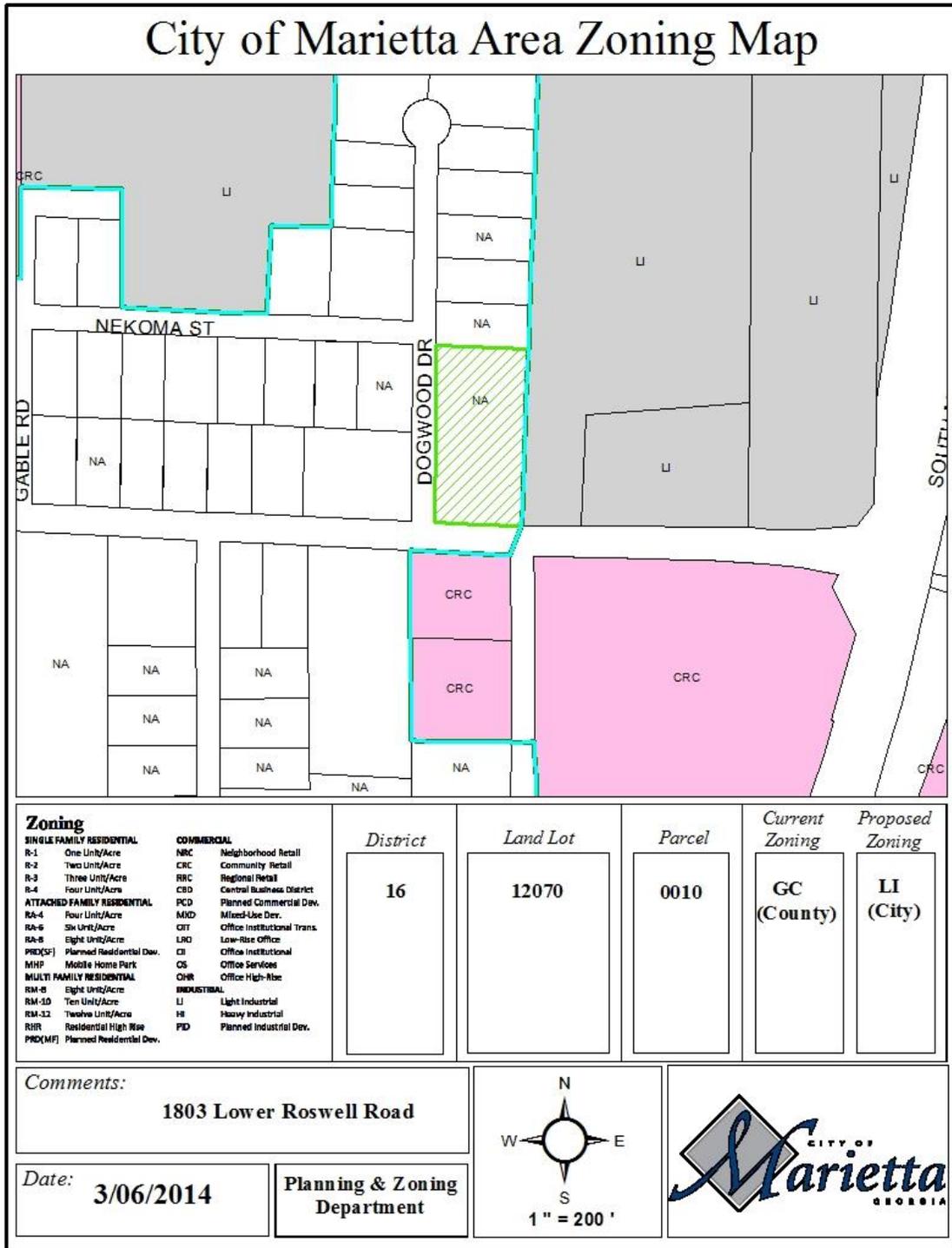




## MAP



## FLU MAP



**PICTURES OF PROPERTY**



**1803 Lower Roswell Road**



**1803 Lower Roswell Road**

**PICTURES OF PROPERTY**



**1803 Lower Roswell Road**



**Property across Lower Roswell Road**

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## STAFF ANALYSIS

### *Location Compatibility*

The City of Marietta is pursuing island annexation - and subsequent rezoning - of the 1.033 acre parcel of property owned by Joel M. Thomas and Edward C. Thomas, and located at 1803 Lower Roswell Road. This property is located near the northeastern corner of Lower Roswell Road and Dogwood Drive and is zoned GC, (General Commercial) in Cobb County, but the property owner would like to rezone the property to the same category as the adjacent property to the east. That property, which is also owned by the Thomas', is zoned LI, Light Industrial.

The surrounding area includes a mixture of office, commercial, retail and industrial uses along Powers Ferry Road. To the east are properties that are also owned by the Thomas' and zoned LI. To the north and west of the subject property are properties along Dogwood Drive that are zoned GC, but which are a mix of residences and commercial uses. To the south, across Powers Ferry Road, is a commercial shopping center with multiple tenants.

### *Use Potential and Impacts*

The property is currently located within the County; so City staff does not have any records of the prior use of the property. However, the appearance of the structures suggests it was originally built as a residence, but is currently being used for commercial and/or storage purposes.

Cobb County's Future Land Use (FLU) map classifies this parcel as CAC (Community Activity Center). The requested zoning classification, LI, does not fit into the County's CAC classification. In addition, the surrounding parcels located within the City also have a Future Land Use designation of CAC (Community Activity Center). The LI (Light Industrial) zoning category is not compatible with this FLU designation of CAC.

### *Environmental Impacts*

The applicant is not proposing any new construction or modification to the existing site at this time. Therefore, there should be no additional environmental impacts from this request.

### *Economic Functionality*

The property appears to be currently occupied by a business. As a result, the property has economic potential as currently zoned.



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## STAFF ANALYSIS CONTINUED

### *Infrastructure*

At this time, the applicant is not proposing any site improvements as part of this annexation and rezoning request. Therefore, the proposed use should not impose any additional burdens on the education, water, sewer, or electricity infrastructure in the area. Although there is not enough information to determine traffic counts from the data given, it is reasonable to expect that the existing business will continue to generate similar vehicular traffic counts.

Otherwise, this proposal should not adversely affect the education, water, sewer, electricity, or other public infrastructure in the area.



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## ANALYSIS & CONCLUSION

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**Prepared by:** \_\_\_\_\_

**Approved by:** \_\_\_\_\_



## DATA APPENDIX

### ***CITY OF MARIETTA - WATER***

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?	6-inch
Capacity of the water line?	Flow test required
Approximate water usage by proposed use?	Not provided

### ***CITY OF MARIETTA - SEWER***

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?	8-inch
Capacity of the sewer line?	Available
Estimated waste generated by proposed development?	A.D.F                      Peak Not provided
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 a floodplain?	---
What is the drainage basin for the property?	Rottenwood 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?	---
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

### ***EMERGENCY SERVICES***

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Nearest city or county fire station from the development?	Station 52
Distance of the nearest station?	1.6 miles
Most likely station for 1 <sup>st</sup> response?	Station 52
Service burdens at the nearest city fire station (under, at, or above capacity)?	None