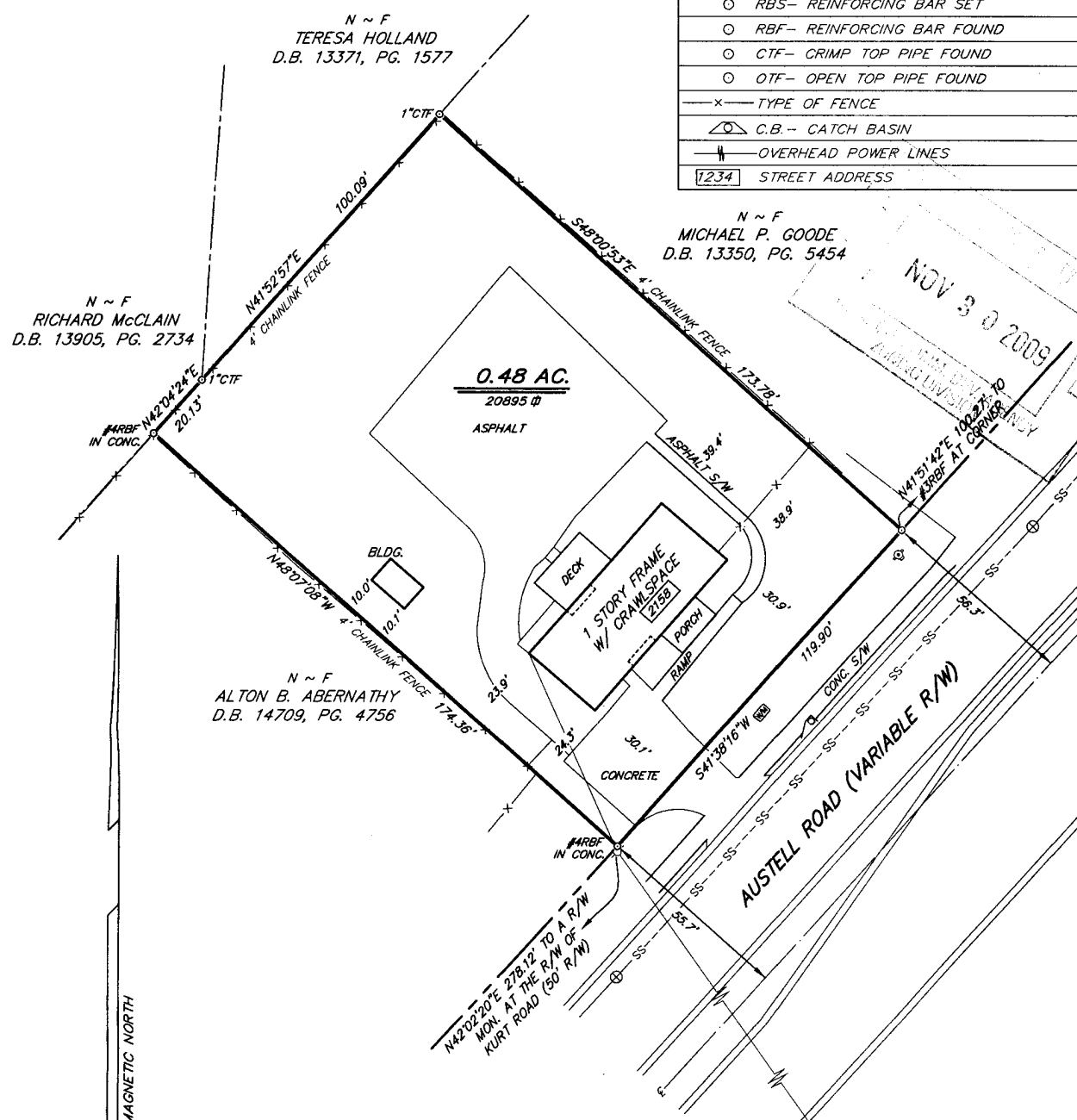


THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE X; ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C 0114 G DATED DECEMBER 16, 2008

Z-1 (2010)

LEGEND	
P.	POWER POLE
H.	FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
W/M	W.M. - WATER METER
○	RBS - REINFORCING BAR SET
○	RBF - REINFORCING BAR FOUND
○	CTF - CRIMP TOP PIPE FOUND
○	OTF - OPEN TOP PIPE FOUND
—x—	TYPE OF FENCE
△	C.B. - CATCH BASIN
— —	OVERHEAD POWER LINES
1234	STREET ADDRESS



NOV 30 2009
MILFORD CHURCH OF GOD
2158 AUSTELL ROAD

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.



THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/39,597; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/114,225. MATTERS OF TITLE ARE EXCEPTED.

DATE	REVISIONS
11-9-09	
SCALE : 1" = 30'	
DRAWN BY : MAN	
CHECKED BY : CAE	
FIELD BOOK : 563	

SURVEY FOR:
MILFORD CHURCH OF GOD
2158 AUSTELL ROAD



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LOCATED IN L.L. 60 & 85
17th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

Drawing name: S:\Bnd\COBB\17\17_0060\2158 Austell Road\BND\2158 AUSTELL RD BND.dwg Plotted on: Nov 10, 2009 - 2:06pm Plotted By: Matt Neel

APPLICANT: Good News Counseling Center
770-432-5459

REPRESENTATIVE: Grant Cole
770-432-5459

TITLEHOLDER: Virginia Turner f/k/a Virginia M. Moss

PROPERTY LOCATION: Located on the northwestern side of
Austell Road, north of Kurt Road.

ACCESS TO PROPERTY: Austell Road

PHYSICAL CHARACTERISTICS TO SITE: Existing building
and parking lot

PETITION NO: Z-1

HEARING DATE (PC): 2-02-10

HEARING DATE (BOC): 2-16-10

PRESENT ZONING: R-20

PROPOSED ZONING: OI

PROPOSED USE: Counseling Center

SIZE OF TRACT: 0.48 acre

DISTRICT: 17

LAND LOT(S): 60, 85

PARCEL(S): 20

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** GC/ All Breeds Grooming and Boarding
- SOUTH:** GC/ Vacant office building
- EAST:** R-20/ Open Bible Tabernacle Church
- WEST:** NRC/ wooded

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

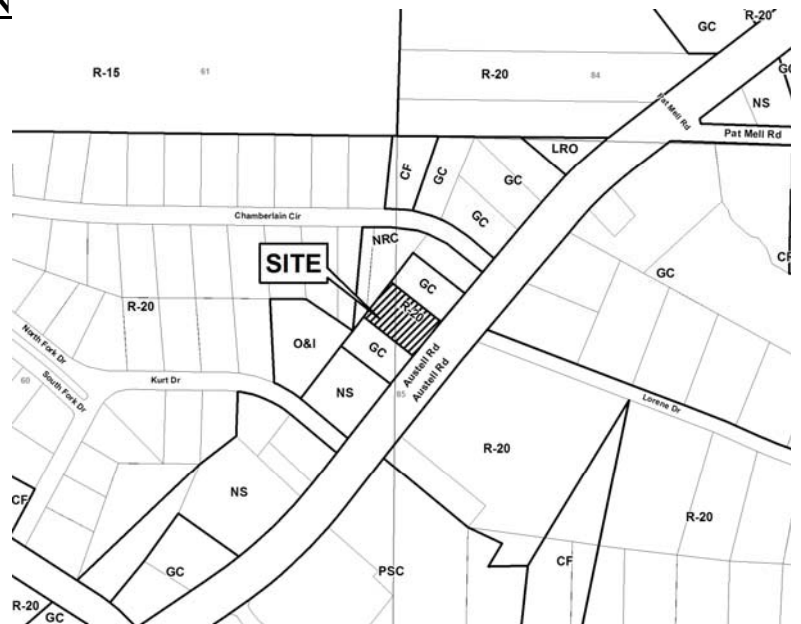
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

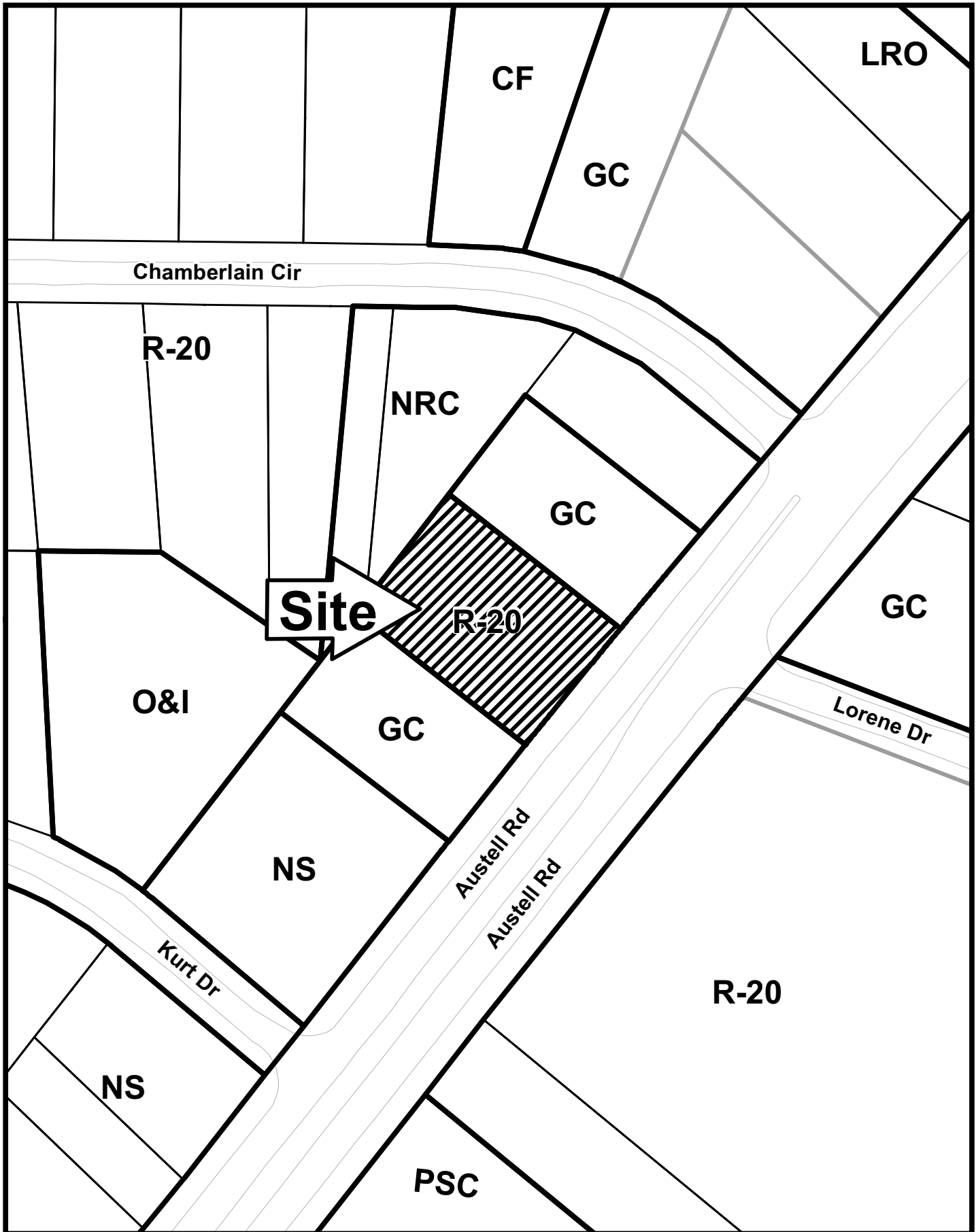
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

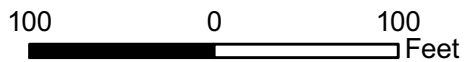
STIPULATIONS:





Z-1



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Good News Counseling Center

PETITION NO.: Z-1

PRESENT ZONING: R-20

PETITION FOR: OI

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

Land Use Plan Recommendation: Community Activity Center

Existing Number of Buildings: 1 **Total Square Footage of Development:** 1,368

F.A.R.: 0.06 **Square Footage/Acre:** 2,850

Parking Spaces Required: 5 **Parking Spaces Provided:** 6

The applicant is requesting the OI zoning district to open a non-profit counseling center. The counseling center is associated with Milford Church of God, and would provide marriage and anger-management counseling. The counseling center would be open Mondays and Wednesdays from 9:00 am to 5:00 pm and on Tuesdays and Thursdays from 11:00 am to 7:00 pm. All clients would come to the business by appointment only. The applicant would need a contemporaneous variance for the existing front setback encroachment, from required 50-feet to 30-feet. The applicant has submitted a Zoning Impact Analysis for review (see Exhibit "A").

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:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

COBB COUNTY-MARIETTA WATER AUTHORITY COMMENTS (CCMWA):

CCMWA requests to review the plans for this project as soon as they are available in order to determine the extent of impact upon our facilities. On the same side of the road is CCMWA's 24" PCCP Transmission Water Line. The owner/developer will be financially responsible for any impacts to CCMWA facilities from the project. Contact Chuck Byrge at (770) 426-8788 to coordinate plan review.

APPLICANT Good News Counseling Center

PETITION NO. Z-001

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) 12" DI / NW side Austell Rd

Additional Comments: Records show address connected

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: At site

Estimated Waste Generation (in G.P.D.): **A D F** 150 **Peak** 375

Treatment Plant: S Cobb

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:

Records show address connected

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: Good News Counseling Center

PETITION NO.: Z-1

PRESENT ZONING: R-20

PETITION FOR: OI

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Nickajack 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: Good News Counseling Center

PETITION NO.: Z-1

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.

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. Applicant proposes to utilize the existing facility. No expansion allowed without meeting full stormwater management requirements.

APPLICANT: Good News Counseling Center

PETITION NO.: Z-1

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
Austell Road	34500	Arterial	45 mph	GDOT	100'

Based on 2006 traffic counting data taken by Cobb County DOT

COMMENTS AND OBSERVATIONS

Austell 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.

Proposed driveway shall be built to Cobb County commercial standards.

GDOT permits will be required for all work that encroaches upon State right-of-way.

RECOMMENDATIONS

Recommend building the proposed driveway to comply with Cobb County commercial standards.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

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

STAFF RECOMMENDATIONS

Z-1 GOODS NEWS COUNSELING CENTER

- 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. This section of Austell Road has many commercially zoned properties.
- 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 and similar to other commercial ventures on adjacent and nearby 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*, 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 proposal would be consistent with the *Cobb County Comprehensive Plan*, which delineates this property to be within a Community Activity Center. The applicant's proposal would be consistent with and compatible to other properties in the area.

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

- Counseling or professional office use only;
- Site plan received by the Zoning Division November 3, 2009, with the District Commissioner approving minor modifications;
- No outdoor storage;
- Fire Department comments;
- CCMWA comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; 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.

Requirements for Rezoning Application

No. 9 Analysis of impact

- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
Yes, All properties along this area Austell Road are already commercial.
- (b) Whether the zoning proposal will adversely affect the the existing use or usability of adjacent or nearby property;
No
- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
No
- (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;
No
- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan;
Yes
- (f) Whether there are other existing or changing conditions affection the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.
Yes, all properties along this area of Austell Road are already commercial.

