



**APPLICANT:** Must Ministries  
678-218-4483

**REPRESENTATIVE:** John Moeller, Jr.  
678-218-4483

**TITLEHOLDER:** Ministries United For Service and Training, Inc.

**PROPERTY LOCATION:** On the south side of Elizabeth Church Road, south of Cobb Parkway

**ACCESS TO PROPERTY:** Elizabeth Church Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing  
buildings including modular type and associated parking

**FUTURE LAND USE MAP:** Public Institutional

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** LI/ Public storage business
- SOUTH:** City of Marietta/ Cobb EMC
- EAST:** GC/ Cobb EMC
- WEST:** GC/ Cobb EMC

**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:**

**PETITION NO:** Z-25

**HEARING DATE (PC):** 07-07-11

**HEARING DATE (BOC):** 07-19-11

**PRESENT ZONING:** GC

**PROPOSED ZONING:** LI

**PROPOSED USE:** Adding A Building  
To Must Ministries

**SIZE OF TRACT:** 1.79 acres

**DISTRICT:** 16

**LAND LOT(S):** 943, 1002

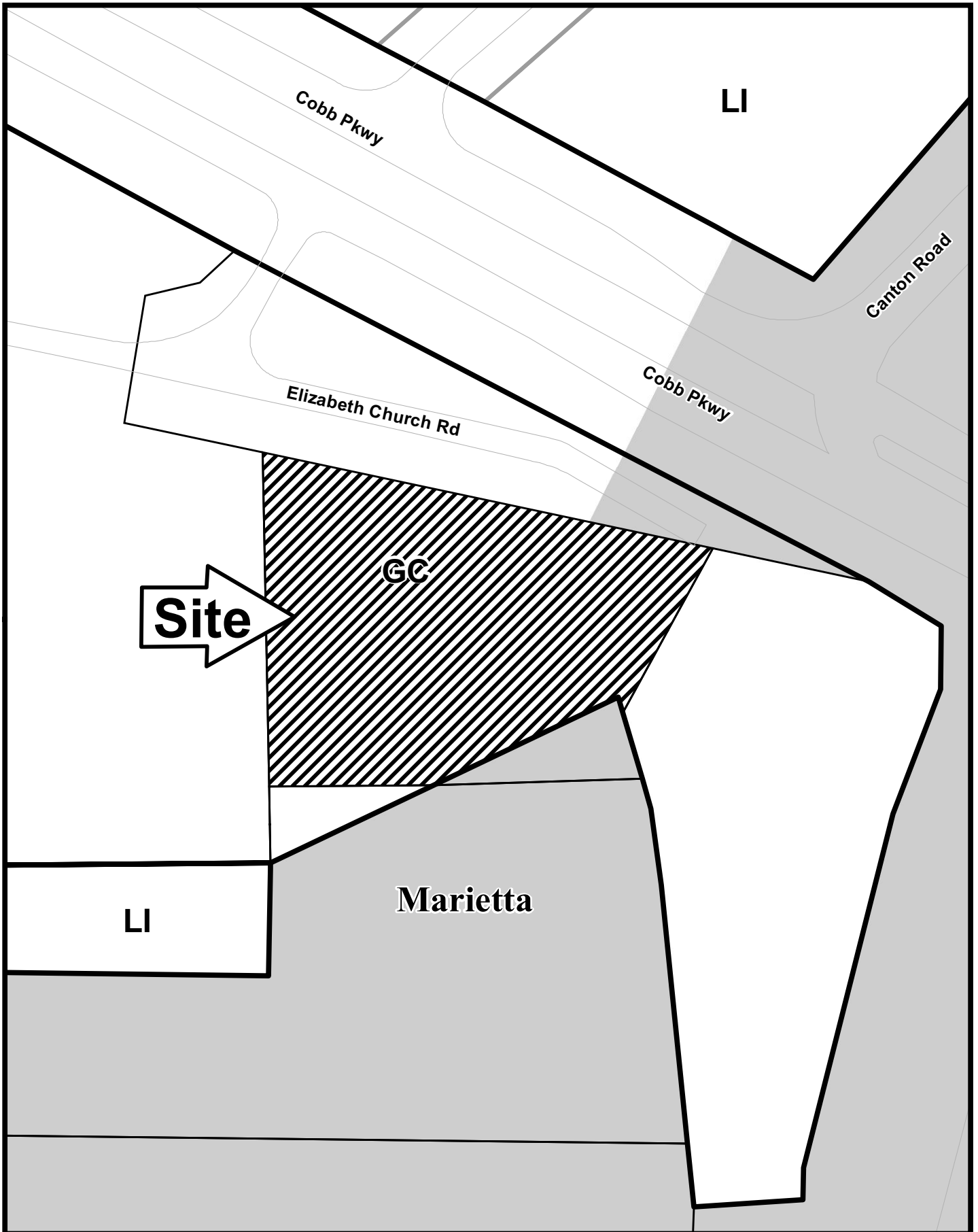
**PARCEL(S):** 10, 32

**TAXES:** PAID  DUE

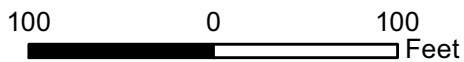
**COMMISSION DISTRICT:** 1





# Z-25



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Must Ministries

PETITION No.: Z-25

PRESENT ZONING: GC

PETITION FOR: LI

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**ZONING COMMENTS:**

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

**Land Use Plan Recommendation:** PI Public Institutional

This application is filed for the purpose of bringing the currently grandfathered property into compliance regarding its zoning classification in order for the applicant, Must Ministries, to replace existing modular buildings with a new building. The current GC zoning is located outside an activity center and, thus, is grandfathered, disallowing any such redevelopment until rezoned. It should also be noted that the site currently has setback issues with existing buildings and that the proposed building will potentially not meet the 30 foot rear setback required by the LI classification.

**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.

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**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.

APPLICANT MUST Ministries

PETITION NO. Z-025

PRESENT ZONING GC

PETITION FOR LI

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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): **14" CI / S side Elizabeth Church Rd**

Additional Comments: Records show property 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: **On Site**

Estimated Waste Generation (in G.P.D.): **A D F 208 Peak= 520**

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

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 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 Comments: Records show property connected

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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**PETITION NO.: Z-25**

**PRESENT ZONING: GC**

**PETITION FOR: LI**

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<b>DRAINAGE COMMENTS</b>
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This project was approved through the Community Development Plan Review process. The building addition is exempt from any additional stormwater management requirements since the total disturbed area is less than the 5000 square foot threshold.

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**PETITION NO.: Z-25**

**PRESENT ZONING: GC**

**PETITION FOR: LI**

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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
Cobb Parkway	38700	Arterial	45 mph	Georgia DOT	110'
Elizabeth Church Road	N/A	Local	35 mph	Cobb County	50'

*Based on 2009 traffic counting data taken by Georgia DOT (Cobb Parkway)*

**COMMENTS AND OBSERVATIONS**

Cobb Parkway is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Elizabeth Church Road is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

**RECOMMENDATIONS**

Recommend no parking on the right-of-way.

GDOT permits will be required for all work encroaching 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-25 MUST MINISTRIES**

- 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 request, to redevelop an existing modular building(s), will facilitate enhanced services such as those that have taken place on this site for many years previously.
- 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. Surrounded by Cobb EMC, the applicant's activities should not negatively impact neighbors.
- 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 the PI Public Institutional land use category. This category supports such proposed institutional uses.
- 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 request would allow the applicant to improve facilities to better serve their mission.

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

- Site plan dated March 15, 2011 with District Commissioner approving minor modification;
- 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.**