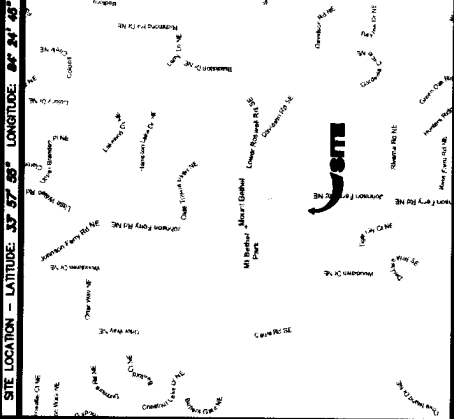


**Z-25  
(2010)**

**VICINITY MAP**



**GENERAL NOTES**

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND NO EXPRESS OR IMPLIED WARRANTIES ARE MADE WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY OTHER PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURATIVE INSPECTION REPORT. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST BUT ARE NOT SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. THE FLOOD INSURANCE RATE MAP FOR THIS AREA, THE MAP NUMBER IS FIRM 17033C0100, WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND THIS DETERMINATION WAS MADE BY COMPARING THE LOCATION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH DATUM OF 1983 (NAD83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH DATUM OF 1989 (NAVD89) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

PLEASE NOTE: TREES (6" DBH AND LARGER) WERE LOCATED FOR THIS SURVEY AND SET AT ALL CORNERS EXCEPT WHERE NOTED OTHERWISE.

THE SITE IS ZONED "PSC-MS" (PLANNED SHOPPING CENTER DISTRICT) WITH A MINIMUM YARD SETBACKS ARE:

- FRONT - 100 FEET
- SIDE - 50 FEET
- REAR - 50 FEET

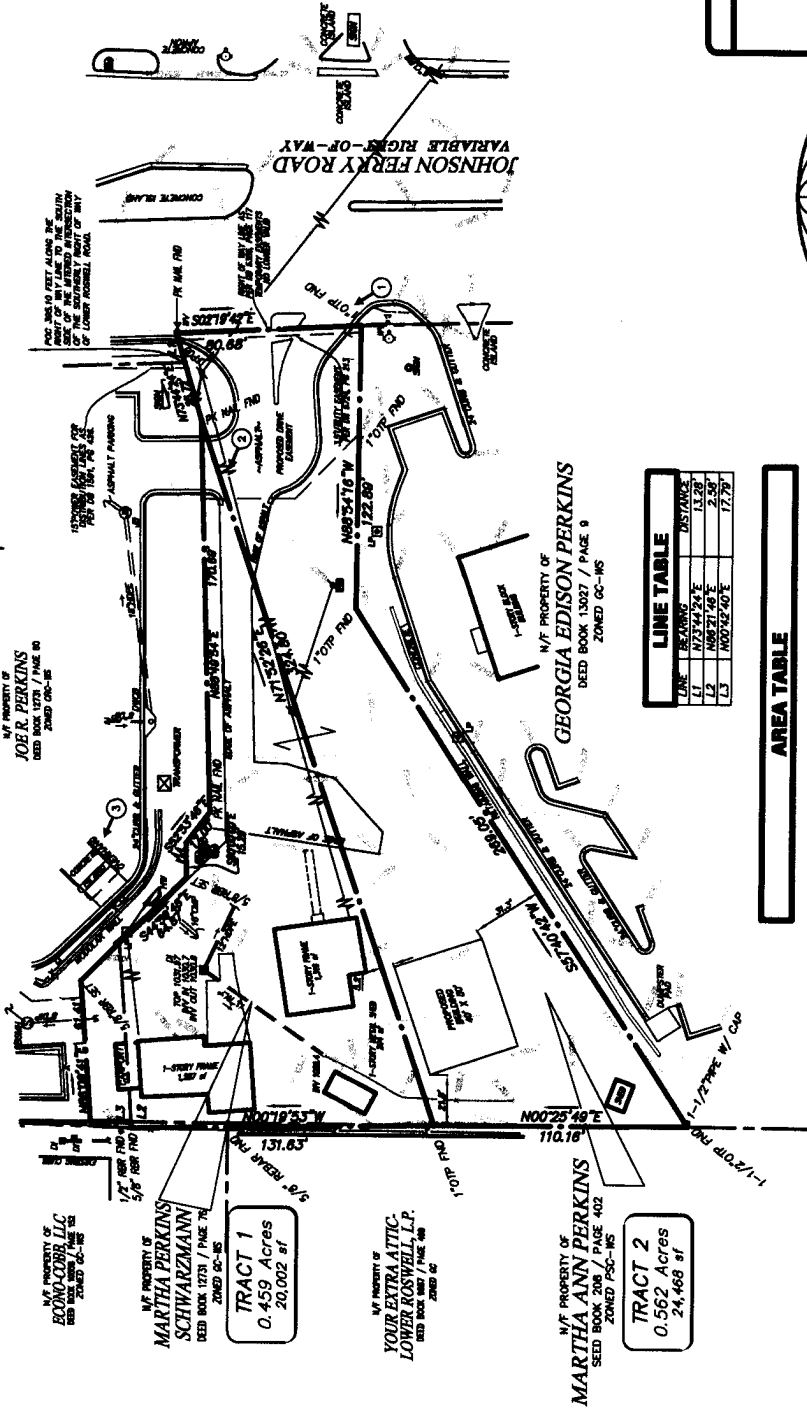
PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND INTERPRETED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

**SURVEY REFERENCES**

- 1) BOUNDARY & TOPOGRAPHIC SURVEY OF 4423 LOWER ROSWELL ROAD AND 679 JOHNSON FERRY ROAD, PREPARED BY ATLANTA ENGINEERING SERVICES FOR CONCRETE DEVELOPMENT PARTNERS, LLC, DATED FEB. 28, 2007.
- 2) ALTA/GSM SURVEY PREPARED FOR COP JOHNSON FERRY, L.P., JOE B. PERKINS AND PURPLE MOUNTAIN REAL ESTATE COMPANY, LLC DATE OCTOBER 6, 2008 PREPARED BY GEOSURVEY, LTD. JOB#200803632.

**LEGEND**

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
CM CONCRETE METAL PIPE	□ SOIL ELEVATION
CP CORRUGATED METAL PIPE	○ UTILITY POLE
CS CONCRETE SURFACE	○ GUY WIRE
CD COMMUNICATION DUCT	○ UTILITY LINE
CTP CRIMPED TOP PIPE	○ LIGHT POLE
D/D DOUBLE ENDING CATCH BASIN	○ ELECTRIC TRANSFORMER
FND FOUND	○ WATER VAULT
GM GAS METER	○ GAS VALVE
JB JUNCTION BOX	○ WATER VALVE
MH MANHOLE	○ WATER METER
PK POWER METER	○ FIRE HYDRANT
PKL PK LINE SET	○ UNDERGROUND ELECTRIC LINE
POD POINT OF BEGINNING	○ UNDERGROUND GAS LINE
RCB REINFORCED CONCRETE PIPE	○ UNDERGROUND COMMUNICATION LINE
RFR IRON REINFORCING BAR	○ UNDERGROUND WATER LINE
SS SANITARY SEWER	○ PHOTO POSITION INDICATOR
TR TRANSFORMER	○ TREE POSITION INDICATOR
TS TRAPED SIGNAL BOX	
TRC CROSSROAD SIGNAL	



**LINE TABLE**

LINE BEARING	DISTANCE
L1 N73°44'24"E	132.80
L2 N69°21'46"E	2.50
L3 N00°52'40"E	177.79

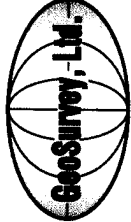
**AREA TABLE**

PARCEL	ACRES	SQUARE FEET	ZONE
TRACT 1	0.459	20,002	GC MS
TRACT 2	0.562	24,468	PSC MS
TOTAL AREA	1.021	44,470	

**CLOSURE STATEMENT**

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE PART IN 25,000. THIS PLAT WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TOPCON COLLECTOR WAS USED FOR THIS FIELD DATA.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS FOUND TO BE ACCURATE WITH ONE PART IN 25,000. FIELD: 1:25,000.



**Geosurvey, Ltd.**  
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 Marietta, Georgia 30066  
 Phone: (770) 795-9900  
 Fax: (770) 795-8880  
 www.geosurvey.com

**BOUNDARY & TOPOGRAPHIC SURVEY OF**  
**679 Johnson Ferry Road**  
 FOR  
**Martha Ann Perkins**

GS JOB NO: 200803632-09	DRAWING SCALE: 1" = 40'	SURVEY DATE: 07-08-2010
FIELD WORK: TB	STATE: GEORGIA	REVISIONS
PROJ MGR: CAJ	COUNTY: COBB	Date
REVIEWED: CAJ	LAND LOT: 69	
DWG FILE: 200803632-09.dwg	DISTRICT: 1st SECTION 2nd	

**IF YOU DIG**  
 Know what's below.  
 Call before you dig.  
 Dial 811  
 Or Call 800-282-7411



**APPLICANT:** Martha Perkins Schwarzmann and Ellison Schwarzmann  
770-971-1331

**REPRESENTATIVE:** Thomas L. Abbott  
678-361-3906

**TITLEHOLDER:** Martha Perkins Schwarzmann

**PROPERTY LOCATION:** Located on the west side of Johnson  
Ferry Road, south of Lower Roswell Road.

**ACCESS TO PROPERTY:** Johnson Ferry Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing body shop  
auto house

**PETITION NO:** Z-25

**HEARING DATE (PC):** 09-09-10

**HEARING DATE (BOC):** 09-21-10

**PRESENT ZONING:** GC, PSC

**PROPOSED ZONING:** CRC

**PROPOSED USE:** Existing House, Proposed  
Garage And Existing Business

**SIZE OF TRACT:** 1.02 acres

**DISTRICT:** 1

**LAND LOT(S):** 69

**PARCEL(S):** 38

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** CRC/ CVS
- SOUTH:** GC/ Tires Plus
- EAST:** GC/ Shell, Moes
- WEST:** GC/ Your Extra Attic Storage

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

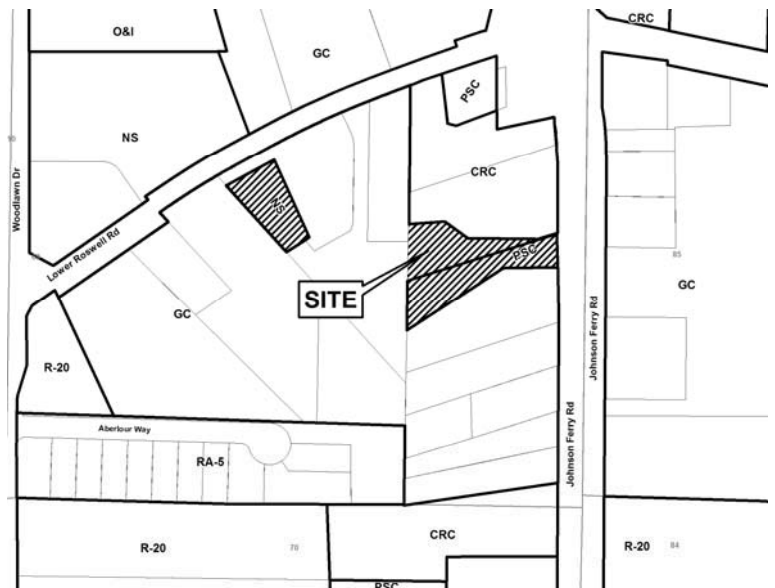
**BOARD OF COMMISSIONERS DECISION**

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

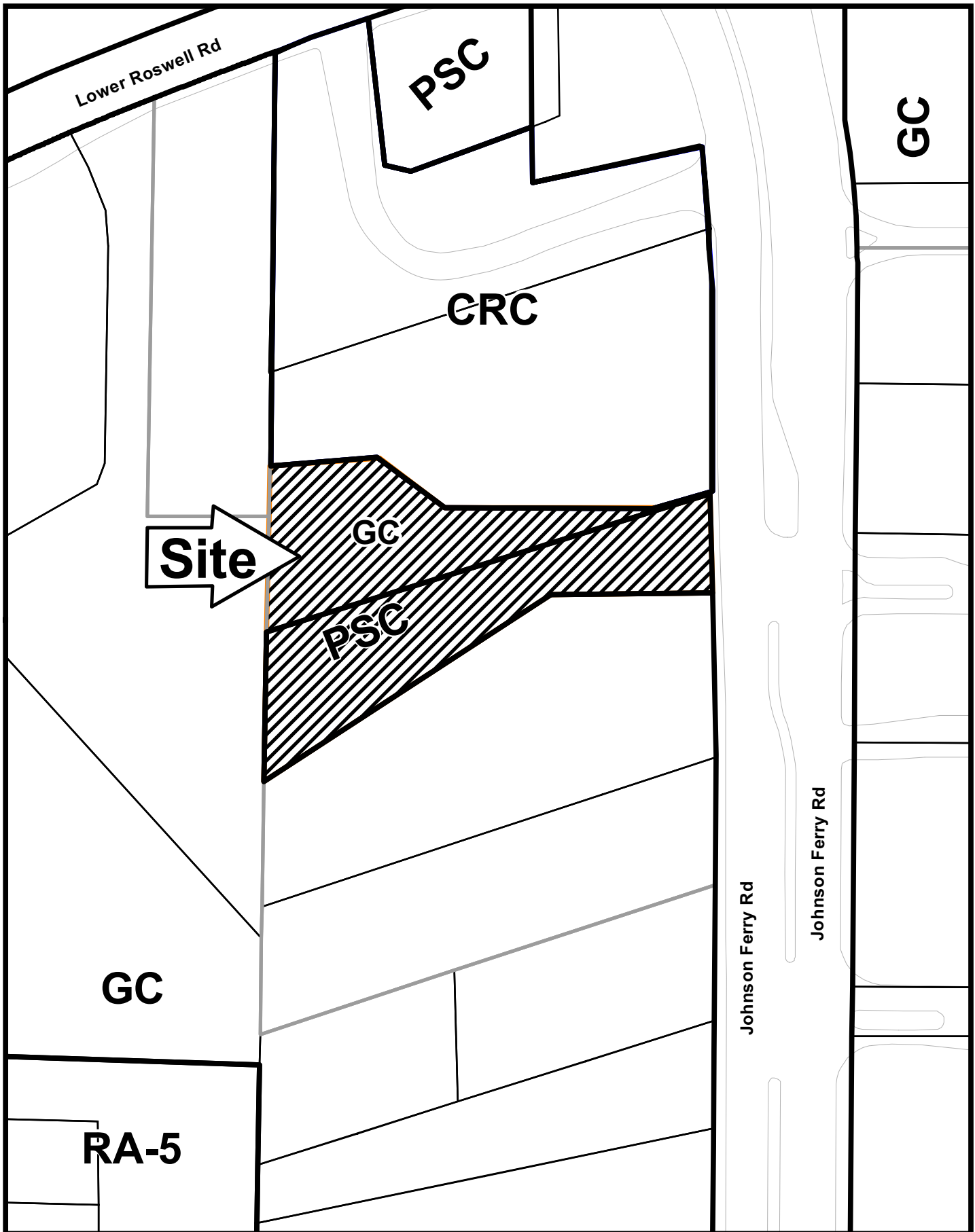
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

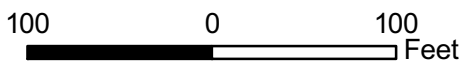
**STIPULATIONS:**





# Z-25



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Martha Perkins Schwarzmann and Ellison Schwarzmann **PETITION NO.:** Z-25

**PRESENT ZONING:** GC, PSC **PETITION FOR:** CRC

\*\*\*\*\*

**ZONING COMMENTS:** **Staff Member Responsible:** John P. Pederson, AICP

**Land Use Plan Recommendation:** Community Activity Center

**Proposed Number of Buildings:** 3 **Total Square Footage of Development:** 4,603

**F.A.R.:** 0.10 **Square Footage/Acre:** 4,508

**Parking Spaces Required:** 5 **Parking Spaces Provided:** 0

The applicant is requesting rezoning to the CRC zoning district in order to utilize this property currently and in the future. The applicant’s property has zoning districts that prohibit uses and new construction on the property. The property currently has a residential dwelling and an auto body shop, which have been here for a very long time. The applicant would like to construct a new 2,000 square-foot detached garage to the side of the house. The proposed garage would be one-story in height, with a metal exterior; there will be a stacked-stone watertable on the front of the building. The garage would be used for personal use, and no other changes are anticipated for the property at this time. It is Staff’s understanding that the property will ultimately all be used commercially, but the applicant would like to continue to live in the house they have lived in for a very long time. The applicant has submitted a Zoning Impact Analysis for your review (see Exhibit “A”).

**Historic Preservation:** No comments.

**Cemetery Preservation:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

\*\*\*\*\*

**FIRE COMMENTS:**

No comments for this Single Family Dwelling (with no commercial use) request, however, not to be used for a group home or personnel care home, without Fire Department approval. If four or more unrelated occupants. the structure must meet NFPA 101 Occupancy requirements.

APPLICANT Martha Perkins Schwarzmann, etc

PETITION NO. Z-025

PRESENT ZONING GC, PSC

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 / W side Johnson Ferry Rd

Additional Comments: Records show property as connected and active

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: 100' SW of property corner w/easements

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

Treatment Plant: **Sutton**

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

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

Drw 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 ans stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required:  Yes  No

Letter of Allocation issued:  Yes  No

Septic Tank Recommended by this Department:  Yes  No

Subject to Health Department Approval:  Yes  No

Additional Comments: No additional wastewater flow anticipated from addition of personal-use garage. Currently not connected to sewer..

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: Martha Perkins & Ellison Schwarzmann

PETITION NO.: Z-25

PRESENT ZONING: GC, PSC

PETITION FOR: CRC

\*\*\*\*\*

**DRAINAGE COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sope 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 CONDITION

- 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 on downstream \_\_\_\_\_.

**APPLICANT: Martha Perkins & Ellison Schwarzmann**

**PETITION NO.: Z-25**

**PRESENT ZONING: GC, PSC**

**PETITION FOR: CRC**

\*\*\*\*\*

DRAINAGE 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

**APPLICANT: Martha Perkins Schwarzmann and Ellison Schwarzmann    PETITION NO.: Z-25**

**PRESENT ZONING: GC, PSC**

**PETITION FOR: CRC**

\*\*\*\*\*

<b>TRANSPORTATION COMMENTS</b>
--------------------------------

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
Johnson Ferry Road	45600	Arterial	45 mph	Cobb County	100'

*Based on 2005 traffic counting data taken by Cobb County DOT (Johnson Ferry Road).*

**COMMENTS AND OBSERVATIONS**

Johnson Ferry Road is classified as an arterial and according to the available information; the existing right-of-way does meet the minimum requirements for this classification.

**RECOMMENDATIONS**

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



## STAFF RECOMMENDATIONS

### **Z-25                    MARTHA PERKINS SCHWARZMANN AND ELLISON SCHWARZMANN**

- 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 applicant's property is located in an area that has commercially used property.
  
- 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 nonconforming use has been here for many years without negatively affecting adjacent properties. Staff understands that the property will ultimately be used all commercially, but the applicant would like to continue to live in the house that they have lived in for a very long time.
  
- 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 in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Community Activity Center.
  
- 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 approving the applicant's rezoning proposal. The applicant's proposal is located in an area that is totally surrounded by commercially used properties. The applicant has used this property commercially and residentially for a long time, without negatively affecting the adjoining properties. The property will eventually all be used commercially, but until that time, the applicant would like to live in the family's house, which has not negatively affected new development in the area.

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

- Site plan received by the Zoning Division July 8, 2010;
- Proposed detached garage be used for personal storage only;
- No expansion of business or residential use currently on the property;
- Board of Commissioners approve new construction and/or redevelopment of the property;
- Fire Department comments; and
- DOT 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.**

## IMPACT ANALYSIS

9. Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **RESPONSE-All adjacent and nearby properties are commercial or CRC.**

(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **RESPONSE-No impact, surrounding is Commercial.**

(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **RESPONSE-Current PSC allows no use by right due to lot size. Rezoning will allow compliance in the future.**

(d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; **RESPONSE-No impact.**

(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **RESPONSE-Yes.**

(f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. **RESPONSE-all surrounding property is commercial which supports approval of application.**

07/16/2010

TLA