



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2016-11

LEGISTAR: 20160369

LANDOWNERS: The Sutton Group, LLC
835 Cogburn Ave
Marietta, GA 30060

APPLICANT: Cheryl Whitmer
835 Cogburn Ave
Marietta, GA 30060

AGENT: n/a

PROPERTY ADDRESS: 387 & 390 Roselane St; 880 Cogburn Ave

PARCEL DESCRIPTION: 16 10140 0840
16 10140 0830
16 10140 0810

AREA: 0.459 acres **COUNCIL WARD:** 4B

EXISTING ZONING: R-2 (Single Family Residential – 2 units/acre)

REQUEST: OI (Office Institutional)

FUTURE LAND USE: CSI (Community Service & Institutional)

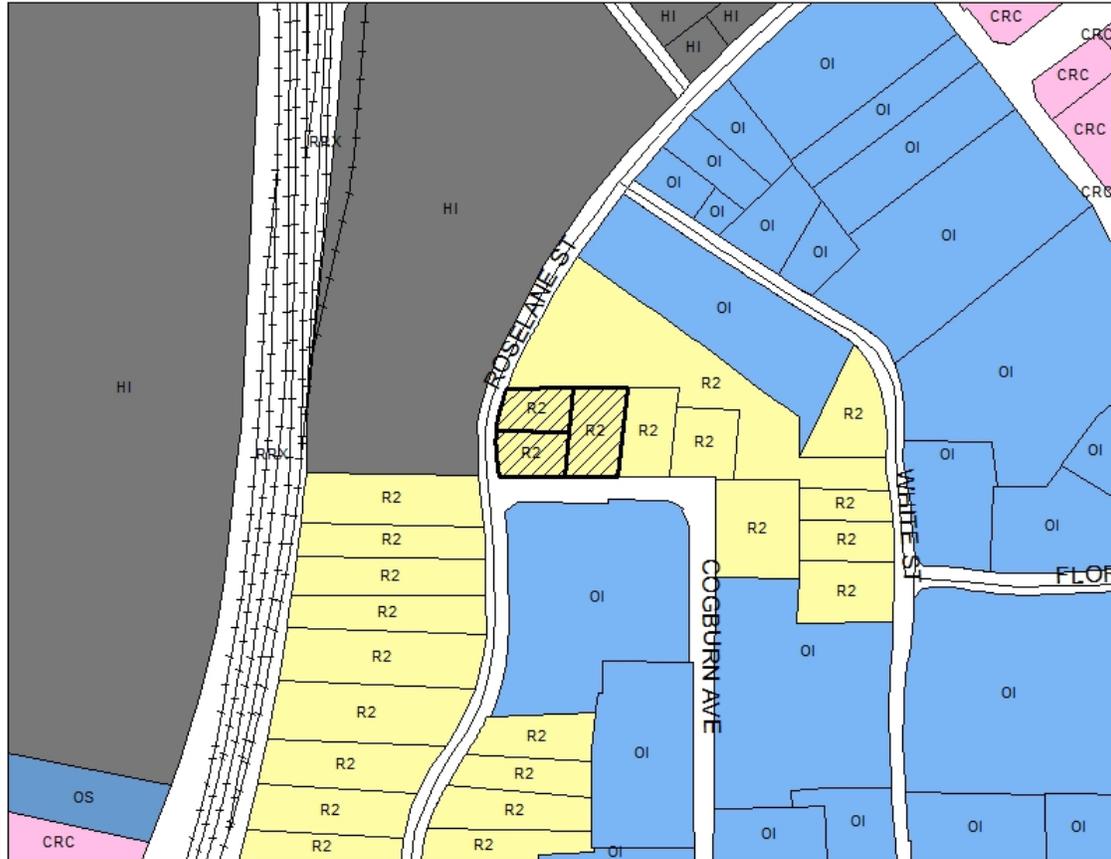
REASON FOR REQUEST: The applicant is requesting the rezoning of three (3) parcels in order to construct an overflow parking lot for employees.

PLANNING COMMISSION HEARING: Wednesday, June 1, 2016 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, June 8, 2016 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

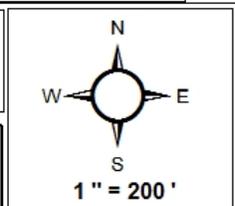


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL	COMMERCIAL					
R-1 One Unit/Acre	NRC Neighborhood Retail	16	10140	0840	R-2	OI
R-2 Two Unit/Acre	CRC Community Retail	16	10140	0830	R-2	OI
R-3 Three Unit/Acre	RRC Regional Retail	16	10140	0810	R-2	OI
R-4 Four Unit/Acre	CBD Central Business District					
ATTACHED FAMILY RESIDENTIAL	PCD Planned Commercial Dev.					
RA-4 Four Unit/Acre	MMD Mixed-Use Dev.					
RA-5 Six Unit/Acre	OIT Office Institutional Trans.					
RA-8 Eight Unit/Acre	LNO Low-Rise Office					
PRD(SF) Planned Residential Dev.	OI Office Institutional					
MHP Mobile Home Park	OS Office Services					
MULTI FAMILY RESIDENTIAL	OHR Office High-Rise					
RM-8 Eight Unit/Acre	INDUSTRIAL					
RM-10 Ten Unit/Acre	LI Light Industrial					
RM-12 Twelve Unit/Acre	HI Heavy Industrial					
RHR Residential High Rise	PID Planned Industrial Dev.					
PRD(MF) Planned Residential Dev.						

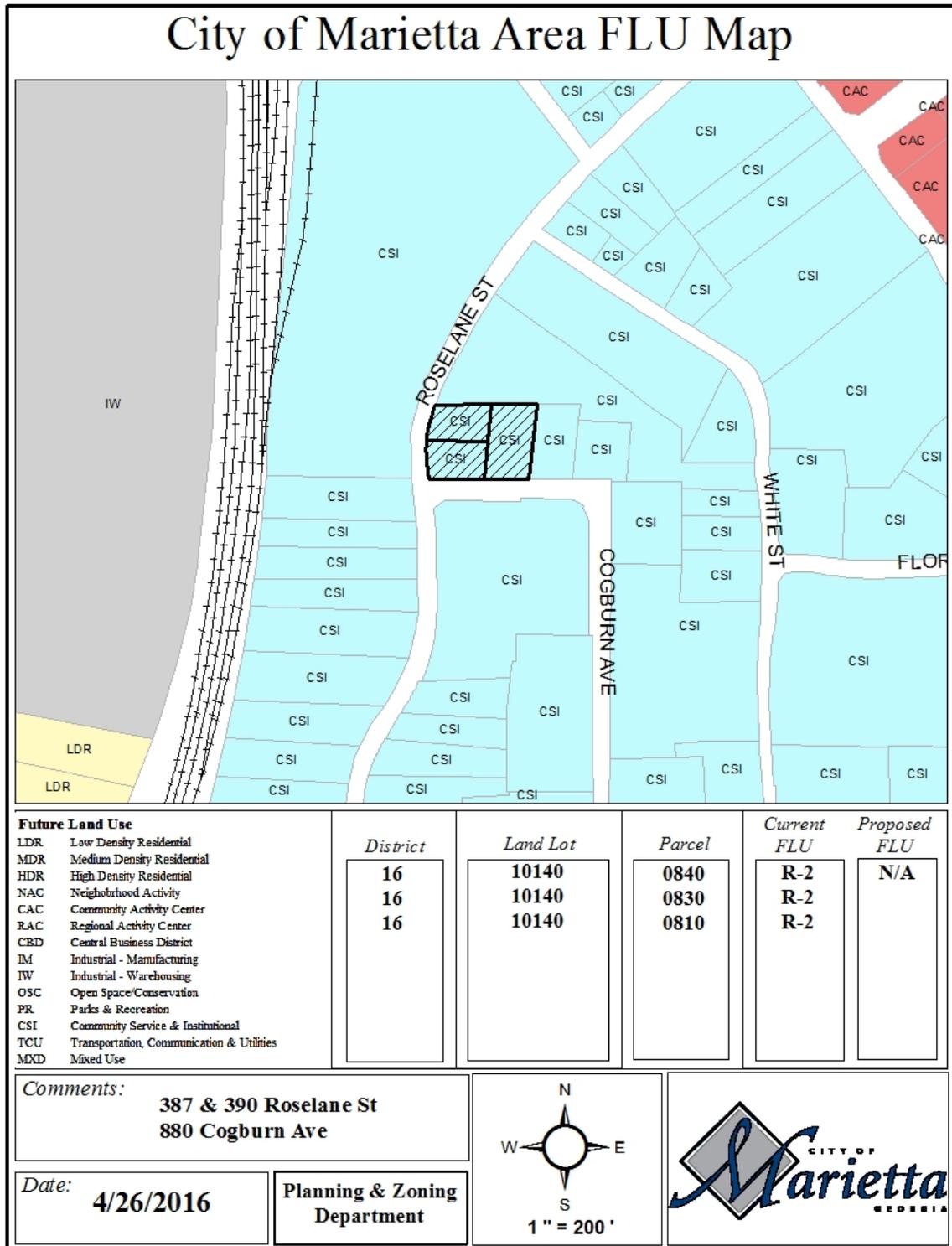
Comments: 387 & 390 Roselane St
 880 Cogburn Ave

Date: 4/26/2016

Planning & Zoning Department



FLU MAP



PICTURES OF PROPERTY



880 Cogburn Avenue



387 and 390 Roselane Street

STAFF ANALYSIS

Location Compatibility

Cheryl Whitmer, on the behalf of The Sutton Group, LLC is requesting the rezoning of three (3) parcels from R-2 (Single Family Residential – 2 units/acre) to OI (Office Institutional) for the purpose of constructing a twenty-eight (28) – car parking lot for offsite parking. The adjacent properties to the north and east are zoned R-2 – to the west (across Roselane Street) is zoned HI (Heavy Industrial). The subject properties are vacant with only the house slabs and driveways remaining on the property. If the rezoning request is approved, the owner intends to combine the parcels into one (1) parcel to construct the parking lot.

Use Potential and Impacts

The owner – The Sutton Group LLC – owns and operates a medical office building across Cogburn Road – the Skin Cancer Specialists at 835 Cogburn Road. That property was recently rezoned from R-2 to OI, and a 29,256 s.f. medical office building was constructed that includes a 2,978 s.f. basement for parking. The proposed offsite parking lot is to be used by staff members of the medical office building. Even though the required parking has been provided for all of the medical office buildings in the area, parking continues to be a concern for the business owners. In 2011, Pinnacle Orthopedics requested a similar zoning request in order to build an off-site parking lot at 819 & 821 Cogburn Road. This area has almost completed its transition from a residential neighborhood to a medical office area due to its proximity to Kennestone Hospital. Many of the remaining residential properties are rental houses and others are vacant. However, because there are still residents in some units, consideration should be given during and after development in order to minimize impacts on these residents, as the change in use will impact them due to the traffic on nearby roads.

The proposed site is a corner lot, leaving the site directly adjacent to vacant property that is residentially zoned to the north and east (the Sutton Group also owns the property to the east at 870 Cogburn Road). Regulations for OI require an undisturbed 30 foot buffer against all residential properties. However, the applicant is requesting the following variances in order to implement the site design as submitted:

- Variance to reduce the required buffer from 30 feet to 11.8 feet along the eastern property line [*§708.23 (I)*].
- Variance to allow the buffer be disturbed and replanted [*§710.05 (A) and (E)*].
- Variance to allow the buffer with no fence [*§710.05 (D)*].

There is a creek along the northern property line, which is required to be protected by a twenty-five (25) foot state buffer, fifty (50) foot vegetative buffer, and a seventy-five (75) foot impervious buffer.

In regards to the stream buffers –a contemporaneous variance request has been submitted to the Public Works Director, which would also have to be approved in order to allow the development to move forward. If the stream bank buffer variance is approved, the development will include an area at least ten (10) feet wide within the vegetative buffer that must be planted with an acceptable ground cover that is conducive to stream buffer filtration; and then complimented with a row of trees in the area between the 10 feet buffer and the parking lot.

Due to the buffer requirements and the number of parking spaces that the applicant is attempting to provide, the plan does not allow for the required 10 foot landscape strip to be planted along the roadways. Based on the site design submitted, the following variances would be required:

- Variance to reduce the required landscape strip along Cogburn Avenue from 10 feet to 0 feet [*§712.08 (G.2)*].
- Variance to reduce the required landscape strip along Roselane Street from 10 feet to 5 feet [*§712.08 (G.2)*].
- Variance to waive the requirement for street trees within the reduced landscape strip [*§712.08 (G.2)*].
- Variance to waive the requirement that a maximum of twelve (12) parking spaces in a row shall be permitted without a planter island [*§712.08 (G.1)*].

The applicant states that trees within the landscape strip would limit the sight distance at the driveway access along Roselane Street.

Recently, a right-of-way dedication was required along Roselane Street and Cogburn Avenue for a future project to include sidewalks, and the combined area of the parcels no longer meet the minimum lot size requirement. As a result of the right-of-way dedication, another variance is needed:

- Variance to reduce the required lot size from 20,000 square feet to 18,000 square feet [*§708.23 (H)*].

In 2013, the City amended the Future Land Use (FLU) Map – the future land use designation of these parcels is CSI (Community Service & Institutional). This change was initiated by the Sutton Group, LLC, who submitted a letter (*Legistar #20111148*) in 2012 requesting the City change the FLU six parcels from MXD (Mixed Use Development) to CSI (Community Service & Institutional), which is the FLU most appropriate for the OI zoning district. The City’s Comprehensive Plan describes CSI in which “*primary uses should be oriented toward the provision of public, quasi-public, or non-profit services and supporting features.*” OI is listed as a compatible zoning – therefore this zoning request is compatible with the City’s Comprehensive Plan.

STAFF ANALYSIS CONTINUED

Environmental Impacts

As mentioned above, there is a creek along the northern property line of the subject properties – which requires a twenty-five (25) foot state buffer, fifty (50) foot vegetative buffer, and a seventy-five (75) foot impervious buffer. A variance application to reduce these buffers was submitted to the Public Works Director.

Economic Functionality

These three parcels have historically functioned as single family homes – but are currently vacant with only the house slabs and driveways present. However, this area is clearly in transition and many homes in this area are vacant or rental property. The industrial area to the west and growth of the Kennestone hospital makes the future of this area as a single family residential neighborhood unlikely. Therefore, its current zoning is no longer suitable for the vicinity.

Infrastructure

This development is unlikely to overly burden the existing education, sewer, or electric infrastructure in the area. The state water and buffers that exist along the property shall be carefully protected in such a manner so as to minimally disturb the area.

In lieu of impervious surface for the entire parking area – the owner would like to use pervious pavers for the parking and 3,450 s.f. of concrete for the driveway. However – the owner seeks to allow some disturbance within areas of the buffer – which is included in the variance application that has been submitted to the Public Works Director for approval.

History of Property

There is no history of any variances or rezonings on these properties.

ANALYSIS & CONCLUSION

Cheryl Whitmer, on the behalf of The Sutton Group, LLC is requesting the rezoning of three (3) parcels from R-2 to OI for the purpose of constructing a twenty-eight (28) – car parking lot for offsite parking. The adjacent properties to the north and east are zoned R-2 – to the west (across Roselane Street) is zoned HI (Heavy Industrial). The subject properties are vacant with house slabs and driveways.

The Sutton Group LLC owns and operates a medical office building across Cogburn Road – the Skin Cancer Specialists at 835 Cogburn Road. That property was recently rezoned from R-2 to OI, and a 29,256 s.f. medical office building was constructed that includes a 2,978 s.f. basement for parking. The proposed offsite parking lot is to be used by staff members of the medical office building. Even though the required parking has been provided for all of the medical office buildings in the area, parking continues to be a concern for the business owners.

This area has almost completed its transition from a residential neighborhood to a medical office area due to its proximity to Kennestone Hospital. Many of the remaining residential properties are rental houses and others are vacant. However, because there are still residents in some units, consideration should be given during and after development in order to minimize impacts on these residents, as the change in use will impact them due to the traffic on nearby roads.

The applicant has requested the following variances in conjunction with the rezoning:

1. Variance to reduce the required buffer from 30 ft to 11.8 ft along the eastern property line [*§708.23 (I)*].
2. Variance to allow the buffer be disturbed and replanted [*§710.05 (A) and (E)*].
3. Variance to allow the buffer with no fence [*§710.05 (D)*].
4. Variance to reduce the required landscape strip along Cogburn Avenue from 10 ft to 0 ft [*§712.08 (G.2)*].
5. Variance to reduce the required landscape strip along Roselane Street from 10 ft to 5 ft [*§712.08 (G.2)*].
6. Variance to waive the requirement for street trees within the reduced landscape strip [*§712.08 (G.2)*].
7. Variance to waive the requirement that a maximum of twelve (12) parking spaces in a row shall be permitted without a planter island [*§712.08 (G.1)*].
8. Variance to reduce the required lot size from 20,000 square feet to 18,000 square feet [*§708.23 (H)*].



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

The Future Land Use (FLU) Map identifies the future land use designation of these parcels as CSI. The City's Comprehensive Plan describes CSI in which "*primary uses should be oriented toward the provision of public, quasi-public, or non-profit services and supporting features.*" OI is listed as a compatible zoning – therefore this zoning request is compatible with the City's Comprehensive Plan.

Prepared by: Jeani Chatman

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?	8"
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	None

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	--
Size of the sewer line?	8"
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	None
Treatment Plant Name?	South Cobb WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?	<u>No</u>
What percentage of the property is in a floodplain?	<u>N/A</u>
What is the drainage basin for the property?	<u>Noses Creek</u>
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	<u>No</u>
If so, is the use compatible with the possible presence of wetlands?	<u>N/A</u>
Do stream bank buffers exist on the parcel?	<u>Yes; buffer variance application submitted to PW Director</u>
Are there other topographical concerns on the parcel?	<u>No</u>
Are the storm water issues related to the application?	<u>No</u>
Potential presence of endangered species in the area?	<u>No</u>

TRANSPORTATION

What is the road effected by the proposed change?	<u>Roselane St; Cogburn Ave</u>
What is the classification of the road?	<u>Local; Local</u>
What is the traffic count for the road?	<u>N/A</u>
Estimated number of cars generated by the proposed development?	<u>N/A</u>
Estimated number of trips generated by the proposed development?	<u>N/A</u>
Do sidewalks exist in the area?	<u>Only on south side of Cogburn Ave</u>
Transportation improvements in the area?	<u>No</u>
If yes, what are they?	<u>N/A</u>



DATA APPENDIX CONTINUED

EMERGENCY SERVICES

Nearest city or county fire station from the development?	Station 51 112 Haynes St
Distance of the nearest station?	1.8 miles
Most likely station for 1 st response?	Station 51 112 Haynes St
Service burdens at the nearest city fire station (under, at, or above capacity)?	None

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:



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

APPLICATION FOR REZONING

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

For Office Use Only:

Application #: 22016-11 Legistar #: 20160369 PZ #: 16-189
 Planning Commission Hearing: 6-1-16 City Council Hearing: 6-8-16

Owner's Name The Sutton Group, LLC Email Address: cheryl.whitmer@skin
cancerspecialists
 Mailing Address 835 Cogburn Ave Zip Code: 30060 Telephone Number 770.422.5557 .com

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Cheryl Whitmer
 Mailing Address 835 Cogburn Ave. Zip Code: 30339
 Telephone Number 770.422.5557 Email Address: cheryl.whitmer@skinCancer

Address of property to be rezoned: 387 & 390 Roselane St. & 880 Cogburn Ave. Specialists.com
 Land Lot (s) 1014 District 16 Parcel 0840 Acreage 0.459 Ward 4B Future Land Use: MXD
 Present Zoning Classification: RZ 0810 Proposed Zoning Classification: OI CSI
CSI

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. **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.**
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.
3. Site plan/plat/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. Five (5) copies, drawn to scale and no larger than 24" x 36"; and one (1) copy 11' x 17' or smaller, must be submitted. 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
4. A detailed written description of the proposed development/project must be submitted with the application.

Project Description Sutton Parking Lot:

The project consists of a 28-car parking lot on the 0.459 acres located just north of the existing Sutton Office Building on Cogburn Ave. The project area is made up of 3 existing lots currently zoned R2. This parking lot will be used as an offsite parking lot for the existing Sutton Office Building. The Sutton Group owns the 3 residential lots that will house the parking lot. The houses have been removed from the lots and all that exists are house slabs and driveways. These lots need to be rezoned to O&I and combined into one tract for this project. The existing residential lot to the east of the project is owned by the Sutton Group as well and is currently being rented out.

It is our understanding that a right-of-way dedication will be required for Cogburn Ave. and Roselane St. during the rezoning process. Right-of-way on Cogburn Ave. will be dedicated to a point 20 feet off of the centerline of the roadway. The right-of-way dedication off of Roselane St. will be 25 feet off the centerline of the road. Both of the right-of-way dedication amounts match what was dedicated on the Sutton Office Building project. The project will require the replacement of all the curb and gutter fronting the parking lot in Roselane St. and Cogburn Ave. The existing curb radius at the intersection of the two streets is only 11 feet. That curb radius will be opened up to 25 feet as part of this project. The existing power poles that are located just off the existing curb will be relocated behind the proposed sidewalk.

The drive aisle will be concrete pavement and the parking spots will be pervious concrete pavers. The parking lot will consist of 90 degree parking spaces with 2 way drive aisle access. There will be 2 driveways serving the proposed parking lot. One drive will be located off of Cogburn Ave. and one located off of Roselane St. A site visit revealed up to a 250 foot sight distance to the north on Roselane St. which is acceptable for the 25 mph road. No stormwater detention will be required due to the impervious area

under the 5,000 s.f. threshold. The water quality treatment will be handled with the pervious pavers and the stone subgrade.

States waters are located along the northern property line. The existing State 25' stream buffer will remain undisturbed. Grading, planting and pervious pavers are proposed within the City 50' stream buffer limits. A stream buffer variance has been submitted to the City as part of this rezoning submission. This stream buffer variance is needed from the City for this project to occur. The existing City 50 foot stream buffer is mostly un-vegetated and contains a portion of an abandoned driveway. The first 10 feet of the City buffer outside the State buffer will be planted with an acceptable ground cover that is conducive to stream buffer filtration. A row of trees will then be planted at 20 feet on center for the 6 foot area between the stream buffer planting and the parking lot.

A 9 foot screening buffer is proposed for the eastern property line. That is distance between the proposed parking lot and the existing driveway that encroaches 2.8 feet in to the project site. The Sutton Group owns the existing property to the east and is proposing the buffering conditions in this submission. A staggered row of Cryptomeria 6 to 8 feet tall at 6 feet on center is proposed for the zoning buffer along the eastern property line. The owner prefers to not install the 6 foot high wooden fence between the two properties that they own.

The landscape strips along Cogburn Ave. and Roselane St. will be approximately 0 feet and 6 feet respectively after the right-of-way dedication occurs. In order to get the parking spaces we need and the stream buffer planting zone of 10 feet in the City stream buffer the planting zones the planter strips must be reduced. The back of curb at the parking lot will be located at the dedicated right-of-way on Cogburn Ave. There will be 2 feet between the sidewalk and the right-of-way/curb that will be a mulched planter area with liriopie. The Roselane St. planter strip will be mulch planter beds as well. Planting trees in the 5 foot landscape strip would limit sight distance at the driveway.

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: May 13, 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 **Wednesday, June 1, 2016, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, June 8, 2016, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2016-11 [REZONING] THE SUTTON GROUP (CHERYL WHITMER) is requesting the rezoning of 0.46 acres located in Land Lot 1014, District 16, Parcels 0840, 0830, and 0810, 2nd Section, Marietta, Cobb County, Georgia, and being known as 387 & 390 Roselane Street; and 880 Cogburn Avenue from R-2 (Single Family Residential – 2 units / acre) to OI (Office Institutional). Ward 4B.

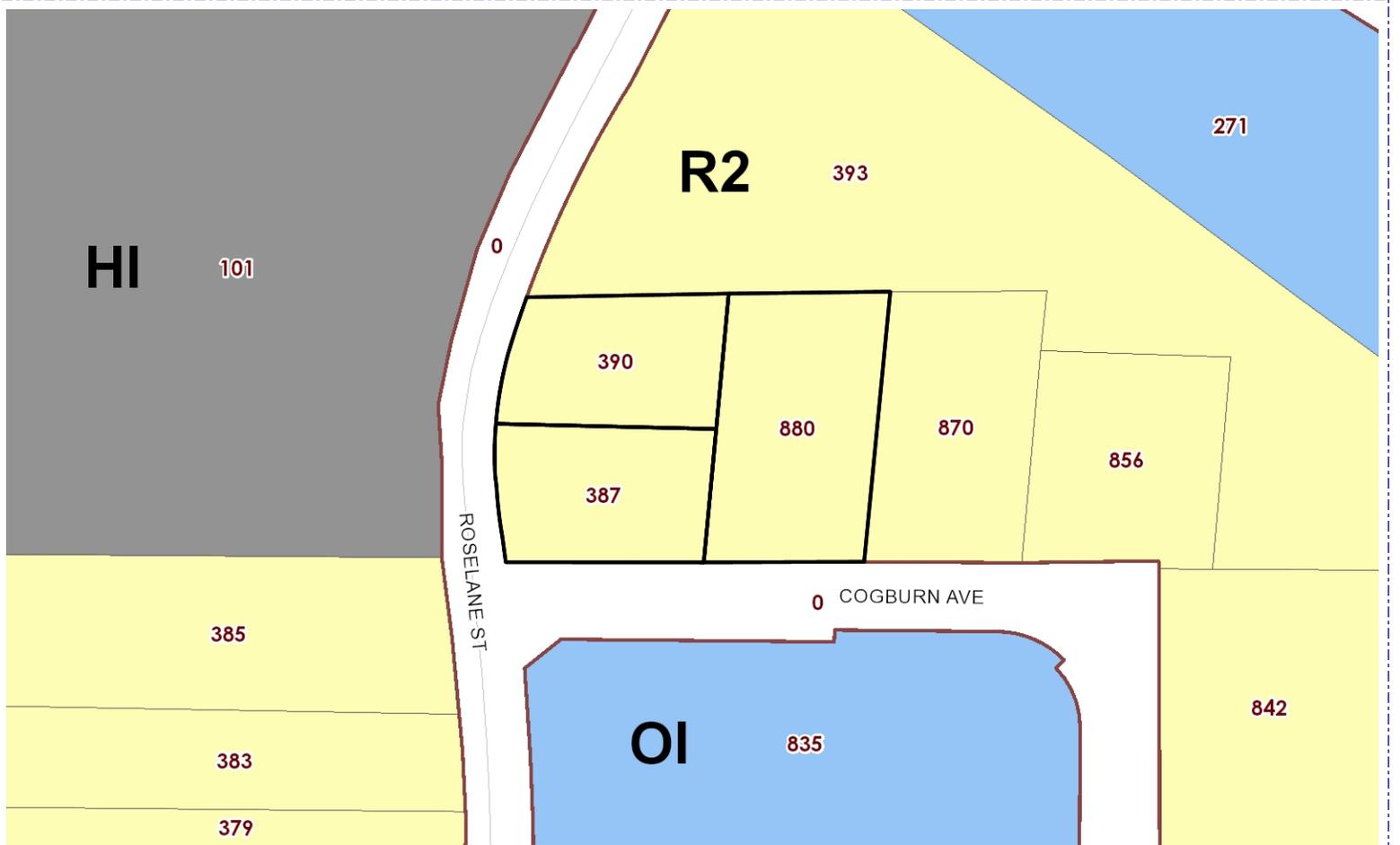
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

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
880 COGBURN AVE	16101400810	0.224	4B	R2	CSI
390 ROSELANE ST	16101400830	0.145	4B	R2	CSI
387 ROSELANE ST	16101400840	0.149	4B	R2	MXD

Property Owner: The Sutton Group

Applicant: Cheryl Whitmer

Proposed Zoning: OI

Agent:

Proposed Use:

Planning Commission Date: 06/01/2016

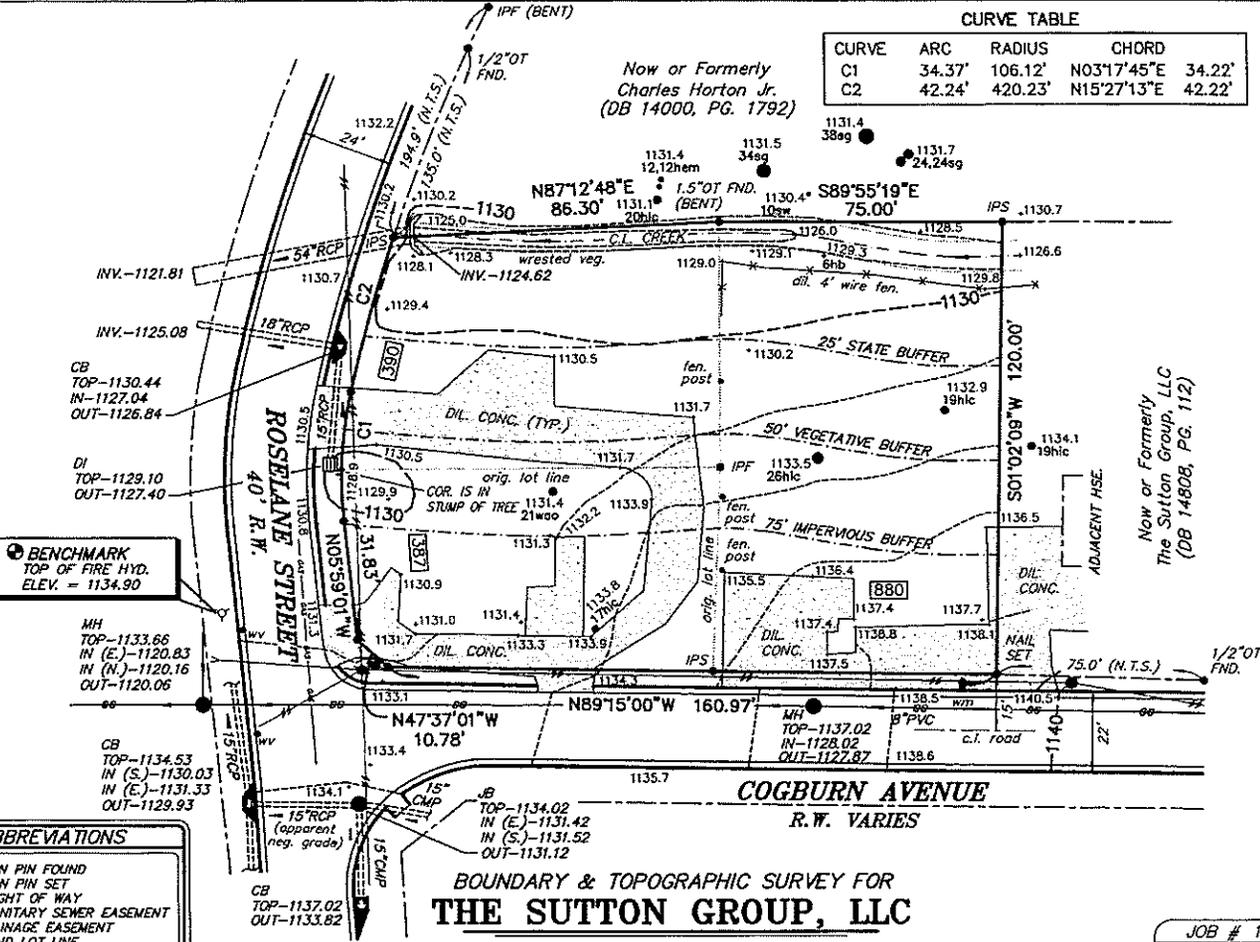
City Council Hearing Date: 06/08/2016 Case Number: Z2016-11

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

GRID NORTH (GA. WEST ZONE)



CURVE TABLE			
CURVE	ARC	RADIUS	CHORD
C1	34.37'	106.12'	N03°17'45"E 34.22'
C2	42.24'	420.23'	N15°27'13"E 42.22'

GENERAL NOTES~
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 2.7 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 38,149. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A SOKKIA SET-530R.
 THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 63,932.

ALL I.P.'s ARE 1/2" REBARS, UNLESS OTHERWISE INDICATED.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE

ACCORDING TO THE CURRENT "F.L.A. OFFICIAL FLOOD HAZARD MAP", COMMUNITY PANEL NO. 13067C 0106 H, DATED MARCH 4, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

ALL MATTERS OF TITLE ARE EXCEPTED.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE MAY BE EASEMENTS OR OTHER ENCUMBRANCES NOT SHOWN.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD DELTA 1 LAND SURVEYING, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

NOTE: UNDERGROUND UTILITIES SHOWN HEREON ARE FROM MARKINGS OF AN UNKNOWN ORIGIN. DELTA 1 LAND SURVEYING, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.

REFERENCES: 1) DB 14776, PG. 3159
 2) DB 15135, PG. 462

**TOTAL AREA = 19,979 SQ. FT.
 0.459 ACRE**

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

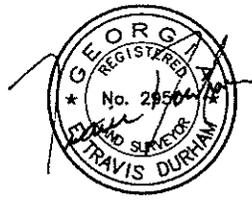
Travis Durham
 TRAVIS DURHAM, GA. R.L.S. No. 2950

- ABBREVIATIONS**
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET
 - R.W. = RIGHT OF WAY
 - SSE = SANITARY SEWER EASEMENT
 - DE = DRAINAGE EASEMENT
 - LL = LAND LOT LINE
 - C.L. = CENTERLINE
 - 1/2" RB = 1/2" REBAR
 - CT = CRIMP TOP PIN
 - OT = OPEN TOP PIN
 - CMP = CORRUGATED METAL PIPE
 - DI = DROP INLET
 - JB = JUNCTION BOX
 - MH = MANHOLE
 - CB = CATCH BASIN
 - BM = BENCHMARK
 - PP = POWER POLE
 - FH = FIRE HYDRANT
 - B.C. = BACK OF CURB
 - E.P. = EDGE OF PAYEMENT
 - TX = TRANSFORMER

- TREE ABBREVIATIONS:**
- HB = HACK BERRY
 - HEM = HEMLOCK
 - HIC = HICKORY
 - SG = SWEET GUM
 - SW = SOUR WOOD
 - WAO = WATER OAK

**BOUNDARY & TOPOGRAPHIC SURVEY FOR
 THE SUTTON GROUP, LLC**

LOCATED IN LAND LOT 1014
 16th DISTRICT, 2nd SECTION
 CITY OF MARIETTA
 COBB COUNTY, GEORGIA
 MARCH 7, 2015 1"=30'



JOB # 15-004 DRAWN BY: TD FIELD CREW: CM,TD
 FIELD DATE: 03-07-15 PLAT PREPARED: 03-09-15



DELTA 1
 LAND SURVEYING, LLC

361 WESTCHESTER WAY
 CANTON, GEORGIA 30115
 PHONE: (770) 597-3533

SUBMITTAL RECORD:	DATE	DESCRIPTION

REVISION RECORD:	DATE	DESCRIPTION



CALL BEFORE YOU DIG
 1-800-282-7411



PROJECT NAME:
**THE SUTTON GROUP
 PARKING LOT**

SITE:
 387 & 390 ROSELANE ST.
 880 COGBURN RD.
 LAND LOT 1014 DISTRICT 16
 2ND SECTION
 MARIETTA, GA

CLIENT: **THE SUTTON
 GROUP, LLC**

SHEET TITLE:

ZONING SITE PLAN

SHEET NUMBER:

C1

VARIANCE REQUESTS:

1. A VARIANCE TO ALLOW FOR MINIMUM LOT SIZE OF 18,000 S.F. AFTER R/W DEDICATION.
2. A VARIANCE TO PROVIDE A 5' LANDSCAPE STRIP ON WEST SIDE OF THE PROPERTY FRONTING ROSELANE ST. THIS STRIP WILL CONTAIN ONLY PLANTING BEDS WITH NO TREES WHICH WOULD INTERFERE WITH SIGHT DISTANCE.
3. A VARIANCE TO PROVIDE A 2' LANDSCAPE STRIP ON THE SOUTHSIDE OF THE PROPERTY FRONTING COGBURN RD. THIS STRIP WILL CONTAIN ONLY PLANTER BEDS.
4. A VARIANCE TO ALLOW PARKING LOT DRIVEWAY WITHIN 31 FEET OF COGBURN RD AT THE ROSELANE ST. INTERSECTION.
5. A STREAM BUFFER VARIANCE TO ALLOW DISTURBANCE INTO THE CITY 50 FOOT STREAM BUFFER FOR THE INSTALLATION OF 1,000 S.F. OF PERVIOUS PAVERS AND CURBING. OUTSIDE THE 25' STATE STREAM BUFFER, THERE WILL BE A 10 FOOT WIDE STREAM BUFFER REPLANTING STRIP. THE NEXT 5 FEET WILL CONSIST OF A ROW OF MEDIUM OR SMALL CANOPY TREES PLANTED AT EVERY 20' ALONG PARKING LOT.
6. A VARIANCE ALONG THE NORTHERN PROPERTY LINE TO PROVIDE 25 FOOT UNDISTURBED STREAM BUFFER WITH A 10 FOOT PLANTED STREAM BUFFER AND A 5 FOOT ROW OF MEDIUM TO SMALL CANOPY TREES TO BE USED INSTEAD OF THE REQUIRED 30 FOOT UNDISTURBED BUFFER.
7. VARIANCE ALONG THE EASTERN PROPERTY 9 FOOT WIDE PLANTED BUFFER OF DOUBLE ROW CRYPTOMERIA 6 TO 8 FOOT TALL AT 6 FEET ON CENTER WITH NO FENCE.

R2 ZONING
 Now or Formerly
 The Sutton Group, LLC
 (DB 14808, PG. 112)

NOTES:

1. STORMWATER DETENTION NOT REQUIRED BECAUSE PROPOSED IMPERVIOUS AREA IS LESS THAN 5,000 S.F. WATER QUALITY WILL BE PROVIDED IN THE PERVIOUS PAVEMENT SYSTEM.
2. ACCORDING TO THE CURRENT F.I.A. OFFICIAL FLOOD HAZARD MAP, COMMUNITY PANEL NO. 13067C 0106 H, DATED MARCH 4, 2013, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

SITE DATA:

PROPOSED ZONING: OI (OFFICE INSTITUTIONAL)
 MINIMUM LOT SIZE = 20,000 S.F.
 MINIMUM LOT WIDTH = 75 FEET
 MAXIMUM BUILDING HEIGHT = 50 FEET
 MAXIMUM FLOOR AREA RATIO = 0.75
 MAXIMUM IMPERVIOUS SURFACE = 80%
 MINIMUM LANDSCAPED AREA = 15%
 FRONT SETBACK (ARTERIAL) = 50 FEET
 FRONT SETBACK (COLLECTOR) = 40 FEET
 FRONT SETBACK (LOCAL) = 30 FEET
 SIDE SETBACK (MAJOR) = 25 FEET
 SIDE SETBACK (MINOR) = 15 FEET
 REAR SETBACK = 35 FEET
 LANDSCAPE STRIP AT R/W = 10 FEET

SITE AREA = 0.459 ACRES
 SITE AREA AFTER R/W DEDICATION = 0.424 AC.
 PROPOSED IMPERVIOUS AREA = 3,500 S.F. = 0.08 AC.
 PROPOSED PERVIOUS AREA = 0.344 AC.
 PROPOSED IMPERVIOUS COVERAGE = 18.87%
 BUILDING OFFICE FLOOR AREA = 0 S.F.
 MINIMUM PARKING REQUIRED = 1 SPACE/350 S.F. (PROFESSIONAL OFFICE)
 MINIMUM REQUIRED PARKING (OFFICE SPACE) = 0 SPACES
 PARKING PROVIDED = 28 SPACES (5 SPACES COMPACT)

LEGEND:

- PERVIOUS PAVER PARKING
- CONCRETE PAVEMENT
- OVERHEAD POWER LINE EASEMENT

PROPERTIES TO BE REZONING AND COMBINED:

387 ROSELANE ST. - PARCEL #16101400840 = 0.118 AC.
 390 ROSELANE ST. - PARCEL #16101400830 = 0.137 AC.
 880 COGBURN RD. - PARCEL #16101400810 = 0.204 AC.

TOTAL AREA = 0.459 AC. = 19,994.04 S.F.

TOTAL EXISTING CONCRETE REMOVED FROM PROPERTY = 3,946 S.F.
 PROPOSED PERVIOUS PAVEMENT PARKING LOT = 8,495 S.F.
 EXISTING CONCRETE TO BE REMOVED FROM STREAM BUFFER = 1,186 S.F.
 PROPOSED PARKING WITHIN THE 50' STREAM BUFFER = 991 S.F.

PROPOSED SITE AREA = 0.4244 ACRES (R2)
 PROPOSED PARKING LOT - 28 SPACES

