

**DECEMBER 19, 2017 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 4**

**ITEM 066**

To consider granting a Special Exception for a reduction of minimum lot size as recommended by the Board of Zoning Appeals from their November 15, 2017 Variance Hearing regarding Variance Application V-121 Hurt Road Baptist Church.

**BACKGROUND**

In accordance with a Zoning Ordinance Amendment adopted by the Board of Commissioners on July 28, 2015, Section 134-94(a)(5), the Board of Commissioners shall consider granting a Special Exception for reduction of lot size and/or public road frontage, after approval by the Board of Zoning Appeals. The Variance Analysis is attached for review. The Board of Zoning Appeals considered this appeal at the November 15, 2017 Variance Hearing and recommended approval of the Special Exception.

**STAFF COMMENTS**

See variance analysis.

**RECOMMENDATION**

The Board of Commissioners consider granting a Special Exception for the proposed reduction as recommended by the Board of Zoning Appeals.

**ATTACHMENTS**

Variance analysis.

COBB COUNTY GEORGIA  
FILED IN OFFICE

2013 OCT -3 PM 3:11  
COBB COUNTY ZONING DIVISION

**SUBJECT PROPERTY**  
OWNER: HURT ROAD BAPTIST CHURCH, INC. ET AL.  
SITE ADDRESS: 17 HURT ROAD S.E., SUWANA, GA 30082  
PARCEL ID: 17019500140  
AREA: 4.53 ACRES  
ZONING: R-30  
REFERENCE: PLY BOOK 60 PAGE 03

N/F  
CHARSHA L. REASON &  
ANNE COOKREASON  
PIN: 17019500150  
DB 14530 PG 568

N/F  
COBB NICKALACK  
CREEK TRUST  
PIN: 17019500330  
DB 14468 PG 5618

N/F  
CHRIS LAURENS  
PIN: 17019500210  
DB 14619 PG 6029

N/F  
WYNNE T. HUFF  
PIN: 17019500260

N/F  
WYNNE T. HUFF  
PIN: 17019500220

N/F  
HURT ROAD  
BAPTIST CHURCH, INC.  
PIN: 17023800370  
DB 13295 PG 2349

N/F  
RAYMOND CHISHAM  
PIN: 17023800360  
DB 15008 PG 5956

N/F  
PAMELA M. BENSON  
PIN: 17023800390  
DB 14875 PG 4574

N/F  
HERIBERTO RODRIGUEZ  
PIN: 17023800360  
DB 11740 PG 3

C/A PROPOSED 20'  
INGRESS-EGRESS &  
UTILITY EASEMENT  
(SEE DETAIL SHEET 2 OF 3)

N/F  
HURT ROAD  
BAPTIST CHURCH, INC.  
PIN: 17023800350  
FB 60 PG 98



**GENERAL NOTES**

THIS EASEMENT SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF INFINGY SOLUTIONS, LLC AND EXCLUSIVELY FOR THE TRANSFERAL TO THE LANDSCAPE AND THE LANDSCAPE ARCHITECTURE FIRM, AND NOT FOR THE PURPOSE OF A TITLE CURATIVE SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND HAS FOUND NO EVIDENCE OF ENCROACHMENTS OR EASEMENTS ON THE SUBJECT PROPERTY.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, OR ENCROACHMENTS NOT SHOWN HEREON. THE FIELD DATA FROM WHICH THIS EASEMENT SURVEY IS BASED WAS OBTAINED BY MEASUREMENT OF ONE FOOT ANGLES, BEAT AND AN ANGULAR ERROR OF SIX PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES.

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 10,000+ FEET.

THE 2' CONTIGUOUS SHOWN ON THIS EASEMENT SURVEY ARE ADJUSTED TO MATCH THE DATA AND HAVE A VERTICAL ACCURACY OF ± 1" CONTIGUOUS OUTSIDE THE IMMEDIATE SITE AREA AND APPROXIMATE.

NO PORTION OF THIS EASEMENT SURVEY ARE BASED ON GEODETIC WEST ZONE GRID MEASUREMENTS. THIS SURVEY IS BASED ON A LOCAL FLOOD AREA AS SET FORTH IN A COUNTY RECORD FILE NO. 1300 PROCEEDING 08-0049-001.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM AN OPEN FIELD SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND HAS FOUND NO EVIDENCE OF ENCROACHMENTS OR EASEMENTS ON THE SUBJECT PROPERTY. THE SURVEYOR HAS NOT CONDUCTED AN ACCURATELY AS FASSETT FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT IDENTIFIED ANY UNDERGROUND UTILITIES.

THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYING IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES OF THE BOARD OF SURVEYING AND MAPPING IN THE GEORGIA NAT. INST. OF SURVEYING AND MAPPING AND AS SET FORTH IN THE GEORGIA NAT. INST. OF SURVEYING AND MAPPING, 1964-67.

CERTIFICATE OF AUTHORIZATION: L17000043



COBB COUNTY ZONING DIVISION



NO.	DATE	REVISION	PRELIMINARY
1	10/01/2013		

POINT TO POINT  
LAND SURVEYORS  
810 Jackson Street  
Georgia 30248  
440 (678) 565 4497  
survey.com

V-121  
(2017)



EASEMENT SURVEY PREPARED FOR:  
**Infingy Solutions, LLC.**  
2285 SEWELL HILL RD., STE 130  
MARIETTA, GA 30062

"AUTUMN LANE"  
LAND LOT 155  
17TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA

REASON FOR: 1. WALL  
CHECKED BY: C. CASSIDY  
APPROVED: C. MEB  
DATE: JULY 17, 2013  
P22 JOB 6. 2013.057  
SHEET: **1**  
OF 3

**APPLICANT:** Hurt Road Baptist Church

**PETITION No.:** V-121

**PHONE:** 770-435-8164

**DATE OF HEARING:** 11-15-2017

**REPRESENTATIVE:** Mark Denyse, Denyse Companies, Inc.

**PRESENT ZONING:** R-20

**PHONE:** 770-942-0688

**LAND LOT(S):** 195

**TITLEHOLDER:** Hurt Road Baptist Church, Inc.

**DISTRICT:** 17

**PROPERTY LOCATION:** On the south side of Hurt Road, across from Brooks Court (17 Hurt Road).

**SIZE OF TRACT:** 4.64 acres

**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an illuminated electronic sign for a church on a major collector roadway; 2) waive the maximum allowable sign area from 32 square feet to 35; and 3) waive the minimum lot size for a church from the required 5 acres to 4.639 acres.

**OPPOSITION:** No. OPPOSED        **PETITION No.**        **SPOKESMAN**       

**BOARD OF APPEALS DECISION**

**APPROVED**        **MOTION BY**       

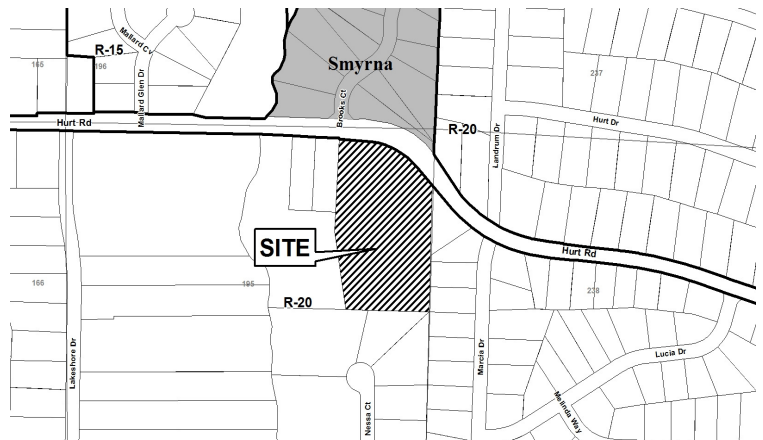
**REJECTED**        **SECONDED**       

**HELD**        **CARRIED**       

**STIPULATIONS:**       



**APPLICANT:** Hurt Road Baptist Church **PETITION No.:** V-121

\*\*\*\*\*

**COMMENTS**

**TRAFFIC:** This request will not have an adverse impact on the transportation network. Recommend the sign be installed where it will not impede the line of sight for the driveways or roadways..

**DEVELOPMENT & INSPECTIONS:** No building permits on general inquiries.

**SITE PLAN REVIEW:** No comments.

**STORMWATER MANAGEMENT:** No comments.

**HISTORIC PRESERVATION:** No comments.

**DESIGN GUIDELINES:** No comments.

**CEMETERY PRESERVATION:** No comments.

**WATER:** No conflict.

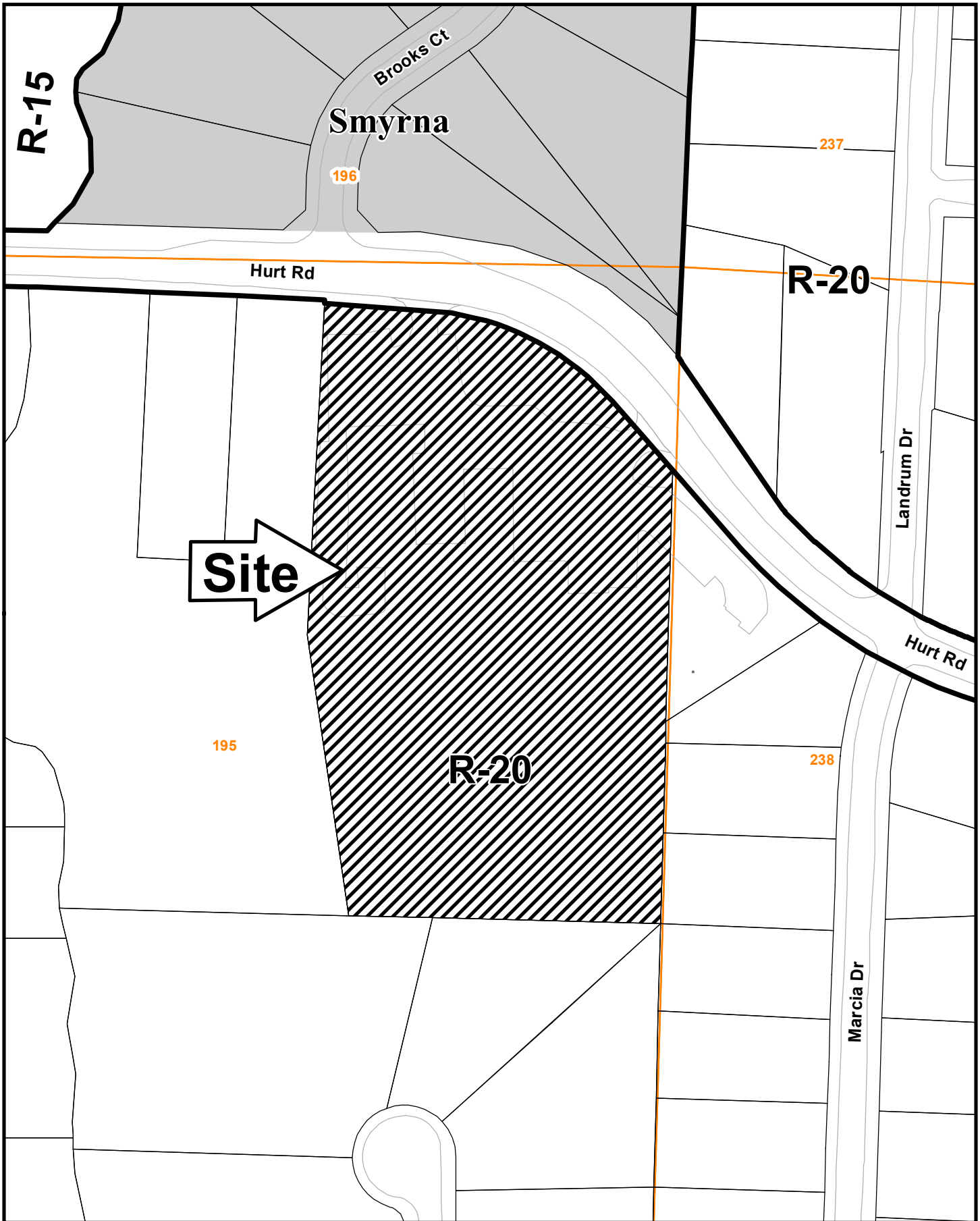
**SEWER:** No conflict.

**APPLICANT:** Hurt Road Baptist Church    **PETITION No.:** V-121

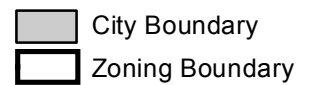
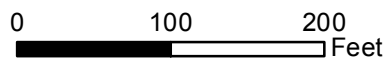
\*\*\*\*\*

**FIRE DEPARTMENT:** Address Numbers: Address numbers must be at least 6 inches in height or larger to be visible from the roadway.

# V-121 2017-GIS



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



# Application for Variance Cobb County

(type or print clearly)

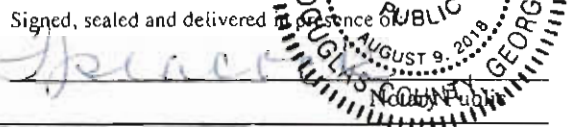
Application No. V-121  
Hearing Date: 11-15-17

Applicant Hurt Road Baptist Church Phone # 770-435-8164 E-mail pastormikeparker@gmail.com

Mark Denyse - Denyse Companies, Inc. Address 4521 Industrial Access Rd, Douglasville, GA 30134  
(representative's name, printed) (street, city, state and zip code)

Mark Denyse Phone # 770-942-0688 E-mail mdenys@denyscorp.com  
(representative's signature)

My commission expires: 18-04-2018



Titleholder Hurt Road Baptist Church, Inc. Phone # 770-435-8164 E-mail pastormikeparker@gmail.com

Signature \_\_\_\_\_ Address: 17 Hurt Road, Smyrna GA 30082  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of \_\_\_\_\_

My commission expires: \_\_\_\_\_

Notary Public

Present Zoning of Property R-20

Location 17 Hurt Road  
(street address, if applicable, nearest intersection, etc.)

Land Lot(s) 195, 238 District 17 Size of Tract 4.639 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

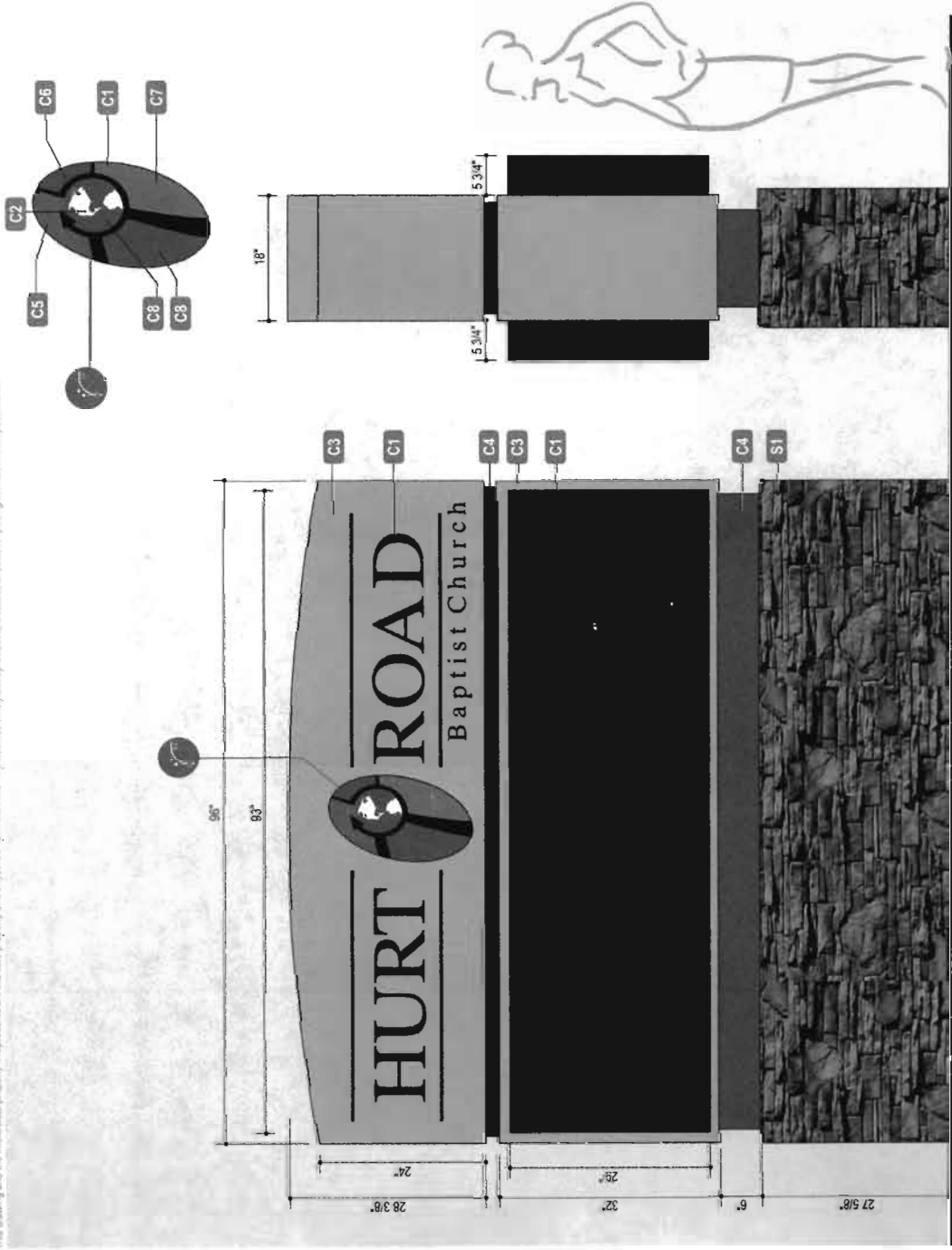
Size of Property \_\_\_\_\_ Shape of Property \_\_\_\_\_ Topography of Property \_\_\_\_\_ Other

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:  
In order to beautify the front of our property and the community, we would like to update our freestanding sign to include an electronic message board. This would allow us to get multiple messages to the community to let them know about social and charitable events taking place, in addition to our regular services.

List type of variance requested: Allow electronic sign at a place of religious worship located on major collector  
Allow 35 square foot sign in lieu of allowable 32 square feet  
of sign area

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**Colors & Finishes**

Colors shown here are for informational purposes only. Final results are subject to change. Colors may vary due to lighting conditions, printer calibration, and other factors. Colors are not guaranteed to match the physical product.

- C1** ● Day/Night Perforated Vinyl
  - C2** ○ White
  - C3** ● SW 6219 Rain
  - C4** ● SW 6225 Still Water
  - C5** ● PMS 1788c
  - C6** ● PMS 2728c
  - C7** ● PMS 123c
  - C8** ● PMS 355c
  - S1** ● Centurion Stone Veneer - Mesa Appalachian
- Actual Colors to be determined by logo and confirmed by client

**Construction Specifications**

- A** Fabricated aluminum monument sign with illuminated top and LED message board
- B** Internally illuminated cabinet with copy and logo to be routed and backed with acrylic. Logo to have digital vinyl print. Copy to have Day/Night perforated vinyl
- C** (2) LED message boards to be refurbished and retrofit into new monument
- D** Aluminum base to have stacked stone veneer

**Electrical Notes**

- ☒ Disconnect switch(es) UL & ID labels  Vent - 2" Dia. Louvered
- FINAL ELECTRICAL HOOK UP BY OTHERS
- Suitable for Wet Location
- Electrical Requirements:
- Connection Type: permanent continuous operation
- Number of Circuits: 2 (1 amp Dedicated Branch Circuit(s))
- Primary Wire Size: 12 awg / (default size: 12)
- Secondary Wire Size: 16 awg
- Max. Line Current: \_\_\_\_\_

Installed and tested in accordance with UL Standards for Electric Signs Installed in U.S. listed and approved materials and components in accordance with Article 600 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding.

This signed product may contain Fluorescent, Neon, HID lamps or components that use Mercury in them. Dispose of these lamps & components according to the laws of the authority having jurisdiction.

LORD® This sign is fabricated using U.S. approved LORD® adhesive for long-term performance.

Scale  
3/4" = 1'-0"

Customer Signature Required

**DENYSE**  
S. CHARLES A. WACHTELMAN  
ARCHITECTURAL  
ELEMENTS  
1.800.941.7446  
denyseco.com

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Management Company  
N/A

Property Name & Address  
Hurt Road Baptist Church  
City, State ZIP

V-121  
(2017)  
Exhibit

2354  
Date: 08.30.2017  
Mark  
Detail  
By  
Date: 08.30.2017  
Revision Date  
Revision: 0

Design Time  
4

Filepath  
V:\DS Graphics\Drawings and Photos\Hurt Rd Baptist Church - Smyrna, GA\ Preliminary Main ID 1\1

○ Concept  
● Preliminary  
○ Production