



**APPLICANT:** East Cobb United Methodist Church, Inc.  
770-971-3643

**REPRESENTATIVE:** Moore Ingram Johnson & Steele, LLP  
J. Kevin Moore 770-429-1499

**TITLEHOLDER:** Trustees of Camp Ground United Methodist Church  
f/k/a Trustees of Marietta Camp Ground Methodist Church

**PROPERTY LOCATION:** Located on the north side of Roswell  
Road, easterly of Sewell Mill Road.

**ACCESS TO PROPERTY:** Roswell Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing church

**PETITION NO:** Z-24

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

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

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Religious Facility With  
An Electronic Reader Board Sign

**SIZE OF TRACT:** 5.4 acres

**DISTRICT:** 16

**LAND LOT(S):** 987

**PARCEL(S):** 13

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/Wooded
- SOUTH:** R-20/Marietta Methodist Campground
- EAST:** Strip of R-20 and LRO/YMCA
- WEST:** R-20/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** \_\_\_\_\_

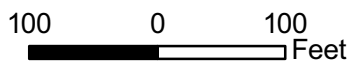
**STIPULATIONS:**



# Z-24



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



City Boundary  
Zoning Boundary

**APPLICANT:** East Cobb United Methodist Church, Inc.

**PETITION NO.:** Z-24

**PRESENT ZONING:** R-20

**PETITION FOR:** NRC

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**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** Public Institutional

The applicant is requesting rezoning to the NRC zoning district to install a sign with an electronic message board. The County Code does not allow electronic signs on residentially zoned property. The sign will be a monument-style electronic reader board. The property will not be used commercially; it will continue to be used as a church. No other improvements are planned. The applicant has submitted a Zoning Impact Statement, which is attached as 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:** 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.

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**FIRE COMMENTS:**

No Comments.

APPLICANT East Cobb United Methodist Church, Inc.

PETITION NO. Z-024

PRESENT ZONING R-20

PETITION FOR NRC

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**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): 10" DI / N side Roswell 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.

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**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 along Roswell Road frontage

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

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: Proposed sign must be a minimum of 10' from the edge of the 20' sanitary sewer easement

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.

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<b>DRAINAGE COMMENTS</b>
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Any site redevelopment or expansion will be required to meet full stormwater management requirements.

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**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
Roswell Road	62800	Arterial	45 mph	GDOT	100'

*Based on 2009 traffic counting data taken by Cobb County DOT (Roswell Road).*

**COMMENTS AND OBSERVATIONS**

Roswell 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.

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

Roswell Road is identified as a roadway safety and operational improvement project.

**RECOMMENDATIONS**

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

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed roadway improvement project along Roswell Road.

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

## STAFF RECOMMENDATIONS

### **Z-24 East Cobb United Methodist Church, 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 applicant's overall property boundaries border O&I and LRO zoning districts.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. The applicant is seeking to rezone a 5.4-acre tract of its overall property. In doing, so, the immediate parcel the church owns surrounds the subject property and will remain R-20, between the previously mentioned O&I and LRO 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 Public Institutional Land Use Category. However, there is commercially zoned property abutting each side of the applicant's overall tract.
- 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 property is located in an area that has commercially zoned property on each side of its overall tract. Staff is aware of the residentially zoned property behind the applicant's property and would suggest approximately the rear third of the property be left zoned R-20 to serve as a zoning step-down.

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

- The existing rear wooded strip with the existing structure on the northeast corner of the property to remain R-20;
- The property be used for church related uses only; 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.**



**ATTACHMENT TO APPLICATION FOR REZONING**

**IMPACT ANALYSIS STATEMENT**

**Application No.:** Z- 24 (2010)  
**Hearing Dates:** September 9, 2010 and  
September 21, October 20, 2009

**Applicant/Titleholder:** **East Cobb United Methodist Church, Inc.**

Analysis of impact of the proposed rezoning with respect to the following:

- (a) This Application for Rezoning requests rezoning of an approximately 5.4 acre tract from the existing zoning category of R-20 to the proposed zoning category of Neighborhood Retail Commercial ("NRC"). The tract is located on the northerly side of Roswell Road, easterly of Sewell Mill Road, and is comprised of the sanctuary, and attendant facilities, as well as parking for the East Cobb United Methodist Church (hereinafter "Property" or "Subject Property"). The Subject Property, as well as surrounding properties, is presently involved in condemnation proceedings with Cobb County and the State of Georgia. As a result of the condemnation proceedings, Applicant's monument signage on Roswell Road has been condemned and will have to be replaced. Applicant proposes the installation of a monument-style electronic reader board signage on its frontage which is not permitted under the existing Cobb County Zoning District. Therefore, Applicant seeks rezoning to the proposed category NRC category which will allow for the signage.
- (b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed use has a minimal, if any, impact on surrounding properties.
- (c) The property as zoned does not have a reasonable economic use; however, the requested rezoning will allow for more visible signage on the heavily traveled Roswell Road corridor, and thus a higher and better use.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- (e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.

- (f) This zoning proposal is consistent with the current conditions affecting the Subject Property in that the replacement of the signage, and the filing of this instant Application for Rezoning, reflect the actual development, existing uses, and existing zoning district for similarly situated properties along the Roswell Road corridor.