



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

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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #: Z2015-12**

**LEGISTAR: #20150124**

**LANDOWNERS:** City of Marietta  
205 Lawrence Street  
Marietta, GA 30060

**APPLICANT:** Same as above

**AGENT:** n/a

**PROPERTY ADDRESS:** A portion of Gramling Street right-of-way

**PARCEL DESCRIPTION:** Land Lot 215, District 17

**AREA:** 0.27 acres      **COUNCIL WARD:** 3A

**EXISTING ZONING:** Unzoned

**REQUEST:** PRD-MF (Planned Residential Development – Multi Family)

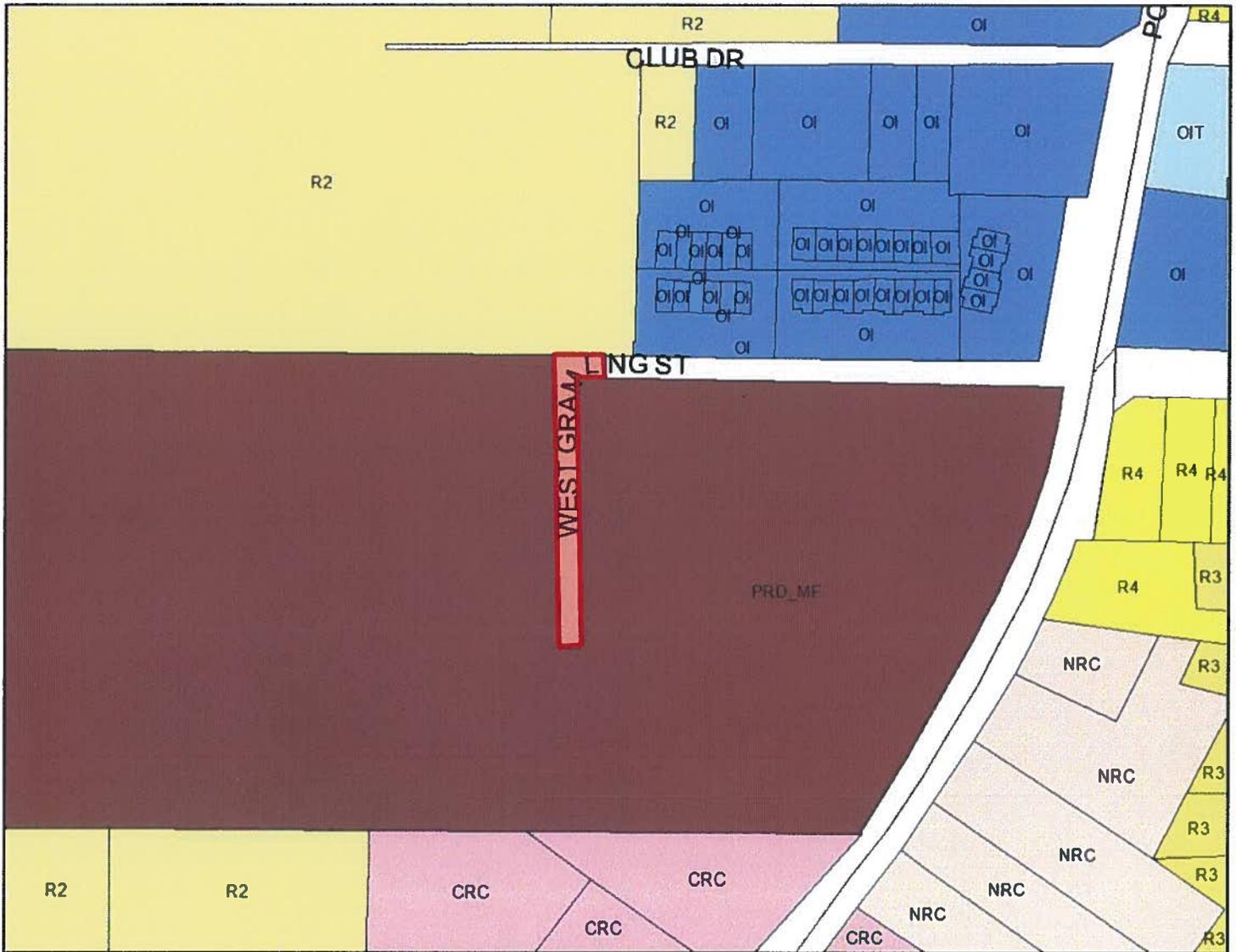
**FUTURE LAND USE:** N/A

**REASON FOR REQUEST:** The City of Marietta is seeking to rezone a portion of the Gramling Street right-of-way in conjunction with the abandonment of the same.

**PLANNING COMMISSION HEARING:** Tuesday, March 3, 2015 – 6:00 p.m.

**CITY COUNCIL HEARING:** Wednesday, March 11, 2015 – 7:00 p.m.

# City of Marietta Area Zoning Map

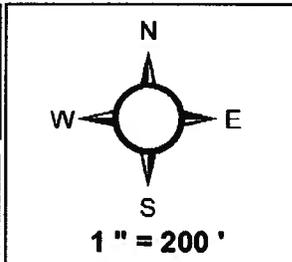


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
<b>SINGLE FAMILY RESIDENTIAL</b> R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre <b>ATTACHED FAMILY RESIDENTIAL</b> RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park <b>MULTI FAMILY RESIDENTIAL</b> RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	<b>COMMERCIAL</b> 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 <b>INDUSTRIAL</b> LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	17	02150	ROW	n/a	PRD-MF

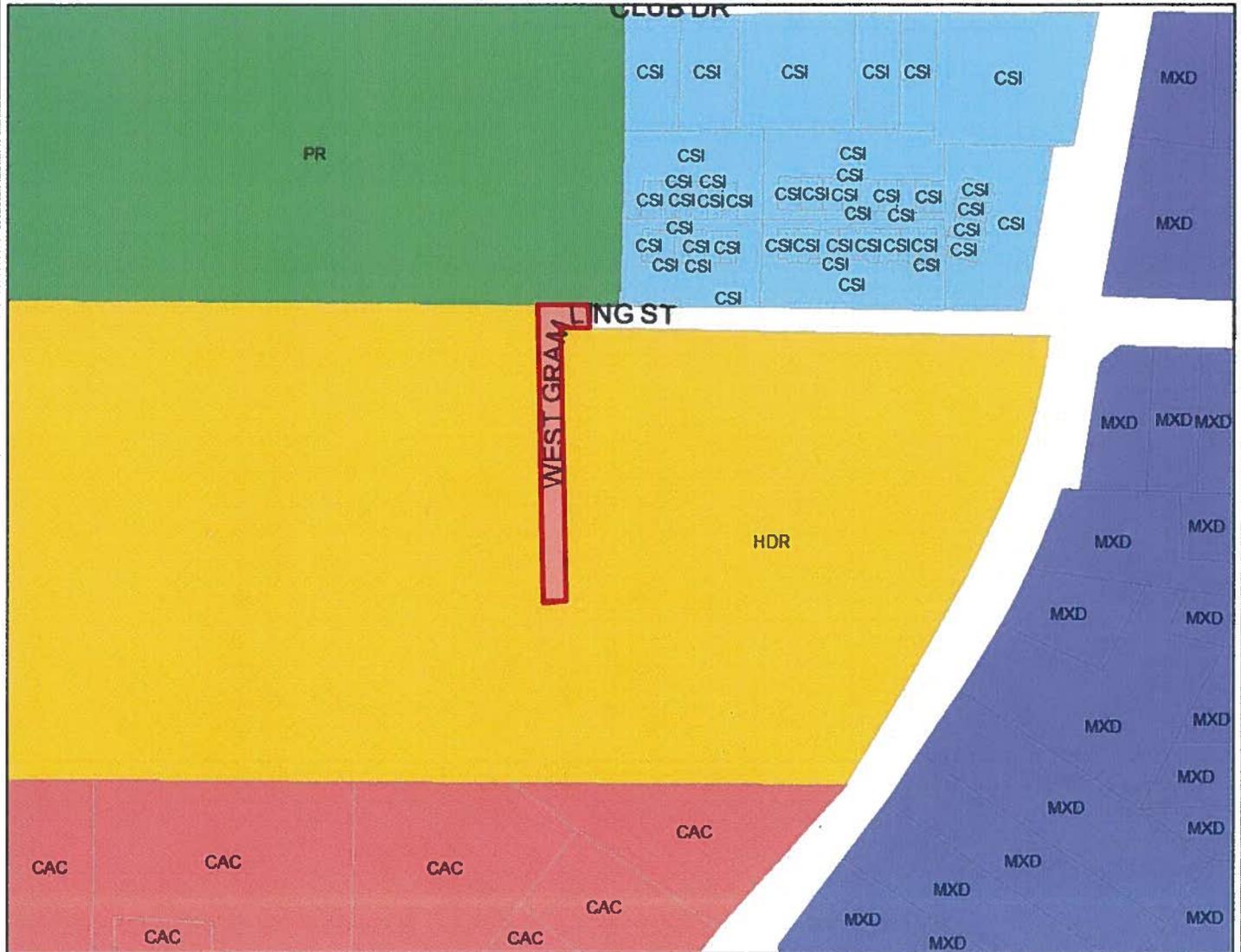
**Comments:**  
A portion of Gramling St R-O-W

**Date:** 3/4/2015

**Planning & Zoning Department**



# City of Marietta Area FLU Map

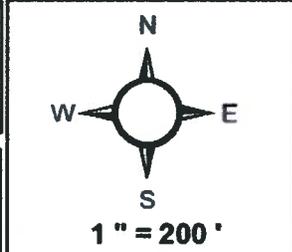


Future Land Use		District	Land Lot	Parcel	Current FLU	Proposed FLU
LDR	Low Density Residential	17	02150	ROW	n/a	n/a
MDR	Medium Density Residential					
HDR	High Density Residential					
NAC	Neighborhood Activity					
CAC	Community Activity Center					
RAC	Regional Activity Center					
CBD	Central Business 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					

**Comments:**  
a portion of Gramling St ROW

**Date:** 03/04/2015

**Planning & Zoning Department**



**PICTURES OF PROPERTY**



**Gramling Street right of way (looking south)**



**Gramling Street right of way (looking north)**



## STAFF ANALYSIS

### *Location Compatibility*

The City of Marietta is seeking to assign a zoning classification to a portion of right of way at the end of Gramling Street in order to sell or exchange additional property to the adjacent property owner. A public hearing on the right of way closure and abandonment is being held by the City Council at the March 11, 2015 meeting. The property to the east, west, and south of this portion of Gramling Street is zoned PRD-MF (Planned Residential Development – Multi Family). The purpose of this rezoning application is to assign a zoning classification of PRD-MF (Planned Residential Development – Multi Family) to the unzoned portion of right of way so it may be combined and developed in conjunction with the Wynhaven development.

### *Use Potential and Impacts*

This property has historically been part of the Gramling Street right of way and would become part of the adjacent property to the west, east, and south. There would be no significant impact on any adjacent properties.

Because the property is currently right of way, it does not have a future land use designation. However, the future land use for the surrounding area is HDR (High Density Residential), which is intended to be suitable for housing with densities ranging from six (6) to twelve (12) units per acre. The PRD-MF zoning district is a compatible zoning for properties with a FLU of HDR. As a result, this request is in line with the recommendations set forth in the City's Comprehensive Plan.

### *Environmental Impacts*

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

### *Economic Functionality*

The transfer of ownership and responsibility of this property will be beneficial to both the property owners and the City.



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*Infrastructure*

The rezoning of this right of way should not affect any public infrastructure in the area.

*History of Property*

Since this property was previously public right of way, there is no history of any variances, rezonings, or Special Land Use Permits for this property.

*Other Issues*

The subject property, if abandoned and assigned a zoning classification, should be absorbed by the adjacent property owner(s) into private property ownership through the platting process. Subject to City Council approval, the Department of Development Services, along with the Public Works Department, will assist the developer with this procedure.



## ANALYSIS & CONCLUSION

The City of Marietta is seeking to assign a zoning classification to a portion of right of way along Gramling Street in order to sell or exchange additional property to the adjacent property. A public hearing on the right of way closure and abandonment is being held by the City Council at the March 11, 2015 meeting. The purpose of this rezoning application is to assign a zoning classification of PRD-MF on an unzoned portion of right of way so it may be developed as part of the Wynhaven project.

This property has historically been part of the Gramling Street right of way and would become part of the adjacent property to the east, west, and south. There would be no significant impact on any adjacent properties.

Because the property is currently right of way, it does not have a future land use designation. However, the future land use for the surrounding area is HDR (High Density Residential), which is intended to be suitable for housing with densities ranging from six (6) to twelve (12) units per acre. The PRD-MF zoning district is a compatible zoning for properties with a FLU of HDR. As a result, this request is in line with the recommendations set forth in the City's Comprehensive Plan.

Prepared by: Rusty Roth

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

# City of Marietta Aerial Map

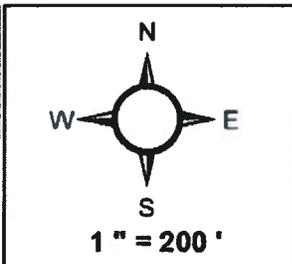


Future Land Use	District	Land Lot	Parcel	Acreage
LDR Low Density Residential	17	02150	ROW	0.27 acres
MDR Medium Density Residential				
HDR High Density Residential				
NAC Neighborhood Activity				
CAC Community Activity Center				
RAC Regional Activity Center				
CBD Central Business District				
IM Industrial - Manufacturing				
IW Industrial - Warehousing				
OSC Open Space/Conservation				
PR Parks & Recreation				
CSI Community Service & Institutional				
TCU Transportation, Communication & Utilities				
MXD Mixed Use				

**Comments:**  
a portion of Gramling St ROW

**Date:** 03/04/2015

**Planning & Zoning Department**





**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-inch
Capacity of the water line?	Flow test required
Approximate water usage by proposed use?	Information not provided

***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-inch
Capacity of the sewer line?	Information not available
Estimated waste generated by proposed development?	A.D.F                      Peak Information not available
Treatment Plant Name?	Cobb County
Treatment Plant Capacity?	Cobb County
Future Plant Availability?	Cobb County



**DATA APPENDIX CONTINUED**

***DRAINAGE AND ENVIRONMENTAL CONCERNS***

Does flood plain exist on the property?	No
What percentage of the property is in a floodplain?	0
What is the drainage basin for the property?	Olley 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 the storm water issues related to the application?	Yes
Potential presence of endangered species in the area?	No

***Transportation***

What is the road effected by the proposed change?	Powder Springs Street
What is the classification of the road?	Arterial
What is the traffic count for the road?	54,332
Estimated number of cars generated by the proposed development?	---
Estimated number of trips generated by the proposed development?	---
Do sidewalks exist in the area?	Yes
Transportation improvements in the area?	
If yes, what are they?	



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**DATA APPENDIX CONTINUED**

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***EMERGENCY SERVICES***

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Nearest city or county fire station from the development? \_\_\_\_\_

Distance of the nearest station? \_\_\_\_\_

Most likely station for 1<sup>st</sup> response? \_\_\_\_\_

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

***MARIETTA POWER - ELECTRICAL***

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

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

What special conditions would be involved in serving this site?

Additional comments:

## **PUBLIC NOTICE OF REZONINGS, FUTURE LAND USE, AND CODE AMENDMENTS**

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following rezonings, future land use assignments, and code amendments will be considered by the Planning Commission on **Tuesday, March 3, 2015, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, March 11, 2015, 7:00 p.m.**, City Hall, for a final decision to be made.

**Z2015-12 [REZONING] CITY OF MARIETTA** request rezoning for property located in Land Lot 215, District 17, 2<sup>nd</sup> Section, Marietta, Cobb County, Georgia and being known as a portion of Gramling Street right-of-way from unzoned to PRD-MF [Planned Residential Development (Multi-Family)]. Ward 3A.

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  
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Marietta, Georgia 30060

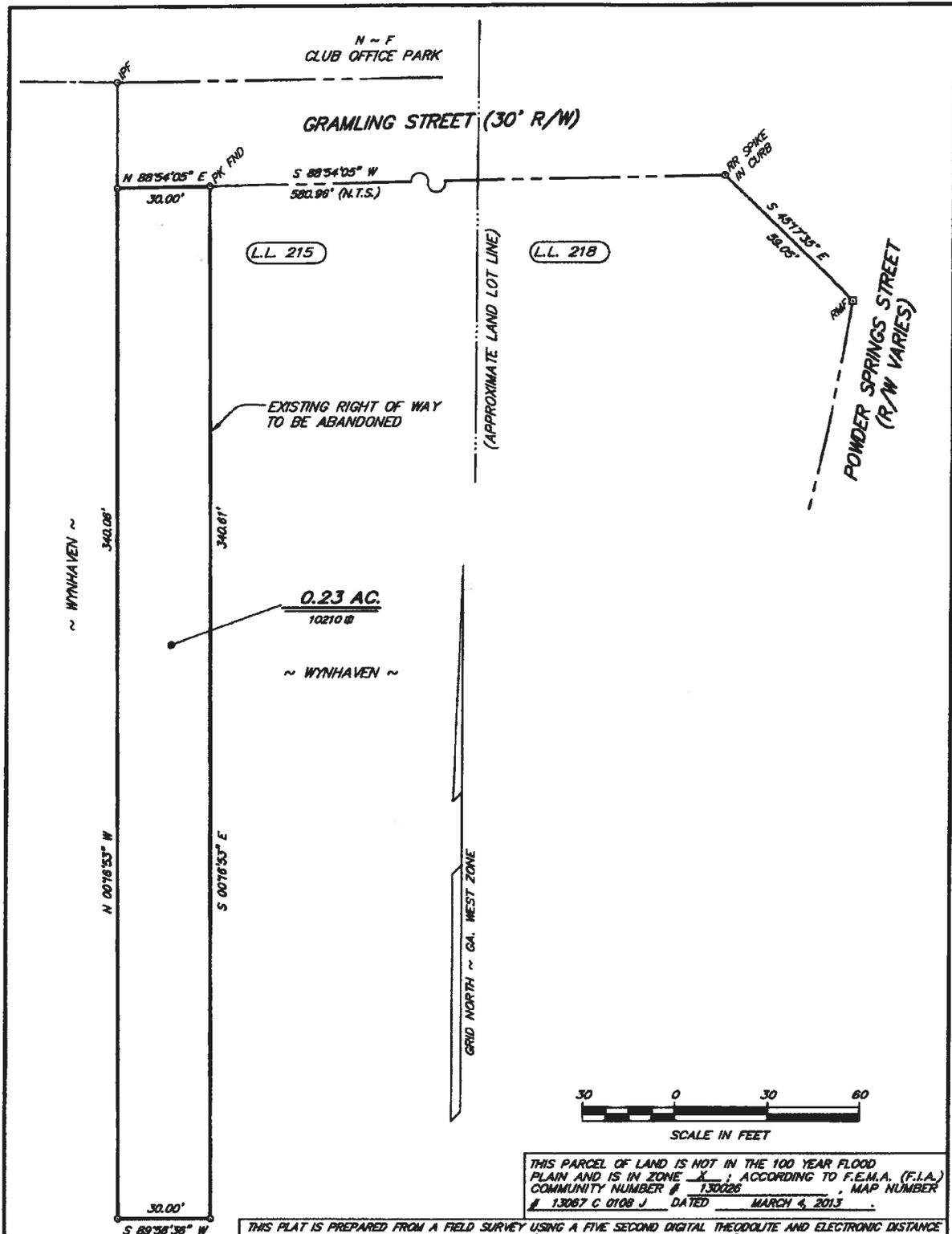
## Property Line Description for Right of Way Abandonment for Gramling Street

All that tract or parcel of land lying and being in Land Lots 215 of the 17th District, 2nd Section, City of Marietta, Cobb County, Georgia, and being more particularly described as follows:

Beginning at a railroad spike found in the curb at the mitered right of way intersection of the westerly right of way of Powder Springs Street (R/W Varies) and the southerly right of way of Gramling Street (30' R/W),  
thence following along said southerly right of way of Gramling Street (30' R/W)  
South 88 degrees 54 minutes 05 seconds West, 580.96' feet to a pk nail found;  
said point being the POINT OF BEGINNING;

thence leaving said southerly right of way of Gramling Street (30' R/W)  
South 00 degrees 16 minutes 53 seconds East, 340.61 feet to a point;  
thence South 89 degrees 56 minutes 36 seconds West, 30.00 feet to a point;  
thence North 00 degrees 16 minutes 53 seconds West, 340.06 feet to a point  
on said southerly right of way of Gramling Street (30' R/W);  
thence North 88 degrees 54 minutes 05 seconds East, 30.00 feet to a pk nail found;  
said point being the POINT OF BEGINNING;

Said tract or parcel contains 0.23 acres (10,210 square feet).



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 03" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/140,489. MATTERS OF TITLE ARE EXCEPTED.

# Gaskins

ENGINEERING • SURVEYING • PLANNING • CONSULTING • CONSTRUCTION MGMT

<p><i>Marietta Office</i> 1266 Powder Springs Rd Marietta, Georgia 30064 Phone: (770) 424-7168</p>	<p>LSP# 789 www.gscsurvey.com</p>	<p><i>Canton Office</i> 2288 Marietta Highway Canton, Georgia 30114 Phone: (770) 479-9698</p>
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FIELD DATE: NA	DRAWN BY: SJJ
OFFICE DATE: 2-10-15	CHECKED BY: CAE
SCALE: 1"=30'	FILE: P:\8500\SURVEYING

RIGHT OF WAY ABANDONMENT EXHIBIT FOR:

**CITY OF MARIETTA**  
THROUGH THE PROPERTY OF  
**WYNHAVEN**

LOCATED IN L.L. 215  
17th DISTRICT, 2nd SECTION  
CITY OF MARIETTA  
COBB COUNTY, GA.



1266 POWDER SPRINGS ROAD  
MARIETTA, GA 30064  
PHONE: (770) 424-7168  
FAX: (770) 424-7593  
[WWW.GSCSURVEY.COM](http://WWW.GSCSURVEY.COM)

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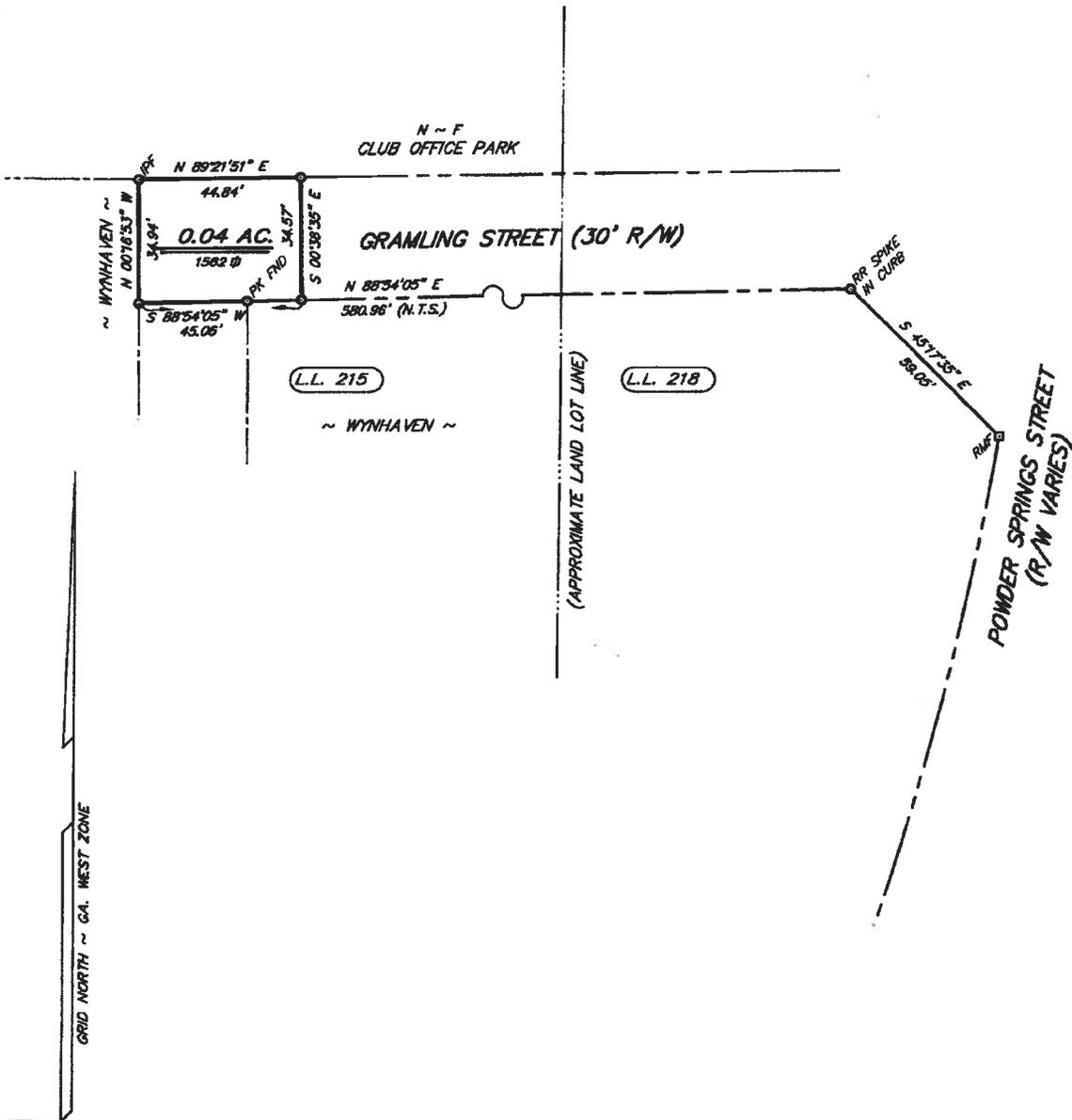
Beginning at a railroad spike found in the curb at the mitered right of way intersection of the westerly right of way of Powder Springs Street (R/W Varies) and the southerly right of way of Gramling Street (30' R/W),  
thence following along said southerly right of way of Gramling Street (30' R/W)  
South 88 degrees 54 minutes 05 seconds West, 580.96' feet to a point;  
said point being the POINT OF BEGINNING;

Thence along said southerly right of way of Gramling Street (30' R/W)  
South 88 degrees 54 minutes 05 seconds, 45.06 feet to a point;  
Thence leaving said southerly right of way of Gramling Street (30' R/W)  
along the property of Wynhaven  
North 00 degrees 16 minutes 53 seconds West, 34.94 feet to an iron pin found  
on the northerly right of way of Gramling Street (30' R/W);  
Thence along said northerly right of way of Gramling Street (30' R/W) following  
along the property of Club Office Park  
North 89 degrees 21 minutes 51 seconds East, 44.84 feet to a point;  
Thence leaving said northerly right of way of Gramling Street (30' R/W)  
South 00 degrees 38 minutes 35 seconds East, 34.57 feet to a point  
on said southerly right of way of Gramling Street (30' R/W);  
said point being the POINT OF BEGINNING;

Said tract or parcel contains 0.04 acres (1,562 square feet).

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/10,000+; ANGULAR ERROR: 100X PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/28,814. MATTERS OF TITLE ARE EXCEPTED.

THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER # 130028, MAP NUMBER # 13067 C 0108 J DATED MARCH 6, 2013.



# Gaskins

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FIELD DATE: NA	DRAWN BY: SAJ
OFFICE DATE: 2-10-15	CHECKED BY: CAE
SCALE: 1"=30'	FILE: P:\B300\ SURVEYING

RIGHT OF WAY ABANDONMENT EXHIBIT FOR:

**CITY OF MARIETTA**  
THROUGH THE PROPERTY OF  
WYNHAVEN

LOCATED IN L.L. 215  
17th DISTRICT, 2nd SECTION  
CITY OF MARIETTA  
COBB COUNTY, GA.