

Canton Road Neighbors, Inc.

Planning Commissioner Judy Williams
Honorable Members, Cobb Planning Commission
100 Cherokee St.
Marietta, GA 30090

June 24, 2019

Re: Z-48 Application by Saw Holding LLC to rezone a 1.7 acre tract at the Northeast corner of Ebenezer Road and Canton Road (4076 Ebenezer) from NS to NRC for restaurants, grocery store and office

Dear Ms. Williams and Planning Commissioners,

Subject property has come in to rezone as the result of several code enforcement actions, including clearcutting without obtaining a LDP and encroaching into the stream buffer of the Little Noonday Creek. Some remediation has been done but it has not compensated for the damage done to the site.

Subject property is NAC and the commercial node on Canton at Hawkins Store is also NAC. To the west, the land use is PRC with a CRC zoning and church property, and in 2020, the land use to the south will change to PRC due to the purchase of an 18 acre tract for a public park. The land use to the north and east is MDR and is the site of the Noonday Baptist church. Further east the land use is primarily LDR and is still residential.

Even though the property to the west is zoned CRC and is currently a sports academy, the area to the west has been given PRC due to its proximity to the Creek. This is an environmentally sensitive and flood prone area.

The applicant states that he intends to subdivide the 1.7 acre tract and sell the larger tract bordering Canton Hwy. for potential use as a grocery store or restaurant. The existing office building on Ebenezer will be retained for use as a contractor's office.

The environmentally sensitive nature of the tract fronting Canton Hwy. plus the 50' stream buffer and additional 25' impervious setback should preclude use of the property as a grocery store or strip mall. Its proximity to the Church would limit its options as a restaurant as well.

This is generally a family friendly area, with youth sports facilities, churches and residential neighborhoods. The SE corner of the Canton/Ebenezer intersection is now the site of a public park. It is an area of natural beauty and the Little Noonday needs as much protection as possible.

While NRC is an appropriate request for the NAC land use at this location, subdivision of the parcel into two lots raises concerns for type of development that might take place on the section fronting Canton Hwy.

Therefore we would suggest DELETION of this request to LRO for the entire tract or at minimum, for the 50,000 square foot tract to front Canton Hwy.

If the tract fronting Ebenezer is to be rezoned NRC, we would ask that its current use as a contractors office comply with the NRC code allowing Contractor as a Special Exception, and that any future use of that parcel come back to the BoC as Other Business.

Images of the land use map and of the property fronting Canton Hwy are pasted below.

We ask for your favorable consideration.

Respectfully submitted,

Carol Brown, M.R.P.
Canton Road Neighbors, Inc.

cc: Honorable Members Cobb Planning Commission
Commissioner JoAnn Birell
Mr. John Pederson, AICP
Mr. David Breaden, PE
Honorable Members, Cobb Board of Commissioners
Canton Road Neighbors Advisory Committee



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My Neighborhood: Cobb County, Georgia

I want to...

Layers

Primary Map

Filter Layers... Filter

- High Density Residential
- Neighborhood Activity Center
- Community Activity Center
- Regional Activity Center
- Industrial Compatible
- Industrial
- Priority Industrial Area
- Trans/Communication/Utilities
- Public Institutional
- Park/Recreation/Conservation
- Mableton Town Center
- Zoning Districts

- <all other values>
- CF
- NRC
- UVC
- PVC
- CRC
- UC
- NS
- PSC

Map showing zoning districts: R-20, R-40, NS, CRC, SC, PRD, GS, NRC, GC, HI, EBENEZER PROPERTY R-90.

Map includes a search bar, a 'Tools' button, and a 'Layers' panel on the left.

Map includes a scale bar and coordinate information: Lat: 34.04694° N, Lon: 84.52970° W.

Map includes a 'Personal Session' indicator and a 'Choose What I Share' button.

Map includes a 'Cobb GIS and ArcGIS Online Team' logo.

Map includes a system tray with the time 10:38 AM and date 6/24/2019.