

Z-33  
(2015)

JACKSON  
LAND  
SURVEYING  
P.C.

200  
MABLEY DRIVE EAST  
PAYETTEVILLE, GA.  
30214  
P. 912 782 5312  
F. 912 782 5322



CAS-HILL, LLC  
FOR  
LOT COMBINATION PLAT

PROJECT NAME	CAS-HILL, LLC
DATE	1/10/17
BY	CHAS H JACKSON
CHECKED BY	
DATE	
BY	
CHECKED BY	
DATE	
BY	
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DATE	
BY	
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DATE	

CAS-HILL, LLC

SHEET TITLE	
LOT COMBINATION PLAT	
PLAT NO.	WEP007
DATE	10/05/13
SCALE	1" = 100'

**OWNER'S ACKNOWLEDGEMENT**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE LAND SHOWN ON THIS PLAT (OR A DAILY ASSIGNOR OF THE SAME) AND THAT THE SURVEY AND PLAT HEREON SHOWN ARE TRUE AND CORRECT IN ALL RESPECTS AND THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED. I DO HEREBY CONVEY ALL STREETS AND ALLEYS SHOWN HEREON TO COBB COUNTY AND FURTHER DEDICATE TO THE USE OF THE PUBLIC PLACES HEREON ALL LOTS, STREETS, ALLEYS, EASEMENTS, RIGHTS AND OTHER VALUABLE INTERESTS IN THE LAND SHOWN HEREON AND I AGREE TO WAIVE AND RELEASE TO COBB COUNTY ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON ON ACCOUNT OF THE SEWER LINES AND SERVICES WITHIN THE EMPLOYED RIGHTS-OF-WAY AND EASEMENTS SHOWN, AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING COURSES OF STREAMS.

I AGREE THAT COBB COUNTY SHALL NOT BE LIABLE TO ME MY HEIRS, SUCCESSORS, OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF THE SEWER LINES, STREETS, ALLEYS, EASEMENTS, RIGHTS AND OTHER VALUABLE INTERESTS AND SERVICES, SURFACE WATER, AND ANY OTHER MATTER SHOWN HEREON AND I AGREE TO WAIVE AND RELEASE TO COBB COUNTY ALL CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON ON ACCOUNT OF THE SEWER LINES AND SERVICES WITHIN THE EMPLOYED RIGHTS-OF-WAY AND EASEMENTS SHOWN, AND ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING COURSES OF STREAMS.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

**COBB COUNTY DEVELOPMENT CERTIFICATION**

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY AND HAVING BEEN FOUND TO CONFORM TO THE ZONING ORDINANCES AND TO THE REQUIREMENTS OF THE ZONING ORDINANCE IS APPROVED SUBJECT TO THE INSTALLATION AND DETECTION OF ALL SEWER LINES, UTILITY EASEMENTS AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS AND THE POSTING OF A ONE YEAR MAINTENANCE SECURITY.

COBB COUNTY WATER SYSTEM \_\_\_\_\_ DATE \_\_\_\_\_

ZONING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DEVELOPMENT & INSPECTIONS DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

COBB COUNTY BOARD OF COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_

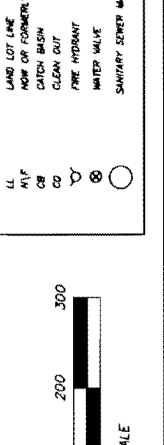
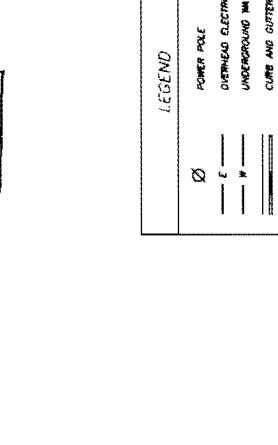
**RECEIVED**

FEB - 5 2015

CORB COUNTY DEVELOPMENT AGENCY

**LEGEND**

POWER POLE  
DOWNGRADE ELECTRIC  
UNDERGROUND WATER  
CURB AND GUTTER  
PROPERTY CORNER FOUND  
LAND LOT LINE  
ROW OR FORMERLY  
CATCH BASIN  
CLEAN OUT  
PIPE HYDRANT  
WATER VALVE  
SANITARY SEWER MANHOLE



TRACT 1
3.51 ACRES
1529795.F
ZONED GC
TRACT 2
2.68 ACRES
116536 S.F.
ZONED GC

- NOTES**
1. ZONED GC
  2. SETBACKS: FRONT 40' OR 30' SIDE 10' REAR 10'
  3. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A LEICA 1103 TOTAL STATION.
  4. THE REFERENCED MUNICIPALITY PROVIDED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DETENTION OF SETBACK LINES OR DIMENSIONS SHOWN ON THIS PLAT ARE THE PROPERTY OF THE ZONING DEPARTMENT OF COBB COUNTY AND NOT THE PROPERTY OF JACKSON LAND SURVEYING P.C.
  5. THE SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES WITHOUT THE EXPRESS WRITTEN PERMISSION OF JACKSON LAND SURVEYING P.C.
  6. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM RECORD DRAWINGS, FIELD SURVEY, AND VISUAL OBSERVATION. UNDERGROUND UTILITY LOCATIONS INFORMATION SHOWN HEREON IS BASED ON THE UTILITY RECORDS ON FILE IN THE FIELD AND INFORMATION PROVIDED BY OTHERS. JACKSON LAND SURVEYING P.C. IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY UTILITIES SHOWN ON THIS PLAT UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE DESIGN OR CONSTRUCTION.
  7. PARKING: 22 REGULAR SPACES AND 1 HANDICAP.
  8. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
  9. NO OBSERVED EVIDENCE OF SITE USED AS A SEED WATERLUMP, SLUMP OR SANITARY LANDFILL.

**SURVEY CERTIFICATION**

THE CAS-HILL, LLC, PROJECT, CHARLES H. JACKSON, SURVEYOR, AND TRUST COMPANY, STEWART TITLE GUARANTY COMPANY, & WILLIAM E. PORTER, P.C.

THIS IS TO CERTIFY THAT THIS WAS OUR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS AND THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS AND ADOPTED BY ALTA AND AEP'S AND INCLUDES ITEMS 1, 2, 3, 4, 6(O), 7, 8, 9, 11(O), 12, 15, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/05/13

*Charles H. Jackson*

GEORGIA REGISTERED LAND SURVEYOR NO. 2351  
CHARLES H. JACKSON, R.L.S.  
200 MABLEY DRIVE EAST  
PAYETTEVILLE, GEORGIA 30214

**OWNER'S ACKNOWLEDGEMENT**

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE INSTRUMENTS AND METHODS USED WERE OF THE MOST ACCURATE AND THAT THE SURVEY COMPLETION DATE IS SET FORTH IN THE GEORGIA PUBLIC ACT O.C.G.A. 13-4-67, 43-15-4-01-15-6-01-15-18-01-15-19-01-15-22.

*Charles H. Jackson*

REGISTERED GA. LAND SURVEYOR #2351

PRINT NAME \_\_\_\_\_



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S01°38'12.7"N	570.46'±0.70'
L2	S70°46'10.7"W	570.46'±0.70'

**APPLICANT:** John Hillis

**PETITION NO:** Z-33

**PHONE#:** (404) 285-1124 **EMAIL:** amanda@woodruffai.com

**HEARING DATE (PC):** 04-07-15

**REPRESENTATIVE:** Amanda Woodruff

**HEARING DATE (BOC):** 04-21-15

**PHONE#:** (404) 285-1124 **EMAIL:** amanda@woodruffai.com

**PRESENT ZONING:** R-15, GC, CRC

**TITLEHOLDER:** Hillis Enterprises, LLC

**PROPOSED ZONING:** CRC

**PROPERTY LOCATION:** East side of Canton Road, north side of

Powell Wright Road

**PROPOSED USE:** Commercial and

(2218 Canton Road).

Contractor

**ACCESS TO PROPERTY:** Powell Wright Road

**SIZE OF TRACT:** 6.19 acres

**DISTRICT:** 16

**PHYSICAL CHARACTERISTICS TO SITE:** Existing building

**LAND LOT(S):** 708, 709

**PARCEL(S):** 2, 2, 46, 47, 48

**TAXES: PAID**  **DUE** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**COMMISSION DISTRICT:** 3

**NORTH:** NS/ undeveloped

**SOUTH:** GC/ retail commercial

**EAST:** R-20/ Wright Pines Subdivision

**WEST:** OS/ undeveloped

**OPPOSITION: NO. OPPOSED** \_\_\_\_\_ **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

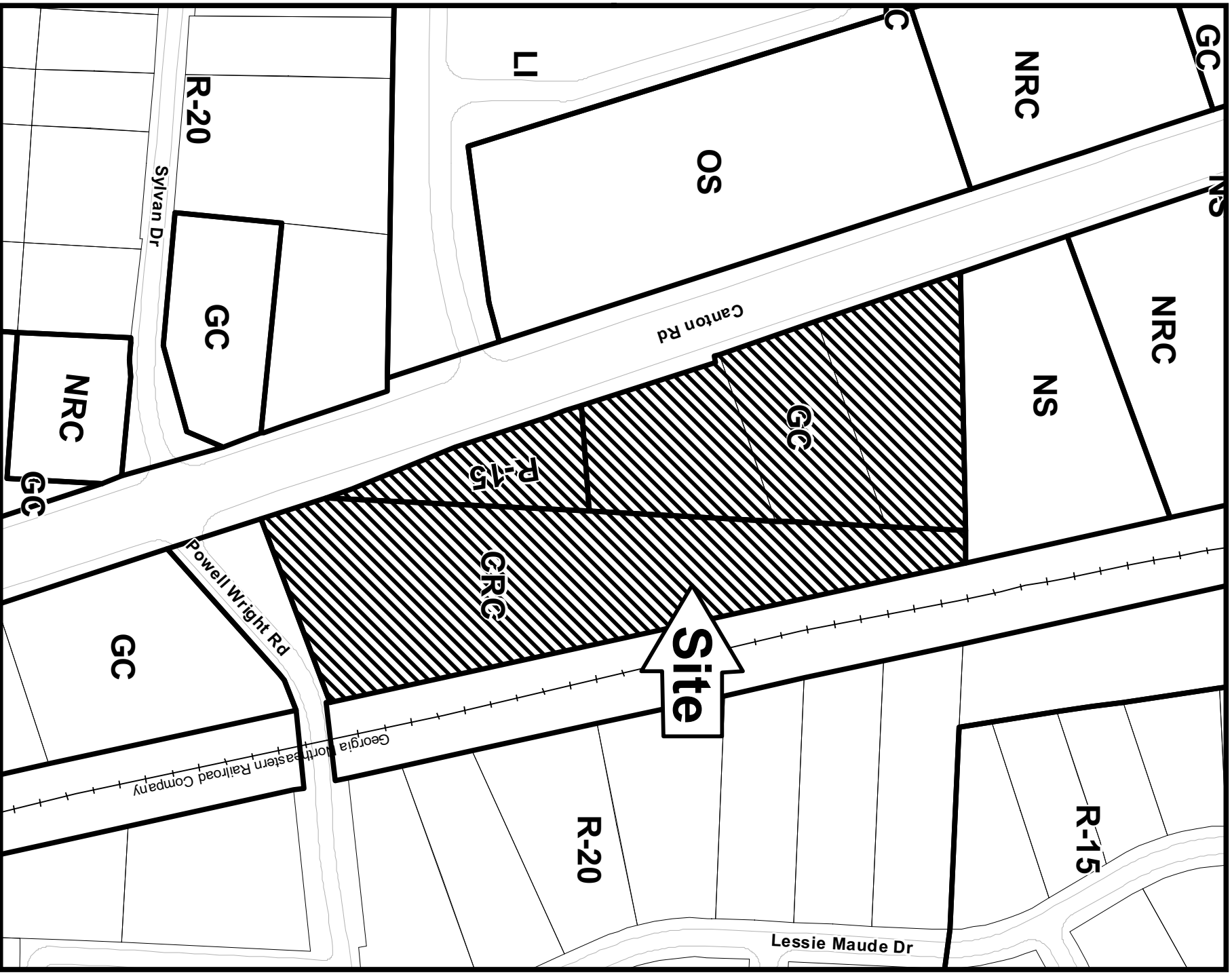
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

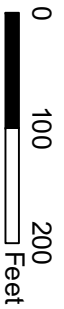
**STIPULATIONS:**



Z-33



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



City Boundary  
Zoning Boundary

**APPLICANT:** John Hillis

**PETITION NO.:** Z-33

**PRESENT ZONING:** R-15, GC, CRC

**PETITION FOR:** CRC

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Terry Martin, MPA

**Land Use Plan Recommendation:** Neighborhood Activity Center (NAC)

**Proposed Number of Buildings:** 1      **Total Square Footage of Development:** 12,000

**F.A.R.:** 0.04      **Square Footage/Acre:** 1,939

**Parking Spaces Required:** 22      **Parking Spaces Provided:** 22

The applicant is requesting rezoning from the existing R-15 single-family residential district, GC general commercial district, and CRC community retail commercial district to the CRC district in order to expand the existing specialized contractor use (Casteel Heating and Air on proposed Tract 1) and also provide for future commercial activity on the remaining area (proposed Tract 2). The applicant has indicated a willingness to follow the Canton Road Guidelines on both tracts as development takes place as well as traffic improvements that may be warranted at the time of development of Tract 2.

**Cemetery Preservation:** No comment.

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**FIRE COMMENTS:**

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

**APPLICANT:** John Hillis \_\_\_\_\_

**PETITION NO.:** Z-33 \_\_\_\_\_

**PRESENT ZONING:** R-15, GC, CRC \_\_\_\_\_

**PETITION FOR:** CRC \_\_\_\_\_

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from R-15, GC and CRC to CRC for purpose of commercial and contractor use. The 6.19 acre site is located on the east side of Canton Road, north side of Powell Wright Road.

**Comprehensive Plan**

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with R-15, GC and CRC zoning designations. The purpose of the (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

**Master Plan/Corridor Study**

The parcels are located within the boundary of the Canton Road Corridor Study.

**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.

**Design Guidelines**

Is the parcel in an area with Design Guidelines?     Yes                     No

If yes, design guidelines area: Canton Road Design Guidelines

- Does the current site plan comply with the design requirements?
  - Pedestrian access to buildings
    - Yes         No                     Not applicable
  - Streetscape elements
    - Yes         No                     Not applicable
  - Building Frontage
    - Yes         No                     Not applicable
  - Parking Standard
    - Yes         No                     Not applicable
  - Architecture standard
    - Yes         No                     Not applicable

If there is no renovation or improvement on the property fronting Canton Road, the complying with the design guidelines is not required.

**APPLICANT:** John Hillis \_\_\_\_\_

**PETITION NO.:** Z-33 \_\_\_\_\_

**PRESENT ZONING:** R-15, GC, CRC \_\_\_\_\_

**PETITION FOR:** CRC \_\_\_\_\_

\*\*\*\*\*

**PLANNING COMMENTS:** (Continued)

**Incentive Zones**

Is the property within an Opportunity Zone?       Yes       No  
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone?       Yes       No  
The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?       Yes       No  
The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

**Special Districts**

Is this property within the Cumberland Special District #1 (hotel/motel fee)?  
 Yes       No

Is this property within the Cumberland Special District #2 (ad valorem tax)?  
 Yes       No

Is this property within the Six Flags Special Service District?  
 Yes       No

APPLICANT John Hillis

PETITION NO. Z-033

PRESENT ZONING R-15, GC, CRC

PETITION FOR CRC

\*\*\*\*\*

**WATER COMMENTS:**

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development:  Yes  No

Fire Flow Test Required:  Yes  No

Size / Location of Existing Water Main(s): 8" DI / E side of Canton Rd

Additional Comments: Tract 1 is existing water customer

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:**

NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin:  Yes  No

At Development:  Yes  No

Approximate Distance to Nearest Sewer: At site

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

Treatment Plant: Noonday

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

Projected Plant Availabilitv:  0 - 5 years  5 - 10 years  over 10 years

Drv Sewers Required:  Yes  No

Off-site Easements Required:  Yes\*  No \*If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations

Flow Test Required:  Yes  No prior to the execution of easements by the property owners. All easement acquisitions

Letter of Allocation issued:  Yes  No are the responsibility of the Developer

Septic Tank Recommended by this Department:  Yes  No

Subject to Health Department Approval:  Yes  No

Additional Liberty Hill Special Assessment \$14,200 per acre upon development. Neither Tract 1 or 2

Comments: connected to sewer at this time

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 offsite easements, dedication of on and/or offsite 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: John Hillis

PETITION NO.: Z-33

PRESENT ZONING: R-15, G.C, CRC

PETITION FOR: CRC

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Little Noonday Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS:  YES  NO  POSSIBLY, NOT VERIFIED

Location: \_\_\_\_\_

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE:  YES  NO  POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (\_\_\_\_\_ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: **50', 75', 100'** or 200' each side of creek channel.

**DOWNSTREAM CONDITIONS**

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream \_\_\_\_\_.
- Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project existing railroad culvert.



**APPLICANT: John Hillis**

**PETITION NO.: Z-33**

**PRESENT ZONING: R-15.GC.CRC**

**PETITION FOR: CRC**

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**STORMWATER MANAGEMENT COMMENTS – Continued**

**SPECIAL SITE CONDITIONS**

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill \_\_\_\_\_ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

**INSUFFICIENT INFORMATION**

- No Stormwater controls shown
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

**ADDITIONAL COMMENTS**

1. The site is located to the east of Canton Road. The entire site drains to the existing railroad right-of-way to the east.
2. Although not indicated on the site plan, either a master stormwater management facility that would accommodate all future improvements to both tracts or two separate facilities (one for each tract) will be required.

**APPLICANT: John Hills**

**PETITION NO.: Z-33**

**PRESENT ZONING: R-15, GC, CRC**

**PETITION FOR: CRC**

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**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	29700	Arterial	45	Cobb	100'

*Based on [2011] traffic counting data taken by Cobb County DOT*

**COMMENTS AND OBSERVATIONS**

Canton Road is classified as an arterial and according to the available information the existing right-of-way meets the minimum requirements for this classification.

**RECOMMENDATIONS**

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

Recommend addition of sidewalks along Canton Road and Powell Wright Road frontage.

Recommend Canton Road access be determined at plan review, subject to the Department's approval.

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## STAFF RECOMMENDATIONS

### Z-33 JOHN HILLIS

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is not suitable in view of the use and development of adjacent and nearby properties. The area contains a mixture of commercial and residential.
- 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 the current use of the property.
- 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* identifies this property as being within a NAC neighborhood activity center. Moreover, it calls for a "transition in land use types" between "higher intensity uses and adjacent residential areas." Therefore, the deletion to the NRC district is most beneficial to the applicant in allowing future development as well as current expansion of the specialized contractor use per the NRC code section allowing special exceptions that "currently have a zoning district that is not consistent with neighborhood activity centers" and that contain "existing structure or use that is considered a nonconforming use given its delineation as a neighborhood activity center." Also, the subject property lies within that area identified by the *Plan* along Canton Road where certain design guidelines have been devised to "encourage an improved sense-of-place."
- 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 neighborhood retail commercial district. A rezoning for the purpose of commercial development is warranted and the NRC district would be in accordance with the *Cobb County Comprehensive Plan*. The NRC district would provide for those uses best suited to this area of Canton Road as identified by the *Plan* and allow the continuance of the use of specialized contractor as a special exception under the NRC district Code.

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

- allowance of a "contractor without heavy equipment" as a permitted use;
- all new development, including additions to existing buildings, to follow all applicable aspects of the Canton Road Design Guidelines;
- security lighting to be environmentally sensitive and designed so as to contain light on site;
- Fire Department comments and recommendations;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- Department of Transportation comments and recommendations; and
- Planning Division comments and recommendations.

**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.**

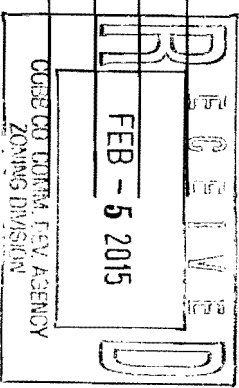


Application #: 2-33  
PC Hearing Date: 4-7-15  
BOC Hearing Date: 4-21-15

## Summary of Intent for Rezoning

### Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: N/A
- c) Proposed selling prices(s): N/A
- d) List all requested variances: N/A



### Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed hours/days of operation: \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_

### Part 3. Other Pertinent Information (List or attach additional information if needed)

None

### Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). NO

### Part 5. Is this application a result of a Code Enforcement action? No Yes \_\_\_\_\_ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: *Miranda Woodruff* Date: 12/3/2014  
Applicant name (printed): Miranda Woodruff



**WOODRUFF**  
& ASSOCIATES

Z-33 (2015)  
Impact Analysis

**To:** Cobb County Zoning Division  
1150 Powder Springs Street  
Suite 400  
Marietta, GA 30064

Date: 2/04/2015



**Re:** Rezoning Application  
2218 Canton Road  
Marietta, GA 30066

To Whom it May Concern:

We are providing this letter of analysis regarding the impact from rezoning the property located at 2218 Canton Road, Marietta, Georgia from R-15/GC (a retired zoning ) to CRC. The existing site is a 2.80 acre piece of property comprised of four smaller tracts to be combined.

The proposed zoning will permit a use that fits with the existing development in the area and adjacent to the property. An overall survey plan has been provided to show the commercial development in the area and there will be no adverse affect to the adjacent property.

The proposed zoning will have a positive economic impact for the property, allowing for possible expansion of the current Casteel Heating and Air Business and providing the needed zoning for other viable commercial businesses to develop.

No excessive burden would be expected from the proposed zoning.

The traffic impact on existing streets would be the same.

No adverse impact on utilities or schools is expected.

We would like to propose the following stipulations:

1. Development shall follow the Canton Road Guidelines and be imposed on Tract 1 and Tract 2, in their combined configuration, respectively as development is proposed on each tract.
2. Access via Canton Highway with the required deceleration lane shall be completed at the time Tract 2 seeks a Land Development Permit.



WOODRUFF  
& ASSOCIATES

3. The existing ground sign serving the current Casteel Heating and Air Location shall be allowed to convert to a digital sign at the time of expansion.
4. The existing 30-foot set-back along the current L & N Rail Road shall remain intact as a buffer in lieu of additional buffer area.

The zoning proposed is in conformity with the policy and intent of the land-use plan. The existing site lends itself to redevelopment as proposed with no new utility connections required or major site work proposed.

If you have any questions or concerns, feel free to call me anytime at 404-285-1124.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amanda K. Woodruff', written in a cursive style.

Amanda K. Woodruff, P.E.