

Sewell Manor Presentation

Town Hall Meeting, June 3, 2019

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City of Marietta Zoning Case# Z2019-04

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RED FLAGS



- DEVELOPER-DRIVEN DEVELOPMENT
 - NO CITIZEN PARTICIPATION / COMMUNITY INVOLVEMENT
 - HOSTILE TAKEOVER APPROACH TO ANNEXATION
 - COUNTY'S OBJECTION REJECTED DUE TO PROCEDURAL ERROR
 - INCOMPLETE APPLICATION ACCEPTED – DOES NOT MEET CITY POLICIES
 - CONCEPTUAL SITE PLAN – UNPROFESSIONAL QUALITY
 - 15 VARIANCES REQUESTED – NO JUSTIFICATION PROVIDED
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RED FLAGS



- NO TRAFFIC STUDY PROVIDED
 - NO COORDINATION WITH COBB DOT OR GEORGIA DOT
 - ZONING STIPULATIONS INCONSISTENT WITH CONCEPTUAL SITE PLAN – NOT CLEAR WHICH WOULD PREVAIL IF THERE IS A CONFLICT.
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Variations – 15 Requested

City of Marietta Code: Definition of Variance: A device which grants a property owner relief from certain provisions of a zoning ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a **particular hardship as distinguished from a mere inconvenience or a desire to make more money.**

City of Marietta Application Form: Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).

Variations - Stipulations

3. Variance to reduce the minimum open space from 25% to 21% (1.63 acres). **OPEN SPACE INCLUDES BILLBOARD SIGN**
 4. Variance to reduce the minimum lot size requirement from 4,000 sq. ft. to the footprint of the smallest unit. **900 SQUARE FOOT LOTS**
 5. Variance to reduce the minimum centerline radii from 100 feet to what is shown on the plan dated 3/20/19. **NEEDS EXPLANATION**
 6. Variance to waive the requirement to install a sidewalk along S. Marietta Parkway. **DOES IT SATISFY GDOT AND COBB DOT REQUIREMENTS?**
 7. Variance to allow sidewalks as designated on the plans dated 3/20/19 (received by staff 3/26/19). **DO EXISTING SIDEWALKS MEET CURRENT COBB DOT STANDARDS?**
 8. Variance to waive the requirements of an acceleration and deceleration lane into the new subdivision. **DOES IT SATISFY GDOT AND COBB DOT REQUIREMENTS? DOES NOT MEET CITY REQUIREMENTS.**
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Variations – Stipulations (Billboard)

10. Variance to allow a billboard outside 100' of I-75. **PRECEDENT? CAN NEW BILLBOARDS BE INSTALLED?**
 11. Variance to waive the requirement that a billboard be regulated as a principal use. **PRECEDENT? CAN NEW BILLBOARDS BE INSTALLED?**
 12. Variance to allow a billboard within 500' of a residential zoning district. **PRECEDENT? CAN NEW BILLBOARDS BE INSTALLED?**
 13. Variance to increase the allowable number of faces for a billboard from two (2) to three (3). **PRECEDENT? CAN NEW BILLBOARDS BE INSTALLED? DOES THIS ALLOW EXPANSION OF NON-CONFORMING BILLBOARDS?**
 14. Variance to allow a billboard remain within 1000' radius of another billboard. **PRECEDENT? CAN NEW BILLBOARDS BE INSTALLED?**
 15. Variance to allow a billboard on property zoned PRD-SF. **PRECEDENT? CAN NEW BILLBOARDS BE INSTALLED?**
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PRD-SF Zoning District

A. Purpose and Intent.

The PRD (SF) district is intended to allow flexible site planning and building arrangements under a **unified plan of development** so that **innovative land planning methods** may be utilized which foster natural resource conservation and **neighborhood cohesiveness** as well as neo-traditional developments. This may permit buildings to be clustered or arranged in an unconventional manner to **maximize open space, create a pedestrian scale and other public benefits.** Buildings must be designed and constructed so as to meet the definition of Four-Sided Architecture, as defined in Section 724.02. In this district smaller lots than might otherwise be permitted under traditional zoning districts may be allowed; however, **the purpose is not merely to allow smaller lots or reduce development requirements** but to achieve other goals including the protection of sensitive environmental, historic, or aesthetic resources as well as the provision of site amenities such as parks, open space, walking trails, etc. **The PRD district is not intended to encourage greater density of development, but rather to encourage ingenuity and resourcefulness in land planning techniques which result in quality residential patterns that conserve and create open space, reduce vehicle trips and provide stable developments which enhance the surrounding area.**

Z2019-06 Mountain View

	Original Application	Revised Site Plan
Number of Units	57 units (46 units 03-07-2019 site plan)	37 units (5-20-2-019 site plan)
Units per Acre	6.36 units / acre	4.1 units / acre
Open Space	13.6%	25.1%
Polk Street Landscape Buffer	25 feet	30 feet
Mountain View Road Landscape Buffer	Not determined	25 feet
Adjacent Subdivision Landscape Buffer	5 feet	20 feet
Requested Variances	six	one
Minimum Lot Size	3,750 SF	4,500 SF
Minimum Unit Size	1,400 SF	1,400 SF

Z2019-06 Mountain View

- Zoning: R-1 & R-4
- Future Land Use: MDR (up to 8 units per acre)
- Property re-zoned to PRD-SF without need for Future Land Use Designation change
- Underwent SIX Revisions

REVISIONS:			
NO.	DATE	BY	DESCRIPTION
*1	02-8-2019	kw	Staff Comments
*2	03-7-2019	kw	Plan Changes
*3	03-22-2019	kw	Plan Changes
*4	03-29-2019	kw	Neighbor Comments
*5	04-15-2019	kw	Reduce Density
*5	05-20-2019	kw	Reduce Density

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