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## **REZONING APPLICATION ANALYSIS**

**ZONING CASE #:** Z2015-03      **LEGISTAR:** 20141324

**LANDOWNERS:** Mai T. Cao  
2773 Lower Roswell Road  
Marietta, GA 30068

**APPLICANT:** CBS Outdoor, LLC  
c/o Scott Peters, Esq.  
3745 Atlanta Industrial Way NW  
Atlanta, GA 30331

**AGENT:** n/a

**PROPERTY ADDRESS:** 130 & 140 Chert Road

**PARCEL DESCRIPTION:** Land Lot 1210, District 16, Parcels 0170 & 0160

**AREA:** 0.3 acres      **COUNCIL WARD:** 7A

**EXISTING ZONING:** OI (Office Institutional)

**REQUEST:** CRC (Community Retail Commercial)

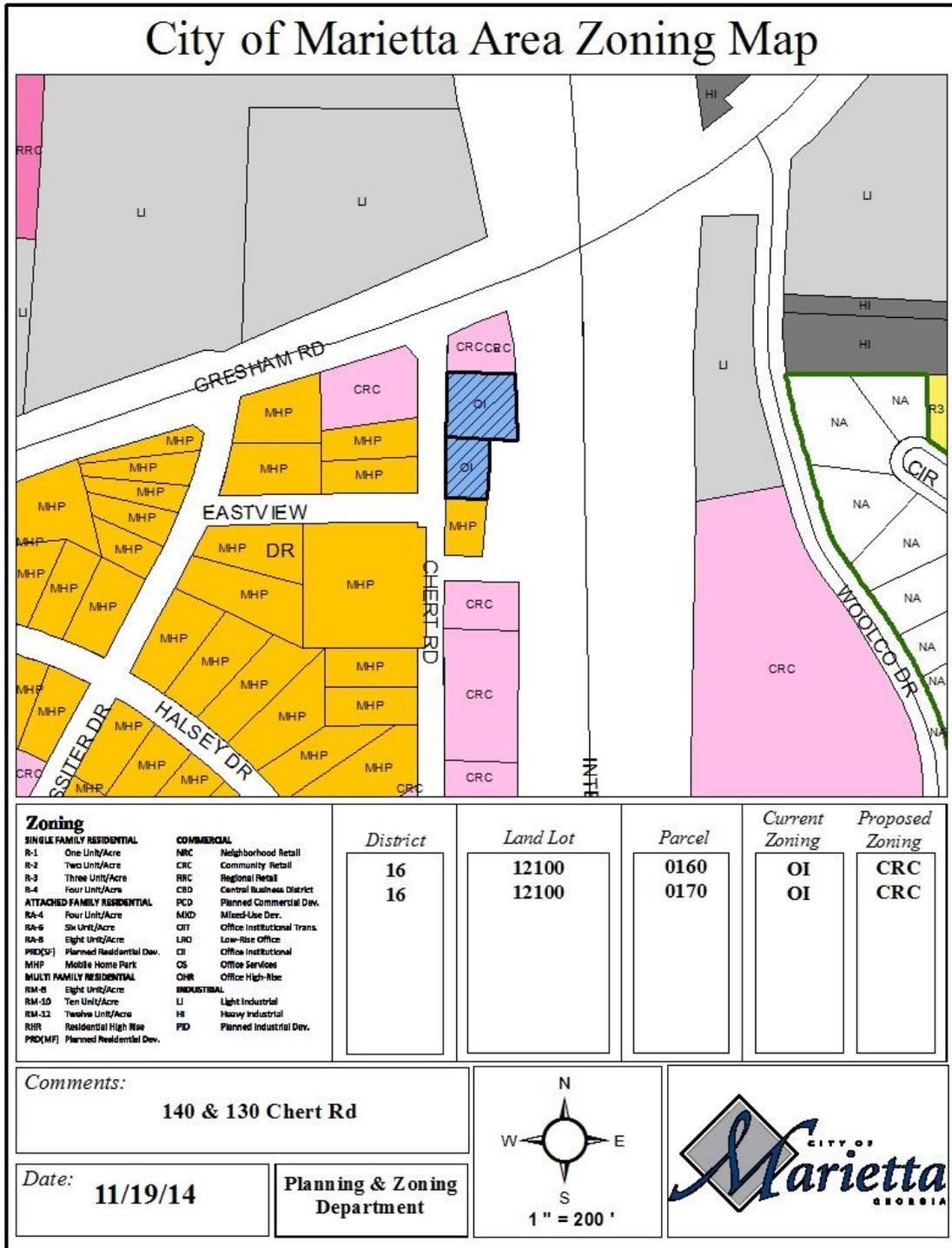
**FUTURE LAND USE:** RAC (Regional Activity Center)

**REASON FOR REQUEST:** The applicant is requesting to rezone the properties from OI (Office Institutional) to CRC (Community Commercial Retail) in order to bring all properties under the same zoning and to combine the properties.

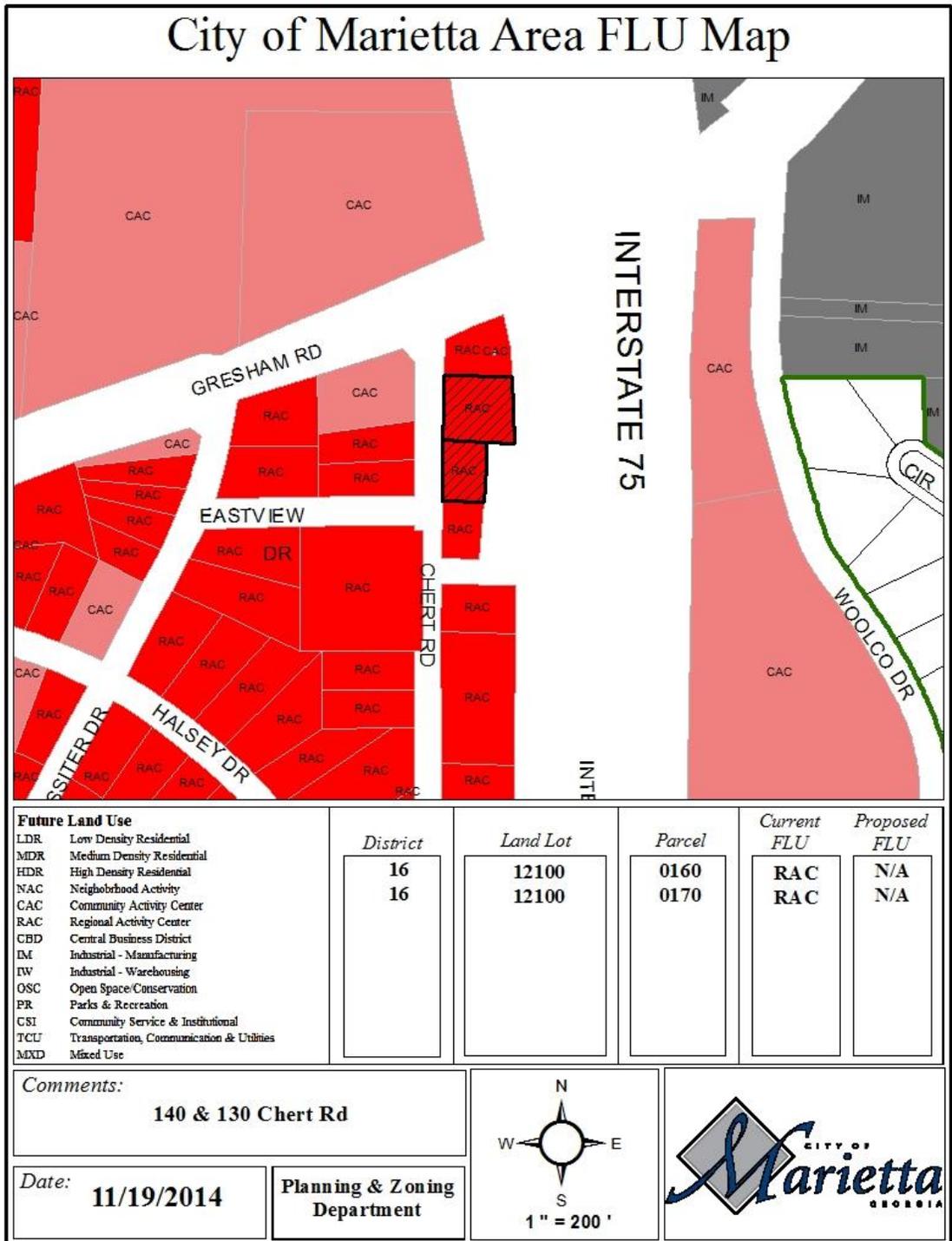
**PLANNING COMMISSION HEARING:** Tuesday, January 6, 2015

**CITY COUNCIL HEARING:** Wednesday, January 14, 2015

# MAP



## FLU MAP



**PICTURES OF PROPERTY**



**130 and 140 Chert Road**



**130 and 140 Chert Road**



**130 and 140 Chert Road**

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## STAFF ANALYSIS

### *Location Compatibility*

Scott Peters, representing CBS Outdoor LLC, and on behalf of the property owner Mai Cao, is requesting to rezone 0.605 acres at 130 and 140 Chert Road from OI (Office Institutional) to CRC (Community Commercial Retail). Adjacent properties to the north and west are zoned CRC; and adjacent properties to the west and south are zoned MHP (Mobile Home Park). The subject property abuts Interstate 75 to the east.

### *Use Potential and Impacts*

The applicant, CBS Outdoor, wishes to rezone the two properties at 130 and 140 Chert Road from OI to CRC. CBS Outdoor is in the process of demolishing a billboard that is located on the adjacent property to the north, 1200 Gresham Road, with the intention of rebuilding a replacement billboard on the subject property. The billboard at this location is being taken down as a result of the Northwest Corridor Project. The Georgia Department of Transportation (GDOT) will be widening I-75 westward in order to construct elevated, managed lanes. The property at 1200 Gresham is already zoned CRC. The applicant intends to combine the three (3) parcels and then rebuild a new billboard; but in order for the parcels to be combined into one, they must have the same zoning classification. The rezoning of these properties and their combination will bring the resulting site more in compliance to relocate the billboard. There will, however, still be a number of variances needed in order to rebuild the billboard that have been applied for by the applicant and will be considered at the same City Council meeting.

The City's Comprehensive Plan indicates that the subject and all the adjacent properties as having a Future Land Use (FLU) of Regional Activity Center (RAC). The purpose of the RAC category is to provide for areas that can support a high density of development serving regional markets and trade areas. These districts are generally located along major arterials, highway interchanges and along high capacity mass transit routes. Neither the current OI zoning nor the proposed CRC zoning are compatible zoning categories within the existing RAC designation. However, both are compatible with other properties in the area.

### *Environmental Impacts*

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



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*Economic Functionality*

The current properties are both vacant lots, which are small and narrow, and do not meet current lot size requirements under the OI zoning classification. The adjacent property to the north contains a billboard; and the adjacent property to the south is vacant.

**STAFF ANALYSIS CONTINUED**

*Infrastructure*

Since no construction or development is proposed at this time, there would be no impact to transportation, education, water, sewer, electricity, or other public infrastructure in the area.

*History of Property*

There is no history of any variances, Special Land Use Permits, or rezonings for this property.



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## ANALYSIS & CONCLUSION

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

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




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## DATA APPENDIX

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

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Is a water line adjacent to the property?	N/A
If not, how far is the closest water line?	N/A
Size of the water line?	N/A
Capacity of the water line?	N/A
Approximate water usage by proposed use?	N/A

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

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Is a sewer line adjacent to the property?	N/A
If not, how far is the closest sewer line?	N/A
Size of the sewer line?	N/A
Capacity of the sewer line?	A.D.F. Peak
Estimated waste generated by proposed development?	N/A
Treatment Plant Name?	N/A
Treatment Plant Capacity?	N/A
Future Plant Availability?	N/A




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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?	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*

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What is the road effected by the proposed change?	Chert Road
What is the classification of the road?	Local
What is the traffic count for the road?	NA
Estimated number of cars generated by the proposed development?	---
Estimated number of trips generated by the proposed development?	---
Do sidewalks exist in the area?	No
Transportation improvements in the area?	Yes
If yes, what are they?	I-75 reversible lane

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## DATA APPENDIX CONTINUED

### *EMERGENCY SERVICES*

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Nearest city or county fire station from the development?	Station 52
Distance of the nearest station?	0.8 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

### *MARIETTA POWER - ELECTRICAL*

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

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

What special conditions would be involved in serving this site?

Customer choice by size.

Additional comments: