



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-16 **LEGISTAR:** 20150382

LANDOWNERS: Sondra Rowan
601 Townsend Pl
Powder Springs, GA 30127

APPLICANT: Susan Raper
4261 Westside Drive
Acworth, GA 30101

AGENT: N/A

PROPERTY ADDRESS: 319 Church Street

PARCEL DESCRIPTION: 16 11460 0370

AREA: 0.537 acres **COUNCIL WARD:** 4

EXISTING ZONING: RM-8 (Multi Family Residential – 8 units / acre)

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

FUTURE LAND USE: LDR (Low Density Residential)

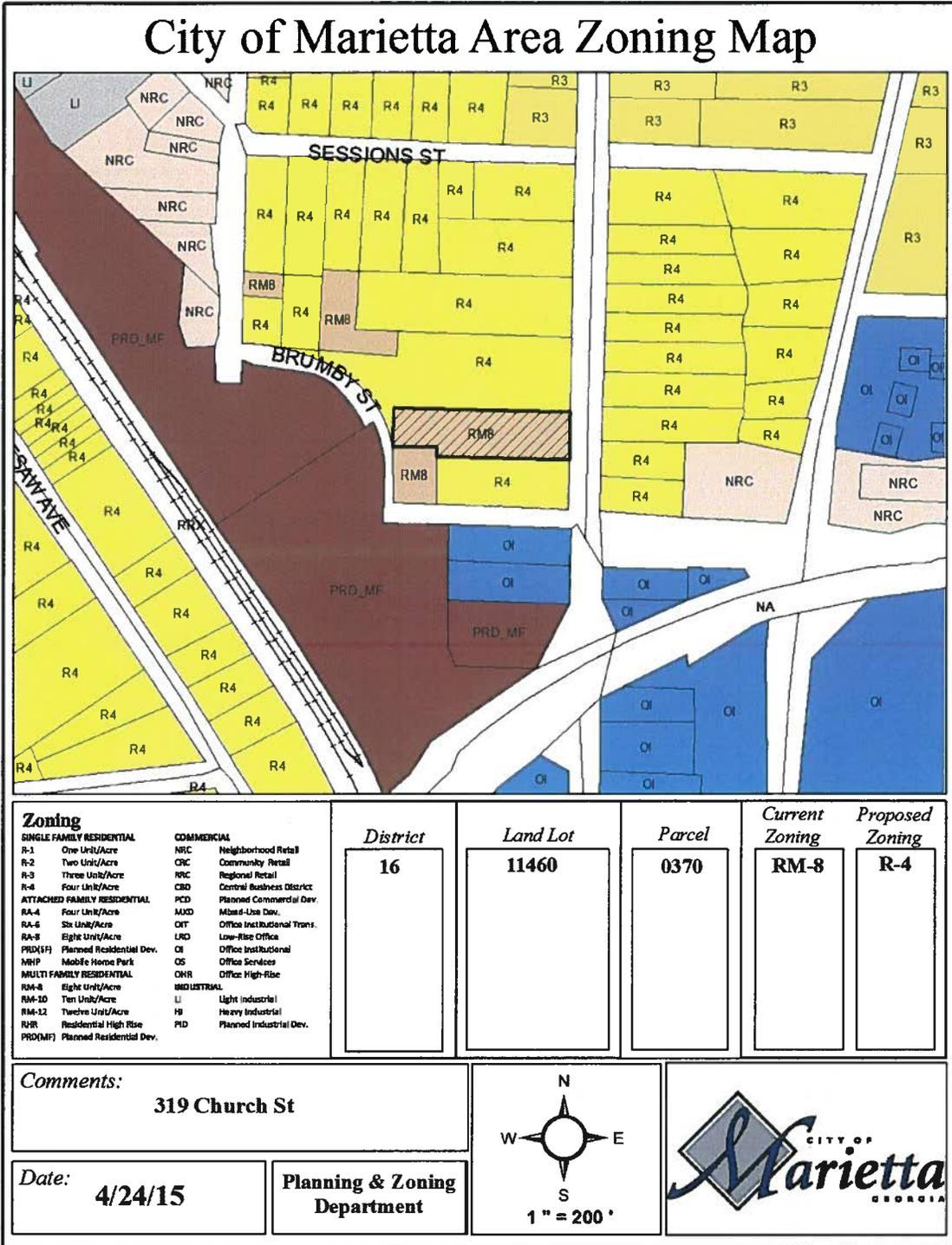
REASON FOR REQUEST: The applicant is requesting to rezone the property to R-4 (Single Family Residential – 4 units/ac) in order to improve the property, and potentially to create another single family lot.

PLANNING COMMISSION HEARING: Tuesday, June 2, 2015 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, June 10, 2015 7:00 p.m

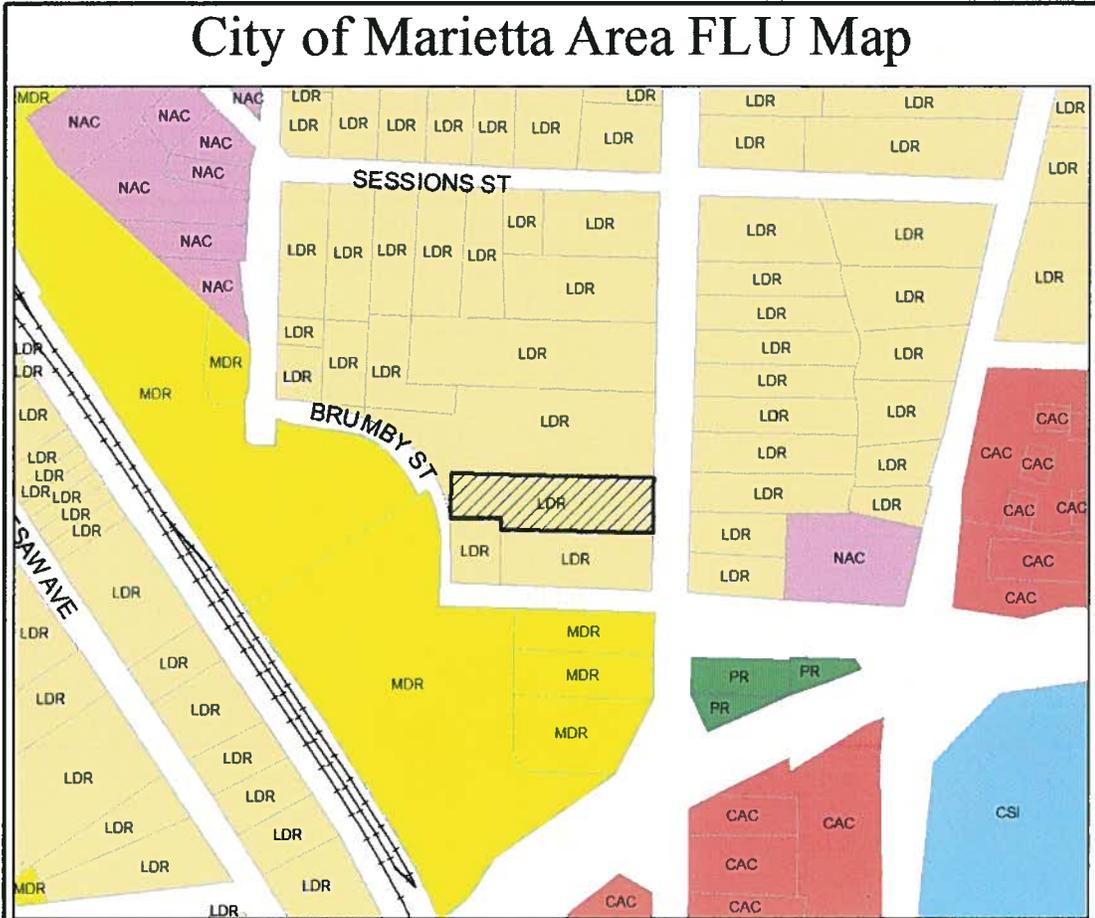
MAP

City of Marietta Area Zoning Map



FLU MAP

City of Marietta Area FLU Map

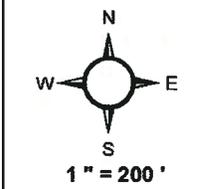


Future Land Use	District	Land Lot	Parcel	Current FLU	Proposed FLU
LDR Low Density Residential MDR Medium Density Residential HDR High Density Residential NAC Neighborhood Activity CAC Community Activity Center RAC Regional Activity Center CBD Central Business District IM Industrial - Manufacturing IW Industrial - Warehousing OSC Open Space/Conservation PR Parks & Recreation CSI Community Service & Institutional TCU Transportation, Communication & Utilities MXD Mixed Use	16	11460	0370	LDR	N/A

Comments:
 319 Church St

Date: 4/24/15

Planning & Zoning
 Department



PICTURES OF PROPERTY



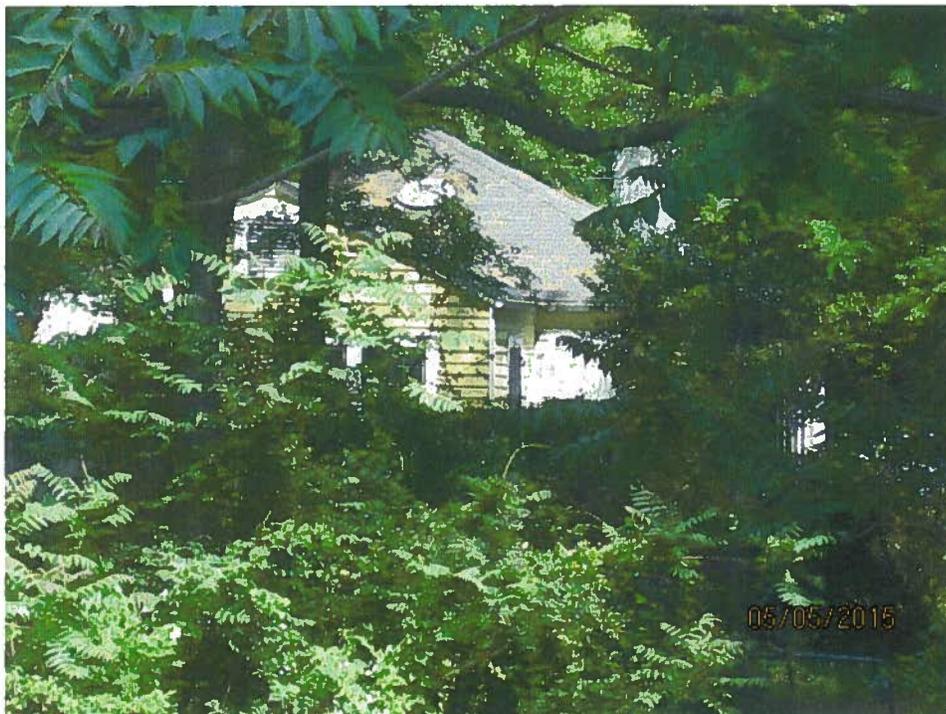
Front & south side of 319 Church Street



Front & north side of 319 Church Street



View of rear yard of 319 Church Street from Brumby Street



View of back of house of 319 Church Street from Brumby Street



STAFF ANALYSIS

Location Compatibility

Susan Raper, representing the property owner, Sandra Rowan, is requesting the property located at 319 Church Street be rezoned from RM-8 (Multi-Family Residential - 8 units/ac) to R-4 (Single Family Residential - 4 units/ac) to make the zoning compatible with the currently developed property, to improve the property, and potentially to create another single family lot. The property, which contains a residential structure facing Church Street, extends from Church Street to Brumby Street. To the north and south of the property are other properties that are also zoned R-4. Across Brumby Street, to the west, are the Brumby Apartments, that are zoned PRD-MF (Planned Residential Development – Multi Family). Across Church Street to the east are single family homes zoned R-4. One adjacent parcel located to the southwest is owned by the City of Marietta/BLW, and is zoned RM-8.

Use Potential and Impacts

Although zoned RM-8, the subject property has always been used residentially, and is part of the Church Street neighborhood, considered one of the most historically significant neighborhoods in Marietta.

The subject property is in the middle of a single family residential district where the adjacent uses are single family homes. The applicant has a contract on the property and intends to improve the current house on Church Street. Also, the applicant is considering splitting the lot to create another conforming residential lot with access off of Brumby Street. There is a large vacant back yard area, and the applicant is in the process of assuring access can be provided from Brumby Street.

The adjacent parcel that is owned by the City of Marietta/BLW contains a well that was once used as a source of water for residents of the City. Easements are required to protect City infrastructure, and if observed, the proposed rezoning will have little impact on this property.

The City of Marietta Comprehensive Plan and the Future Land Use map designates this property and all surrounding areas as Low Density Residential (LDR). Low Density Residential Districts provide for areas that are suitable for single family detached housing up to three (3) dwelling units per acre. Although not technically consistent with the current designation, the zoning request to rezone this property to R-4 to develop a single family residence is consistent with the current density and development pattern in the area.



Environmental Impacts

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

Economic Functionality

All adjacent properties are zoned R-4, with the exception of the adjacent City/BLW property that is zoned RM-8; and the subject property is currently developed with one single family house. The current zoning of RM-8 is out of character for the surrounding residential neighborhood where the majority of the surrounding properties are already zoned R-4.

Infrastructure

The property is entirely within city limits and will be used for residential purposes and will continue utilizing the water, sewer and electric services. There will be minimal impact to traffic in the area. In addition, the Public Works Department has noted that there is a 20' sewer easement around the public sewer main which crosses the property. No permanent structure can be built encroaching that easement.

History of Property

On December 10, 1998, the City of Marietta rezoned the following six (6) parcels – in the area surrounding this subject parcel – from RM-8 to R-4:

- 21 Sessions Street
- 27 Sessions Street
- 29 Sessions Street
- 35 Sessions Street
- 309 Church Street
- 331 Church Street

Although the rezoning of these parcels is not directly related to the subject parcel, it does represent that the City of Marietta was aware of the inconsistent zoning classifications in this area.



ANALYSIS & CONCLUSION

Susan Raper, representing the property owner, Sandra Rowan, is requesting the property located at 319 Church Street be rezoned from RM-8 (Multi-Family Residential - 8 units/ac) to R-4 (Single Family Residential - 4 units/ac) to make the zoning compatible with the currently developed property, to improve the property, and potentially to create another single family lot. The property, which contains a residential structure facing Church Street, extends from Church Street to Brumby Street. To the north and south of the property are other properties that are also zoned R-4. Across Brumby Street, to the west, are the Brumby Apartments, that are zoned PRD-MF (Planned Residential Development – Multi Family). Across Church Street to the east are single family homes zoned R-4. One adjacent parcel located to the southwest is owned by the City of Marietta/BLW, and is zoned RM-8.

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Prepared by: _____

Approved by: Rusty Roth



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	---
Size of the water line?	10"
Capacity of the water line?	Variable based on condition
Approximate water usage by proposed use?	400 GPD

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes – Public sewer main crosses the property itself
If not, how far is the closest sewer line?	---
Size of the sewer line?	10"
Capacity of the sewer line?	Variable based on condition
Estimated waste generated by proposed development?	400 GPD
Treatment Plant Name?	South Cobb WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm

- There is a 20' sewer easement around the public sewer main which crosses the property. No permanent structure can be built encroaching that easement.



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	No
What percentage of the property is in a floodplain?	N/A
What is the drainage basin for the property?	Sope
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 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?	Church St and Brumby St
What is the classification of the road?	Church St is arterial Brumby St is local
What is the traffic count for the road?	---
Estimated number of cars generated by the proposed development?	---
Estimated number of trips generated by the proposed development?	---
Do sidewalks exist in the area?	Sidewalk on Church St None on Brumby St
Transportation improvements in the area?	No
If yes, what are they?	N/A

- Any structural modifications to the existing buildings at 319 Church Street will trigger the requirement for a 20-ft. wide easement along the existing sanitary sewer line (and any other utilities that may be present) within the property.
- If ingress/egress is anticipated through the lot at 211 Brumby Street, title concerns exist: The property is owned by the City of Marietta.



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?

Distance of the nearest station? _____

Most likely station for 1st response? _____

Service burdens at the nearest city fire station (under, at, or above capacity)? _____

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x 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 Zone Servicing Development:

Grades six (6) through twelve (12) will be serviced by:

- Marietta Sixth Grade Academy
- Marietta Middle School
- Marietta High School

Current Capacity at Servicing Elementary School:

Current Capacity at Marietta Sixth Grade Academy:

Current Capacity at Marietta Middle School:

Current Capacity at Marietta High School:

Current Enrollment at Servicing Elementary School:

Current Enrollment at:

- Marietta Sixth Grade Academy:
- Marietta Middle School:
- Marietta High School:

Number of students generated by present development:

Number of students projected from proposed development at:

- Elementary level:
- Sixth Grade level:
- Middle School 7th & 8th Grade level:
- High School level:

New School(s) planned that might serve this area:

Comments:

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: May 15, 2015

PUBLIC NOTICE OF REZONINGS AND VARIANCES

The City of Marietta hereby gives notice that a public hearing will be held on the following rezonings by the Planning Commission on **Tuesday, June 2, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, June 10, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-16 [REZONING] SONDRRA ROWAN (SUSAN RAPER) requesting rezoning for property located in Land Lot 1146, District 16, Parcel 0370, 2nd Section, Marietta, Cobb County, Georgia and being known as 319 Church Street from RM-8 (Multi Family Residential - 8 units / acre) to R-4 (Single Family Residential – 4 units/ acre). Ward 4.

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

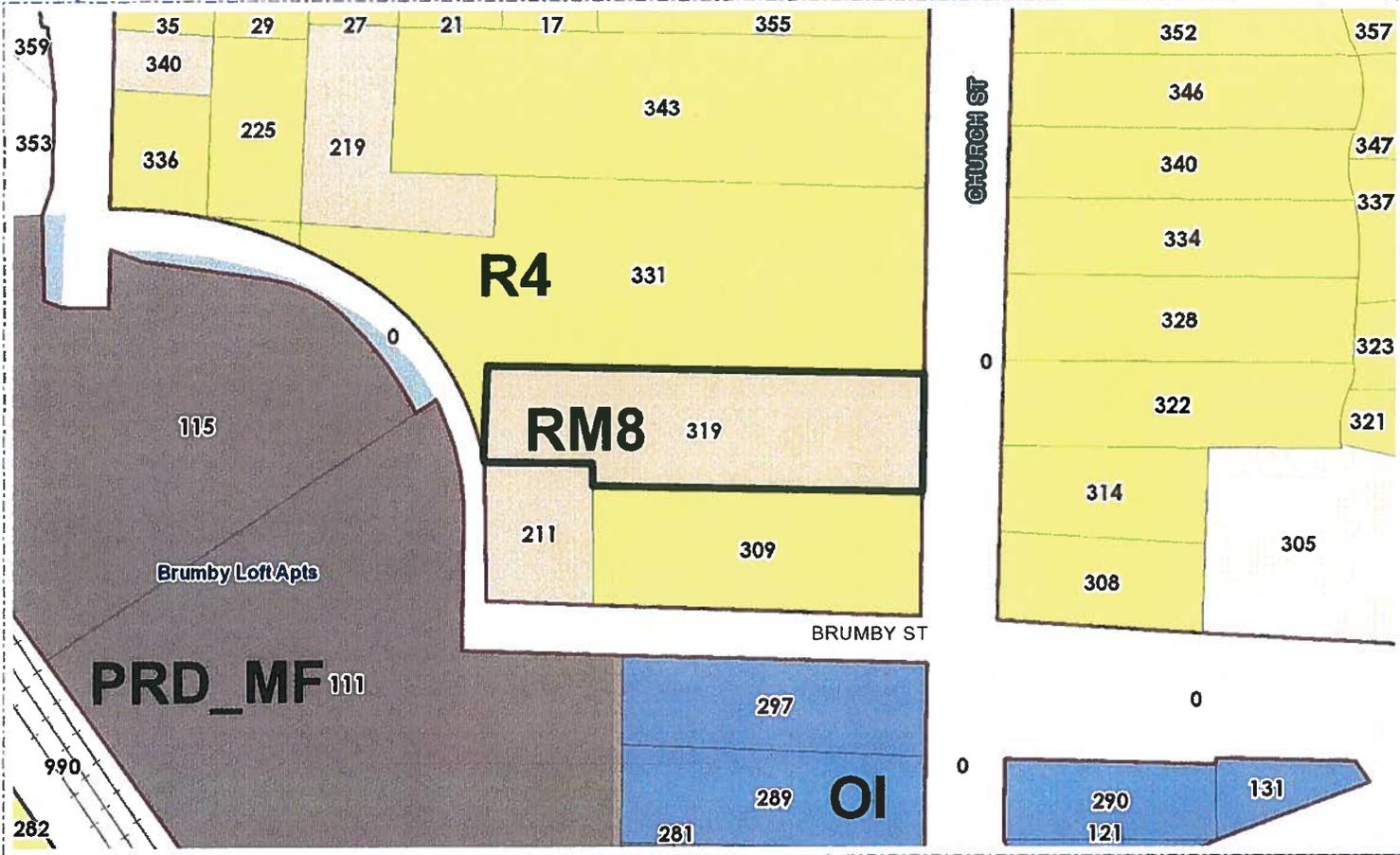
For additional information please call the Planning and Zoning Office (770) 794-5669.

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

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
319 CHURCH ST	16114600370	0.537	4B	RM8	LDR

Property Owner:	Sondra Rowan
Applicant:	Susan Raper
Proposed Zoning:	R4
Agent:	
Proposed Use:	
Planning Commission Date:	6/2/15
City Council Hearing Date:	6/10/15
Case Number:	Z2015-16
City of Marietta Planning & Zoning	

- Zoning Symbols**
- RR - Railroads
 - CL - City Limits
 - CC - Cobb County Pockets
 - NA - 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
 - L - 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



Aerial Map



Address	Parcel Number	Acreage	Ward	Zoning	FLU
319 CHURCH ST	16114600370	0.537	4B	RM8	LDR

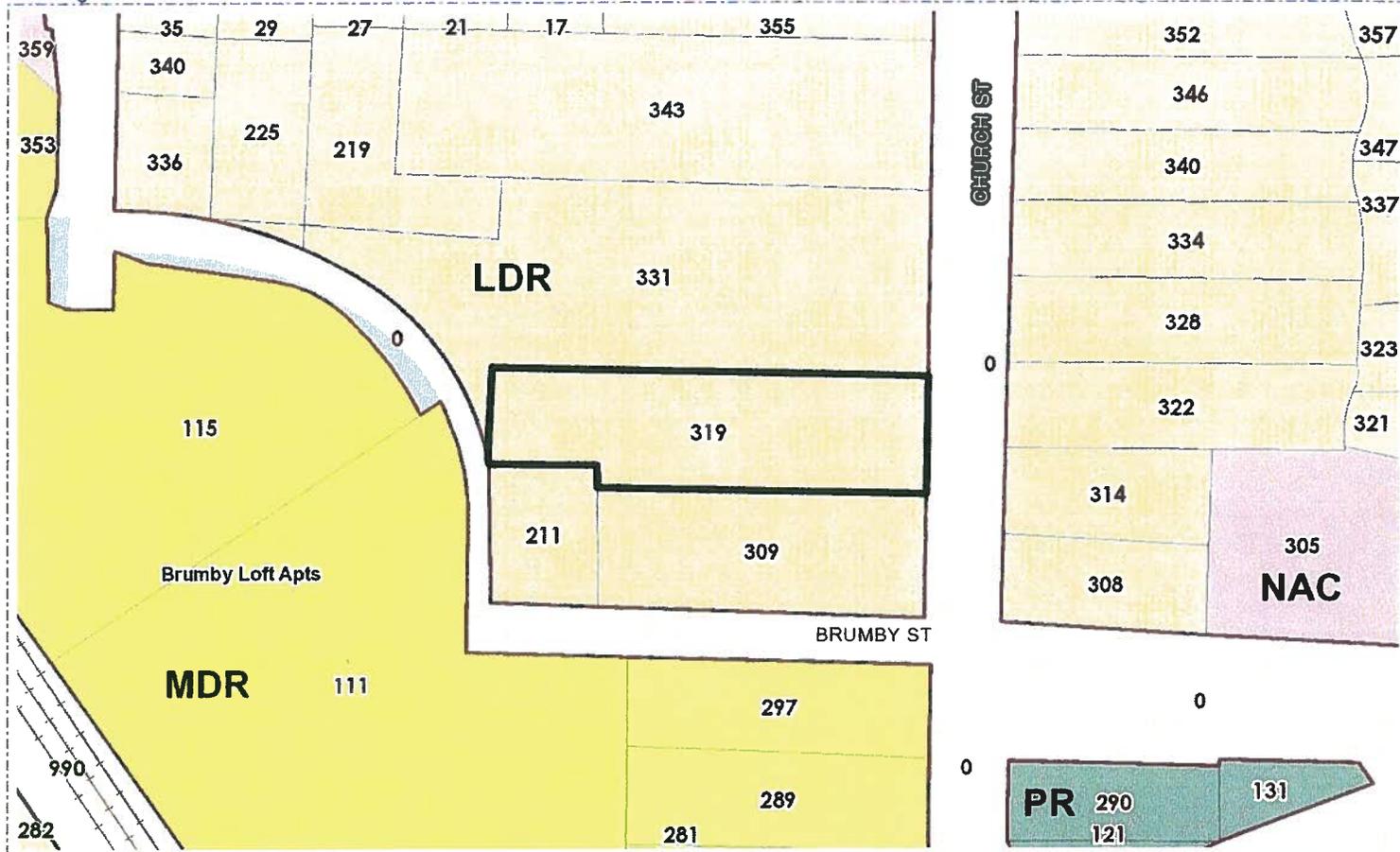
Property Owner:	Sondra Rowan
Applicant:	Susan Raper
City Council Hearing Date:	6/10/15
Planning Commission Hearing Date:	6/2/15
BZA Hearing Date:	Case Number: Z2015-16
Comments:	
City of Marietta Planning & Zoning	

Legend

- Railroads
- City Limits
- Cobb County Pockets



Future Land Use

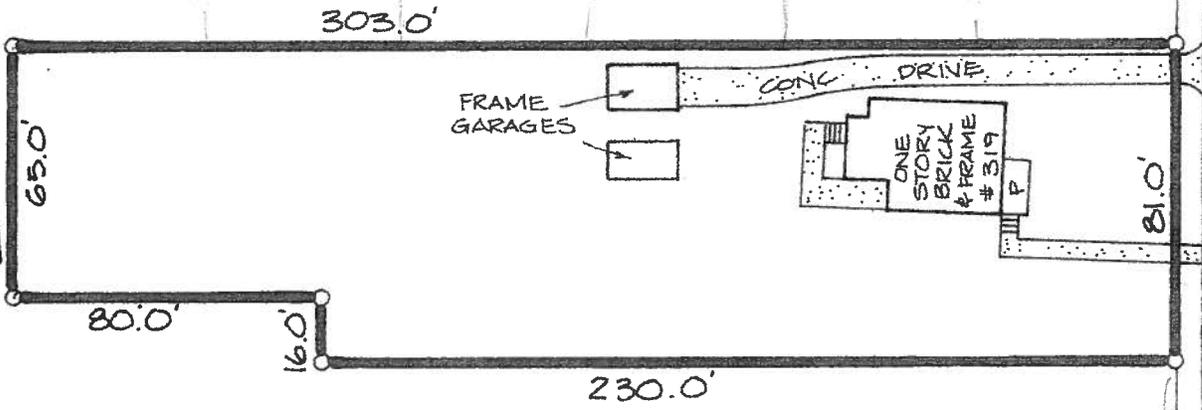


Address	Parcel Number	Acreage	Ward	Zoning	FLU
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<i>Planning Commission Hearing Date:</i>	6/2/15	Future Land Use Symbols --- Railroads □ City Limits ▽ Cobb County Pockets ■ RAC - Regional Activity Center ■ CAC - Community Activity Center ■ NAC - Neighborhood 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			
<i>City Council Hearing Date:</i>	6/10/15				
<i>Future Land Use:</i>	LDR				
<i>Case Number:</i>					
<i>Comments:</i>					
City of Marietta Planning & Zoning					



N

MAGNETIC



CHURCH STREET

82.0' TO RW OF BRUMBY STREET

THIS PROPERTY (IS NOT) LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY FIA OFFICIAL FLOOD HAZARD MAPS.

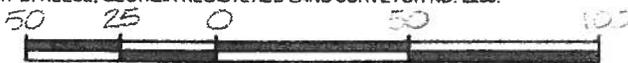
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 10 " PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

EQUIPMENT UTILIZED: ANGULAR LIETZ 1 LINEAR 100 STEEL TAPE

UNLESS OTHERWISE SHOWN THERE ARE NO NATIONAL GEODETIC SURVEY MONUMENTS WITHIN 500' OF THIS PROPERTY.

LARRY D. NEESE, GEORGIA REGISTERED LAND SURVEYOR NO. 2235.



GRAPHIC SCALE

CURSED IS HE WHO MOVES HIS NEIGHBOR'S BOUNDARY MARK, AND ALL THE PEOPLE SHALL SAY, "AMEN" Deut 27:17

SURVEY FOR

KEITH A ROWEN

LOT	BLOCK
PLAT BOOK	PAGE
LAND LOT <u>1146</u>	
DISTRICT <u>16</u>	SECTION <u>2</u>
COUNTY <u>COEB</u>	STATE <u>GEORGIA</u>
DATE <u>4-29-92</u>	REVISED
SCALE: 1" = <u>50</u>	JOB NO.

© COPYRIGHT: WEST GEORGIA ENGINEERS & SURVEYORS, INC.

WEST GEORGIA SURVEYORS, INC.

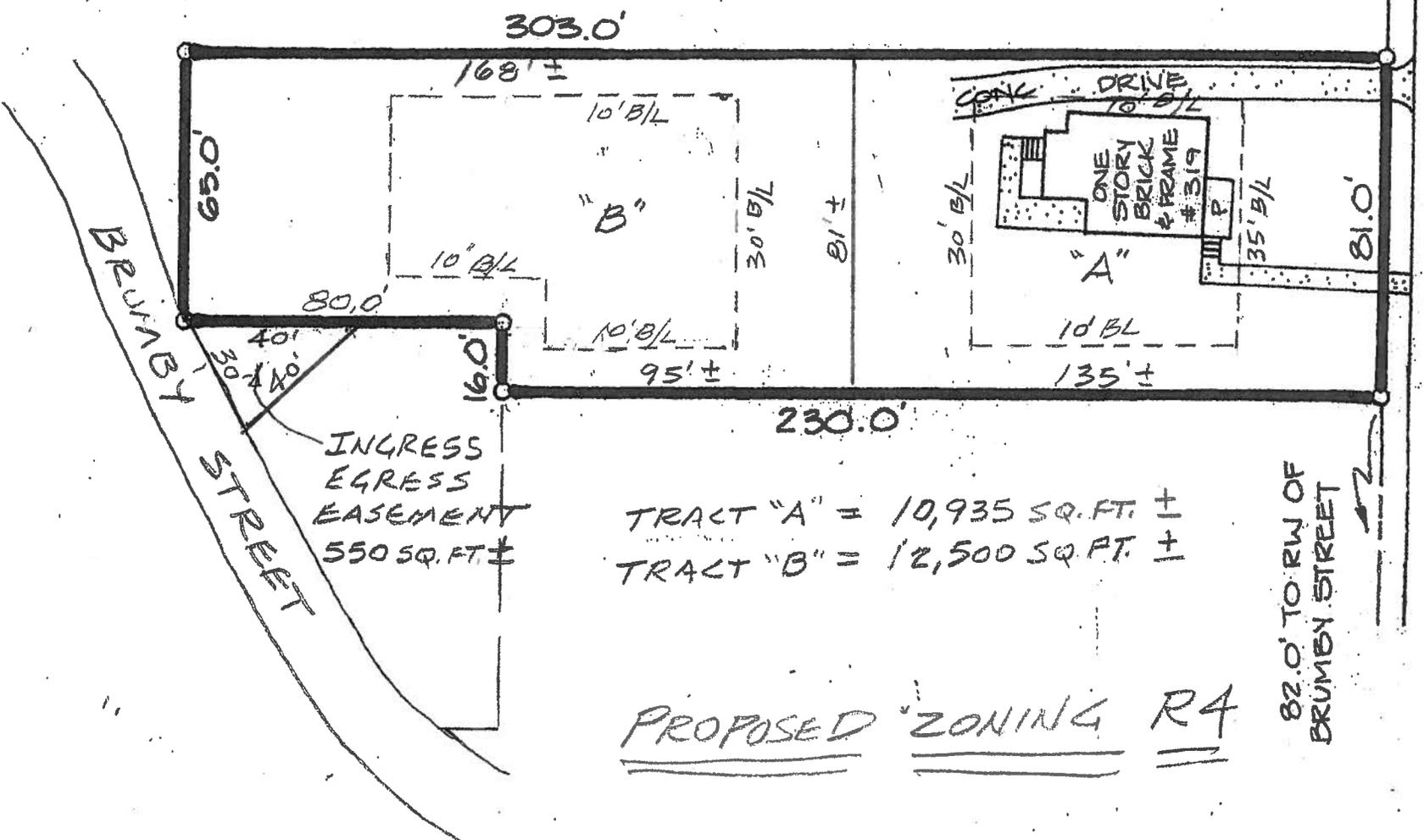
P. O. BOX 828 MARIETTA, GEORGIA 30061 (404) 428-2122



1" = 40'

319 CHURCH STREET
MARIETTA, GA. 30060

LAND LOT 1146, 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GA



INGRESS
EGRESS
EASEMENT
550 SQ. FT. ±

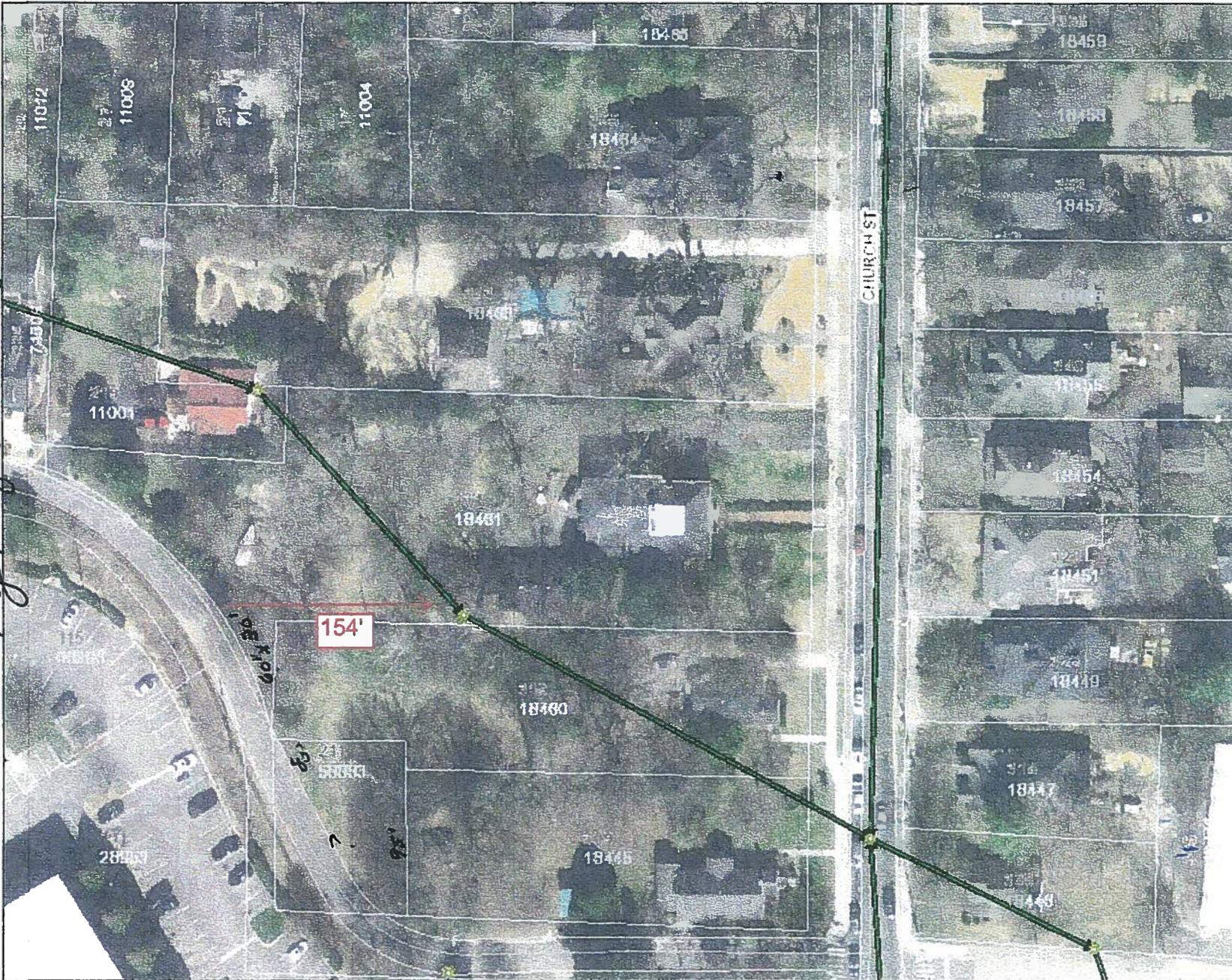
TRACT "A" = 10,935 SQ. FT. ±
TRACT "B" = 12,500 SQ. FT. ±

PROPOSED ZONING RA

82.0' TO RW OF
BRUMBY STREET

CHURCH STREET

319 Church St- Sewer Main



- Water Vehicles
- Manholes
- Sewer Pipe
 - Sewer Pipe
 - Easement
 - Private
- Major Roads
- Edge of Pavement
- Streets
- Parcels
- City Creeks
- Boundary

May Day maybe 700 so-f

DISCLAIMER NOTE: This map is prepared for the inventory of real property found within this jurisdiction and is compiled from aerial photography, recorded deeds, plats and other imagery, data and public records. Users of this map are hereby notified that the aforementioned primary public information sources should be consulted for verification of the information contained on this map. This jurisdiction, and the mapping companies involved in preparing it, assume no legal responsibilities for the information contained on this map.

3/18/2015 2:41 PM