



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-25

LEGISTAR: #20150493

**LANDOWNERS: Rex D. Howton
893 Church Street Extension
Marietta, GA 30060**

APPLICANT: Same as above

PROPERTY ADDRESS: 900 Campbell Hill Street

PARCEL DESCRIPTION: 16 10140 1060

AREA: 0.323 acres COUNCIL WARD: 5

EXISTING ZONING: OI (Office Institutional)

REQUEST: CRC (Community Retail Commercial)

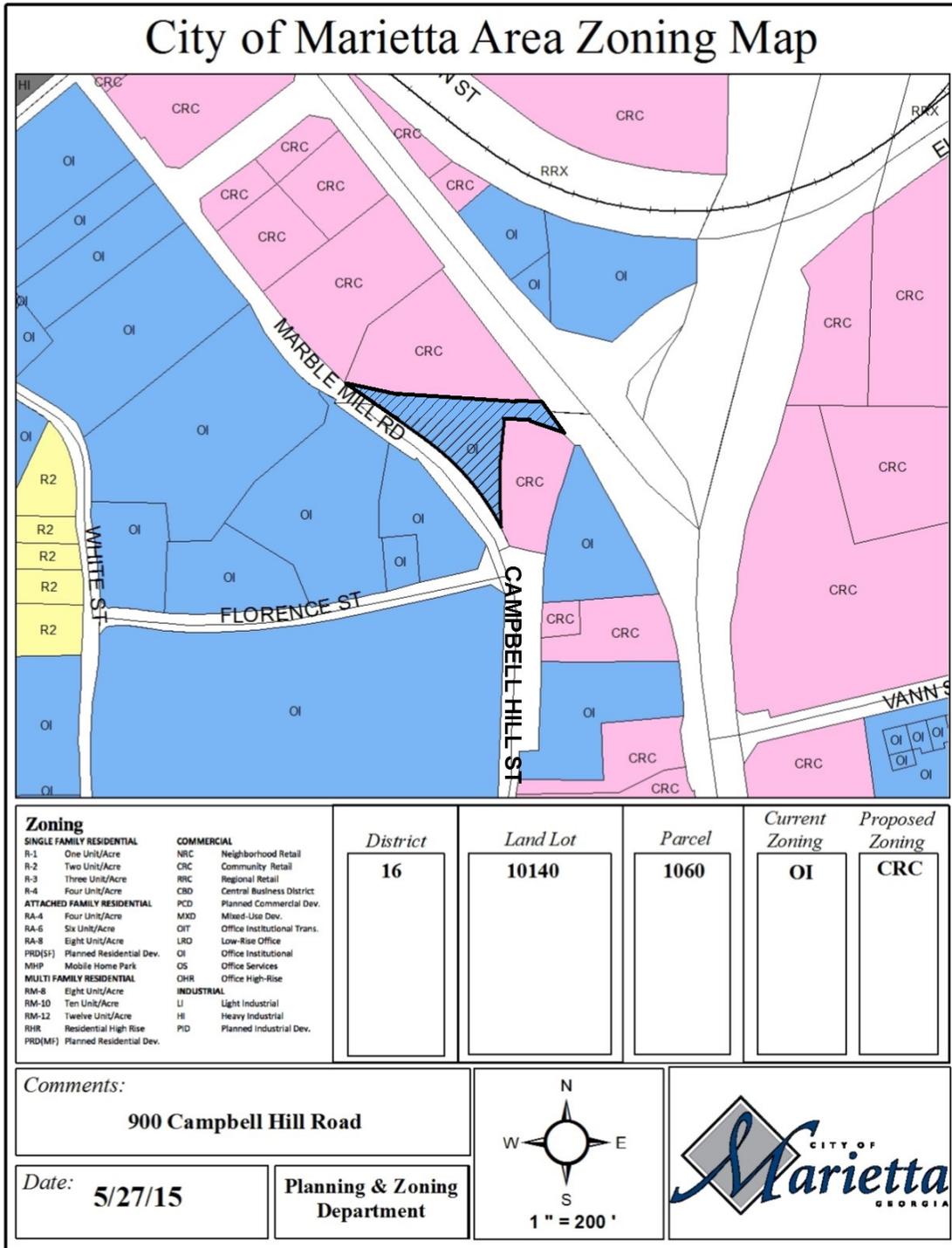
FUTURE LAND USE: CAC (Community Activity Center)

REASON FOR REQUEST: The applicant is requesting to rezone a 0.323 acre of land zoned OI to CRC in order to create one parcel with its existing parcel located at 893 Church Street Extension and build a garage to store the company's vehicles.

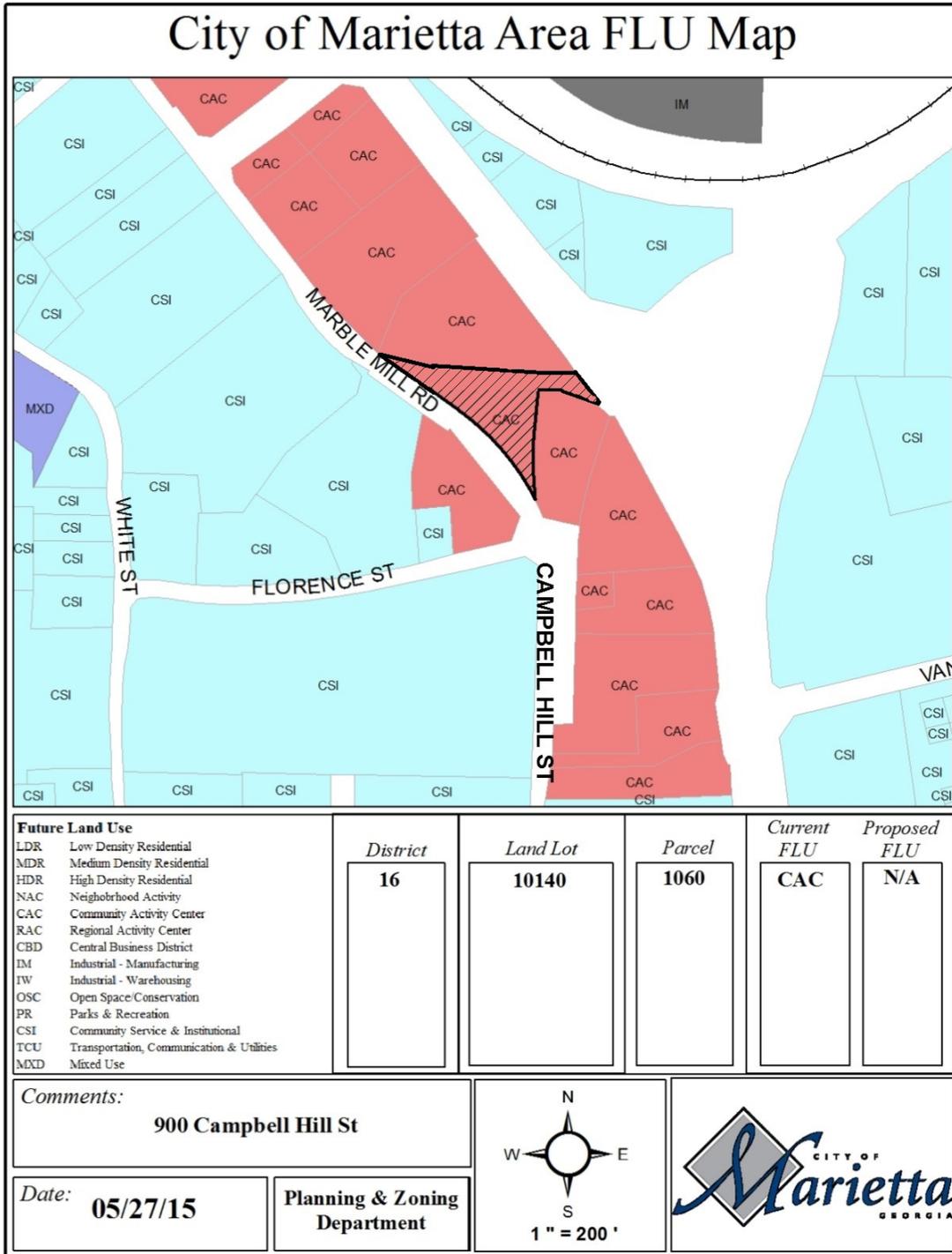
PLANNING COMMISSION HEARING: Wednesday, July 1, 2015 - 6:00 p.m.

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

MAP



FLU MAP



PICTURES OF PROPERTY



900 Campbell Hill Street



Proposed location of new structure



Gated vacant property

STAFF ANALYSIS

Location Compatibility

The owner, Rex Howton, is requesting the rezoning of a 0.323 acre parcel located at 900 Campbell Hill Street. This property is currently zoned OI (Office Institutional). The undeveloped property is enclosed between Church Street Extension and Marble Mill Road/Campbell Hill Street within close proximity to the Canton Road Connector. The properties located to the west and south (across Marble Mill Road/Campbell Hill Street) are zoned OI and are owned by Kennestone Hospital and Cobb County Government. The property to the north is zoned CRC (Community Retail Commercial) and is operated by Zaxby's. The adjoining parcel to the east, 893 Church Street Extension, is also zoned CRC. The owner also owns the property to the east, which is operated by Dixie Exterminators, and intends to combine the parcels should the subject property be rezoned as requested.

Use Potential and Impacts

Historically the subject property was connected with the parcel across Marble Mill Road until the street was extended to Campbell Hill Street, resulting in a split between the parcels. Although the property was owned by Kennestone Hospital, the undeveloped property appeared to be a part of the property at 893 Church Street Extension, but remained with the same address as the parcel across Marble Mill Road. The owner, Rex Howton, purchased the property at 900 Campbell Hill Street with the intent to use along with his current property at 893 Church Street Extension. The owner became aware of the need to rezone when the decision to give the subject property the same address as its adjacent property to the east. The owner wishes to rezone the vacant lot, so it is no longer split zoned.

The applicant intends to use the subject property to build a garage/office space to store Dixie Exterminators company vehicles. Although the majority of the surrounding properties are zoned OI, the property is adequate for CRC zoning. The applicant understands that an exemption plat will have to be submitted, approved, and recorded to eliminate the current property line if the subject property is rezoned. There will be no change to the use of the property that would adversely affect the surrounding properties.

The City of Marietta Comprehensive Plan and the Future Land Use map designates this property and all the other nearby properties as Community Activity Center (CAC). Community Activity Center Districts should be primarily located near the intersection of two arterials or near freeway interchanges and should encourage low to medium intensity office, retail and commercial service uses. The zoning request to rezone this small amount of property to CRC to develop this property as a part of Dixie Exterminators is consistent with the current designation.

Environmental Impacts

There are no indications of flood plain, wetlands, streams or endangered species on the property.

Economic Functionality

Historically the subject property was connected with the parcel across Marble Mill Road until the street was extended to Campbell Hill Street, and resulted with the split between the parcels. The subject property has remained undeveloped but appeared to be a part of the property at 893 Church Street Extension. Although the majority of the surrounding properties are zoned OI, the property is adequate for CRC zoning. The easy access to multiple arterial roads, in addition to I-75, makes this location optimal for a more intensive use, such as CRC.

Infrastructure

The property is entirely within city limits and will be primarily used for storage purposes and will continue utilizing the water, sewer and electric services. There will be minimal impact to the traffic and transportation.

Public Works has identified an area of concern; the proposed placement of the garage/office space will require all storm drains to be rerouted and retain the 20 feet drainage easements. Also, the sanitary sewer line has a 20 feet easement to retain.

History of Property

There is no history of any variances, Special Land Use Permits, or rezonings associated with the property.

Other Issues

Should the requested zoning be approved, an exemption plat to formally consolidate the two parcels would be required prior to a building permit being issued for the construction of the garage/office space.



ANALYSIS & CONCLUSION

The owner, Rex Howton, is requesting the rezoning of a 0.323 acre parcel located at 900 Campbell Hill Street. This undeveloped property is currently zoned OI. The surrounding properties are zoned OI and CRC. The adjoining parcel to the east, which operates as Dixie Exterminators, is also zoned CRC and has the same owner as the subject property. The owner intends to combine the two properties if the rezoning request is approved in order to construct a garage/office space to store company vehicles.

Historically the subject property was connected with the parcel across Marble Mill Road until the street was extended to Campbell Hill Street, and resulted with the split between the parcels. Although the property was owned by Kennestone Hospital, the undeveloped property appeared to be part of the property at 893 Church Street Extension, but remained with the same address as the parcel across Marble Mill Road. The owner, Rex Howton, purchased the property at 900 Campbell Hill Street with the intent to use along with the current property at 893 Church Street Extension. The owner became aware of the need to rezone when the decision to give the subject property the same address as its adjacent property to the east. The owner wishes to rezone the vacant lot, so it is no longer split zoned.

The intended use of the subject property is to build a garage/office space to store Dixie Exterminators company vehicles. Although the majority of the surrounding properties are zoned OI, the property is adequate for CRC zoning. The applicant understands that an exemption plat will have to be submitted, approved, and recorded to move the current property line. There will be no change to the use of the property that would adversely affect the surrounding properties.

Public Works has identified an area of concern; the proposed placement of the garage/office space will require all storm drains to be rerouted and retain the 20 feet drainage easements. Also, the sanitary sewer line has a 20 feet easement to retain.

The City of Marietta Comprehensive Plan and the Future Land Use map designates this as Community Activity Center (CAC). The zoning request to rezone this small amount of property to CRC to develop this property as a part of Dixie Exterminators is consistent with the current designation.

Prepared by: Jasiri Chate

Approved by: Sherry Jones for Rusty Rota



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



DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

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?	Sope 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?	NO
Potential presence of endangered species in the area?	NO

Transportation

What is the road effected by the proposed change?	Marble Mill Road, Church Street Extension, Campbell Hill Street
What is the classification of the road?	Marble Mill Road – Local Church Street Extension – Arterial Campbell Hill Street – 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?	YES
Transportation improvements in the area?	NO
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.

Z2015-25 [REZONING] REX HOWTON requesting rezoning for property located in Land Lot 1014, District 16, Parcel 1060, 2nd Section, Marietta, Cobb County, Georgia and being known as 900 Campbell Hill Street from OI (Office Institutional) to CRC(Community Retail Commercial). Ward 5.

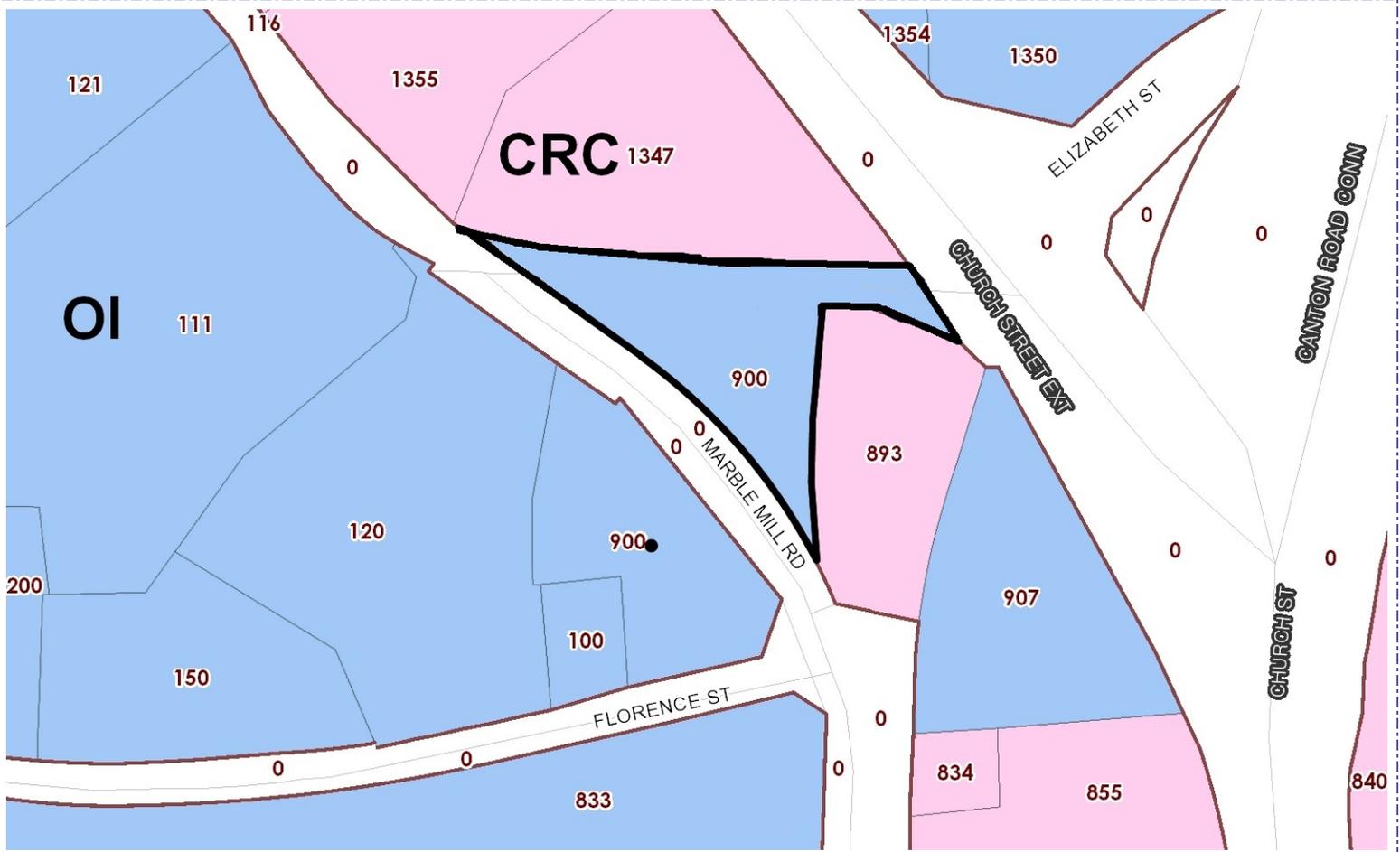
A description and plat of the property sought for the rezoning and future land use assignment are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto.

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
900 CAMPBELL HILL ST	16101401060	0.323	5B	OI	CAC
900 CAMPBELL HILL ST	16101401060	0.53	5B	OI	CAC

Property Owner: Rex D. Howton

Applicant:

Proposed Zoning: CRC

Agent:

Proposed Use:

Planning Commission Date: 07/01/2015

City Council Hearing Date: 07/05/2015

Case Number: Z2015-25

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

GENERAL NOTES~

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN ANGULAR ERROR OF 10 SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN 17,539. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS WAS A TOPCON GTS-303.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION RATIO OF 1 IN 68,634.

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 0100 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.

* PER DEED AND PLAT RECORDS; NO MONUMENT FOUND.

REFERENCES:

- 1) DB 13555, PG. 2954
- 2) DB 13555, PG. 2958
- 3) DB 2725, PG. 415
- 4) PB 107, PG. 29

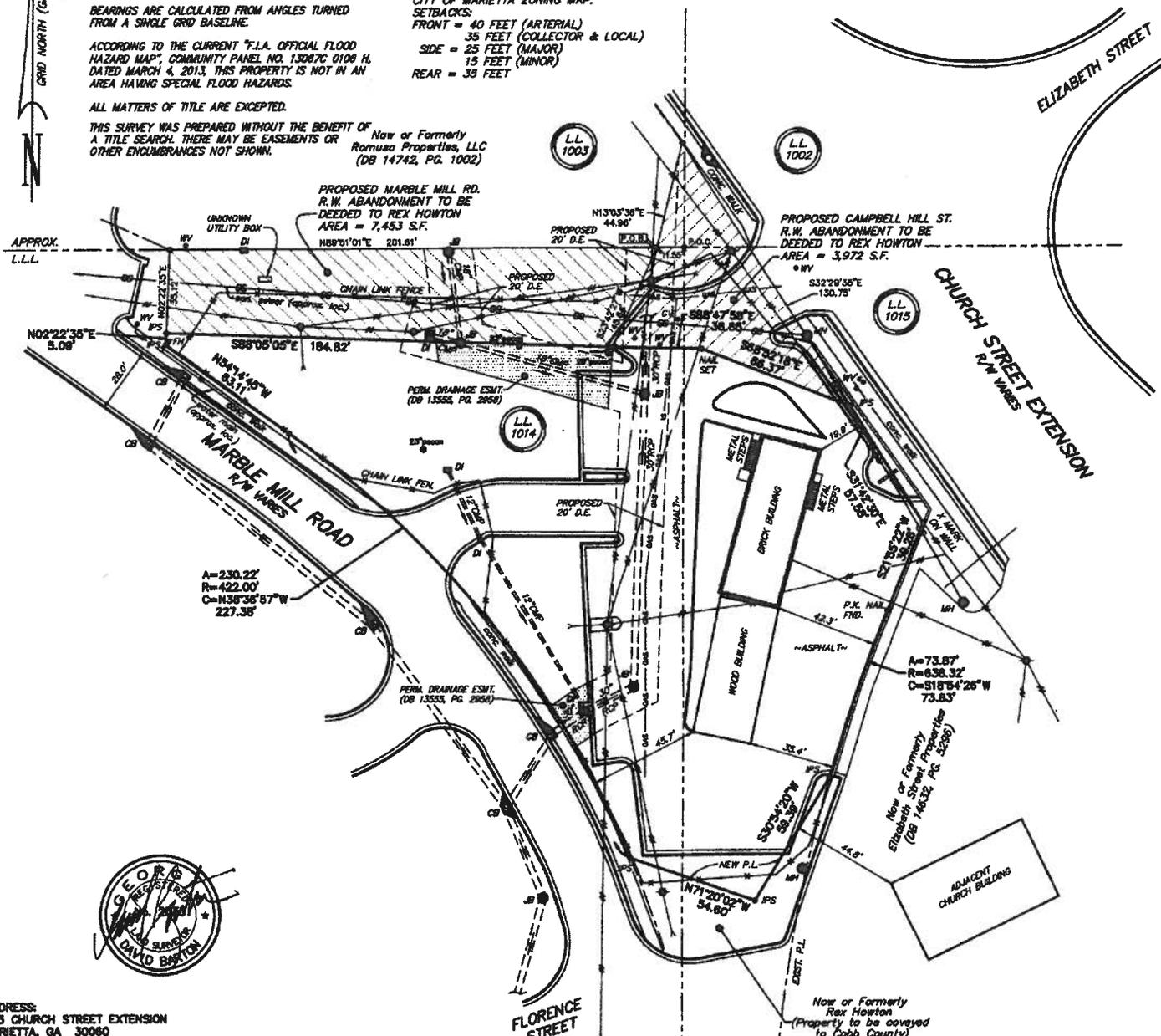
THIS PROPERTY IS CURRENTLY ZONED CRC (COMMUNITY RETAIL COMMERCIAL) PER THE CITY OF MARIETTA ZONING MAP.

SETBACKS:

- FRONT = 40 FEET (ARTERIAL)
- 35 FEET (COLLECTOR & LOCAL)
- SIDE = 25 FEET (MAJOR)
- 15 FEET (MINOR)
- REAR = 35 FEET

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 BARTON SURVEYING, INC. 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.

AREA = 37,002 SQ. FT.
0.849 ACRE



ADDRESS:
893 CHURCH STREET EXTENSION
MARIETTA, GA 30060

LEGEND

●	IPF	=	1/2" REBAR FND.
○	IPS	=	1/2" REBAR SET
—	R.W.	=	RIGHT OF WAY
---	SSE	=	SANITARY SEWER EASEMENT
- - -	DE	=	DRAINAGE EASEMENT
---	L.L.L.	=	LAND LOT LINE
---	C.L.	=	CENTERLINE
○	CT	=	CRIMP TOP PIPE
○	OT	=	OPEN TOP PIPE
—	CMP	=	CORRUGATED METAL PIPE
—	RCP	=	REINFORCED CONCRETE PIPE
○	DI	=	DROP INLET
○	JB	=	JUNCTION BOX
○	MH	=	MANHOLE
○	CB	=	CATCH BASIN
○	BM	=	BENCHMARK
○	PP	=	POWER POLE
○	FH	=	FIRE HYDRANT
○	C.M.F.	=	CONCRETE MONUMENT FND.
○	B.C.	=	BACK OF CURB
○	E.P.	=	EDGE OF PAVEMENT
—	FEN	=	FENCE
—	O.H.	=	OVERHEAD ELEC. SERVICE LINE
—	B.L.	=	BUILDING LINE
—	U.G.	=	UNDERGROUND POWER LINE
□	TX	=	TRANSFORMER

**SURVEY FOR
REX HOWTON**

LOCATED IN LAND LOTS 1014 & 1015
16th DISTRICT, 2nd SECTION
CITY OF MARIETTA
COBB COUNTY, GEORGIA
JUNE 23, 2014 1"=30'

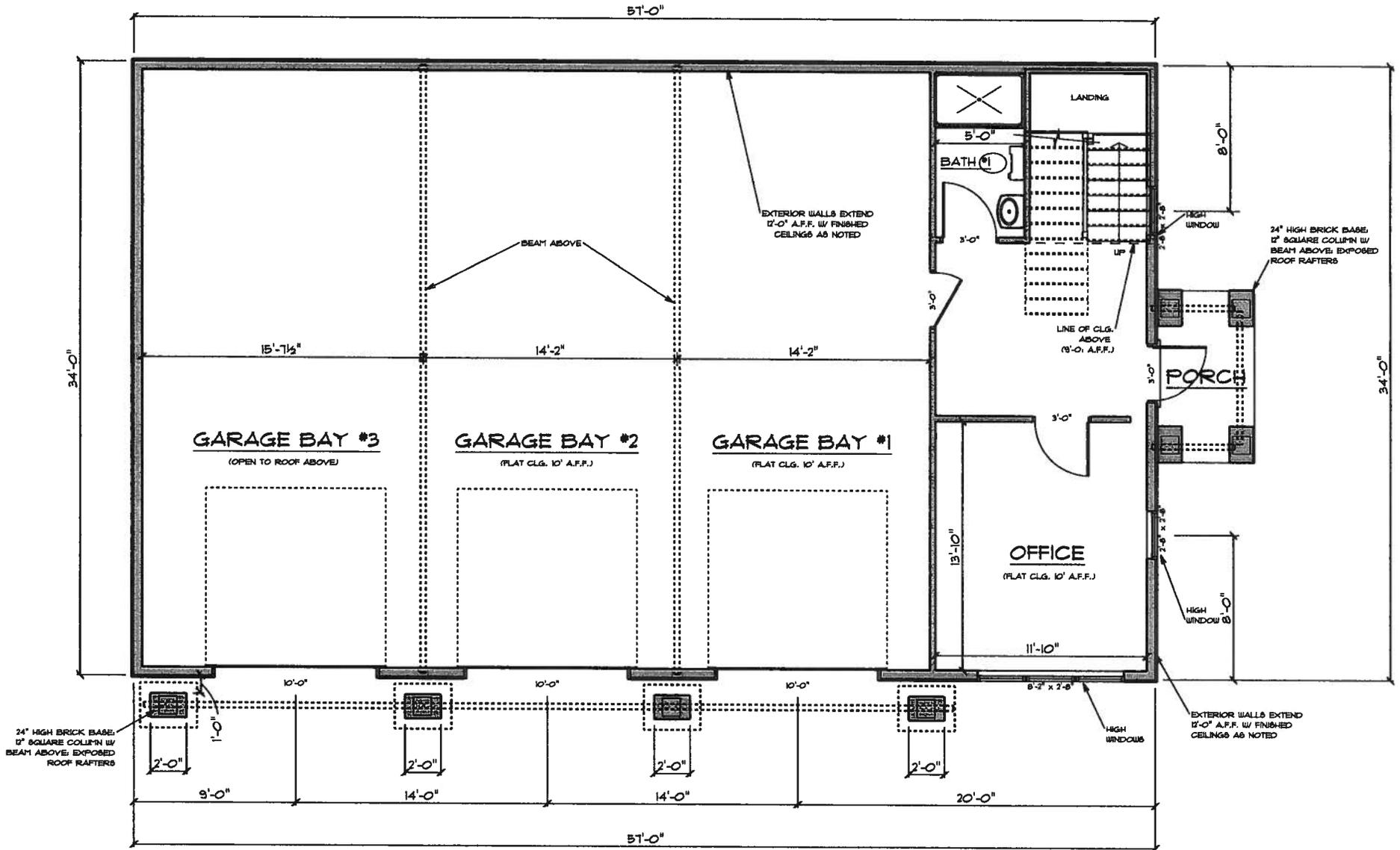


I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87.

David Barton

DAVID BARTON, GA. R.L.S. No. 2533
JOB # 14-052 DRAWN BY: NJ/TD FIELD CREW: MW/JW
FIELD DATE: 6-23-14 PLAT PREPARED: 7-1-14

BARTON SURVEYING INC.
P.O. BOX 840
LEBANON, GEORGIA 30146
(770) 345-2810



1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

FOR CLIENT REVIEW 5-13-15

