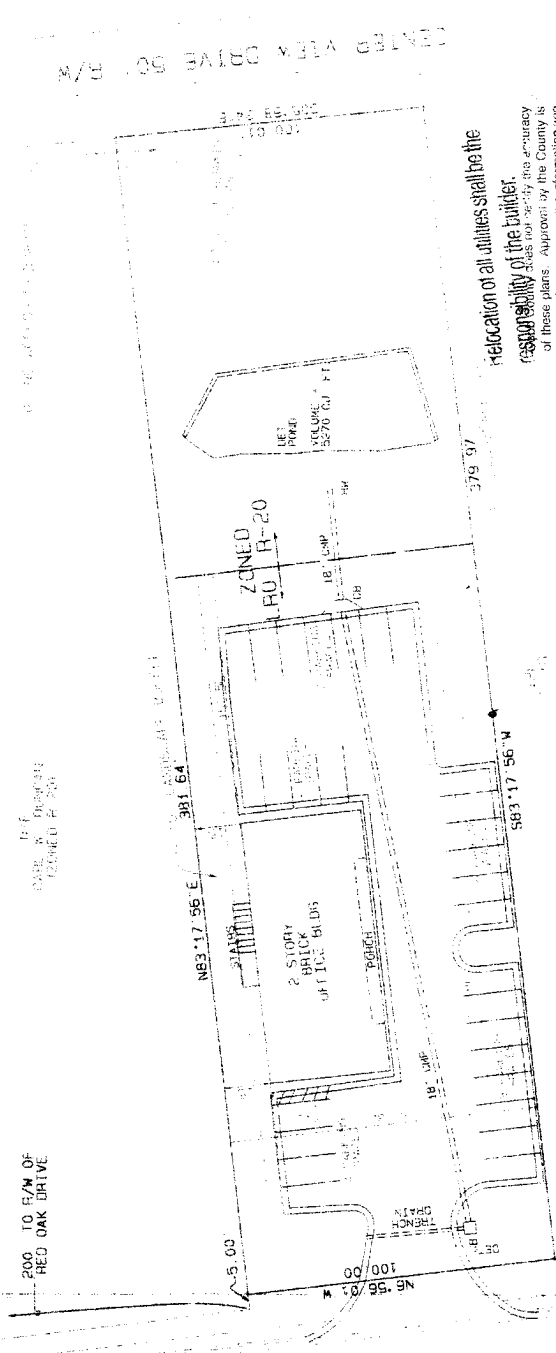


Z-45  
(2011)



Relocation of all utilities shall be the responsibility of the builder.

Approval of all utilities shall be the responsibility of the builder. Approval by the County is based on its reliance on the information and representations submitted by the licensed professional whose name and seal appear on these plans. Cobb County assumes no liability or responsibility for the accuracy of the representations shown hereon.

**REVISION**  
7/2/01 2000-43

Deep two parking spaces

WISE DESIGNS

4076 EBENEZER ROAD, N.E. MARIETTA, GA 30067  
PHONE 770-946-7190



SOUTHERN SURVEYING & MAPPING CORPORATION  
4076 EBENEZER ROAD, N.E. MARIETTA, GA 30067  
PHONE 770-946-7190  
DATE: JUNE 29, 2011 1:43 PM

THE DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF BETTER THAN 1:50,000. THIS PLAN WAS CALCULATED FOR ERROR AND IS EQUIPMENT USED ON THIS PROJECT WAS A FIELD 361-21.

U.S. A. SURVEYING AND MAPPING CORPORATION  
MAP NUMBER 2011-001  
PAGE 501 DATED 06-29-11  
SHOWS THIS PROPERTY NOT TO BE IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

APPROVED BY THE COBB COUNTY PLANNING COMMISSION ZONING DIVISION  
Note: These drawings were prepared under the authority of the Professional Engineer's license and/or stipulation. The Professional Engineer's effort was made to catch and correct errors, but this does not relieve the owner of the responsibility to comply with laws, codes or ordinances to the contrary.



APPLICANT: Chris Weise  
770-527-3823

REPRESENTATIVE: Same  
Same

TITLEHOLDER: Chris Weise

PROPERTY LOCATION: On the east side of the intersection of  
Canton Road and Coventry Drive; and on the west side of  
Centerview Drive.

ACCESS TO PROPERTY: Canton Road

PHYSICAL CHARACTERISTICS TO SITE: Two (2) story brick  
office building

PETITION NO: Z-45

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: LRO, R-20

PROPOSED ZONING: NRC

PROPOSED USE: Retail Services

SIZE OF TRACT: 0.42 acre

DISTRICT: 16

LAND LOT(S): 349, 350

PARCEL(S): 16, 17

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

COMMISSION DISTRICT: 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH: LRO/ offices
- SOUTH: GC/ commercial
- EAST: R-20/ single family residences
- WEST: OI/ day care

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

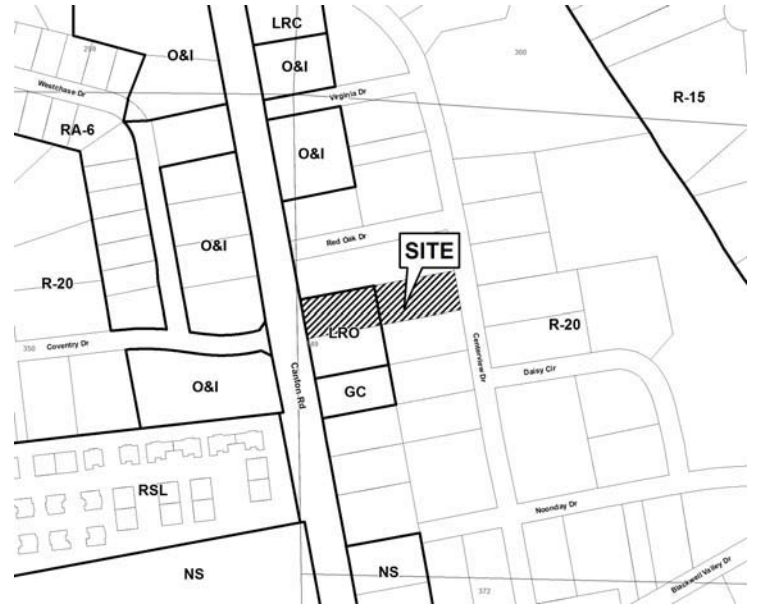
**BOARD OF COMMISSIONERS DECISION**

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

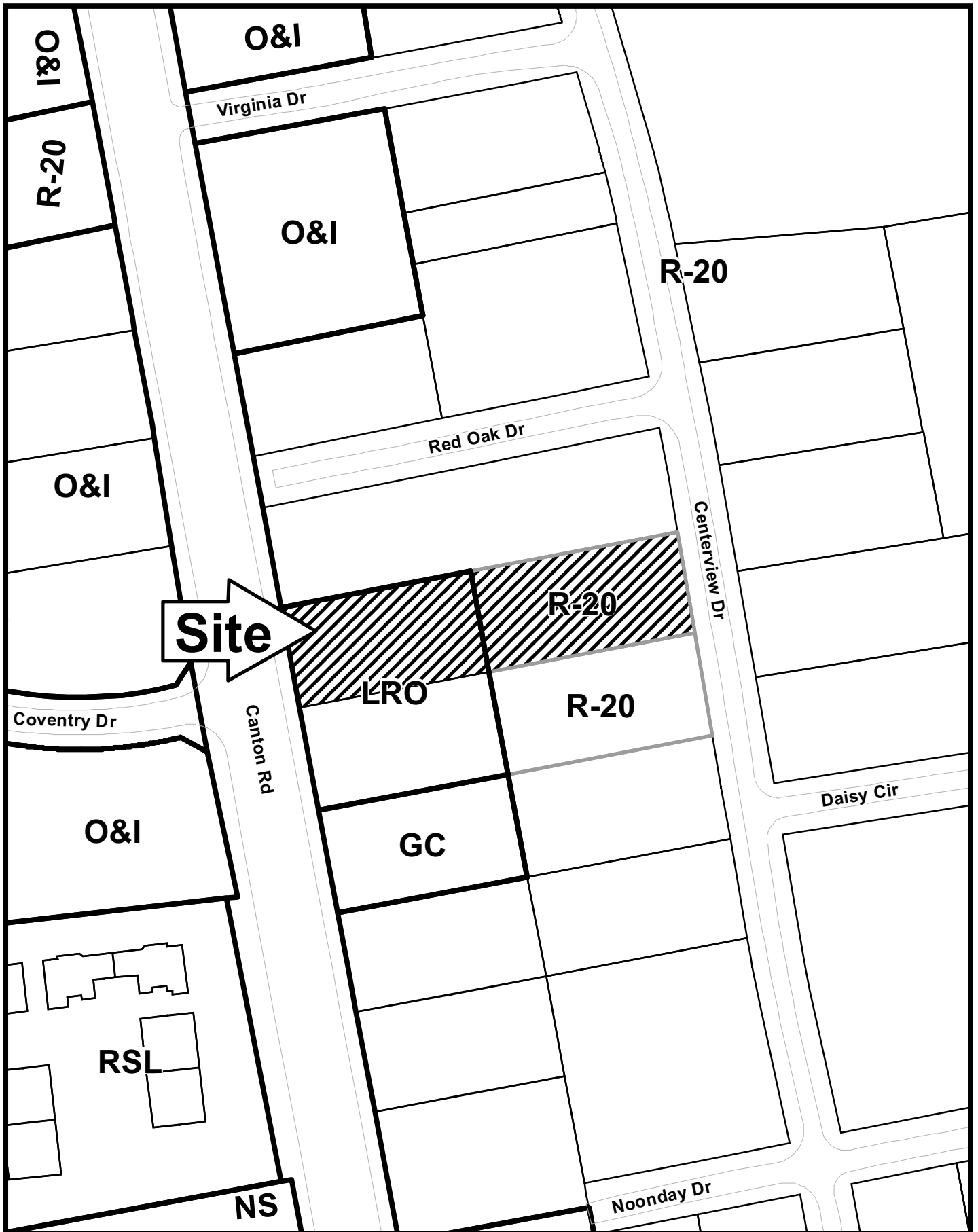
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

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

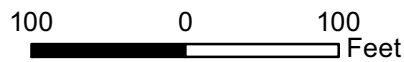
STIPULATIONS:



# Z-45



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



- City Boundary
- Zoning Boundary

**APPLICANT:** Chris Weise

**PETITION NO.:** Z-45

**PRESENT ZONING:** LRO, R-20

**PETITION FOR:** NRC

\*\*\*\*\*

**ZONING COMMENTS:**

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

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

**Proposed Number of Buildings:** 1 **Total Square Footage of Development:** 6,104

**F.A.R.:** .16 **Square Footage/Acre:** 6,936

**Parking Spaces Required:** approx. 25 **Parking Spaces Provided:** 29

The applicant is requesting a rezoning from LRO low rise office, R-20 single-family residential to NRC neighborhood retail commercial. Originally rezoned from residential to LRO in 1999 the property has housed office uses since. Now, the applicant seeks to rezone in order to allow other retail/service type businesses into the existing building. At present, a particular tenant seeking to lease space in the building is a hair salon. The applicant does not propose any expansions to the building. The rear adjoining property to the east was restricted in use as detention/greenspace per previous rezoning case Z-148 and is not proposed to be used any differently now.

**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:**

**NO 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. (Plans approved on 09/23/11 for Jacqueline's Salon, 3660 Canton Rd., Suite 120)

APPLICANT Chris Weise

PETITION NO. Z-045

PRESENT ZONING LRO, R-20

PETITION FOR NRC

\*\*\*\*\*

**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 Canton Rd

Additional Comments: LRO portion is currently 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: At site in Canton Road ROW

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 Availability:  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 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 Existing building is connected to sewer.  
Comments:

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: Chris Weise**

**PETITION NO.: Z-45**

**PRESENT ZONING: LRO & R-20**

**PETITION FOR: NRC**

\*\*\*\*\*

<b>DRAINAGE COMMENTS</b>
--------------------------

This is an existing facility and there are no site improvements proposed at this time. The owner should perform any needed maintenance on the existing detention pond.

**APPLICANT: Chris Weise**

**PETITION NO.: Z-45**

**PRESENT ZONING: LRO, R-20**

**PETITION FOR: NRC**

\*\*\*\*\*

**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	32400	Arterial	45 mph	Cobb County	100'

*Based on 2007 traffic counting data taken by Cobb DOT (Canton Road)*

**COMMENTS AND OBSERVATIONS**

Canton 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-45 CHRIS WEISE

- 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 property is located immediately adjacent to offices to the north, commercial uses to the south, and undeveloped property to the east.
- 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. Adjacent to similar office and retail commercial uses along Canton Road, the property was also given stipulations in its previous rezoning that should continue to adequately mediate its impact on neighboring properties.
- 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*. The subject parcel is located within a NAC neighborhood activity center future land use category. The current request supports the *Plan's* goals of encouraging low intensity office and retail uses of a maximum of two (2) stories.
- 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 approval of the applicant's rezoning proposal. With the intention to lease to retail commercial tenants such as hair salons as well as previous and continuing office tenants, the applicant is seeking the proposed rezoning for the currently LRO zoned property only. With no proposed expansions or additions to the property, the adjoining R-20 parcel will remain undeveloped. Incorporation of the stipulations of case Z-148 of 1999 should assure that this undeveloped property will not be developed. Furthermore, the subject property, which lies within an area highlighted as NAC neighborhood activity center by the *Cobb County Comprehensive Plan*, proposes the continuing use of the existing two (2) story office building for low intensity office and retail uses, a goal for such NAC areas as laid out by the *Plan*.

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

- Site plan dated June 29, 2001 with District Commissioner approving minor modifications;
- All previous stipulations of Z-148 of 1999 *where not in conflict*;
- Fire Department comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Water and Sewer comments and recommendations;
- 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.**



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Application No. Z-45

Dec. 2011.

## Summary of Intent for Rezoning

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

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

.....  
**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)**

For the purpose of housing a hair salon or  
other similar retail service businesses  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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).**

\_\_\_\_\_  
\_\_\_\_\_