



DEANNEXATION APPLICATION ANALYSIS

ZONING CASE #: A2014-03 **LEGISTAR #:** 20140284

LANDOWNERS: Loudermilk Homes, LLC
1400 Allgood Road
Marietta, GA 30062

APPLICANT: Same

PROPERTY ADDRESS: 1400 Allgood Road

PARCEL DESCRIPTION: Land Lot 09210, District 16, Parcel 0020

AREA: 6.49 acs. **COUNCIL WARD:** 6

EXISTING ZONING: R-2 [Single Family Residential (City)]

REQUEST: R-20 [Single Family Residential (County)]

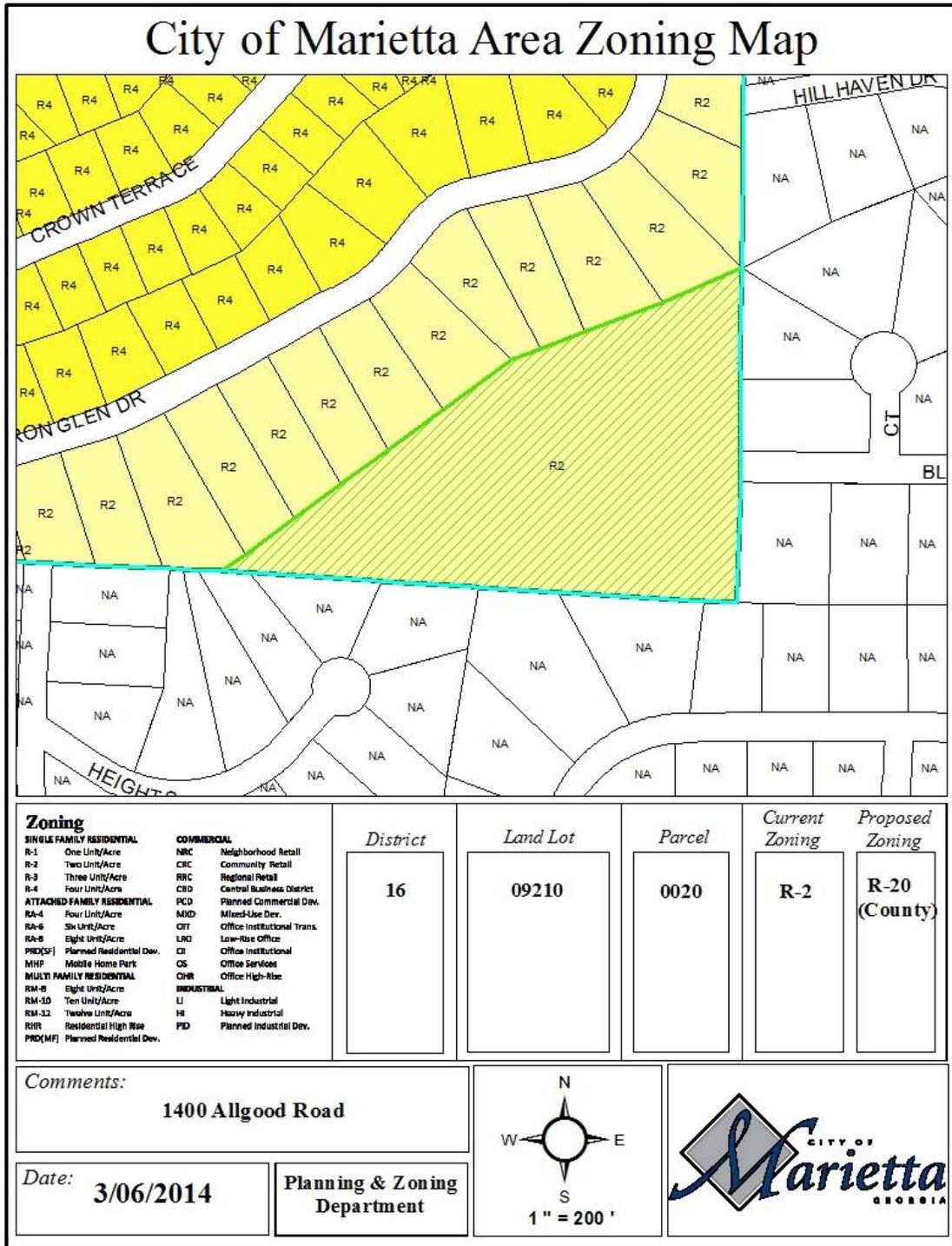
**FUTURE LAND USE MAP
RECOMMENDATION:** LDR - Low-Density Residential

REASON FOR REQUEST: Applicant is requesting to be deannexed into Cobb County in order to develop a single family residential subdivision. Access to the property is from Blackjack Drive, a County street.

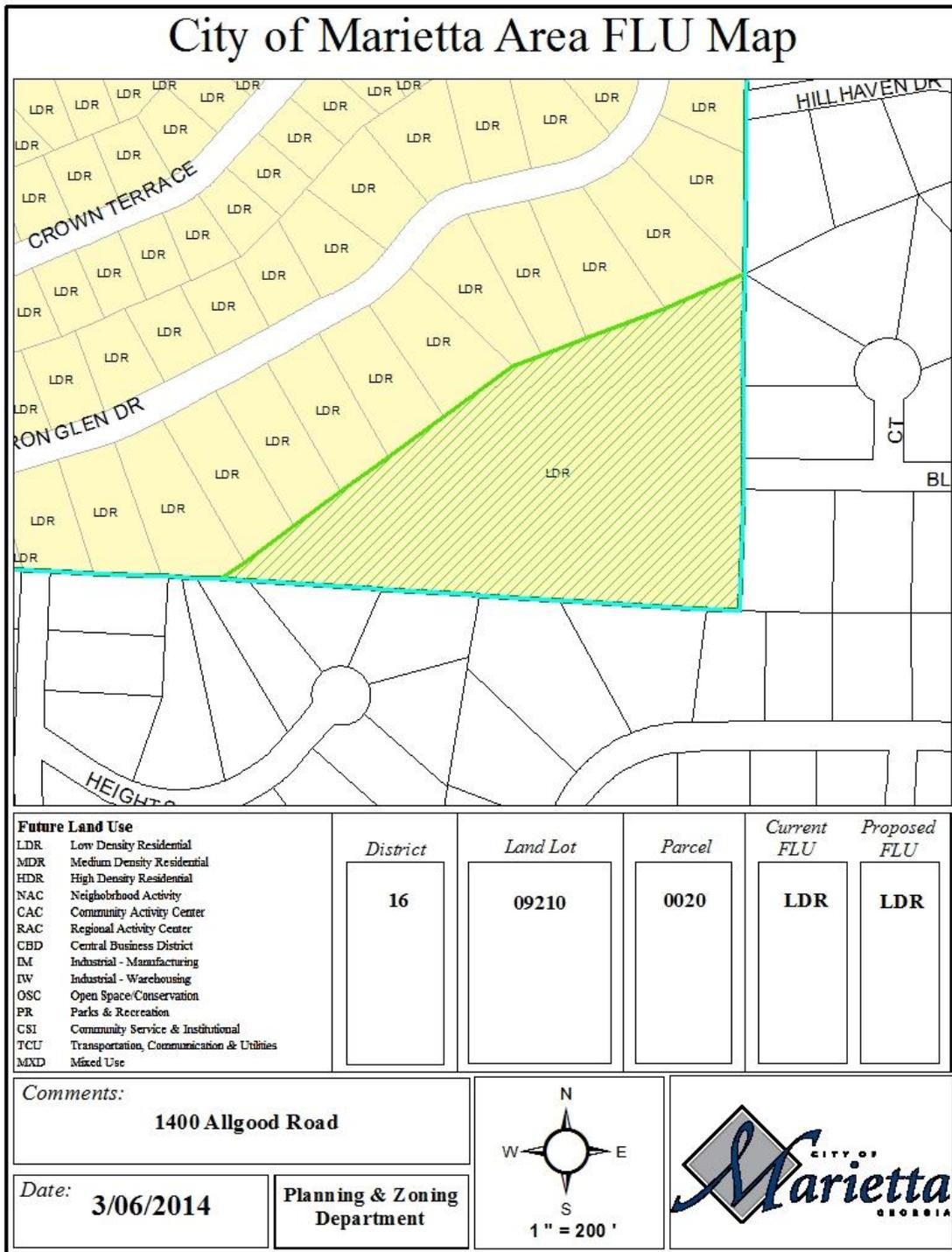
PLANNING COMMISSION HEARING: Tuesday, April 1, 2014 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, April 9, 2014 – 7:00 p.m.

ZONING MAP



ZONING MAP



PICTURES OF PROPERTY



End of Blackjack Drive



Slope of 1400 Allgood Road property



Slope on rear of property



Slope to adjacent residential property

STAFF ANALYSIS

Location Compatibility

The property owner, Loudermilk Homes, LLC, is requesting to deannex the parcel identified as 1400 Allgood Road (Tax ID #16-09210-0020), which is an undeveloped parcel located at the western end of Blackjack Drive, a Cobb County street. The subject property is 6.49 acres and is currently zoned R-2 (Single-Family Residential, 2 units/ac). The applicant is requesting that the property be deannexed into Cobb County, so that the property can be developed as a single family residential subdivision with approximately eight (8) lots.

North and west of the subject property are neighboring properties that are zoned R-2 within Cameron Glen subdivision. Properties to the south and east are zoned R-20 within Woodstream at Blackjack Hills subdivision in Cobb County. The subject property was once part of the property that was developed into Cameron Glen subdivision, but was left undeveloped. Although it is no longer adjacent to Allgood Road, it continues to have an Allgood Road address.

Use Potential and Impacts

The R-2 zoning on the property is consistent with surrounding zoning of properties in the City of Marietta, as well as properties in Cobb County. In addition, the existing R-2 zoning would be an appropriate zoning classification for the proposed eight (8) lot development.

The Future Land Use (FLU) of the City's Comprehensive Plan designates the subject property and all surrounding properties within Marietta's city limits as Low Density Residential (LDR), which is suitable for low-density housing up to three (3) dwelling units per acre. As a result, the proposed use is compatible with the future land use designation adopted by the Comprehensive Plan.

Environmental Impacts

This site is undeveloped, and has a substantial number of trees and vegetation on the hillside. Public Works staff has noted that: *"The tract is the "top of the hill" with steep slopes in virtually all directions. Potentially severe drainage problems onto adjacent parcels in all directions. This includes onto adjacent Cameron Glen Subdivision as well as the County subdivisions to the east and south. Existing severe drainage and subsurface drainage problems currently exist on the Cameron Glen lots with a large railroad tie retaining wall. Property development above would likely worsen these conditions."*

There is no indication that any streams, floodplains, wetlands, or endangered species exist on the property.



Economic Functionality

Although it has never been developed, the subject property is economically functional as currently zoned. The Cobb County Tax Assessor has appraised the land at \$157,500 and the owner paid \$1,431.87 in city and school taxes last year. By deannexing the land, the city would forego these taxes and any future taxes and/or fees/permits on the improved land.

Infrastructure

The applicant has indicated that the proposed development will include approximately eight (8) single family residential lots with access from Blackjack Drive. If the property remains in the City of Marietta jurisdiction, in addition to traffic to and from the proposed residential units, there will be additional daily traffic from school buses and refuse trucks that will add regular trips to the Cobb County streets leading to this development.

Due to the steep slopes associated with the property, there will be additional impacts due to accommodations made to address drainage, water, sewer, electricity, and other public infrastructure. However, these will be issues whether the development is handled by the City of Marietta or by Cobb County development staff.

There will be a minor impact to the public education system if the petition to deannex is granted.

History of Property

The property was annexed and zoned into the City of Marietta, along with the property that is now developed as Cameron Glen subdivision, but this particular area has never been developed. There is no history of variances, special conditions, or special land use permits on file in City records for the subject property.



ANALYSIS & CONCLUSION

The property owner, Loudermilk Homes, LLC, is requesting to deannex the parcel identified as 1400 Allgood Road (Tax ID #16-09210-0020), which is an undeveloped parcel located at the western end of Blackjack Drive, a Cobb County street. The subject property is 6.49 acres and is currently zoned R-2 (Single-Family Residential, 2 units/ac).

The applicant is requesting that the property be deannexed into unincorporated Cobb County, so that the property can be developed as a single family residential subdivision with approximately eight (8) lots with access from Blackjack Drive. Due to the steep slopes associated with the property, there will be additional impacts due to accommodations made to address drainage, water, sewer, electricity, and other public infrastructure. However, these will be issues whether the development is handled by the City of Marietta or by Cobb County development staff. If the property remains in the City of Marietta jurisdiction, there will be additional daily traffic from school buses and refuse trucks that will add regular trips to the Cobb County streets leading to this development, in addition to traffic to and from the proposed residential units.

The Future Land Use (FLU) of the City's Comprehensive Plan designates the subject property and all surrounding properties within Marietta's city limits as Low Density Residential (LDR), which is suitable for low-density housing up to three (3) dwelling units per acre. As a result, the proposed use is compatible with the future land use designation adopted by the Comprehensive Plan.

Prepared by: _____

Approved by: _____



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?	YES – severe slopes
Are there storm water issues related to the application?	YES – drainage onto virtually all adjacent parcels
Potential presence of endangered species in the area?	NO

Transportation

What is the road affected by the proposed change?	Blackjack Drive, Bentcreek Drive, Shadowrock Drive, Shadowrock Heights
What is the classification of the road?	Local
What is the traffic count for the road?	---
Estimated number of cars generated by the proposed development? **	Insufficient Data provided
Estimated number of trips generated by the proposed development? **	Insufficient Data provided
Do sidewalks exist in the area?	YES if connected
Transportation improvements in the area?	NO
If yes, what are they?	---

*** The above Trip Generation numbers are estimated from an ITE list. We make these estimates in good faith using known data at the time of the review.*

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- Site plans will be required for construction if proposed within the City (County will likely require similar). Site plans must include, parking, driveways, streets, erosion-sedimentation-and pollution control plan, stormwater management (preventing concentrated flows from adjacent lots roads, and areas), stormwater quality (bioretention or other on each lot), and any other applicable improvements required by City Code and Georgia Stormwater Management Manual. Additional comments will be made at time of site plan submittal. There can be no point discharge onto adjacent property which is not into a stream, defined drainageway, or storm sewer. Discharge will not be allowable at the property line, or into the street R.O.W. If easements are required for drainage through adjacent property, then the owner is to obtain.
 - The tract is the “top of the hill” with steep slopes in virtually all directions. Potentially severe drainage problems onto adjacent parcels in all directions. This includes onto adjacent Cameron Glen Subdivision as well as the County subdivisions to the east and south. Existing severe drainage and subsurface drainage problems currently exist on the Cameron Glen lots with a large railroad tie retaining wall. Property development above would likely worsen these conditions.
 - While deannexation into the County will place all concerns for this parcel into County jurisdiction, the severe drainage concerns will continue to be posed on City parcels.