



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-21

LEGISTAR: #20150447

LANDOWNERS: Judith Brock
1090 Northchase Parkway
Suite 300
Marietta, GA 30067

APPLICANT: Same as above

PROPERTY ADDRESS: 297 Church Street

PARCEL DESCRIPTION: 16 11590 0080

AREA: 0.301 acres

COUNCIL WARD: 4

EXISTING ZONING: OI (Office Institutional)

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

FUTURE LAND USE: MDR (Medium Density Residential)

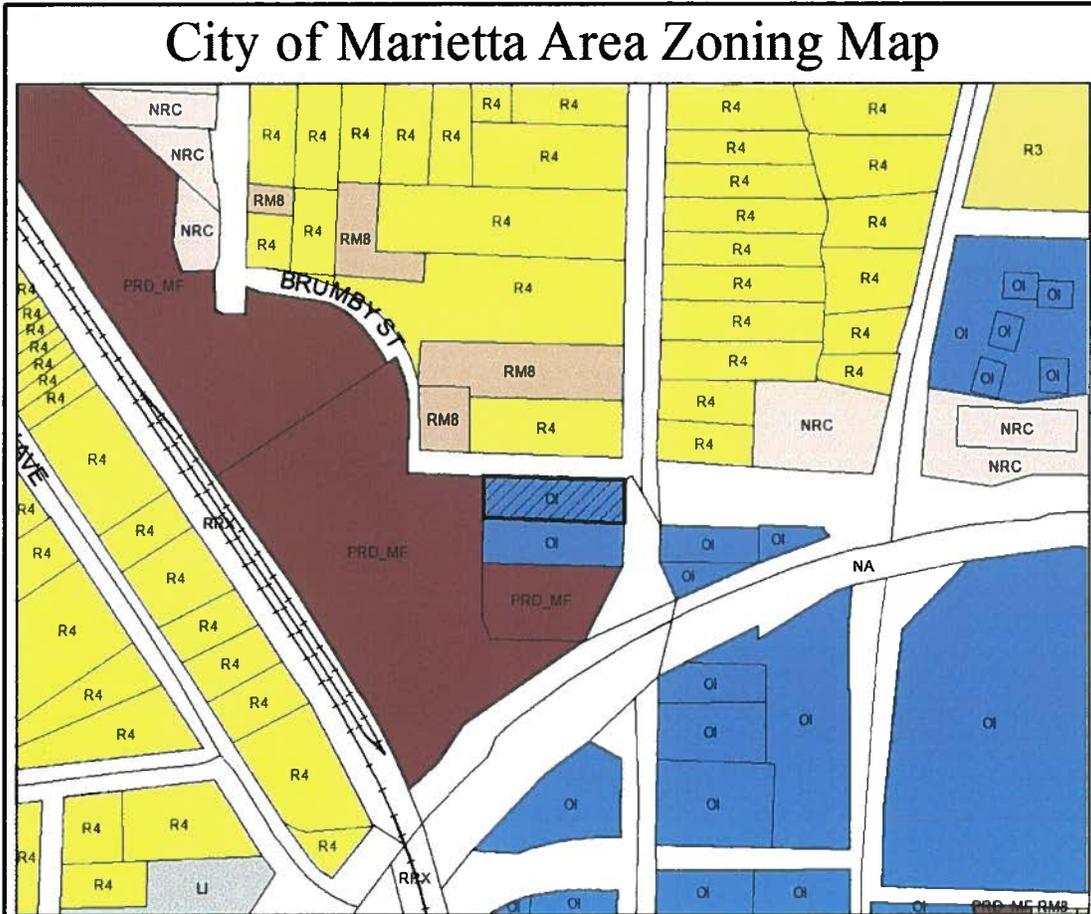
REASON FOR REQUEST: The applicant is requesting the rezoning of this parcel so it may be used as a residence.

PLANNING COMMISSION HEARING: Wednesday, July 1, 2015 - 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, July 8, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map

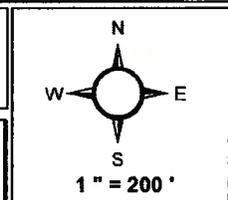


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MH/P Mobile Home Park MULTI FAMILY RESIDENTIAL RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MXD Mixed-Use Dev. OIT Office Institutional Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	16	11590	0080	OI	R-4

Comments:
 297 Church Street

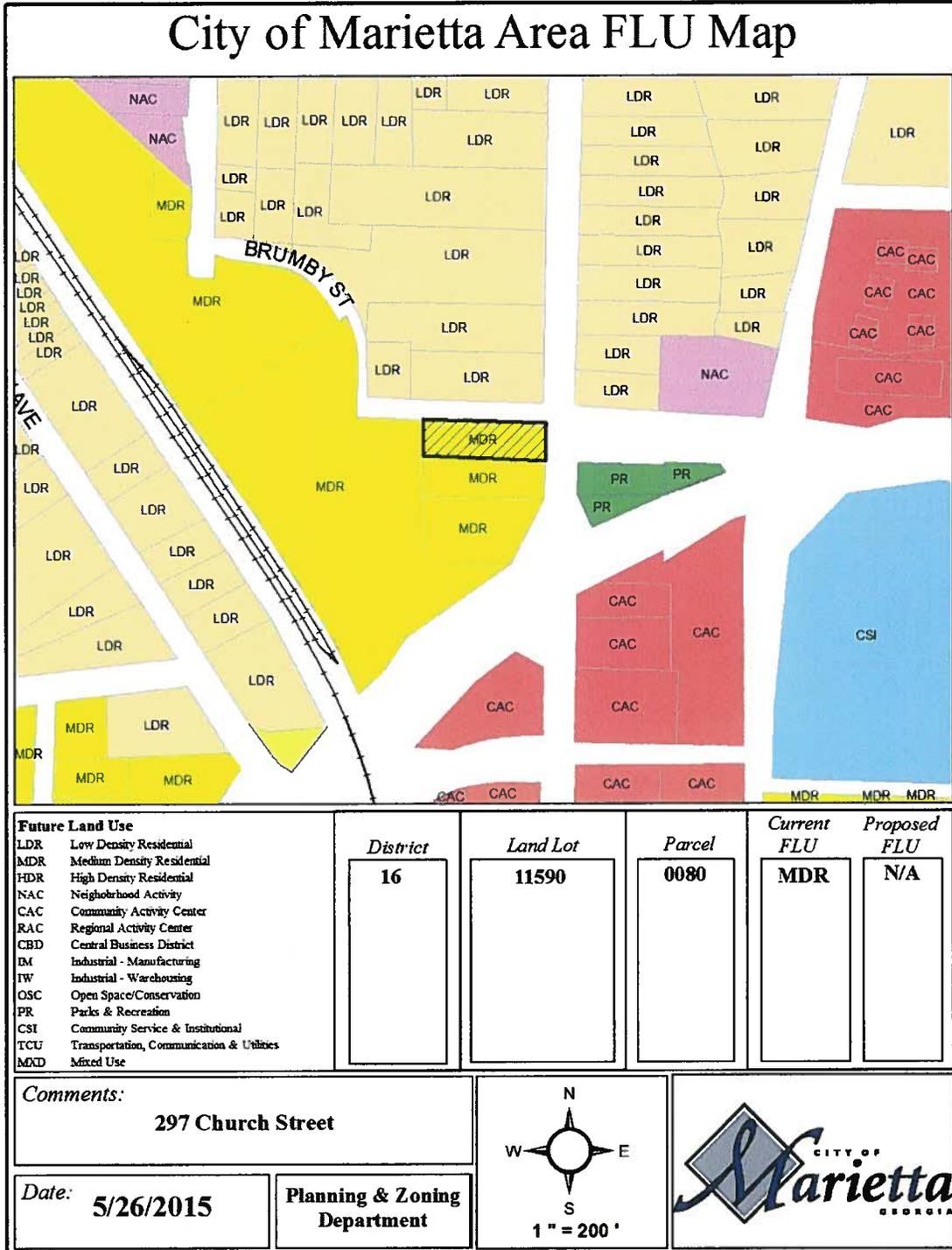
Date: 5/26/15

Planning & Zoning Department

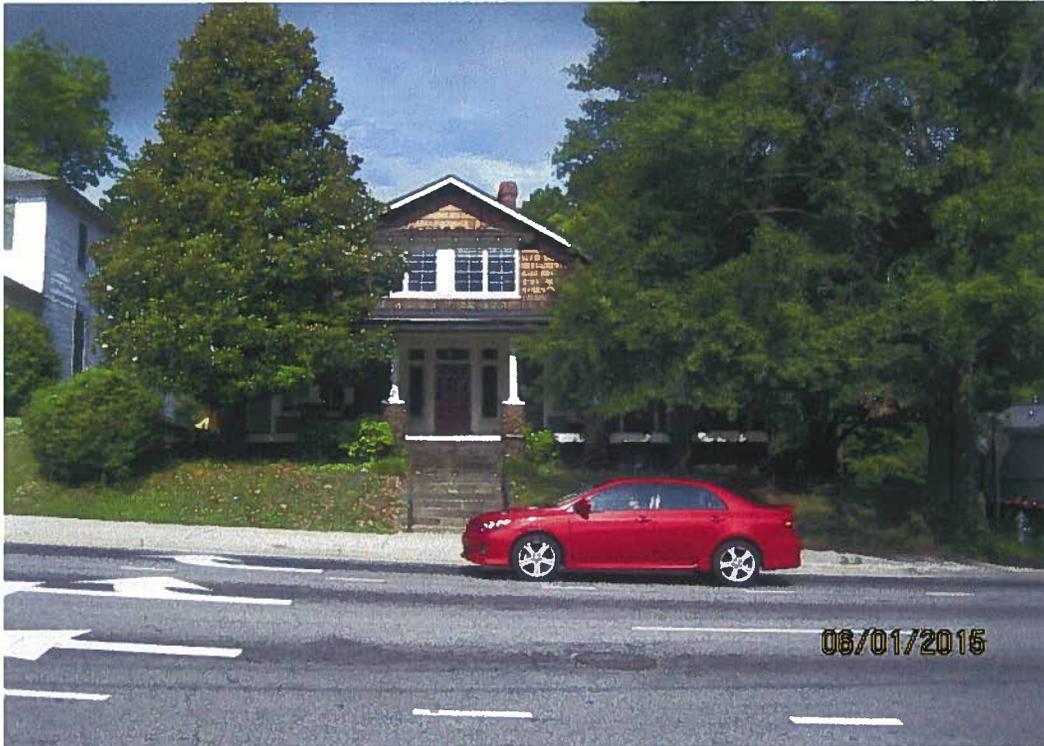


FLU MAP

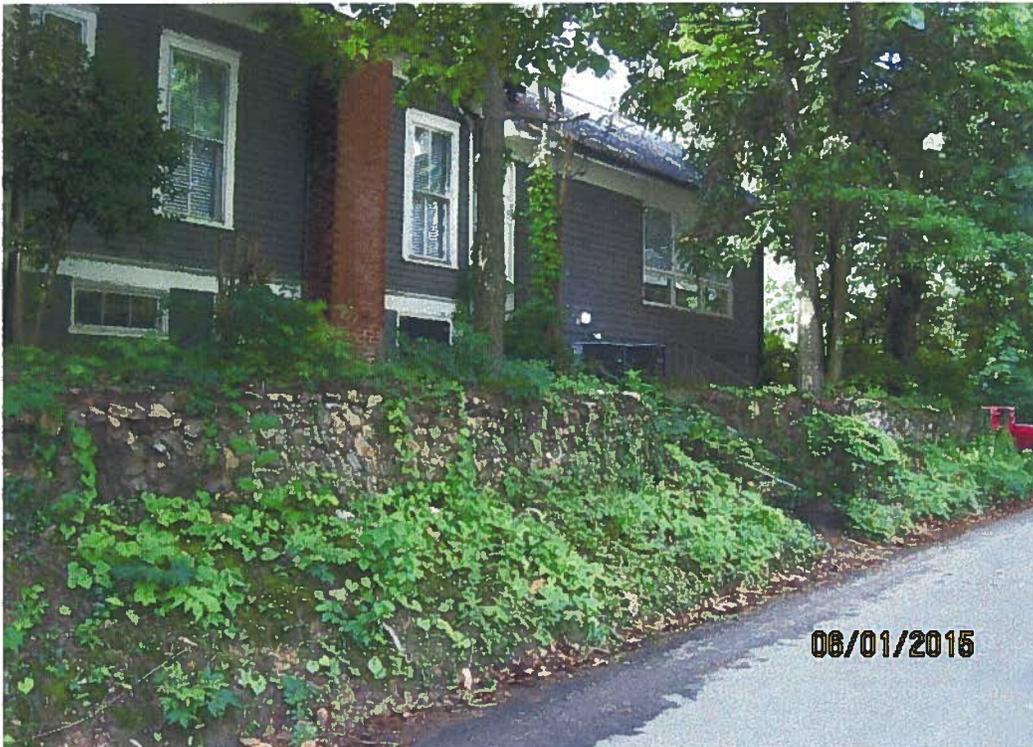
City of Marietta Area FLU Map



PICTURES OF PROPERTY



297 Church Street



Side of house facing Brumby Street



Trail behind property – enter from Brumby Street



STAFF ANALYSIS

Location Compatibility

The owner, Judith Brock, is requesting the property located at 297 Church Street be rezoned from OI (Office Institutional) to R-4 (Single Family Residential - 4 units/ac) to make the zoning compatible with the currently developed property. The property, which contains a residential structure facing Church Street, extends from Church Street to Brumby Street. To the north and northeast of the property (across Brumby Street and Church Street) are other properties that are also zoned R-4. To the west, are the Brumby Apartments, that are zoned PRD-MF (Planned Residential Development – Multi Family). The vacant property across Church Street to the east, and the adjacent property located to the south are zoned OI. Two parcels located to the northwest are zoned RM-8 (Multi-Family Residential - 8 units/ac); the nearest property is owned by the City of Marietta/BLW, the other currently awaits its request to rezone to R-4.

Use Potential and Impacts

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

The subject property is within a residential neighborhood where there is an apartment complex adjacent to the west of the property and a neighbor operating as a residential home with an OI zoning located south of the property.

The owner wishes to make its property use compatible with its zoning. Therefore, there shall not be any new construction, alteration, or negative impacts to the health, safety, moral, and general welfare of the public.

The City of Marietta Comprehensive Plan and the Future Land Use map designates this property as Medium Density Residential (MDR), and all other surrounding areas north, northeast, and southwest as Low Density Residential (LDR), but their current zoning is suitable for MDR. The purpose of the Medium Density Residential category is to provide for areas that are suitable for housing with densities from three (3) to six (6) dwelling units per acre. R-4 zoning is compatible with the MDR Future Land Use, and is compatible with the current development in the area.

Environmental Impacts

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

Economic Functionality

All surrounding properties are either residentially zoned or operating as a residential use with the exception of the vacant property across Church Street and the Office Institutional uses across North Marietta Parkway. However, the overall character is of a residential neighborhood. Although there is support of the current OI zoning, the subject property has always been used residentially.

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. There is a trail located behind the property, which seems to have vehicular traffic.

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

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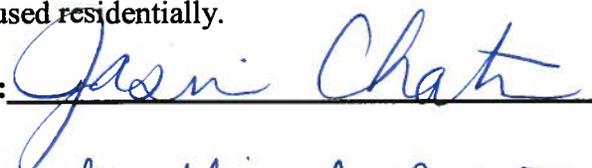
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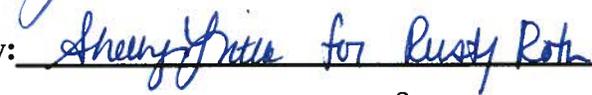
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Prepared by: 

Approved by: 



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?

If not, how far is the closest water line?

Size of the water line?

Capacity of the water line?

Approximate water usage by proposed use?

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?

If not, how far is the closest sewer line?

Size of the sewer line?

Capacity of the sewer line?

Estimated waste generated by proposed development?

Treatment Plant Name?

Treatment Plant Capacity?

Future Plant Availability?

	A.D.F	Peak
Estimated waste generated by proposed development?		
Treatment Plant Name?		
Treatment Plant Capacity?		
Future Plant Availability?		



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property?
What percentage of the property is in a floodplain?
What is the drainage basin for the property?
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?
If so, is the use compatible with the possible presence of wetlands?
Do stream bank buffers exist on the parcel?
Are there other topographical concerns on the parcel?
Are the storm water issues related to the application?
Potential presence of endangered species in the area?

Transportation

What is the road effected by the proposed change?
What is the classification of the road?
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?
Transportation improvements in the area?
If yes, what are they?

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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:

TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: June 12, 2015

PUBLIC NOTICE OF REZONINGS, VARIANCES, AND CODE AMENDMENTS

The City of Marietta hereby gives notice that a public hearing will be held on the following rezonings and code amendment by the Planning Commission on **Wednesday, July 1, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, July 8, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2015-21 [REZONING] JUDITH BROCK requesting rezoning for property located in Land Lot 1159, District 16, Parcel 0080, 2nd Section, Marietta, Cobb County, Georgia and being known as 297 Church Street from OI (Office Institutional) 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.

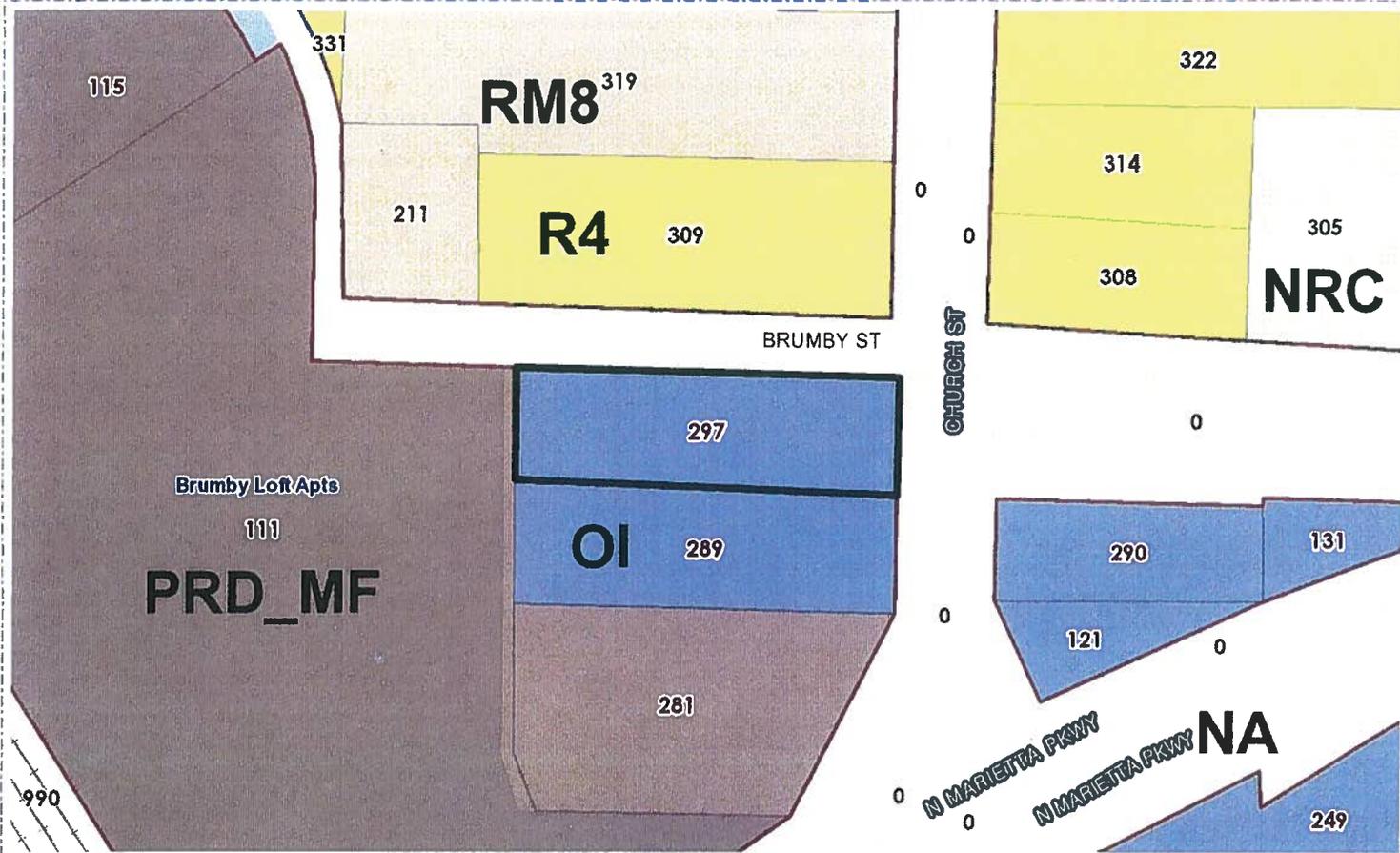
For additional information please call the Planning and Zoning Office (770) 794-5669.

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



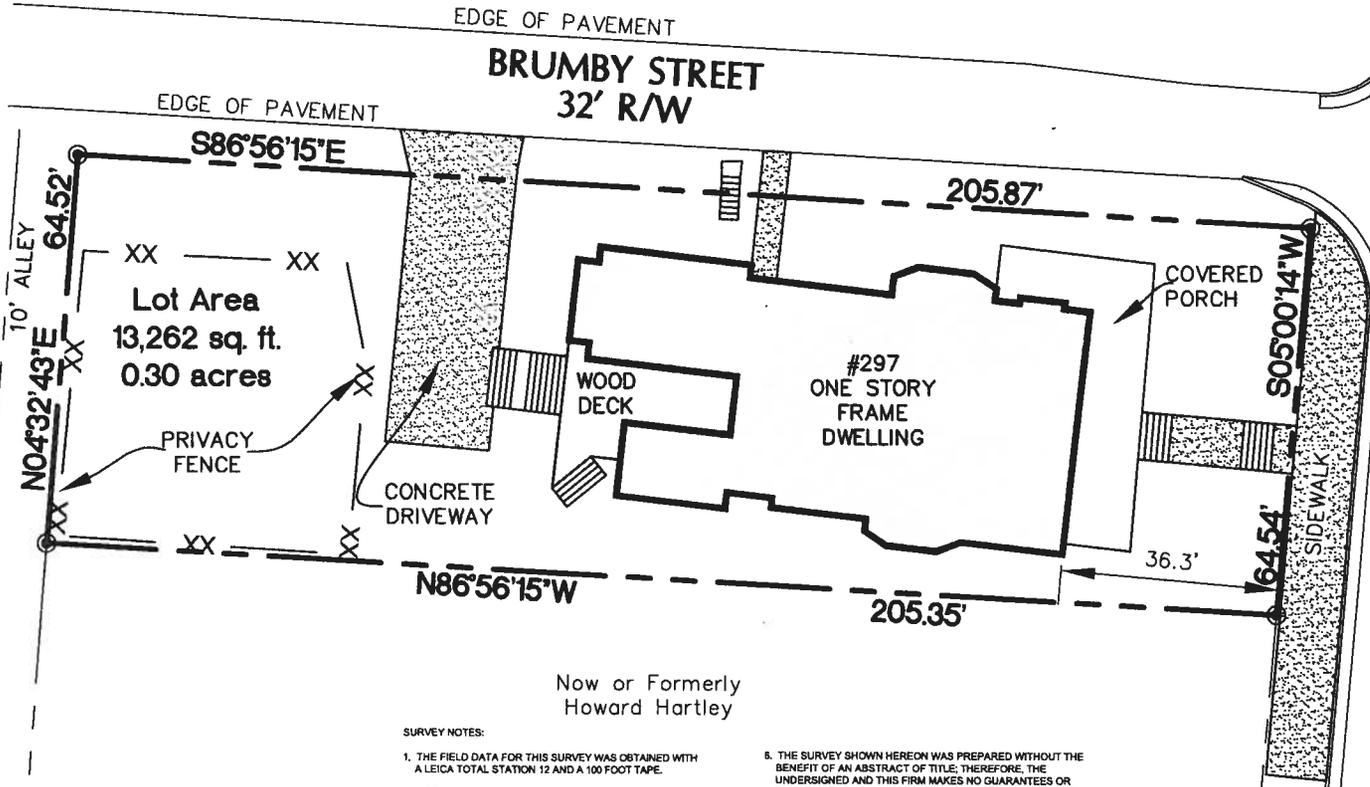
Address	Parcel Number	Acreage	Ward	Zoning	FLU
297 CHURCH ST	16115900080	0.301	4B	OI	MDR

Property Owner:	Judith Brock
Applicant:	
Proposed Zoning:	R4
Agent:	
Proposed Use:	
Planning Commission Date:	07/01/2015
City Council Hearing Date:	07/08/2015
Case Number:	Z2015-21

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

City of Marietta Planning & Zoning

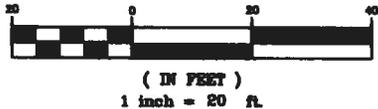


Now or Formerly
Howard Hartley

SURVEY NOTES:

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA TOTAL STATION 12 AND A 100 FOOT TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 38,972 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1:38,232
4. THE PROPERTY DEPICTED HEREON DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP.
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFY PRIOR TO ANY CONSTRUCTION.
6. THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE, THE UNDERSIGNED AND THIS FIRM MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.
7. THIS PLAT IS FOR THE BENEFIT OF THE PARTIES IN THE TITLE BLOCK. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. THIS FIRM WILL NOT ACCEPT ANY RESPONSIBILITY OF LIABILITY FOR THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE PERSON (S) NAMED IN THE TITLE BLOCK.

GRAPHIC SCALE



LEGEND

IPF	IRON PIN FOUND	— — — — —	PROPERTY LINE
IPS	1/2" REBAR SET	— — — — —	FENCE
CMP	CORRUGATED METAL PIPE	— — — — —	TELEPHONE LINE
R/W	RIGHT OF WAY	— — — — —	GAS LINE
CL	CENTER LINE	— — — — —	WATER LINE
PL	PROPERTY LINE	— — — — —	SANITARY SEWER LINE
FES	FLARED END SECTION	— — — — —	POWER LINE
L.L.L.	LAND LOT LINE	— — — — —	OPEN TOP PIPE
T.B.M.	TEMPORARY BENCHMARK	— — — — —	CRIMP TOP PIPE
INV.	INVERT ELEVATION	— — — — —	REBAR
SW	SANITARY SEWER MANHOLE	— — — — —	YARD INLET
PO	POWER POLE	— — — — —	DRAIN INLET
XX	FIRE HYDRANT	— — — — —	SM. SEWER MANHOLE
☆	LIGHT POLE	— — — — —	CLEANOUT
ICV	IRRIGATION CONTROL VALVE	— — — — —	WATER METER
TP	TRANSVERSE POINT (600 NAIL)	— — — — —	WATER VALVE
DM	DRAINAGE MANHOLE	— — — — —	GUY WIRE
GW	GAS WAVE	— — — — —	AIR CONDITIONER
B	BENCHMARK	— — — — —	NOW OR FORMERLY
IPF	IRON PIN FOUND	— — — — —	PERC. TEST (BOREHOLE)
		— — — — —	4x4 TRANSFORMER
		— — — — —	RAIL ROAD TIE WALL



WLB ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
349 CHERYL COURT
JONESBORO, GA 30328
Tel: (678) 743-4885
Fax: (678) 298-9871



SURVEY OF:
297 CHURCH STREET
FOR:
JUDITH BROCK

LAND LOT: 1159	SCALE: 1"=30'
DISTRICT: 16th	DATE: 5-18-2015
SECTION: 2nd	DRAWN BY: wb
COUNTY: Cobb	CHECKED BY:
STATE: Ga	JOB NO. 2015-700
PLAT BOOK:	PAGE:

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.