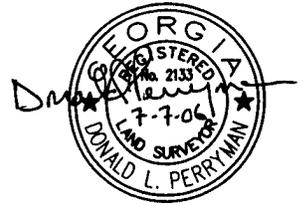


Z-56
(2008)



IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.



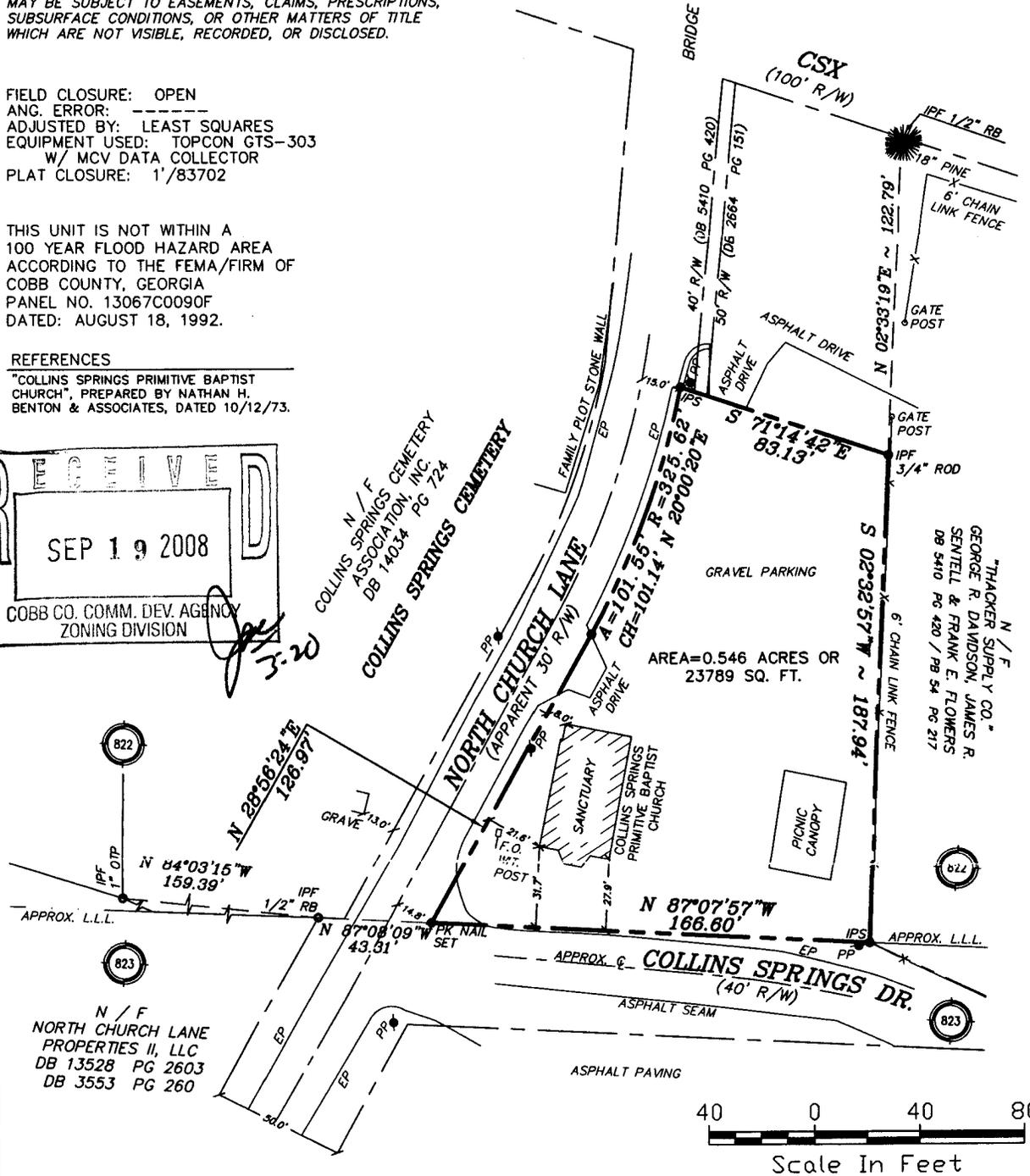
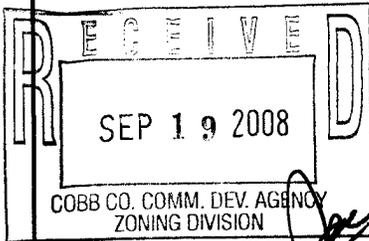
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, RECORDED, OR DISCLOSED.

FIELD CLOSURE: OPEN
ANG. ERROR: ---
ADJUSTED BY: LEAST SQUARES
EQUIPMENT USED: TOPCON GTS-303
W/ MCV DATA COLLECTOR
PLAT CLOSURE: 1'/83702

THIS UNIT IS NOT WITHIN A 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FEMA/FIRM OF COBB COUNTY, GEORGIA
PANEL NO. 13067C0090F
DATED: AUGUST 18, 1992.

REFERENCES

"COLLINS SPRINGS PRIMITIVE BAPTIST CHURCH", PREPARED BY NATHAN H. BENTON & ASSOCIATES, DATED 10/12/73.



BOUNDARY SURVEY FOR:
THE ATLANTA FREETHOUGHT SOCIETY
4748 NORTH CHURCH LANE
DB 13409 PG 6324

#4067	SURVEYS PLUS, INC.		JOB NO.	4067	REVISIONS	DATE	LOCATED IN LAND LOTS 822 17th DISTRICT 2nd SECTION COBB COUNTY, CITY OF GEORGIA
	3363 SOUTH COBB DR., S.E. SMYRNA, GEORGIA 30080 PHONE: (770) 444-9736 FAX: (770) 444-9739		DRAWN BY:	SG			
			CHECKED BY:	DP			
			DATE:	7/08/06			
			SCALE:	40			
		FIELD DATE:	7/05/06				

APPLICANT: Atlanta Freethought Society, Inc.
770-432-3049

REPRESENTATIVE: Ed Buckner
770-432-3049

TITLEHOLDER: Atlanta Freethought Society, Inc.

PROPERTY LOCATION: Located at the northeast intersection of
North Church Lane and Collins Spring Drive.

ACCESS TO PROPERTY: North Church Lane

PHYSICAL CHARACTERISTICS TO SITE: Existing building

PETITION NO: Z-56

HEARING DATE (PC): 12-02-08

HEARING DATE (BOC): 12-16-08

PRESENT ZONING: R-20

PROPOSED ZONING: OI

PROPOSED USE: Non-Profit Educational
Organization and Community Functions

SIZE OF TRACT: 0.546 acre

DISTRICT: 17

LAND LOT(S): 822

PARCEL(S): 19

TAXES: PAID exempt **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** HI/ Thacker Supply Company
- SOUTH:** R-20/ Southern Concessions
- EAST:** HI/ Thacker Supply Company
- WEST:** R-20/ Collins Springs Cemetery

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

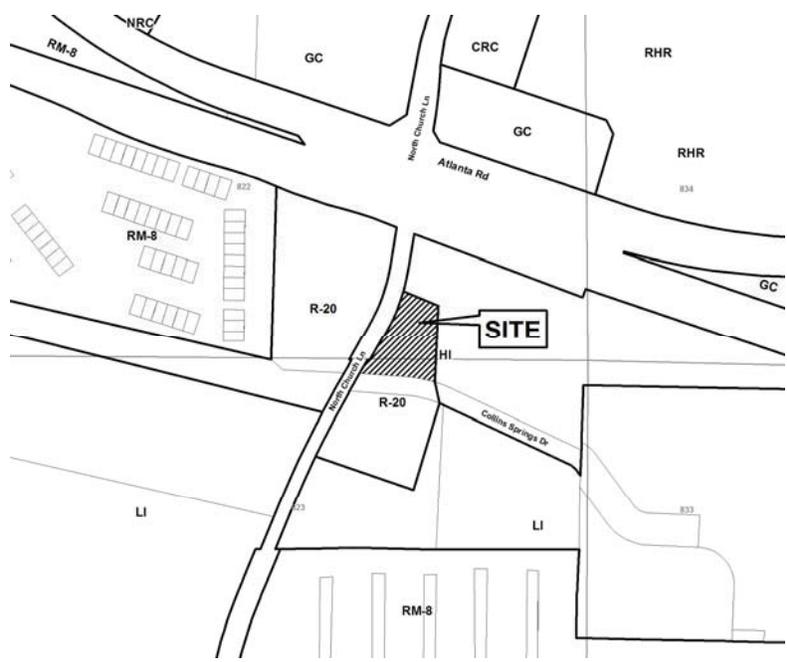
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

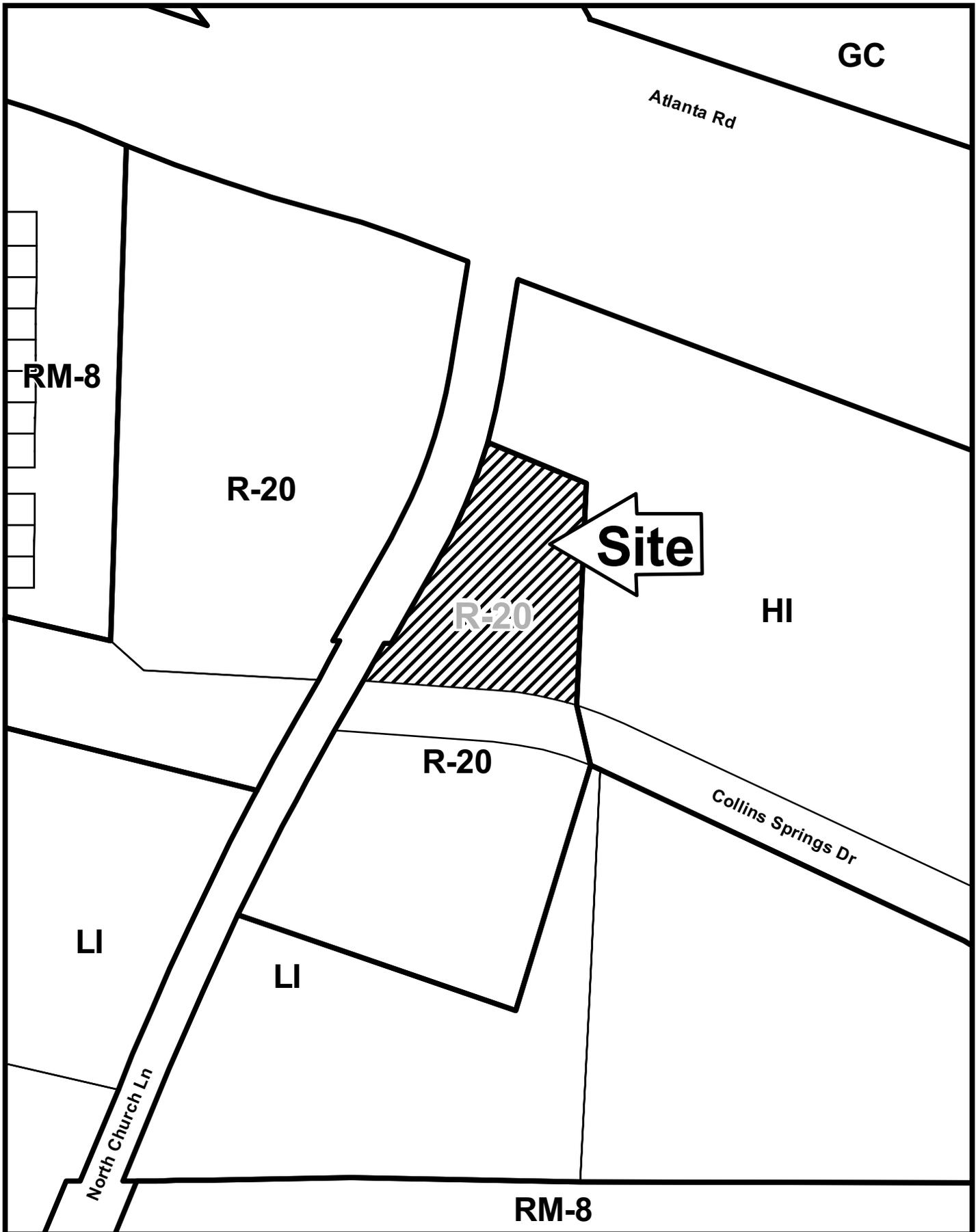
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

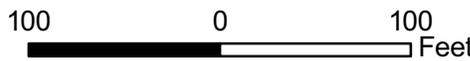
STIPULATIONS:



Z-56



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Atlanta Freethought Society, Inc.

PETITION NO.: Z-56

PRESENT ZONING: R-20

PETITION FOR: OI

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Public Institutional

Proposed Number of Buildings: 1(existing) **Total Square Footage of Development:** 1,200

F.A.R. 0.05 **Square Footage/Acre**

Parking Spaces Required: 26 **Parking Spaces Provided:** 30

The applicant is requesting the OI zoning district to use this property for a non-profit educational organization; the applicant may also allow the property to be used for community functions from time to time. The applicant is a non-profit 501(c) organization which engages in intellectual discussions and activities. The applicant would hold meetings at the property approximately once a month, in which 50 to 80 people would attend. The applicant does not plan on altering the c.1866 building. The applicant has submitted a Zoning Impact Analysis, which is attached as Exhibit "A".

Historic Preservation: The historic Collins Springs Primitive Baptist Church, which is identified in the county's historic resources survey, is located within the subject property. Due to the applicant's intention to utilize and maintain the structure, staff has no comments concerning the proposed rezoning. Staff has had some initial discussion with the applicant regarding listing the church on the Cobb County Register of Historic Places. Staff would recommend that the applicant pursue the application process for local historic designation.

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:

Architectural plans were approved by the Cobb County Fire Marshals Office (CCFMO) on 02-22-08. The applicant must obtain Final Inspections from CCFMO before Certificate of Occupancy will be issued.

APPLICANT Atlanta Freethought Society, Inc

PETITION NO. Z-056

PRESENT ZONING R-20

PETITION FOR OI

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) 2.5" galv / E side N Church Ln

Additional Comments:

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: 500' SE

Estimated Waste Generation (in G.P.D.): **A D F** 120 **Peak** 880

Treatment Plant: Sutton

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:

Health Dept OK with a septic system for this existing building with proposed use, but site plan must be submitted for approval; there can be no parking over drain fields

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: Atlanta Freethought Society, Inc.

PETITION NO.: Z-56

PRESENT ZONING: R-20

PETITION FOR: OI

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Unnamed Trib to Chattahoochee River 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: Atlanta Freethought Society, Inc.

PETITION NO.: Z-56

PRESENT ZONING: R-20

PETITION FOR: OI

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.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. No site improvements or increase in impervious area are proposed. Therefore, no adverse stormwater management impacts are anticipated. Any future improvements will be subject to meeting all County stormwater management requirements.

APPLICANT: Atlanta Freethought Society, Inc.

PETITION NO.: Z-56

PRESENT ZONING: R-20

PETITION FOR: OI

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
North Church Lane	5000	Minor Collector	25 mph	Cobb County	60'
Collins Springs Dr.	N/A	Local	25 mph	Cobb County	50'

Based on 2007 traffic counting data taken by GDOT.

COMMENTS AND OBSERVATIONS

North Church Lane is classified as a Minor Collector and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification. Collins Springs Drive is classified as a Local and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

North Church Lane is identified as a proposed road improvement and bridge replacement project.

Install sidewalk, curb and gutter along both road frontages.

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 east side of North Church Lane, a minimum of 30' from the roadway centerline and b) donation of right-of-way on the north side of Collins Springs Drive, a minimum of 25' from the roadway centerline.

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the road improvement project.

Recommend installing sidewalk, curb and gutter along both road frontages.

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

STAFF RECOMMENDATIONS

Z-56 ATLANTA FREETHOUGHT SOCIETY, INC.

- 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 mixture of industrial, institutional, and residential uses. There is commercially zoned property a short distance away on Atlanta Road.

- 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 compatible with adjacent and nearby properties. The building has been here for over 100 years, and the property will stay substantially as it appears today.

- 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 Public Institutional Land Use Category. The applicant's non-profit educational and community use would meet the intent of an institutional use.

- 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 would be compatible with adjacent properties, and the proposed use would be similar in intensity as the previous church use of the property. The historic building will be preserved, and the property will remain in its current configuration.

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

- Site plan received by the Zoning Division September 19, 2008, with the District Commissioner approving minor modifications;
- Fire Department comments;
- Historic Preservation 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.

(a) The zoning proposal (to O&I) will certainly permit a use of the property--very similar to the way it has been used for over 140 years--as a place for small gatherings/meetings, mostly on the weekends or evenings--that fits well with the surrounding property, all of which is light industrial or warehouse or office space, except for the cemetery across the road.

(b) The zoning proposal (to O&I) will not adversely affect the existing use or usability of adjacent or nearby property.

(c) The property to be affected by the zoning proposal (to O&I) has & will have a reasonable economic use as currently zoned (R-20) which will continue unabated by O&I zoning.

(d) The zoning proposal (to O&I) will not increase any burden on schools and only minimal impact on utilities or transportation, streets, etc,

(e) The zoning proposal (to O&I) is being made explicitly and exclusively at the request of the Cobb County Zoning Department, so that the zoning of the property will be brought into compliance with the county's land use plan.

and

(f) There are no other conditions or factors that support grounds for either approval or disapproval. We are not contemplating any development of the property nor any changes in its use at all--simply requesting a rezoning at the direction of the Zoning Department.