed for the site
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    - Specific types and dimensions of protective measures, such as buffers
    - Landscaping
    - Wetlands and 100 year floodplain
- A detailed written description of the proposed development / project must be submitted with the rezoning application.

**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: June 17, 2016**

**PUBLIC NOTICE OF REZONINGS, CODE AMENDMENT, AND VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, July 5, 2016, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, July 13, 2016, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2016-15 [REZONING] RICHARD CARLTON ET AL.** (due to number of individual parcels, a full list of titleholders is available at the Marietta Planning & Zoning Division) are requesting the rezoning of 1.32 acres located in Land Lots 939 & 1006, District 16, Parcels 0360, 0370, 0380, 0390, 0400, 0410, 0420, 0430, and 0440 , 2<sup>nd</sup> Section, Marietta, Cobb County, Georgia, and being known as 840 Kennesaw Avenue Units 1B – 11B from OS (Office/Service – Cobb County) to OI (Office Institutional). Ward 4A.

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

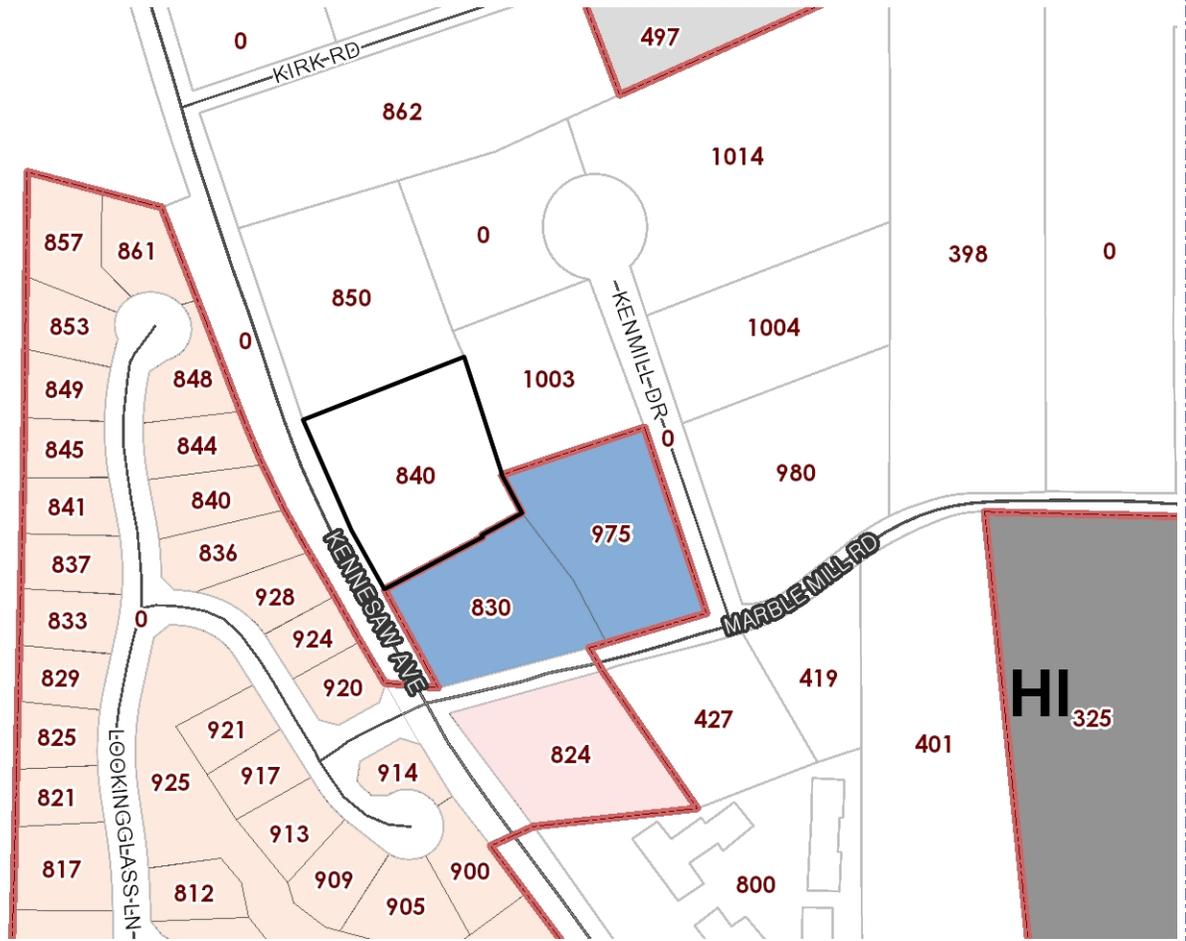
For additional information please call the Planning and Zoning Office (770) 794-5669.

**Accessibility to Meetings:** If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call Mr. Patrick Henley, ADA Coordinator, at 770-794-5558 (voice) or 770-794-5560 (TDD) no later than 48 hours before the date of the above meeting.

City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

# Rezoning

NA 900

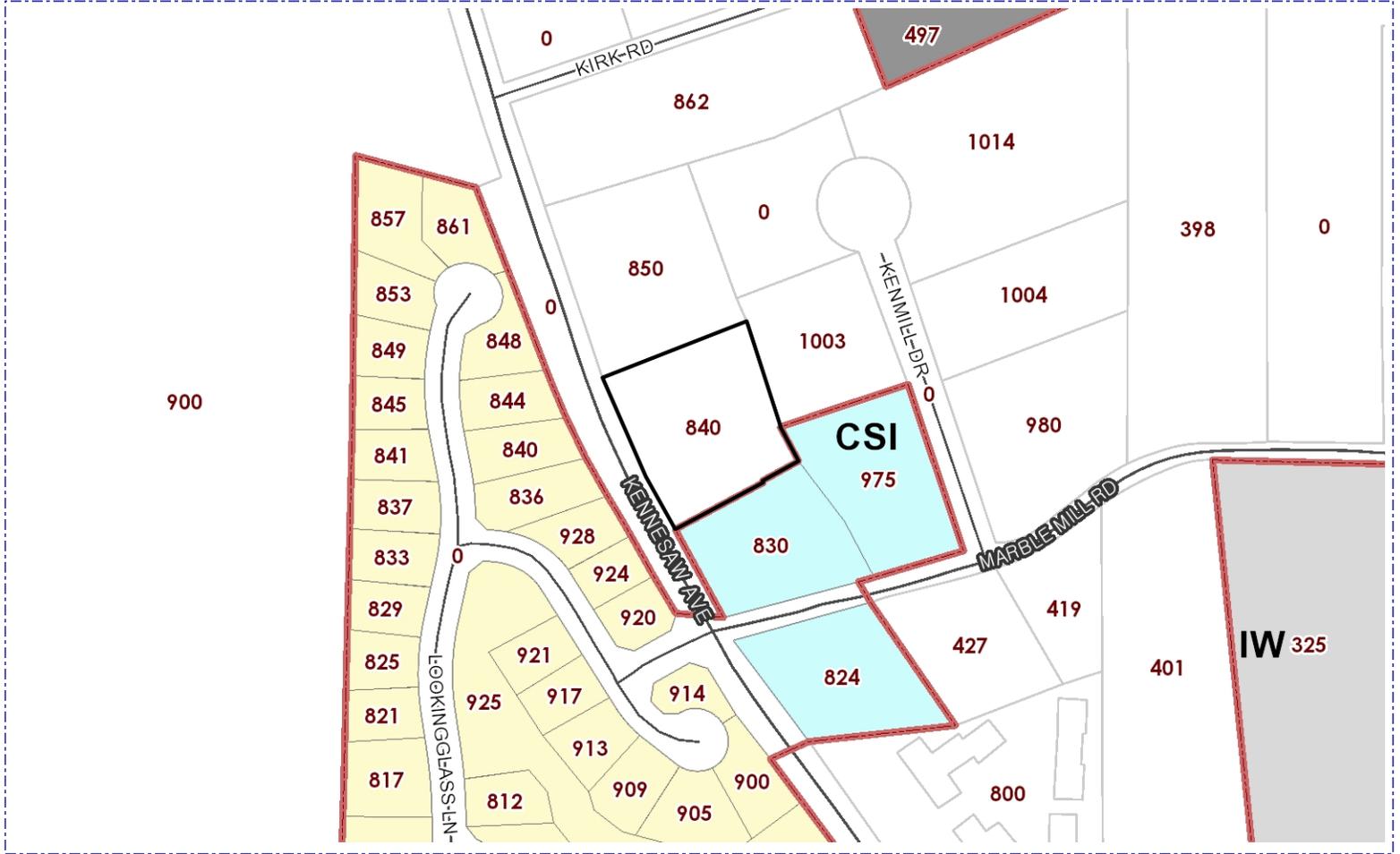


Address	Parcel Number	Acreage	Ward	Zoning	FLU
840 KENNESAW AVE	16093900360, 16093900370	1.32	4A	OS	CSI
Property Owner:	16093900380, 16093900390 16093900410, 16093900420 16093900430, 16093900400 16093900440, 16093909020				
Oakton Park Office Condos					
Applicant:					
Proposed Zoning:	OS (Cty) to OI (City)				
Agent:					
Proposed Use:					
Planning Commission Date:	07/05/2016				
City Council Hearing Date:	07/13/2016	Case Number:	Z2016-15		
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

# Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
840 KENNESAW AVE	16093900360, 16093900370	1.32	4A	OS	CSI
Planning Commission Hearing Date:	07/05/2016				
City Council Hearing Date:	07/13/2016				
Future Land Use:					
Case Number:	CA2016-05				
Comments:					
<b>City of Marietta Planning &amp; Zoning</b>					

**Future Land Use Symbols**

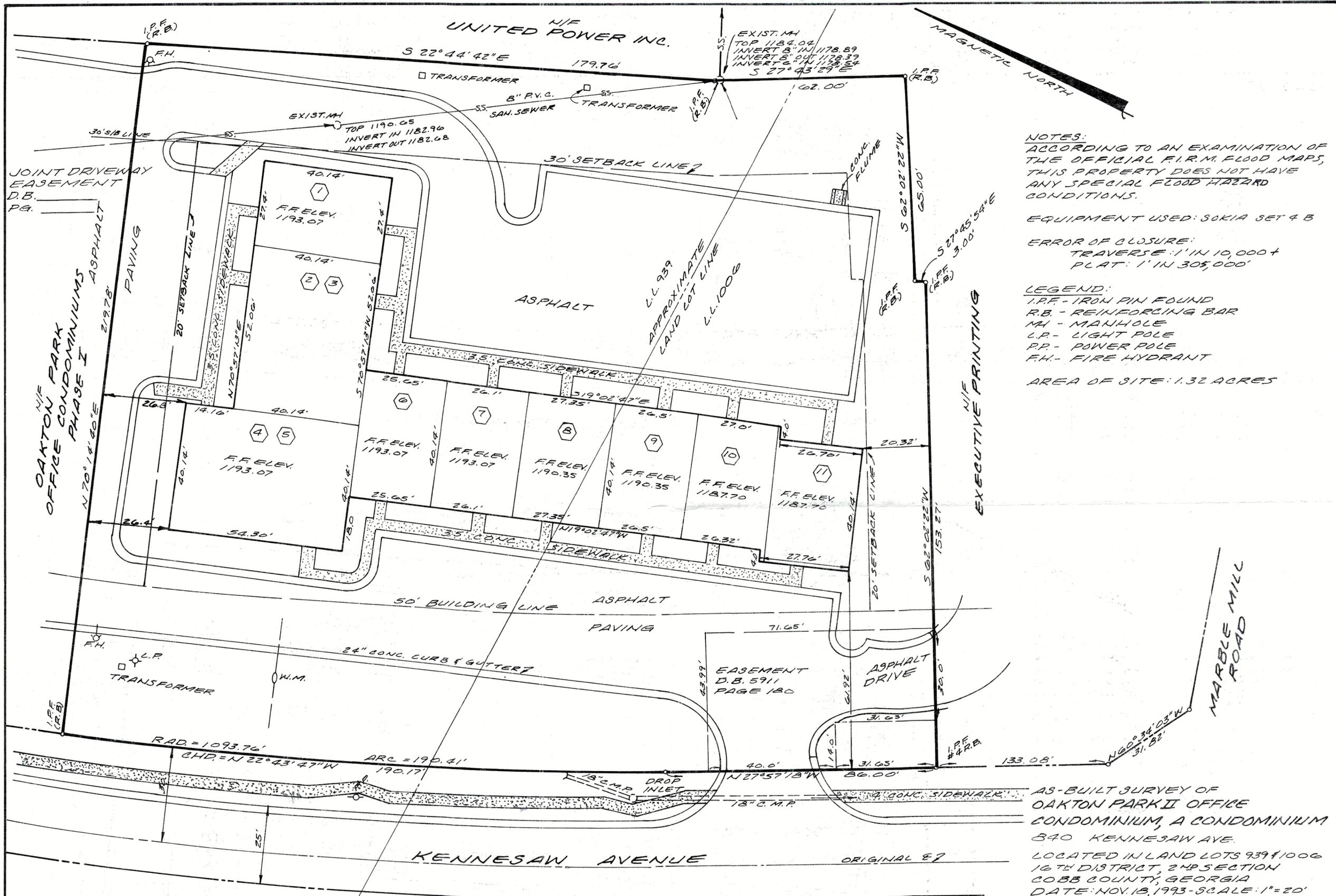
- Railroads
- City Limits
- Cobb County Pockets
- RAC - Regional Activity Center
- CAC - Community Activity Center
- NAC - Neighborhood Activity Center
- CBD - Central Business District
- MXD - Mixed Use Development
- CSI - Community Service and Institutional
- HDR - High Density Residential
- MDR - 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
840 KENNESAW AVE	16093900360, 16093900370	1.32	4A	OS	CSI
Property Owner:	16093900380, 16093900390				
Oakton Park Office Condos	16093900410, 16093900420				
Applicant:	16093900430, 16093900400				
	16093900440, 16093909020				
City Council Hearing Date: 07/13/2016					
Planning Commission Hearing Date: 07/05/2016					
BZA Hearing Date: Case Number: Z2016-15					
Comments:					
City of Marietta Planning & Zoning					

**Legend**

- Railroads
- City Limits
- Cobb County Pockets



NOTES:  
 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: SOKIA SET 4 B

ERROR OF CLOSURE:  
 TRAVERSE: 1" IN 10,000 +  
 PLAT: 1" IN 305,000'

LEGEND:  
 I.P.F. (R.B.) - IRON PIN FOUND  
 R.B. - REINFORCING BAR  
 M.H. - MANHOLE  
 L.P. - LIGHT POLE  
 P.P. - POWER POLE  
 F.H. - FIRE HYDRANT

AREA OF SITE: 1.32 ACRES

AS-BUILT SURVEY OF  
 OAKTON PARK II OFFICE  
 CONDOMINIUM, A CONDOMINIUM  
 340 KENNESAW AVE.  
 LOCATED IN LAND LOTS 939 & 1006  
 16TH DISTRICT, 2ND SECTION  
 COBB COUNTY, GEORGIA  
 DATE: NOV. 13, 1993 - SCALE: 1" = 20'  
 20' 0 20' 40'

H.B. & P. SURVEYING, INC.  
 850 KENNESAW AVE.  
 SUITE C-8  
 MARIETTA, GEORGIA 30060  
 (404) 425-0141

REVISED DEC. 10, 1993  
 REVISION #1 ADDRESS  
 REVISION #2 EASEMENT NOTE

FILED IN OFFICE 12-8-93  
 Condo Plat Book 5 Page 146  
 Jay C. Stephenson, Clerk  
 10:20 AM LAST

FILED IN OFFICE 12-8-93  
 Plat Book 147 Page 85  
 Jay C. Stephenson, Clerk  
 9:20 AM LAST

FILED IN OFFICE 12-15-93  
 Condo Plat Book 5 Page 177  
 Jay C. Stephenson, Clerk  
 11:20 AM LAST

