



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

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)

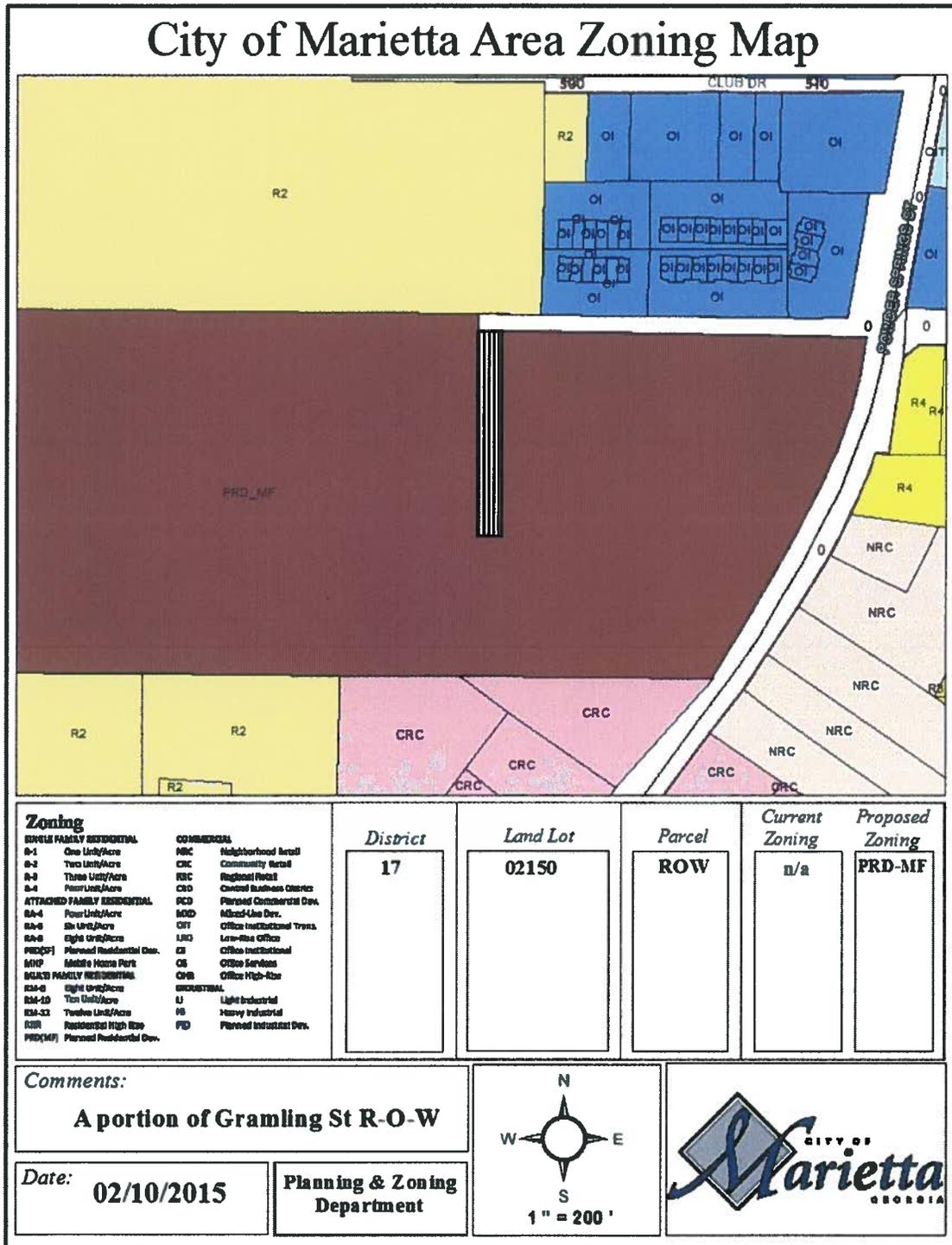
FUTURE LAND USE: N/A

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.

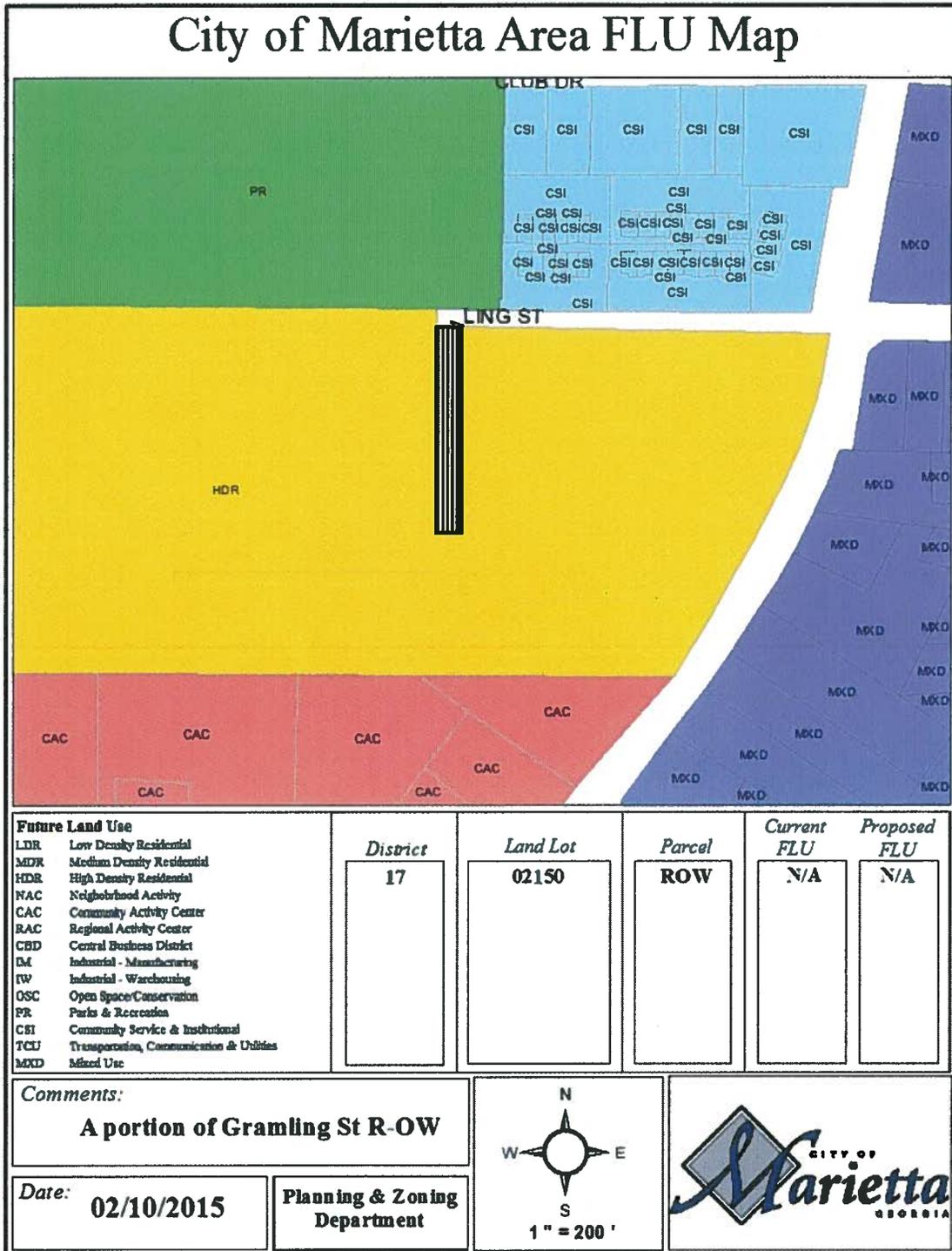
PLANNING COMMISSION HEARING: Tuesday, March 3, 2015 – 6:00 p.m.

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

MAP



FLU MAP



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.



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: _____

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?	---
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?	

•



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 _____ 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, 2nd 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.

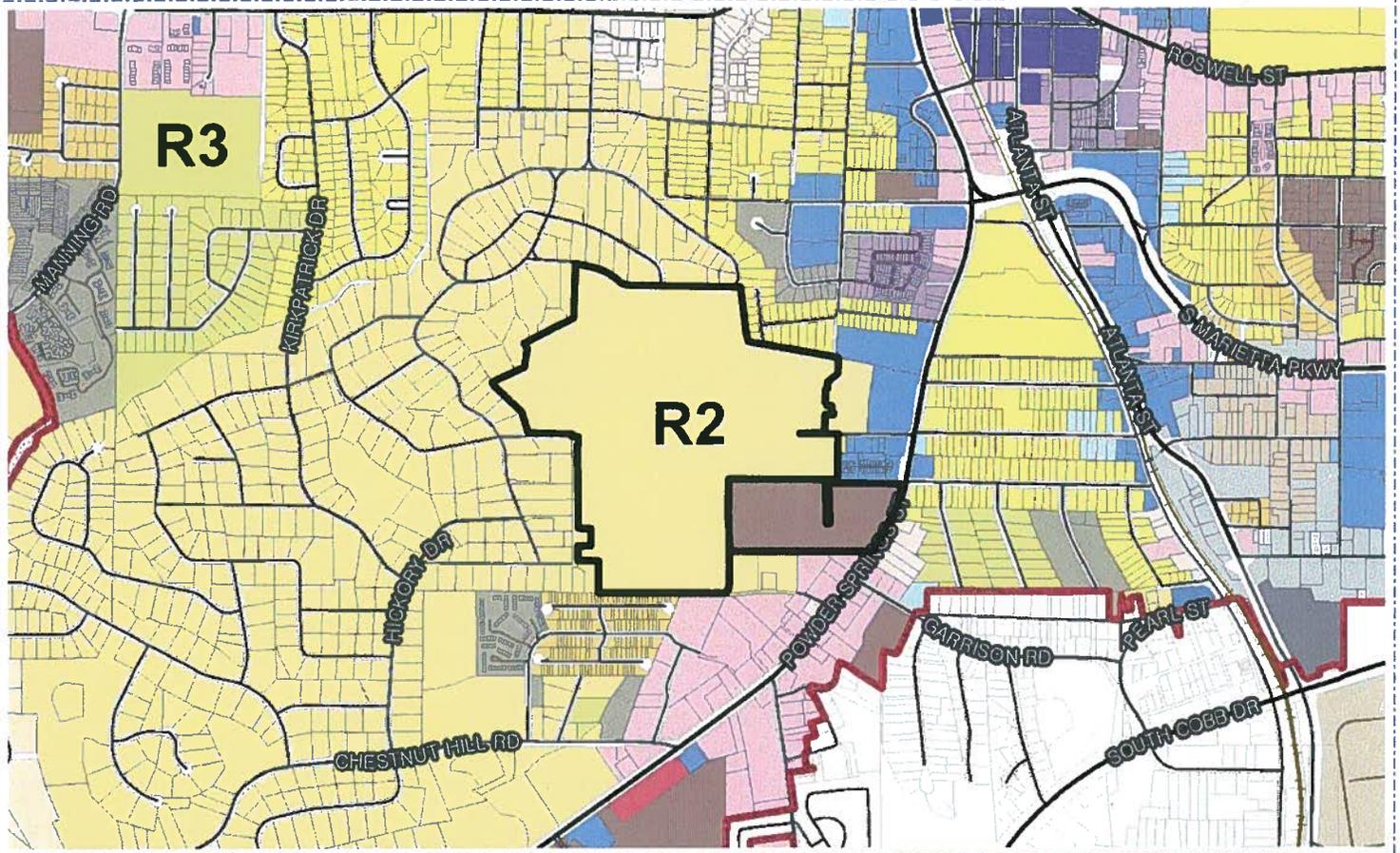
For additional information please call the Planning and Zoning Office (770) 794-5669.

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
205 Lawrence Street
Marietta, Georgia 30060



Rezoning



Address	Parcel Number	Acreage	Ward	Zoning	FLU
500 POWDER SPRINGS ST	17014500010	115.751	3A	R2	PR

Property Owner: City of Marietta

Applicant:

Proposed Zoning: PRD-MF

Agent:

Proposed Use:

Planning Commission Date: 3/3/15

City Council Hearing Date: 3/11/15 **Case Number:** Z2015-12

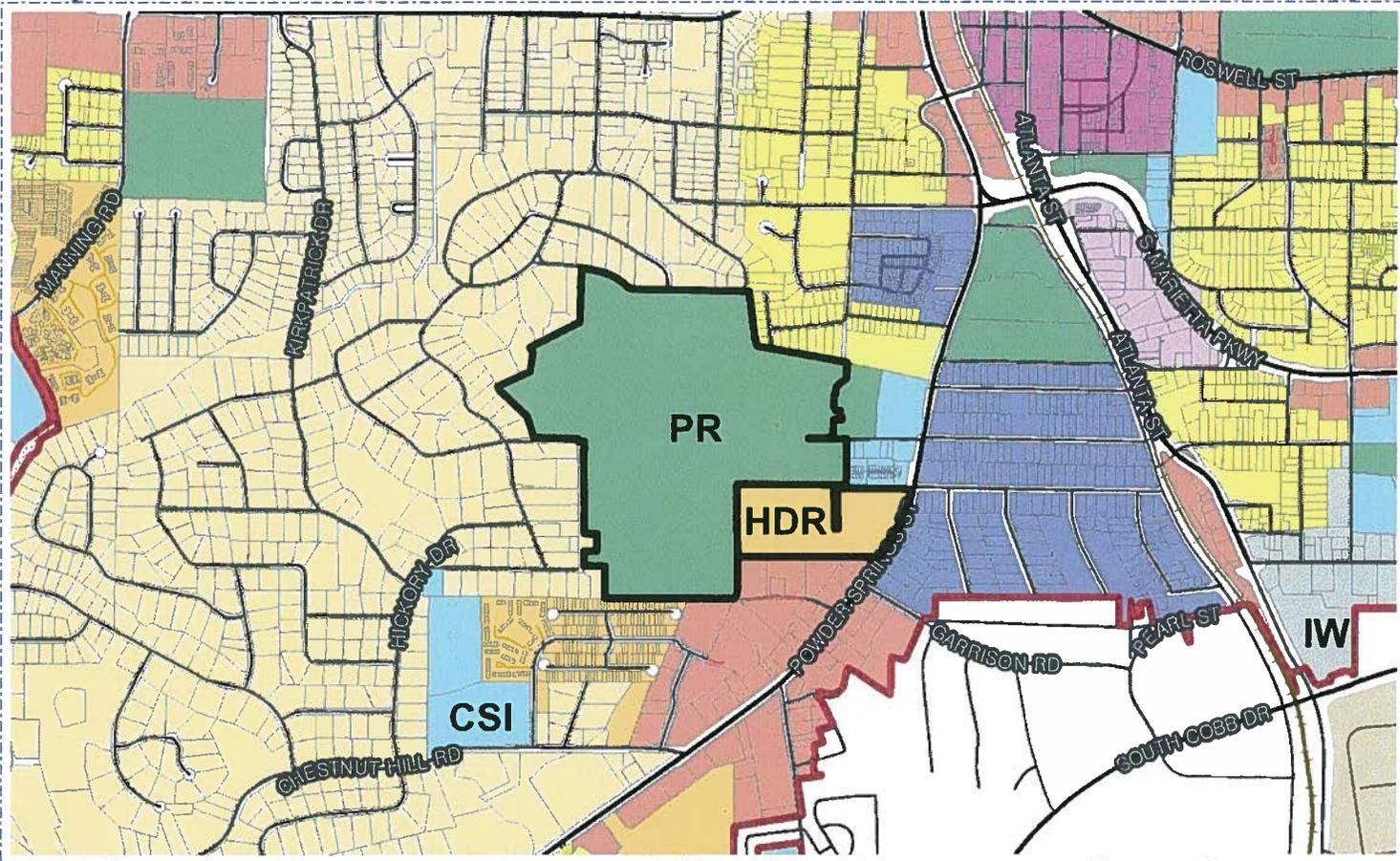
City of Marietta Planning & Zoning

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
- RAB - Single Family Residential - Attached
- RAS - 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



Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
500 POWDER SPRINGS ST	17014500010	115.751	3A	R2	PR
<i>Planning Commission Hearing Date:</i>	3/3/15	Future Land Use Symbols 			
<i>City Council Hearing Date:</i>	3/11/15				
<i>Future Land Use:</i>					
<i>Case Number:</i>					
<i>Comments:</i>					
City of Marietta Planning & Zoning					



Aerial Map



Address	Parcel Number	Acreage	Ward	Zoning	FLU
500 POWDER SPRINGS ST	17014500010	115.751	3A	R2	PR

Property Owner:	City of Marietta
Applicant:	
City Council Hearing Date:	3/11/15
Planning Commission Hearing Date:	3/3/15
BZA Hearing Date:	Case Number: Z2015-12
Comments:	

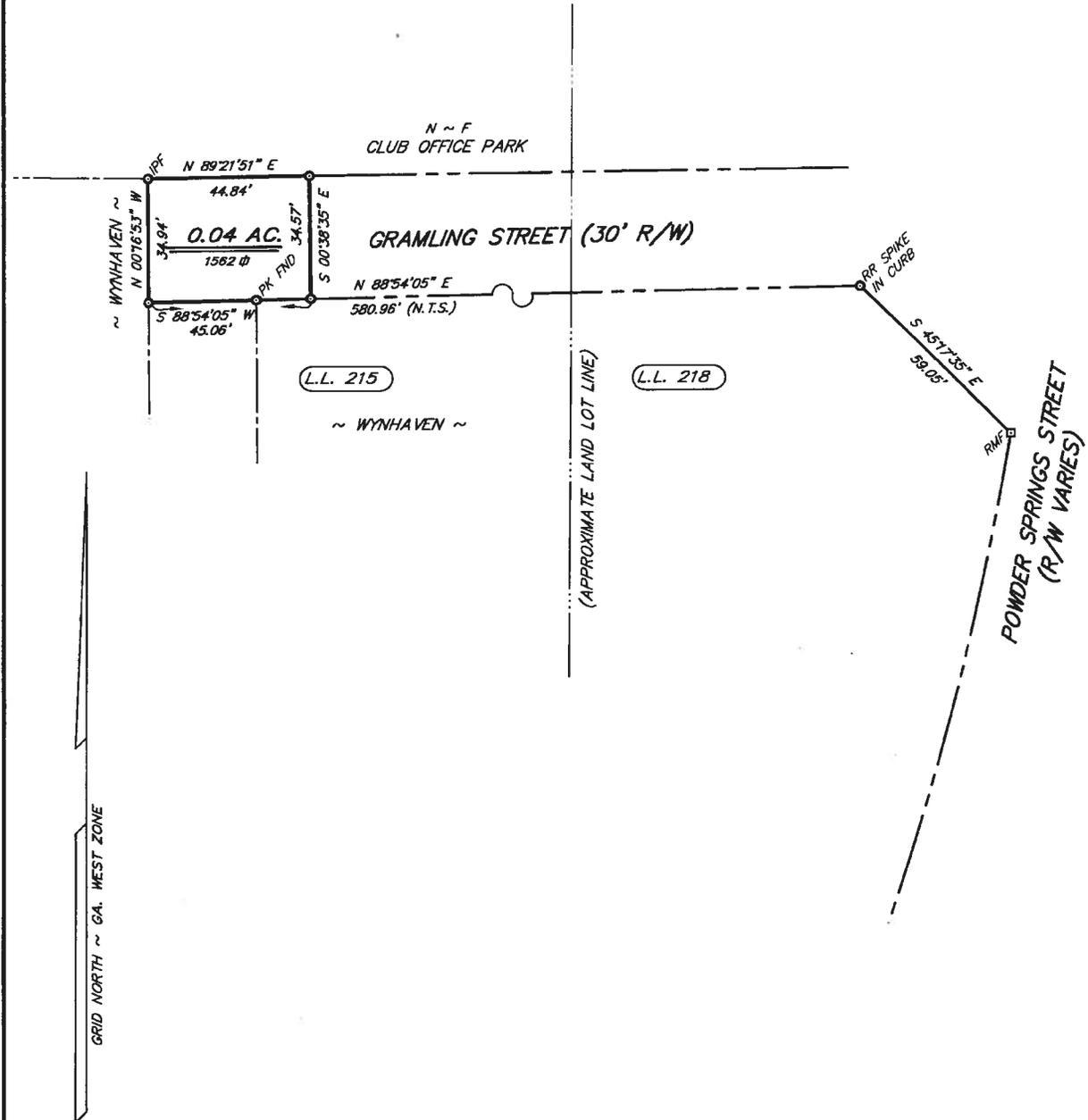
Legend

- Railroads
- City Limits
- Cobb County Pockets

City of Marietta Planning & Zoning

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: XXX 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 # 130026, MAP NUMBER # 13067 C 0108 J DATED MARCH 4, 2013.



Gaskins

ENGINEERING • SURVEYING • PLANNING/CONSULTING • CONSTRUCTION MGMT

Marietta Office
1266 Powder Springs Rd
Marietta, Georgia 30064
Phone: (770) 424-7168

LSP# 789
www.gscsurvey.com

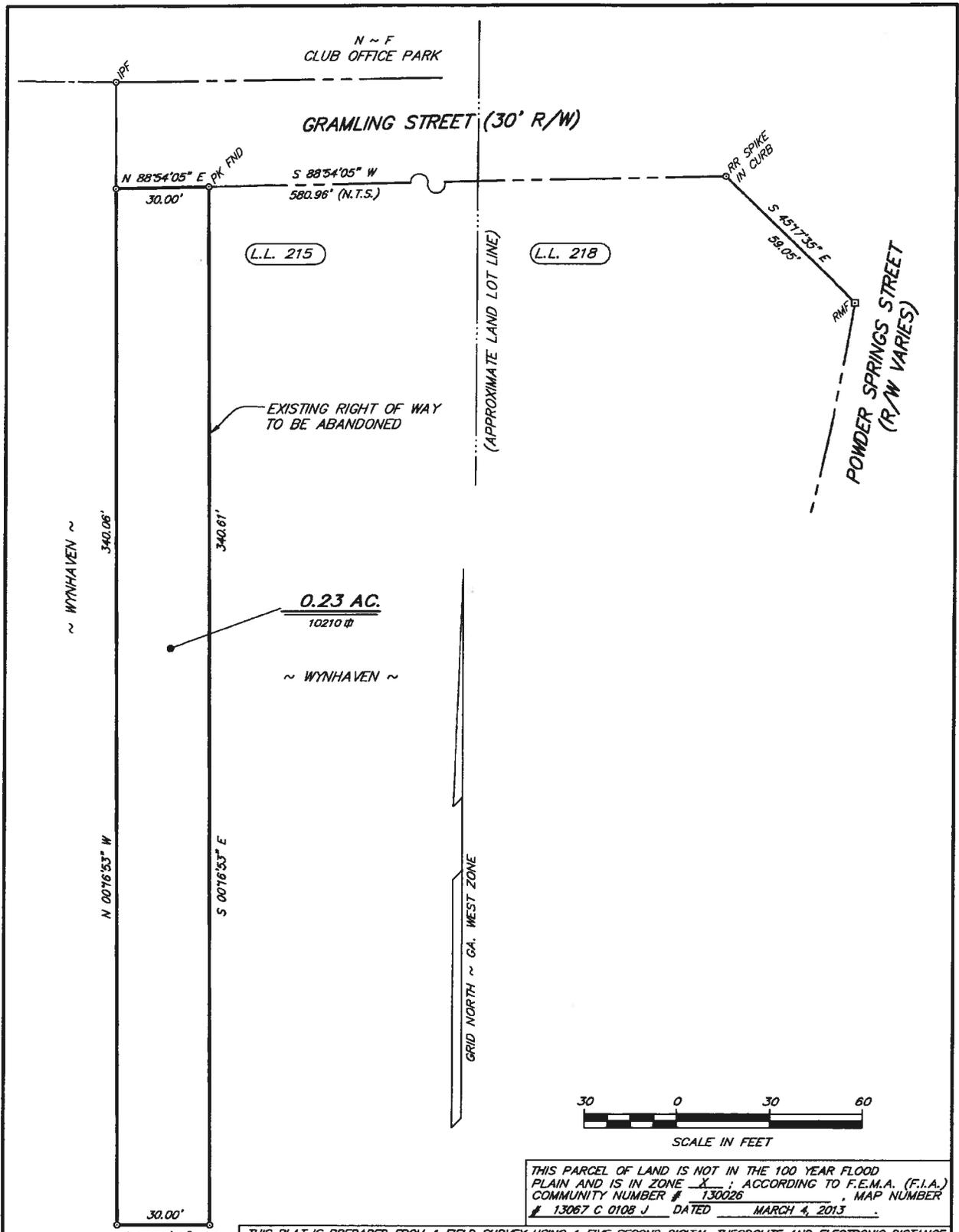
Canton Office
2288 Marietta Highway
Canton, Georgia 30114
Phone: (770) 479-9698

FIELD DATE: NA	DRAWN BY: SAJ
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.



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>Marietta Office 1266 Powder Springs Rd Marietta, Georgia 30064 Phone: (770) 424-7168</p>	<p>LSP# 789 www.gscsurvey.com</p>	<p>Canton Office 2288 Marietta Highway Canton, Georgia 30114 Phone: (770) 479-9698</p>
--	---------------------------------------	---

FIELD DATE: NA	DRAWN BY: SAJ
OFFICE DATE: 2-10-15	CHECKED BY: CAE
SCALE: 1"=30'	FILE: P:\B500\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.

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:

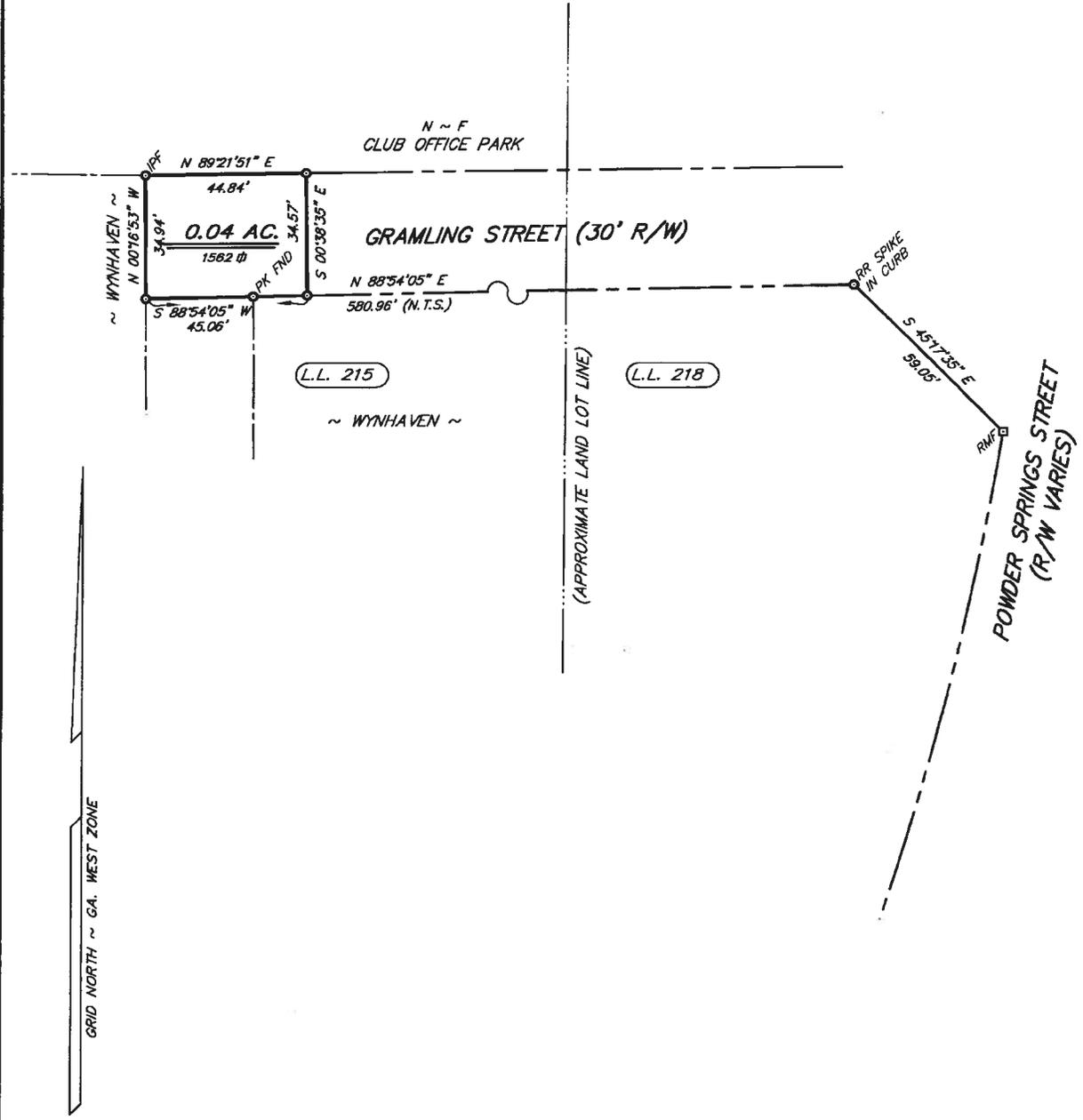
Beginning at a railroad spike found in the curb at the mitered right of way intersection of the westerly right of way of Powder Springs Street (R/W Varies) and the southerly right of way of Gramling Street (30' R/W),
thence following along said southerly right of way of Gramling Street (30' R/W)
South 88 degrees 54 minutes 05 seconds West, 580.96' feet to a 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: XXX 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 # 130026 , MAP NUMBER # 13067 C 0108 J DATED MARCH 4, 2013



Gaskins

ENGINEERING • SURVEYING • PLANNING/CONSULTING • CONSTRUCTION MGMT

Marietta Office
1266 Powder Springs Rd
Marietta, Georgia 30064
Phone: (770) 424-7168

LSP# 789
www.gscsurvey.com

Canton Office
2288 Marietta Highway
Canton, Georgia 30114
Phone: (770) 479-9698

FIELD DATE: NA	DRAWN BY: SJU
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.