Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2020 - 10 **LEGISTAR: 20200077**

LANDOWNERS: **20 Holdings, LLC.**
1360 Center Drive, Suite 210
Atlanta, GA 30338

APPLICANT: **Same as above**

AGENT: **J. Kevin Moore, Esq.**
Moore, Ingram, Johnson, & Steele, LLP
326 Roswell Street
Marietta, GA 30060

PROPERTY ADDRESS: **1501 & 1521 Sandtown Road**

PARCEL DESCRIPTION: **17 02090 0810 & 17 02080 0010**

AREA: ~4.2 Acres **COUNCIL WARD: 3A**

EXISTING ZONING: **R-20 (Cobb County) Single Family Residential**

REQUEST: **PRD-SF (Planned Residential District – Single Family)**

FUTURE LAND USE RECOMMENDATION: **MDR (Medium Density Residential)**

REASON FOR REQUEST: The applicant is requesting this annexation and rezoning to develop thirty-three (33) single family residential attached homes in the City of Marietta.

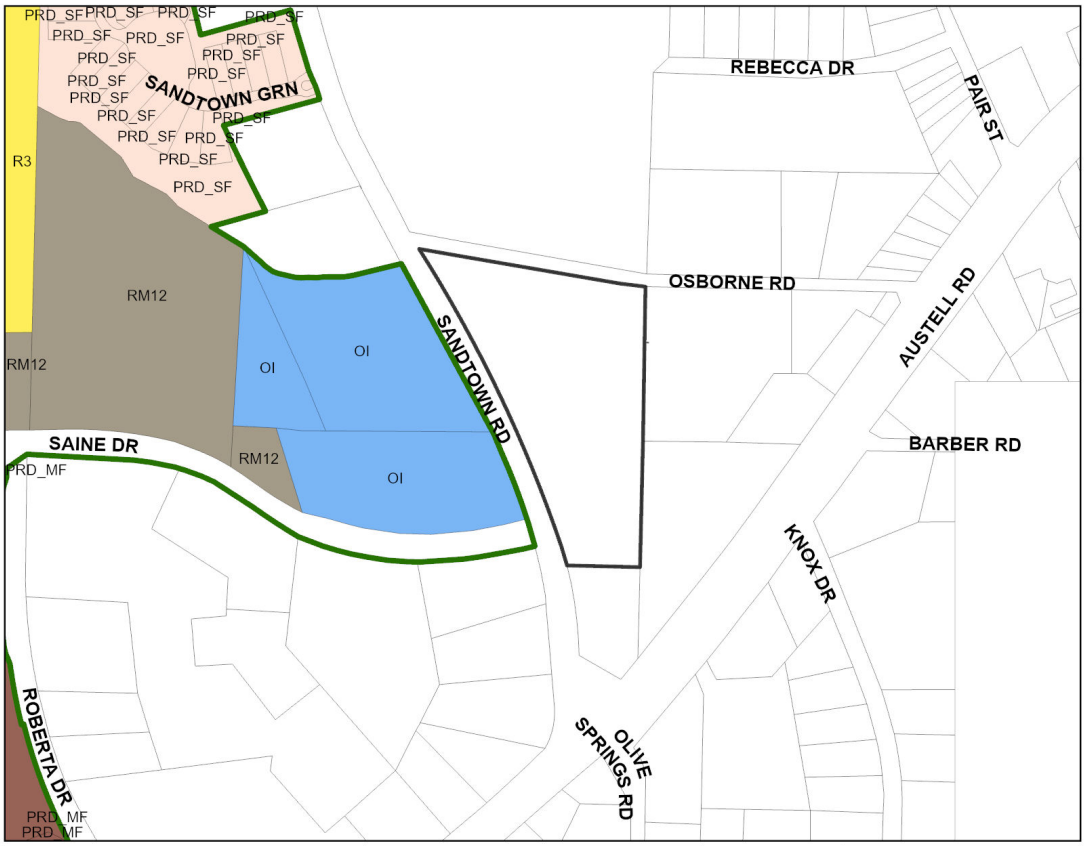
PLANNING COMMISSION HEARING: Tuesday, March 3, 2020 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, March 11, 2020 – 7:00 p.m.

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

MAP

City of Marietta Area Zoning Map



Zoning

SINGLE FAMILY RESIDENTIAL		**COMMERCIAL**	
R-1	One Unit/Acre	NRC	Neighborhood Retail
R-2	Two Unit/Acre	CRC	Community Retail
R-3	Three Unit/Acre	RRC	Regional Retail
R-4	Four Unit/Acre	CBD	Central Business District
ATTACHED FAMILY RESIDENTIAL		PCD	Planned Commercial Dev.
RA-4	Four Unit/Acre	MXD	Mixed-Use Dev.
RA-6	Six Unit/Acre	OIT	Office Institutional Trans.
RA-8	Eight Unit/Acre	LRO	Low-Rise Office
PRD(SF)	Planned Residential Dev.	OI	Office Institutional
MHP	Mobile Home Park	OS	Office Services
MULTI FAMILY RESIDENTIAL		OHR	Office High-Rise
RM-8	Eight Unit/Acre	**INDUSTRIAL**	
RM-10	Ten Unit/Acre	LI	Light Industrial
RM-12	Twelve Unit/Acre	HI	Heavy Industrial
RHR	Residential High Rise	PID	Planned Industrial Dev.
PRD(MF)	Planned Residential Dev.		

District	*Land Lot*	*Parcel*	*Current Zoning*	*Proposed Zoning*
17	208	0010	R-20 (County)	PRD-SF (City)
17	209	0810		

Comments: **1501 & 1521 Sandtown Rd**

Date: **2/4/2020**

Planning & Zoning Division

N W E S

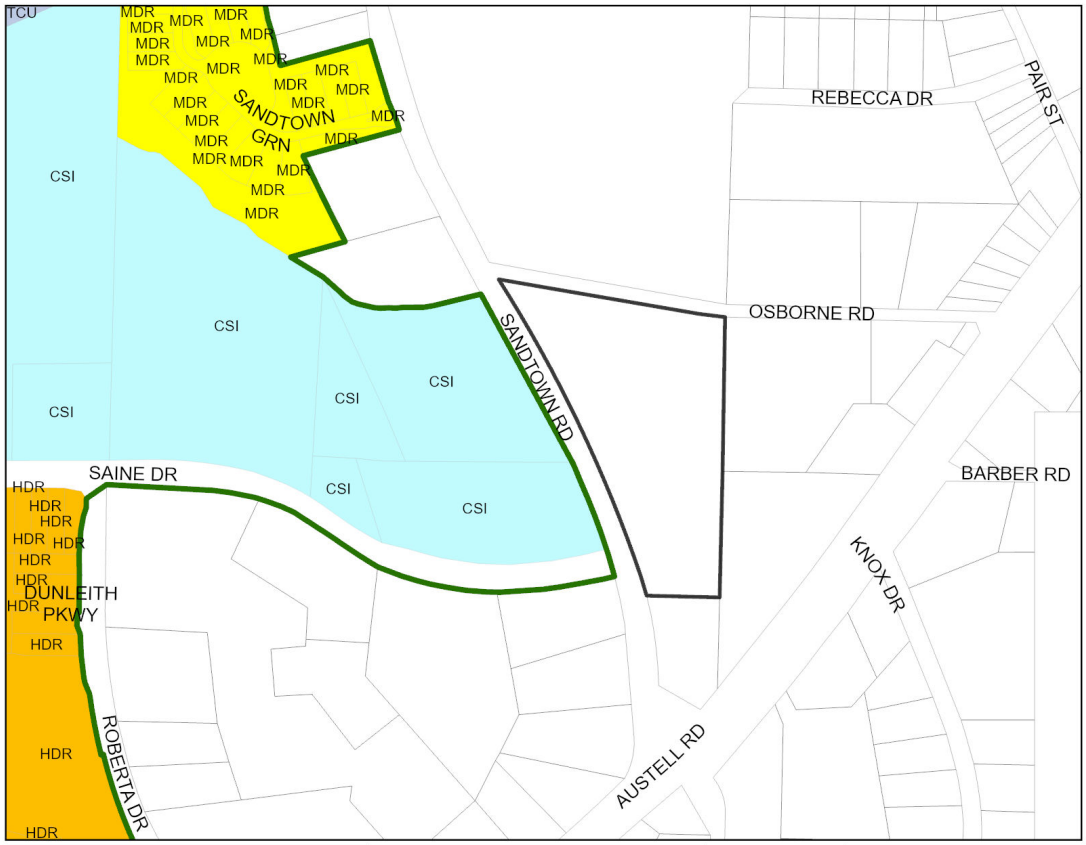
1:3,471

CITY OF Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

FLU MAP

City of Marietta Area FLU Map



Future Land Use

LDR	Low Density Residential
MDR	Medium Density Residential
HDR	High Density Residential
NAC	Neighobrhood 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

District	*Land Lot*	*Parcel*	*Current FLU*	*Proposed FLU*
17	**208**	**0010**	**PI**	**MDR**
17	**209**	**0810**	**PI (County)**	**MDR (City)**

Comments: **1501 & 1521 Sandtown Rd**

Date: **2/4/2020**

Planning & Zoning Division

N W E S

1:3,471

CITY OF Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

PICTURES OF PROPERTY

1501 & 1521 Sandtown Road looking south

Osborne Road frontage

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

STAFF ANALYSIS

Location Compatibility

The applicant, 20 Holdings, LLC, is requesting the rezoning of 4.2 acres at 1501 & 1521 Sandtown Road from the existing Cobb County zoning of R-20 (Single Family Residential-20,000-square-foot lot size) to the City of Marietta's PRD-SF (Planned Residential Development - Single Family) zoning to build thirty-three (33) attached single-family townhouses. It should be noted that the applicant has applied for annexation in conjunction with the filing of this rezoning.

The subject property consists of two (2) parcels located on the corner of Sandtown Road and Osborne Road in unincorporated Cobb County. Each parcel currently contains a single-family home. Across Osborne Road to the north is the Grey's Landing subdivision zoned RM-8 (residential multifamily) and to the east is the Shepard's Walk Apartments, zoned R-20 (Single Family Residential-20,000-square-foot lot size) – both are located within unincorporated Cobb County. Eastside Baptist Church, also zoned R-20 in Cobb County, is directly to the south and southeast of the subject property. A nursing home zoned OI (Office Institutional) in the city is located across Sandtown Road to the west.

Use Potential and Impacts

The applicant is proposing to build a townhouse community of thirty-three (33) units on 4.2 acres, yielding a density of 8.61 units per acre. This section of Sandtown Road is a mixture of medium density residential with nearby commercial and industrial businesses. Other residential developments built in the area appear to be of comparable density to this proposal.

The parking requirements for townhouses include a 2-car garage with a 20-foot long driveway and a 0.2 guest spaces per unit. The proposed plan includes the required minimum of seven (7) guest parking spaces along the new private streets. Although not shown, a mail kiosk with an ADA accessible space and route would be required.

Recreation area is calculated at 1 acre for every 50 units; and as such this development would require 0.66 acres of recreation space with at least one active and one passive feature. These plans indicate the provision of 0.7 acres of open space with the potential for a "flex court or playground" to satisfy the active feature and a gazebo to satisfy the passive feature.

Although elevations have not been provided, the applicant has indicated the exterior façades will be traditional/craftsman in style, architecture, and design using brick, stone, stacked stone, cedar shake, board and batten, and combinations thereof.

Cobb County has designated the Future Land Use (FLU) of the subject property as PI (Public Institutional). As part of the annexation request, the City is suggesting a Future Land

Use (FLU) classification of MDR (Medium Density Residential) because of the type of development proposed. The City's Comprehensive Plan describes MDR as areas that are suitable for medium density housing with densities from five (5) to eight (8) dwelling units per acre. The most appropriate developments for a FLU of MDR are single-family detached housing, cluster housing, and/or townhomes.

Environmental Impacts

This property does not contain any wetlands, streams, or floodplain. There is no indication of any endangered species on the property.

If annexed and rezoned as requested, the development will be expected to comply with the City's Tree Protection and Landscaping Ordinance.

Economic Functionality

Currently the property contains a single-family ranch-style home on each of the two parcels. Under the current zoning, a 4.2-acre lot zoned R-20 in Cobb County could contain approximately nine (9) units. Based on recent residential development patterns in the City and County, this property could support more units than the current zoning allows.

Infrastructure

No age restriction is proposed for this development, and as such the number of children attending Marietta City Schools will likely increase. The elementary school serving this area would be Dunleith Elementary School, which has the capacity for additional students.

Multiple access points to an arterial or collector road are required for single-family developments containing more than fifty-one (51) dwelling units. But since this development would not meet that threshold, only one point of entry/exit is proposed off Sandtown Road. Gates are shown at the entrance, which will require the proposed streets to be privately maintained. Gates must be a minimum of fifty (50) feet from public right-of-way and a minimum width of thirty (30) feet. Further, access for emergency services must be provided and an indemnity agreement would be required.

City regulations also require that streets that have one end permanently closed must provide a turnaround with a minimum road diameter of eighty (80) feet and right-of-way diameter of 100 feet. The proposed plans indicate a hammerhead turnaround instead of a cul-de-sac. However, according to the Marietta Fire Department, the design of the southern hammerhead does not meet radius and road width requirements for sufficient turnaround but could be easily modified. As such, the proposed design would require the following variance:

- Variance to allow hammerhead configuration in lieu of the required cul-de-sac. *[§730.01 (E)]*

Sidewalks will be required on one side of the new private street within the development and along the frontage of Sandtown Road and Osborne Road – sidewalks are not currently shown. The City's Transportation Division is also requesting a left turn lane from Sandtown Road and has expressed concern over potential sight distance and inadequate right of way. Staff has also requested the applicant to obtain approval from Cobb County regarding any road improvements.

Water and sewer service for the subject property will be provided by Cobb Water.

Overhead Electrical/Utilities

No overhead utility lines are located near the proposed buildings so there should not be any conflict.

History of Property

Because the property is not within the city limits currently, the City has no record of any variances, rezonings, or special land use permits. The property is currently going through the annexation process.

Other Issues

According to the Marietta Fire Department all buildings shall be protected throughout with an approved automatic fire sprinkler system as required by Marietta City Code 2-6-140.

PRD-SF is a site-specific zoning, which requires City Council approval of a detailed plan prior to beginning construction. Detailed plans, which include a site plan, tree plan, and building elevations, must be submitted to Council by way of the Judicial Legislative Committee. The plan approved with the rezoning shall become the General Plan.

Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

ANALYSIS & CONCLUSION

The applicant, 20 Holdings, LLC, is requesting to annex and rezone 4.2 acres at 1501 & 1521 Sandtown Road from the existing Cobb County zoning of R-20 to PRD-SF in the City of Marietta to build thirty-three (33) attached single-family townhouses. The subject properties are located at the corner of Sandtown Road and Osborne Road. Surrounding properties are zoned RM-8 and R-20 in the County while property across Sandtown Road to the west is zoned OI in the City. PRD-SF is a site-specific zoning, which requires City Council approval of a detailed plan prior to beginning construction. Detailed plans, which include a site plan, tree plan, and building elevations, must be submitted to Council by way of the Judicial Legislative Committee. If the rezoning is approved, the proposed plan would become the General Plan.

The applicant is proposing to build a townhouse community of thirty-three (33) units on 4.2 acres, yielding a density of 8.61 units per acre. This section of Sandtown Road is a mixture of medium density residential with nearby commercial and industrial businesses. Other residential developments built in the area appear to be of comparable density to this proposal.

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Cobb County has the FLU of the subject property classified as PI (Public Institutional). As part of the annexation request, the City is suggesting a Future Land Use (FLU) classification of MDR (Medium Density Residential) because of the type of development proposed. The City's Comprehensive Plan describes MDR as areas that are suitable for medium density housing with densities from five (5) to eight (8) dwelling units per acre.

Prepared by: J. Rindle

Approved by: Rusty Roth

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Rusty Roth, AICP, Director

DATA APPENDIX

COBB COUNTY WATER & WASTEWATER

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
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?	No
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No

- Full site development plans required (Cobb WSA & Cobb DOT approvals required)
- Sidewalk required along entire frontage of Sandtown Road
- Units 13-31 require sidewalk access
- Private gate as shown may not provide adequate stacking distance or pavement for turnaround movement

TRANSPORTATION

What is the road affected by the proposed change?	Sandtown Road
What is the classification of the road?	Collector
What is the traffic count for the road?	12,976 (GDOT 2/2019)
Estimated # of trips generated by the proposed development?	Daily 297
Estimated # of pass-by cars entering proposed development?	AM 23
Do sidewalks exist in the area?	PM 31
Transportation improvements in the area?	0
If yes, what are they?	No

- Left turn lane and decel lane are needed.
- Acel/decel lane required per City Code. Transportation is willing to consider waiving the acel lane requirement if the developer agrees to construct a left turn lane into the development along Sandtown Road.
- Decel lane and left turn lane needed to store vehicles for the gated access.
- Sidewalks required along Sandtown Road and Osborne Road frontages.
- Many units are not showing service by sidewalks.
- Verify sufficient PV turning at gate.
- Require donation of right of way along Sandtown Road to 40' from centerline, as shown on submittal.
- Cobb County DOT approval required.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	228 Chestnut Hill (54)
Distance of the nearest station?	1.6 miles
Most likely station for 1st response?	54
Service burdens at the nearest city fire station (under, at, or above capacity)?	n/a

Comments:

- Gates require a 50' set back from ROW, and minimum 30' width. If automatic KNOX key switch provided keyed to Marietta system.
- 35' turning radius for fire department access roads.
- Provide approved turn-around access for fire department apparatus. Hammerhead turn-around must be 120'.
- All buildings shall be protected throughout with an approved automatic fire sprinkler system as required by Marietta City Code 2-6-140.

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:

DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	**Dunleith (not currently in district)**
Middle School Servicing Development:	**Marietta Middle School**
High School Servicing Development:	**Marietta High School**
Capacity at Elementary School:	**625**
Capacity at Middle School:	**1,350**
Capacity at Marietta Sixth Grade Academy:	**775**
Capacity at High School:	**2,150**
Current enrollment of Elementary School:	**564**
Current enrollment of Middle School:	**1,390**
Current enrollment of High School:	**2,455**
Number of students generated by present development:	**0**
Number of students projected from the proposed development:	**22**
New schools pending to serve this area:	
Comments:	

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Marietta GEORGIA

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:
Application #: Z 2020-10 Legistar #: 20200077 PZ #:
Planning Commission Hearing: 03/03/2020 City Council Hearing: 03/11/2020

*Owner's Name 20 Holdings, LLC A2020-02 CA 2020-02

EMAIL Address: sanjayr@33holdings.com
Mailing Address 1360 Center Drive Suite 210 Atlanta, GA Zip Code: 30338 Telephone Number (770) 265-9392

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant:

EMAIL Address:

Mailing Address Zip Code:

Telephone Number Email Address:

Address of property to be rezoned: 1501, 1521 Sandtown Road

Land Lot (s) 02090 / 02080 District 17 Parcel 0810 / 0010 Acreage 4.2± Ward 3A Future Land Use: MDR
Present Zoning Classification: R-20 (Cobb) Proposed Zoning Classification: PRD-SF (City)

REQUIRED INFORMATION

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. **The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.**
2. Legal Description. **Legal description must be in a WORD DOCUMENT.**
3. Application fee ($500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.
   Copies Required: One (1) - (8 ½" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").
   If providing (24"x 36") then **5** copies REQUIRED.
   The following information must be included:
   - Specific use or uses proposed for the site
   - Acreage, bearing and distances, other dimensions, and location of the tract(s)
   - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
   - Detention/retention areas, and utility easements
   - Public or private street(s) - right of way and roadway widths, approximate grades
   - Location and size of parking area with proposed ingress and egress
   - Specific types and dimensions of protective measures, such as buffers
   - Landscaping
   - Wetlands, stream buffers, and 100 year floodplain
7. A detailed written description of the proposed development/project must be submitted with the application.

***Applicant/Owner Representative - J. Kevin Moore - Moore Ingram Johnson & Steele, LLP**

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: **March 3, 2020**
March 11, 2020

Applicant/Property Owner: 20 Holdings, LLC

DESCRIPTION OF PROPOSED DEVELOPMENT/PROJECT

The property which is the subject of the Application for Rezoning by Applicant and Property Owner, 20 Holdings, LLC (hereinafter collectively "Applicant") is an assemblage of two parcels totaling 4.2 acres, more or less, located in Land Lots 208 and 209, 17th District, 2nd Section, City of Marietta, Cobb County, Georgia, as more particularly identified and set forth in the Application for Rezoning (hereinafter collectively the "Property" or the "Subject Property"). The Rezoning Application seeks approval of a request to rezone the Subject Property from the existing R-20 (Cobb County) zoning classification to the PRD-SF zoning classification (City of Marietta). Applicant is seeking rezoning for a townhome community.

Applicant proposes the construction of a maximum of thirty-three (33) townhome units. The residences shall be traditional or Craftsman in style, architecture, and design, with the exteriors consisting of brick, stone, stacked stone, cedar shake, board and batten, and combinations thereof. All residences shall have two car garages. Access to the proposed development will be from Sandtown Road, as shown on the Zoning Plan submitted with the Application for Rezoning.

Applicant will supplement its Application for Rezoning with additional items; including, but not limited to the following, throughout the rezoning process:

(1) Updated and revised Zoning Site Plan, if necessary;
(2) Landscape Plan for buffer areas and proposed Open Space areas;
(3) Elevations, floorplans, and finishes; and
(4) Details for open space and amenity areas.

A detailed letter of agreeable zoning stipulations and conditions will be submitted on behalf of Applicant prior to the hearings before the Planning Commission and City Council.

Applicant is very excited with the opportunity of this project within the City of Marietta. The project shall be a quality development and shall be an enhancement to the Subject Property and existing nearby neighborhoods and the community as a whole.

PAGE 2 - EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR REZONING
(Page Two of Two)

Application No.: _____
Legistar No.: _____
Hearing Dates: **March 3, 2020**
March 11, 2020

Applicant/Property Owner: 20 Holdings, LLC

20 HOLDINGS, LLC

BY: _____
Sanjay Raghavaraju
Managing Member

Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:

Carolyn E. Cook
Notary Public
My Commission Expires: 01-10-2023

[Notary Seal]

CAROLYN E. COOK NOTARY PUBLIC EXP. JAN. 10, 2023 COBB COUNTY, GA

Applicant/Property Owner Address:

20 Holdings, LLC
1360 Center Drive
Suite 210
Atlanta, Georgia 30338
(770) 265-9392
E-mail: sanjayr@33holdings.com

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: _____
Legistar No.: _____
Hearing Dates: **March 3, 2020**
March 11, 2020

Applicant/Property Owner: 20 Holdings, LLC

Representative for Applicant and Property Owner:

MOORE INGRAM JOHNSON & STEELE, LLP

BY: _____
J. Kevin Moore
Georgia Bar No. 519728

Attorneys for Applicant/Property Owner

Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:

_____
Notary Public
Commission Expires: January 10, 2023

[Notarial Seal]

CAROLYN E. COOK NOTARY PUBLIC Exp. Jan. 10, 2023 COBB COUNTY, GA

Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook
Suite 100
326 Roswell Street
Marietta, Georgia 30060
(770) 429-1499
(770) 429-8631 (Telefax)
E-mail: jkm@mijs.com

Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440

APPLICATION FOR ANNEXATION

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application#: A2020-02 Legistar#: 20200078 PZ #: N/A

PC Hearing: 03/03/2020 CC Hearing: 03/11/2020

The Honorable Mayor
Members of the City Council
City of Marietta
205 Lawrence Street
Marietta, GA 30060

Z2020-10
CA2020-02

Dear Mayor and Council:

This application/letter is a request that the City of Marietta annex into the city the property described below:

Property Owner's Name (please print): 20 Holdings, LLC

Address of property to be Annexed: 1501, 1521 Sandtown Road

Land Lot 02090 02080 District: 17 Parcel: 0810 0010 Number of Acres: 4.2±

Property owner's signature, date of signature and telephone number:

See Attached Exhibit "A" (770) 265-9392

(Property owner's signature) *(Date)* *(Telephone Number)*

Property owner's EMAIL: sanjayr@33holdings.com

Property owner's mailing address if different from property being annexed:

1360 Center Drive, Suite 210, Atlanta, GA 30338

Current land use of the property: Vacant/Former Residential
(i.e., commercial, residential, vacant, etc.)

If the current land use of the property is residential, how many people are living on the property: 0.

THE FOLLOWING INFORMATION MUST BE SUBMITTED BY THE PROPERTY OWNER BEFORE THE APPLICATION DEADLINE:

1. Legal Description.
2. One (1) copy of survey.
3. One (1) copies of county tax plat.
4. Copy of the Certificate of Occupancy (CO) from Cobb County Building Inspections Department (if applicable). If the property is vacant, no CO is necessary.

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR ANNEXATION

Application No.: _____
Legistar No.: _____
Hearing Dates: **March 3, 2020**
March 11, 2020

Applicant/Property Owner: 20 Holdings, LLC

20 HOLDINGS, LLC

BY: _____
Sanjay Raghavaraju
Managing Member

Date Executed: January 21, 2020

Signed, sealed, and delivered in the presence of:

Carolyn E. Cook
Notary Public
My Commission Expires: 01-10-2023

[Notary Seal]

CAROLYN E COOK NOTARY PUBLIC Exp. Jan. 10, 2023 COBB COUNTY, GA

Applicant/Property Owner Address:

20 Holdings, LLC
1360 Center Drive
Suite 210
Atlanta, Georgia 30338
(770) 265-9392
E-mail: sanjayr@33holdings.com

TO: **Marietta Daily Journal**

FROM: **City of Marietta**

RUN AD DATE: **February 14, 2020**

CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS and CODE AMENDMENTS

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, March 3rd, 2020, 6:00 P.M.,** City Hall, for a recommendation to the City Council at their meeting on **Wednesday, March 11th, 2020, 7:00 p.m.,** City Hall, for a final decision to be made.

Z2020-10 [REZONING] 20 HOLDINGS, LLC is requesting the rezoning of 4.2 acres located in Land Lots 208 & 209, District 17, Parcels 0010 & 0810 of the 2nd Section, Cobb County, Georgia, and being known as 1501 & 1521 Sandtown Road from R-20 (Single Family Residential – Cobb County) to PRD-SF (Planned Residential Development – Single Family) in the City. Ward 3A.

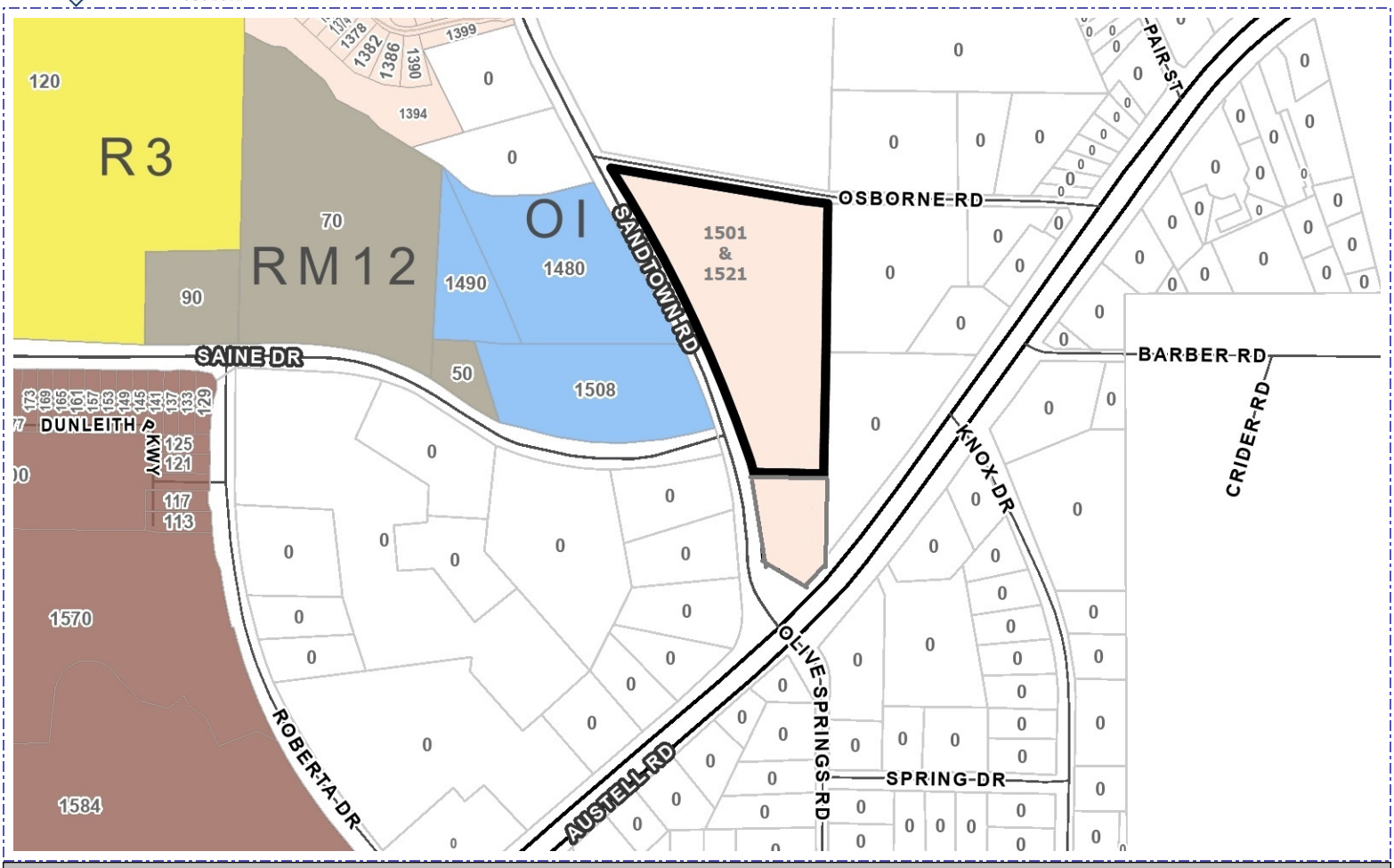
A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.mariettaga.gov and enter the case # in the search box.

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 ADA Coordinator at 770-794-5558 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
1521 SANDTOWN RD	17020800010	4.244	3A		MDR
1501 SANDTOWN RD	17020900810	0.674	3A		MDR

Property Owner: 20 Holdings, LLC

Applicant:

Proposed Zoning: R20 (Cobb) to PRD-SF (City)

Agent: J. Kevin Moore, Esq.

Proposed Use:

Planning Commission Date: 03/03/2020

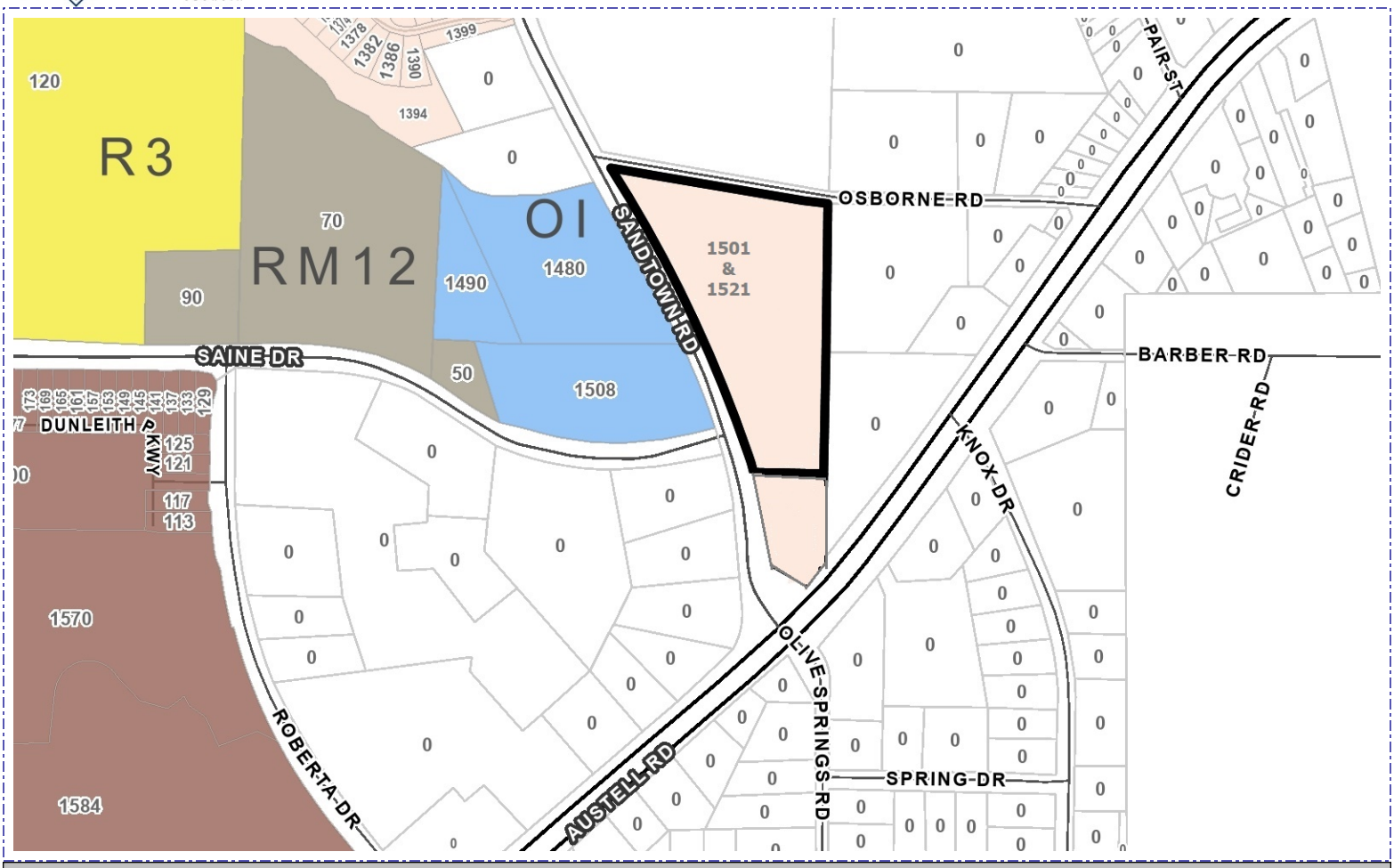
City Council Hearing Date: 03/11/2020 Case Number: Z2020-10

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 - Moble 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

Annexation



Address	Parcel Number	Acreage	Ward	Zoning	FLU
1521 SANDTOWN RD	17020800010	4.244	3A		MDF
1501 SANDTOWN RD	17020900810	0.674	3A		MDR

Property Owner: 20 Holdings, LLC

Applicant:

Proposed Zoning: R20 (Cobb) to PRD-SF (City)

Proposed Use:

Acquisition Date: Fair Market Value:

City Council Hearing Date: 03/11/2020 Case Number: A2020-02

Description of Property:

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 - Moble 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
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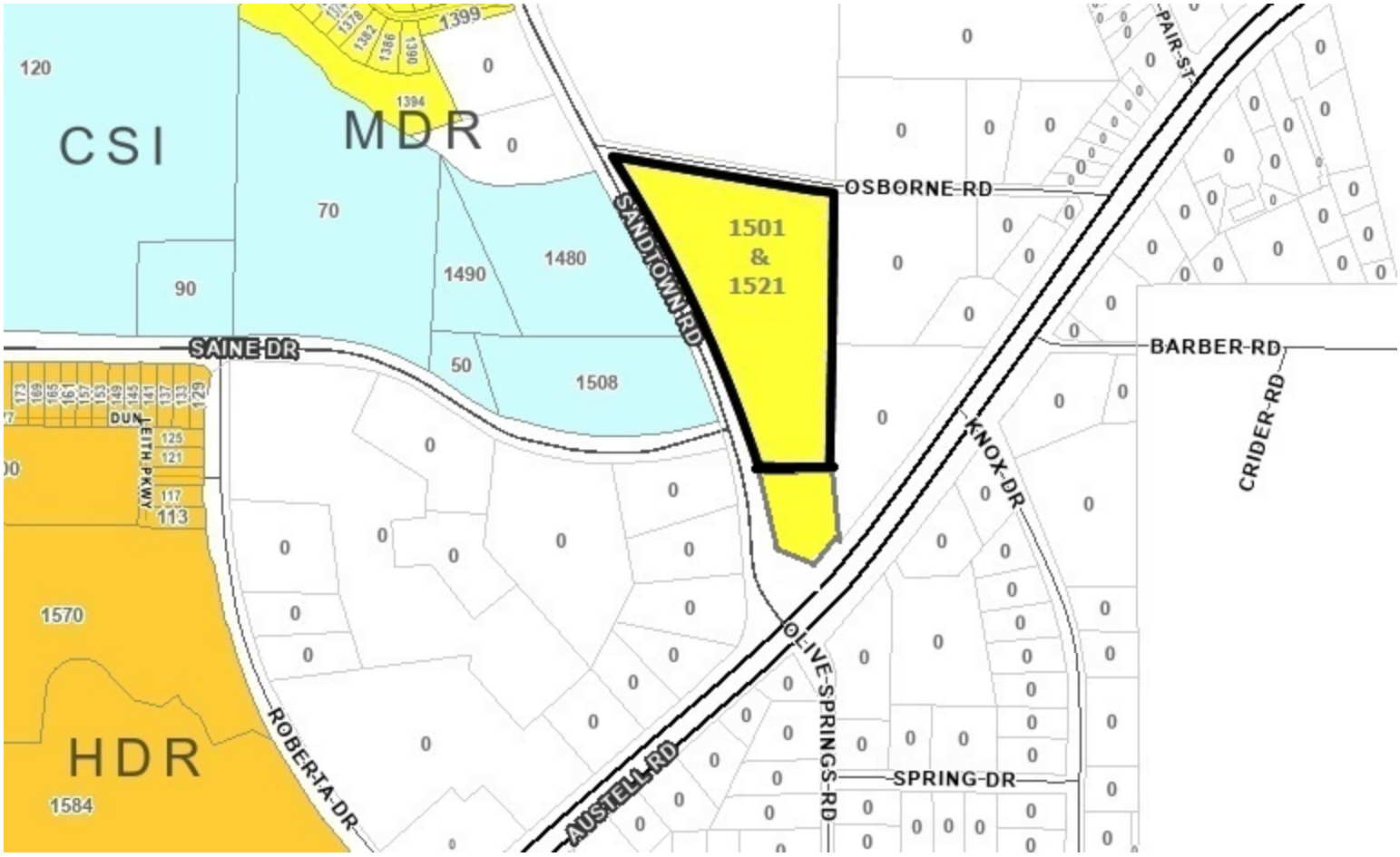
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

Future Land Use



Address	Parcel Number	Acreage	Ward	Zoning	FLU
1521 SANDTOWN RD	17020800010	4.244	3A		MDR
1501 SANDTOWN RD	17020900810	0.674	3A		MDR

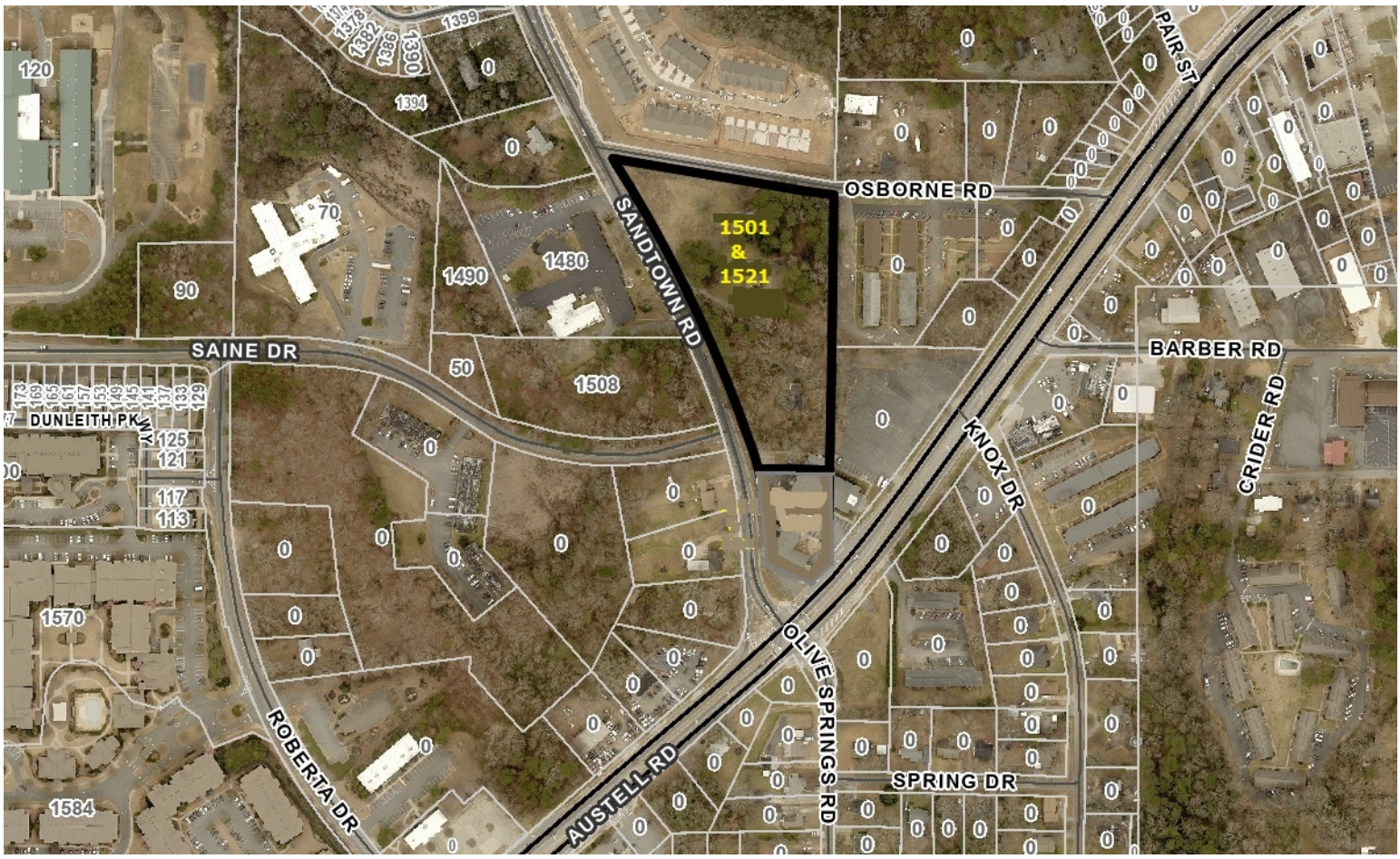
Planning Commission Hearing Date:	03/03/2020
City Council Hearing Date:	03/11/2020
Future Land Use:	MDR
Case Number:	Z2020-10
Comments:	

City of Marietta Planning & Zoning

Future Land Use Symbols

- Railroads
- City Limits
- Cobb County Pockets
- RAC - Regional Activity Center
- CAC - Community Activity Center
- NAC - Neighborhood Activity Center
- CBD - Central Business District
- MXD - Mixed Use Development
- CSI - Community Service and Institutional
- HDR - High Density Residential
- MDR - Medium Density Residential
- LDR - Low Density Residential
- OSC - Open Space / Conservation
- PR - Parks / Recreation
- IW - Industrial Warehousing
- IM - Industrial Manufacturing
- TCU - Transportation and Utilities

Aerial Map



Address	Parcel Number	Acreage	Ward	Zoning	FLU
1521 SANDTOWN RD	17020800010	4.244	3A		MDR
1501 SANDTOWN RD	17020900810	0.674	3A		MDR

Property Owner: 20 Holdings, LLC

Applicant:

City Council Hearing Date: 03/11/2020

Planning Commission Hearing Date: 03/03/2020

BZA Hearing Date: Case Number: Z2020-10

Comments:

City of Marietta Planning & Zoning

Legend

- Railroads
- City Limits
- Cobb County Pockets

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LEGEND

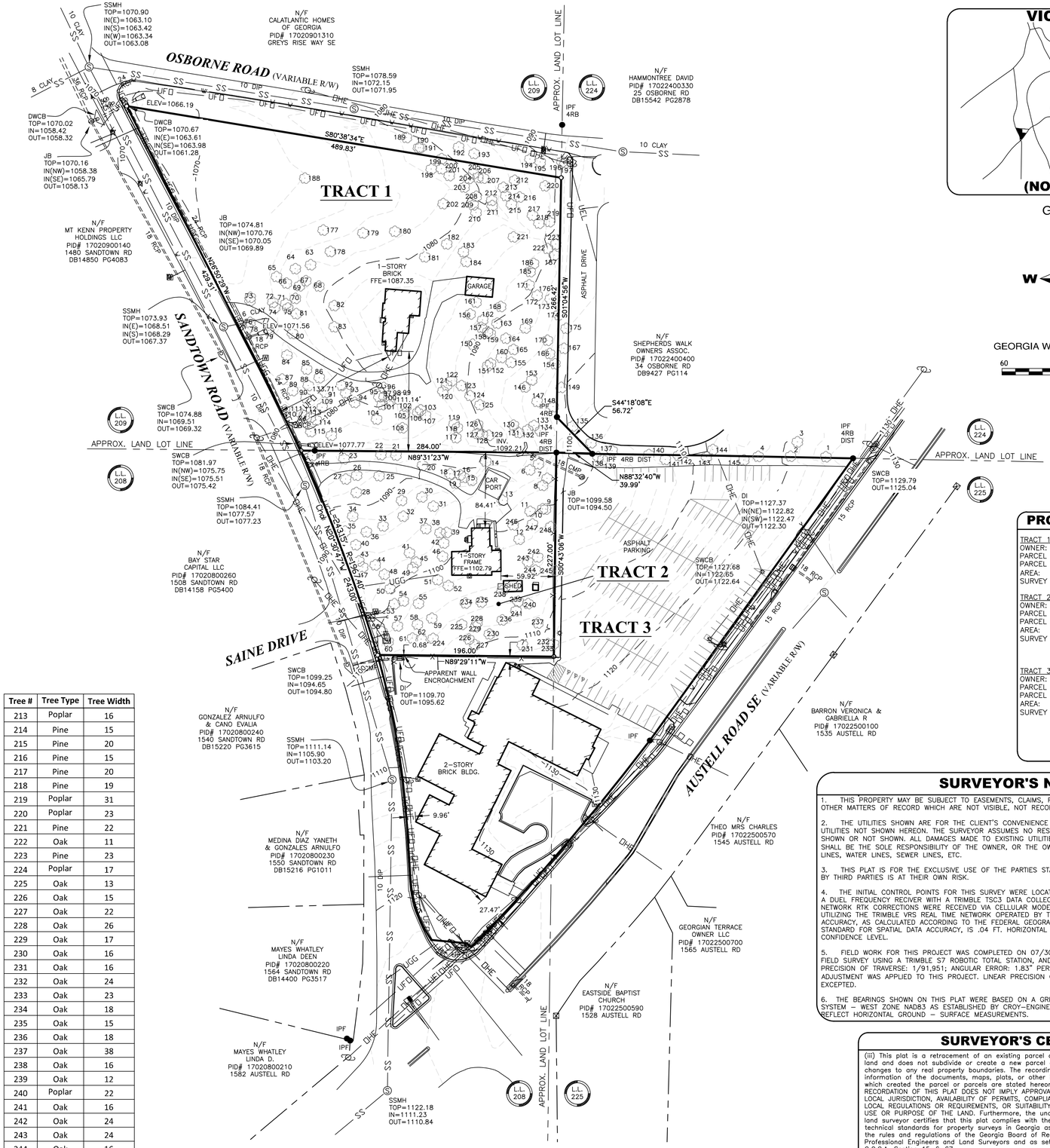
- BOUNDARY
- ADJ. BOUNDARY
- BUILDING
- WALL
- WOODS LINE
- FENCE
- SAN. SEWER LINE
- LAND LOT LINE
- STORM SEWER LINE
- JUNCTION BOX
- SINGLE WING C.B.
- DOUBLE WING C.B.
- DROP INLET
- SAN. SEWER MANHOLE
- FIRE HYDRANT
- WATER METER
- IRRIG. CONTROL VALVE
- WATER VALVE
- FIRE DEPT. CONNECTION
- SPRINKLER HEAD
- GAS VALVE
- TELE. PEDESTAL
- ELECTRIC BOX
- ELECTRIC METER
- PULL BOX
- LIGHT POLE
- POWER POLE
- H/C PARKING
- BOLLARD
- MAIL BOX
- CLEAN OUT
- SIGN
- TREE
- REBAR FOUND
- IRON PIN SET (IPS)

Tree #	Tree Type	Tree Width
1	Oak	38
2	Oak	34
3	Oak	34
4	Redbud	12
5	Oak	30
6	Oak	20
7	Oak	12
8	Hickory	15
9	Oak	12
10	Oak	12
11	Hickory	24
12	Hickory	24
13	Hickory	36
14	Poplar	18
15	Hickory	26
16	Hickory	22
17	Hickory	26
18	Hickory	20
19	Hickory	18
20	Hickory	48
21	Hickory	27
22	Hickory	28
23	Pine	28
24	Hickory	35
25	Hickory	26
26	Hickory	18
27	Pine	25
28	Hickory	18
29	Hickory	26
30	Poplar	28
31	Hickory	20
32	Hickory	22
33	Hickory	15
34	Hickory	15
35	Hickory	12
36	Hickory	28
37	Poplar	30
38	Hickory	20
39	Hickory	24
40	Pine	30
41	Hickory	40
42	Hickory	36

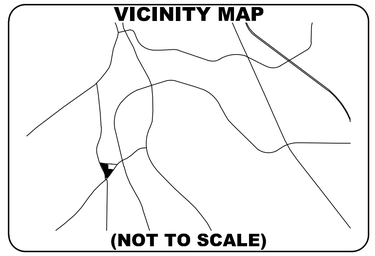
Tree #	Tree Type	Tree Width
43	Hickory	15
44	Hickory	12(X2)
45	Hickory	17
46	Hickory	17
47	Pine	19
48	Hickory	20
49	Hickory	20
50	Hickory	24
51	Oak	20
52	Hickory	22
53	Hickory	24
54	Hickory	12
55	Hickory	18
56	Hickory	14
57	Hickory	20
58	Hickory	30
59	Hickory	22
60	Hickory	15
61	Hickory	12
62	Hickory	24(X2)
63	Oak	20(X2)
64	Pine	22
65	Pine	30
66	Pine	12
67	Pine	20
68	Pine	22
69	Pine	22
70	Pine	30
71	Oak	18
72	Pine	24
73	Sweetgum	30(X2)
74	Pine	20
75	Hickory	28
76	Pine	24
77	Hickory	32
78	Oak	17
79	Poplar	26
80	Pine	28
81	Pine	26
82	Dogwood	13
83	Dogwood	12
84	Sweetgum	33
85	Poplar	28
86	Oak	21
87	Pine	26
88	Pine	18
89	Pine	15
90	Pine	24
91	Pine	20
92	Maple	16
93	Maple	12
94	Maple	35
95	Poplar	26
96	Oak	21
97	Poplar	24
98	Maple	15
99	Sweetgum	15
100	Poplar	17
101	Maple	15
102	Poplar	22
103	Sweetgum	15
104	Pine	20
105	Maple	18
106	Oak	20
107	Sweetgum	30
108	Pine	24
109	Pine	28
110	Oak	34
111	Oak	18
112	Pine	18
113	Pine	26
114	Oak	12
115	Oak	13
116	Pine	24
117	Maple	22
118	Poplar	25
119	Poplar	30
120	Pine	30
121	Pine	22
122	Sweetgum	20
123	Pine	16
124	Pine	16
125	Pine	24
126	Poplar	12
127	Poplar	26

Tree #	Tree Type	Tree Width
128	Poplar	20
129	Poplar	24
130	Poplar	32
131	Oak	12
132	Oak	17
133	Oak	22
134	Poplar	28
135	Oak	13
136	Oak	17
137	Oak	15
138	Elm	12
139	Poplar	30
140	Oak	15
141	Oak	15
142	Elm	13
143	Elm	12
144	Sweetgum	16
145	Elm	13
146	Poplar	26
147	Poplar	23
148	Oak	20
149	Oak	34
150	Pine	22
151	Oak	12
152	Pine	18
153	Poplar	24
154	Oak	15
155	Oak	12
156	Pine	24
157	Pine	26
158	Sweetgum	18
159	Pine	20
160	Pine	22
161	Sweetgum	23
162	Pine	14
163	Pine	16
164	Oak	18
165	Pine	22
166	Poplar	18
167	Oak	13
168	Oak	19
169	Sweetgum	37
170	Poplar	27
171	Pine	16
172	Pine	15
173	Pine	21
174	Pine	27
175	Sweetgum	18
176	Sweetgum	16
177	Oak	34
178	Oak	12
179	Dogwood	12
180	Magnolia	28
181	Magnolia	25
182	Pine	22
183	Pine	18
184	Pine	19
185	Pine	18
186	Pine	15
187	Pine	24
188	Oak	31
189	Maple	14
190	Sweetgum	29
191	Maple	28
192	Pine	14
193	Pine	17
194	Maple	16
195	Poplar	27
196	Oak	19
197	Oak	19
198	Pine	31
199	Pine	16
200	Pine	21
201	Oak	15
202	Pine	28
203	Pine	15
204	Pine	17
205	Pine	14
206	Pine	14
207	Poplar	18
208	Pine	13
209	Poplar	19
210	Pine	22
211	Poplar	23
212	Pine	15

Tree #	Tree Type	Tree Width
213	Poplar	16
214	Pine	15
215	Pine	20
216	Pine	15
217	Pine	20
218	Pine	19
219	Poplar	31
220	Poplar	23
221	Pine	22
222	Oak	11
223	Pine	23
224	Poplar	17
225	Oak	13
226	Oak	15
227	Oak	22
228	Oak	26
229	Oak	17
230	Oak	16
231	Oak	16
232	Oak	24
233	Oak	23
234	Oak	18
235	Oak	15
236	Oak	18
237	Oak	38
238	Oak	16
239	Oak	12
240	Poplar	22
241	Oak	16
242	Oak	24
243	Oak	24
244	Oak	16
245	Oak	20
246	Hickory	24
247	Poplar	16
248	Poplar	17



VICINITY MAP



(NOT TO SCALE)

GRID NORTH

N W E S

GEORGIA WEST ZONE - NAD 83 (2011)

60 0 60 120

SCALE IN FEET
1" = 60

SHEET NO. 1 OF 1

No.	REVISION	Date
1	INITIAL ISSUE	08/09/19

Project No.	2090.001
Field Surveyed:	01/30/19
Drawn By:	AA
Checked By:	AJM
Date of Plat:	08/09/19
Scale:	1" = 60'

PROPERTY INFORMATION

TRACT 1
OWNER: 20 HOLDINGS LLC
PARCEL ID: 17020900810
PARCEL ADDRESS: 1501 SANDTOWN RD.
AREA: 129,076 SQ.FT./2.96 AC.
SURVEY REFERENCES: DB 15484, PG 505

TRACT 2
OWNER: CHANDLER TERRY
PARCEL ID: 17020800010
PARCEL ADDRESS: 1521 SANDTOWN RD.
AREA: 53,854 SQ.FT./1.24 AC.
SURVEY REFERENCES: DB 14235, PG 5722
DB 6922, PG 337
PG 3, PG 181

TRACT 3
OWNER: EASTSIDE BAPTIST CHURCH
PARCEL ID: 17020800020
PARCEL ADDRESS: 1528 AUSTELL RD.
AREA: 126,359 SQ.FT./2.90 AC.
SURVEY REFERENCES: DB 15628, PG 2259
DB 15317, PG 4960
DB 15634, PG 5592
AS BUILT SURVEY BY SOLAR LAND SURVEYING CO., DATED 12/17/15

SURVEYOR'S NOTES

1. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF RECORD WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED.

2. THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY – THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT; I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.

3. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.

4. THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A DUEL FREQUENCY RECIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RUNNING TRIMBLE ACCESS SOFTWARE. NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY TRIMBLE VRS NOW. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT VERTICAL AT THE 95% CONFIDENCE LEVEL.

5. FIELD WORK FOR THIS PROJECT WAS COMPLETED ON 07/30/2019. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A TRIMBLE S7 ROBOTIC TOTAL STATION, AND TRIMBLE TSC3 DATA COLLECTOR. LINEAR PRECISION OF TRAVERSE: 1/91,951; ANGULAR ERROR: 1.83" PER POINT. THE COMPASS RULE TRAVERSE ADJUSTMENT WAS APPLIED TO THIS PROJECT. LINEAR PRECISION OF THIS PLAT: 1/575,597. MATTERS OF TITLE EXCEPTED.

6. THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM – WEST ZONE NAD83 AS ESTABLISHED BY CROY–ENGINEERING LLC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND – SURFACE MEASUREMENTS.

SURVEYOR'S CERTIFICATION

(iii) This plat is a retracement of an existing parcel of parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15–6–67.

GEORGIA REGISTERED No. 3284 LAND SURVEYOR ANDREW J. MORGAN

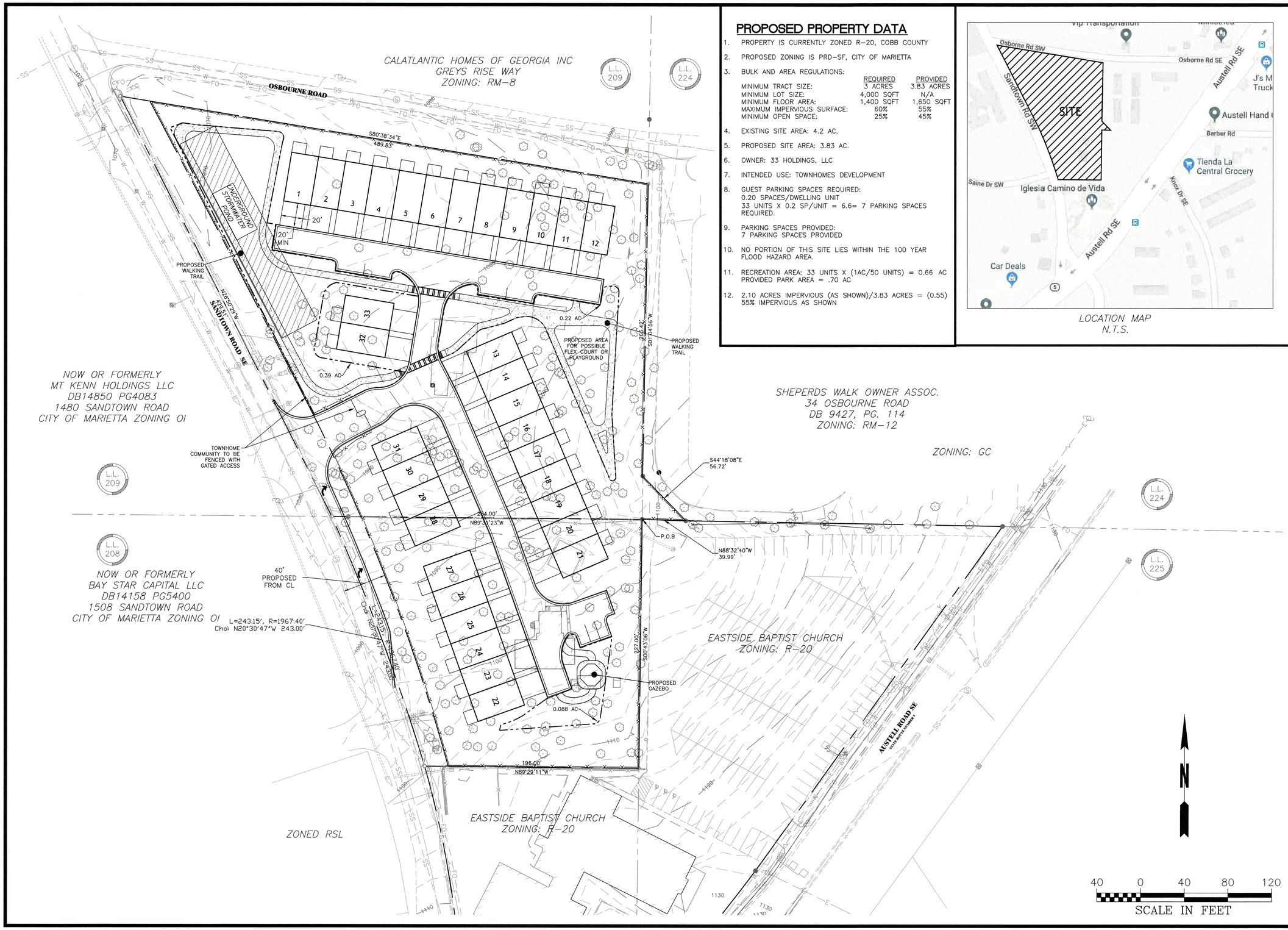
08/09/2019
DATE

ANDREW J. MORGAN PROFESSIONAL SURVEYOR
REGISTRATION NO. 3284
CERTIFICATE OF AUTHORIZATION NO. LSF000878

CROY
200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: (770) 971-5407 FAX: (770) 971-0620

RETRACEMENT & TOPOGRAPHIC SURVEY FOR: 33 HOLDINGS

LAND LOTS 208, 209, 224 & 225 OF THE 17TH DISTRICT
COBB COUNTY, GEORGIA



PROPOSED PROPERTY DATA

1. PROPERTY IS CURRENTLY ZONED R-20, COBB COUNTY
2. PROPOSED ZONING IS PRD-SF, CITY OF MARIETTA
3. BULK AND AREA REGULATIONS:

	REQUIRED	PROVIDED
MINIMUM TRACT SIZE:	3 ACRES	3.83 ACRES
MINIMUM LOT SIZE:	4,000 SQFT	N/A
MINIMUM FLOOR AREA:	1,400 SQFT	1,650 SQFT
MAXIMUM IMPERVIOUS SURFACE:	60%	55%
MINIMUM OPEN SPACE:	25%	45%

4. EXISTING SITE AREA: 4.2 AC.
5. PROPOSED SITE AREA: 3.83 AC.
6. OWNER: 33 HOLDINGS, LLC
7. INTENDED USE: TOWNHOMES DEVELOPMENT
8. GUEST PARKING SPACES REQUIRED:
   0.20 SPACES/DWELLING UNIT
   33 UNITS X 0.2 SP/UNIT = 6.6= 7 PARKING SPACES REQUIRED.
9. PARKING SPACES PROVIDED:
   7 PARKING SPACES PROVIDED
10. NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA.
11. RECREATION AREA: 33 UNITS X (1AC/50 UNITS) = 0.66 AC
    PROVIDED PARK AREA = .70 AC
12. 2.10 ACRES IMPERVIOUS (AS SHOWN)/3.83 ACRES = (0.55)
    55% IMPERVIOUS AS SHOWN

LOCATION MAP
N.T.S.

CROY
200 NORTH COBB PARKWAY, BLDG. 400, SUITE 413
MARIETTA, GA 30062
PHONE: (770) 971-5407 FAX: (770) 971-0620

THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF CROY ENGINEERING, LLC, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT WRITTEN PERMISSION AND CONSENT.

Plot Scale: 1"=40' Drawing Rotation: 359.8° Plot Style: Design.ctb Plotted By: Kelly Knetzger on 1/20/2020, 3:26 PM

SANDTOWN TOWNHOMES

PROJECT PHASE

LAND LOT(S) 208 & 209
OF THE 17TH DISTRICT
CITY OF MARIETTA, COBB COUNTY, GEORGIA

NOT ISSUED FOR CONSTRUCTION

NO.	REVISION REFERENCE	DATE
3	REV. PER ANNEX CITY OF MARIETTA	1/20/2020
2	REV. PER PLANNING COM. COMMENTS	10/31/19
1	REV. PER CLIENT REVISIONS	9/17/19

SEAL
GEORGIA REGISTERED No. 0017644 PROFESSIONAL ENGINEER KELLY KNETZGER
1-20-2020

GSWCC CERT #14353

SHEET TITLE
ZONING SITE PLAN

DRAWN BY	CHECKED BY
ORG	KAK
SCALE	ISSUE DATE
1"=40'	11/13/2019

PROJECT NUMBER
2090.001

DRAWING NUMBER
Z1
SHEET 1 of 1

Drawing Location: P:\Marietta\2090 33 Holdings\2090.001 1501 and 1502 Sandtown Road and 1538 Austell Road Project\Engineering\Design\2090.001 Design.dwg