

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN IS BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. THROUGH OUT GEORGIA 1-800-282-7411 SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EVIDENCE OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RE-CERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSE PRECISION OF ONE FOOT IN 10,000 FEET, AND AN ANGLE AN ERROR OF ONE PER HUNDRED THOUSAND. ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR MEASUREMENTS WERE OBTAINED BY USING A TOTAL STATION.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLE BEARINGS FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PLAT NOT INTENDED FOR RECORDING.

**Z-20
(2008)**



IF YOU DIG DEEPER
CALL US FIRST
1-800-282-7411
METSURV.COM
UTILITIES PROTECTION CENTER
IT'S THE LAW



**TOTAL AREA= 0.668 ACRES
OR 29,102 SQ. FT.**

**2473 CANTON HIGHWAY
MARIETTA, GEORGIA**

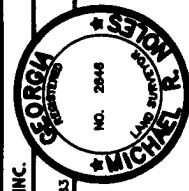
PROPOSED ZONING PLAT FOR
LEGACY LANDSCAPES, INC

**PART OF LOT 4
MRS. EDNA H. OWENSBY**

LAND LOT 637
DISTRICT 18TH.
COUNTY COBB
GEORGIA

SECTION 2ND
FIELD: 9-23-05 SCALE: 1"=40'

Michael R. Nokes
Georgia RLS #2846
Member SAMSOC
JOB#225535



McLUNG SURVEYING SERVICES, INC.
7433 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

This property (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.

Fences should not be placed using side dimensions from house.

AS A MATTER OF INFORMATION

CURRENT ZONING IS GC
GENERAL COMMERCIAL
PROPOSED ZONING IS CRC
COMMUNITY RETAIL COMMERCIAL DISTRICT

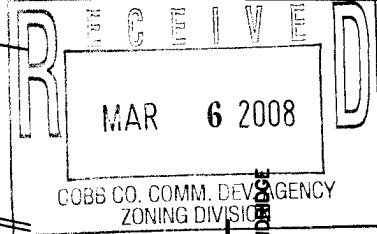
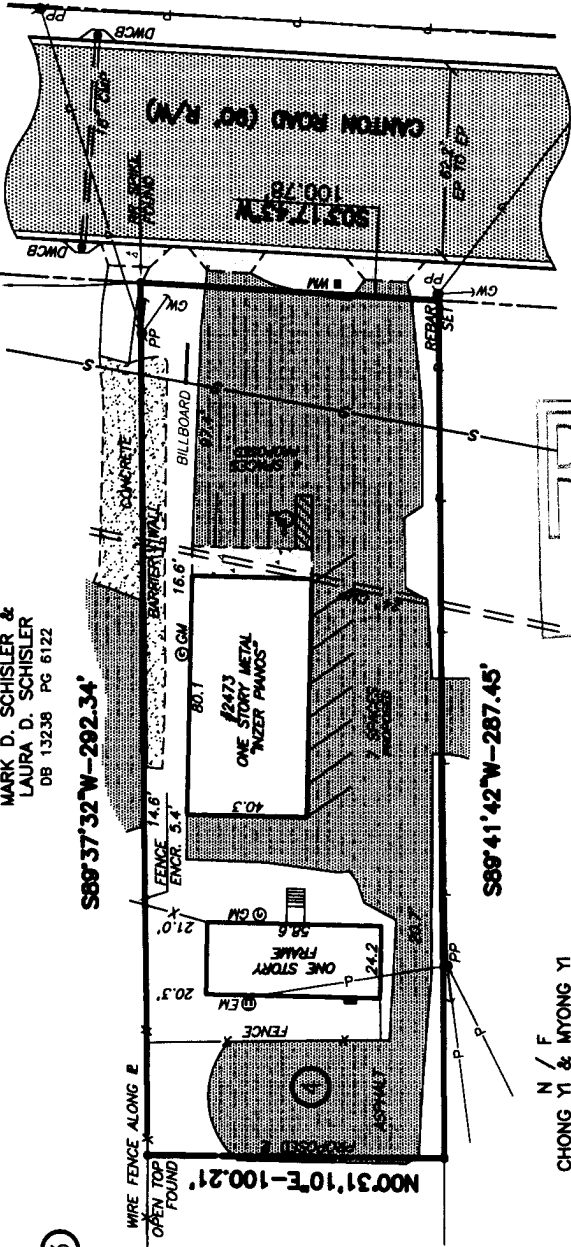
N / F
MARK D. SCHISLER &
LAURA D. SCHISLER
DB 13238 PG 6122

S89°37'32"W-292.34'

S89°41'42"W-287.45'

N / F
CHONG YI & MYONG YI
DB 11725 PG 200

350.75' TO THE SOUTH
R/W OF BLACKWELL
LANE (50' R/W).



REFERENCE MATERIAL

1. DEED BOOK 2040 PAGE 472
RALPH STANDRIDGE & MATTIE STANDRIDGE

LEGEND

- EP EDGE OF PAVING
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- POWER POLE
- LIGHT POLE
- POWER METER
- POWER BOX
- AIR CONDITIONER
- TELEPHONE BOX
- GAS VALVE
- WATER METER
- WATER VALVE
- JUNCTION BOX
- DROP INLET
- SANITARY SEWER MANHOLE

No.	Revision	Date
1.	ZONING PLAT	3-6-08

APPLICANT: Mark D. Schisler

770-427-2026

REPRESENTATIVE: Mark D. Schisler

770-427-2026

TITLEHOLDER: D-Mark, LLC

PROPERTY LOCATION: Located on the west side of Canton Road,
south of Blackwell Lane.

ACCESS TO PROPERTY: Blackwell Lane

PHYSICAL CHARACTERISTICS TO SITE: Existing buildings

PETITION NO: Z-20

HEARING DATE (PC): 05-06-08

HEARING DATE (BOC): 05-20-08

PRESENT ZONING: GC

PROPOSED ZONING: CRC

PROPOSED USE: Retail And Office

SIZE OF TRACT: 0.66 acre

DISTRICT: 16

LAND LOT(S): 637

PARCEL(S): 8

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC/ Legacy Landscapes

SOUTH: LI/ Changs Upholstery

EAST: LRC/ Barber Shop

WEST: R-20/ Fraser subdivision

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

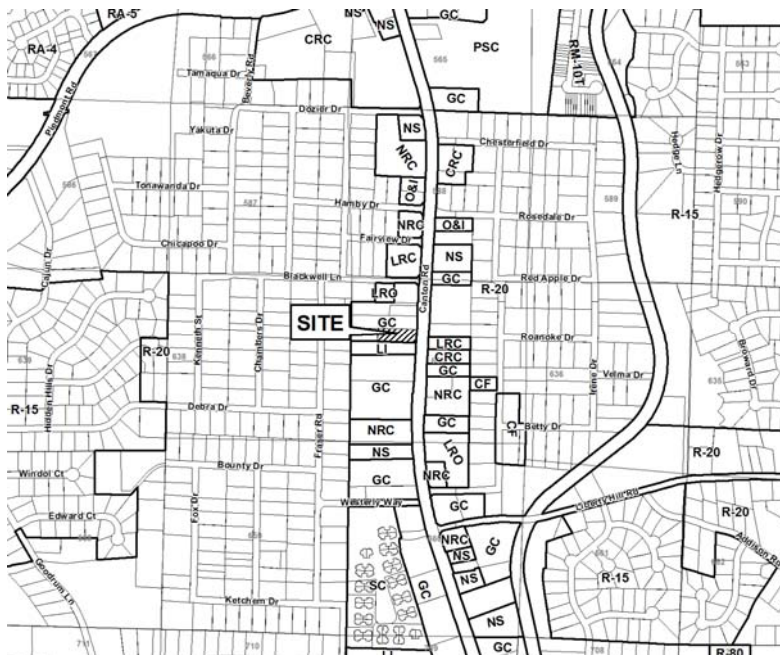
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

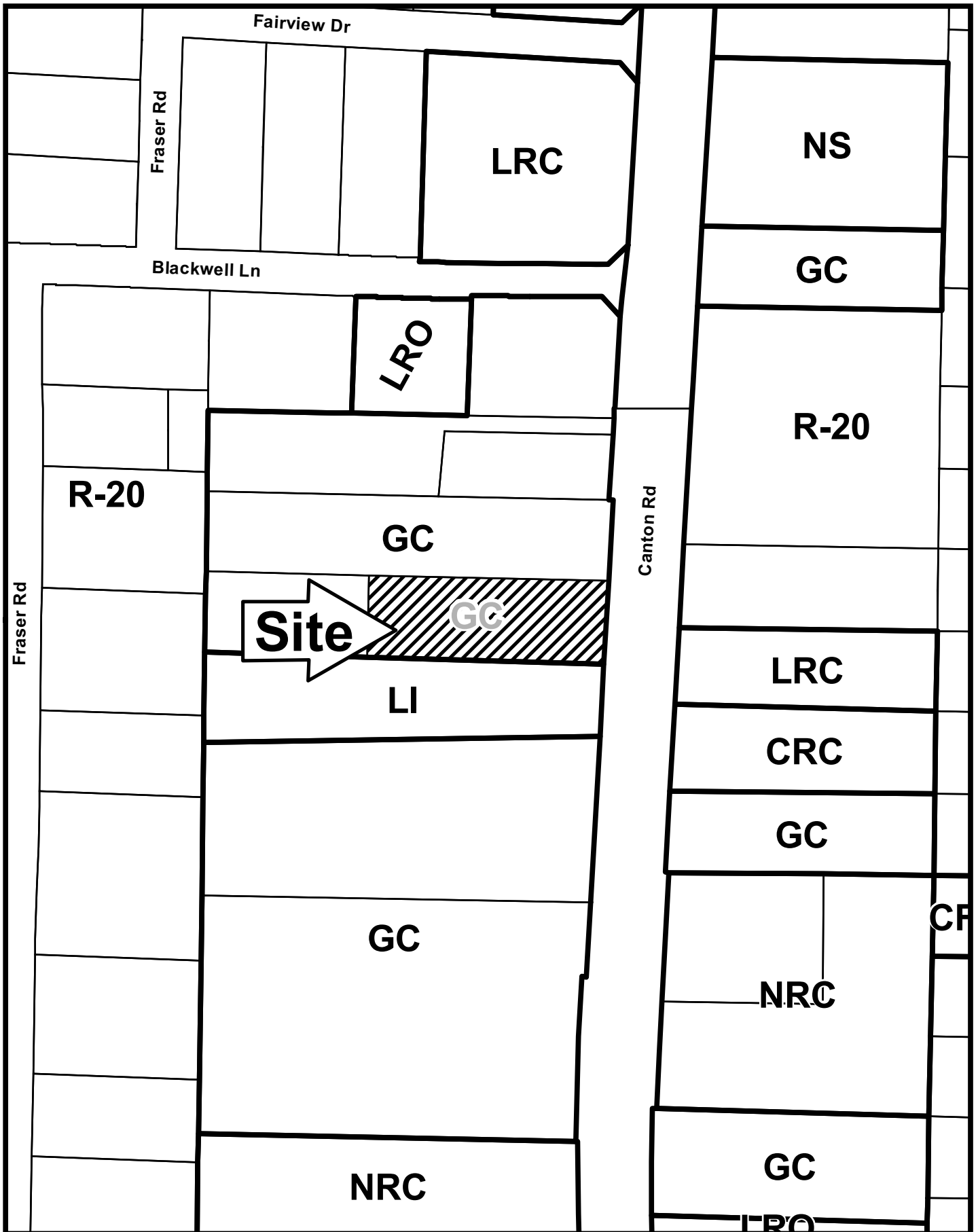
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

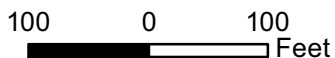
STIPULATIONS:



Z-20



This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary
Zoning Boundary

APPLICANT: Mark D. Schisler

PETITION NO.: Z-20

PRESENT ZONING: GC

PETITION FOR: CRC

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Neighborhood Activity Center

Proposed Number of Buildings: 2(existing) **Total Square Footage of Development:** 4,592

F.A.R.: 0.16 **Square Footage/Acre:** 6,957

Parking Spaces Required: 21 **Parking Spaces Provided:** 21

The applicant is requesting rezoning to the CRC zoning district to bring this property into compliance with the *Cobb County Comprehensive Plan*. The property currently has an office in the rear and a retail store in the front. The two existing buildings would remain. The businesses are anticipated to be open normal business hours seven days a week.

Historic Preservation: After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: No comment.

FIRE COMMENTS:

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-d-sac without an island to have a 60 foot paved radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

APPLICANT Mark D Schisler

PETITION NO. Z-020

PRESENT ZONING GC

PETITION FOR CRC

NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

WATER COMMENTS:

Available at Development? Yes No
Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s) 12 " DI / W side Canton Rd

Additional Comments: Records show address connected

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

In Drainage Basin? Yes No
At Development? Yes No

Approximate Distance to Nearest Sewer: Across front of property

Estimated Waste Generation (in G.P.D.): **A D F** 460 **Peak** 1150

Treatment Plant: Noonday

Plant Capacity Available? Yes No

Line Capacity Available? Yes No

Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years

Dry Sewers Required? Yes No

Off-site Easements Required? Yes* No

Flow Test Required? Yes No

Septic Tank Recommended by this Department? Yes No

Subject to Health Department Approval? Yes No

* If off-site easements are required, Developer must submit easements to CCWS for review / approval as to form and stipulations prior to the execution of easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

Records show address connected

Notes FYI:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Mark D. Schisler

PETITION NO.: Z-20

PRESENT ZONING: GC

PETITION FOR: CRC

DRAINAGE COMMENTS

No site improvements are proposed. Any redevelopment will be required to meet current Stormwater Management requirements.

APPLICANT: Mark D. Schisler

PETITION NO.: Z-20

PRESENT ZONING: GC

PETITION FOR: CRC

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Canton Road	31600	Arterial	45 mph	Cobb County	100'

Based on 2006 traffic counting data taken by GDOT.

COMMENTS AND OBSERVATIONS

Canton Road is classified as an Arterial and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Close the northern driveway.

As necessitated by this development for egress from Canton Road, a deceleration lane will be required.

Install sidewalk, curb and gutter along the road frontage.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Canton Road, a minimum of 50' from the roadway centerline.

Recommend eliminating the northern driveway.

Recommend a deceleration lane along Canton Road at time of site redevelopment.

Recommend installing sidewalk, curb and gutter along Canton Road at time of site redevelopment.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

Z-20 MARK D. SCHISLER

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The area contains a variety of commercial properties that include retail, office and restaurant uses.

- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The applicant's proposal would be consistent with other properties. This section of Canton Road is predominantly commercial.

- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.

- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan* (the Plan), which delineates this property to be within a Neighborhood Activity Center. Staff would suggest the application be deleted to NRC, which would be consistent with the Plan, and would allow the applicant's proposed uses.

- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for deleting the applicant's rezoning proposal to NRC. Deletion to NRC would be in accordance with the *Cobb County Comprehensive Plan*. The applicant's proposal would be compatible with and consistent to other commercially zoned properties in the area. Staff is generally in favor of deferring County department comments until new construction is proposed, but DOT comments concerning access should be addressed to ensure safe access to the property.

Based on the above analysis, Staff recommends DELETION to NRC subject to the following conditions:

- Site plan received by the Zoning Division March 6, 2008, with the District Commissioner approving minor modifications;
- County comments and recommendations be done at redevelopment or new construction;
- District Commissioner approve building architecture for any new buildings, or additions in the future;
- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations;
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.