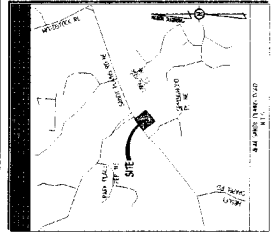


LUP-26
(2008)



PROJECT NO.	2008-001
DATE	08/15/08
SCALE	AS SHOWN
PROJECT NAME	TRIST LOCATION PLAN
OWNER	BETHANY PRESBYTERIAN CHURCH
DESIGNER	TRIST ENGINEERS

BETHANY PRESBYTERIAN CHURCH
 4444 SWEET WOOD ROAD
 MARLETTA, GEORGIA 30057
 LAND OFF. 400 SWEET WOOD ROAD, 4000 SWEET WOOD ROAD



SITE INFORMATION

OWNER: BETHANY PRESBYTERIAN CHURCH
DESIGNER: TRIST ENGINEERS
PROJECT NO.: 2008-001
DATE: 08/15/08
SCALE: AS SHOWN
PROJECT NAME: TRIST LOCATION PLAN
OWNER ADDRESS: 4444 SWEET WOOD ROAD, MARLETTA, GA 30057
DESIGNER ADDRESS: 10000 WOODBURN ROAD, ALPHARETTA, GA 30201
PROJECT LOCATION: 4000 SWEET WOOD ROAD, MARLETTA, GA 30057

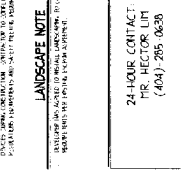
LANDSCAPE NOTE

ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE LANDSCAPE CONTRACT. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE CONTRACT. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE CONTRACT.

SITE NOTES

1. THE SITE IS LOCATED AT THE INTERSECTION OF SWEET WOOD ROAD AND NORTH JONES ROAD IN MARLETTA, GEORGIA. THE SITE IS A 1.5 ACRE PARCEL. THE SITE IS A 1.5 ACRE PARCEL. THE SITE IS A 1.5 ACRE PARCEL.

LANDSCAPE CONTRACT
 TRIST ENGINEERS
 (404) 295-0830

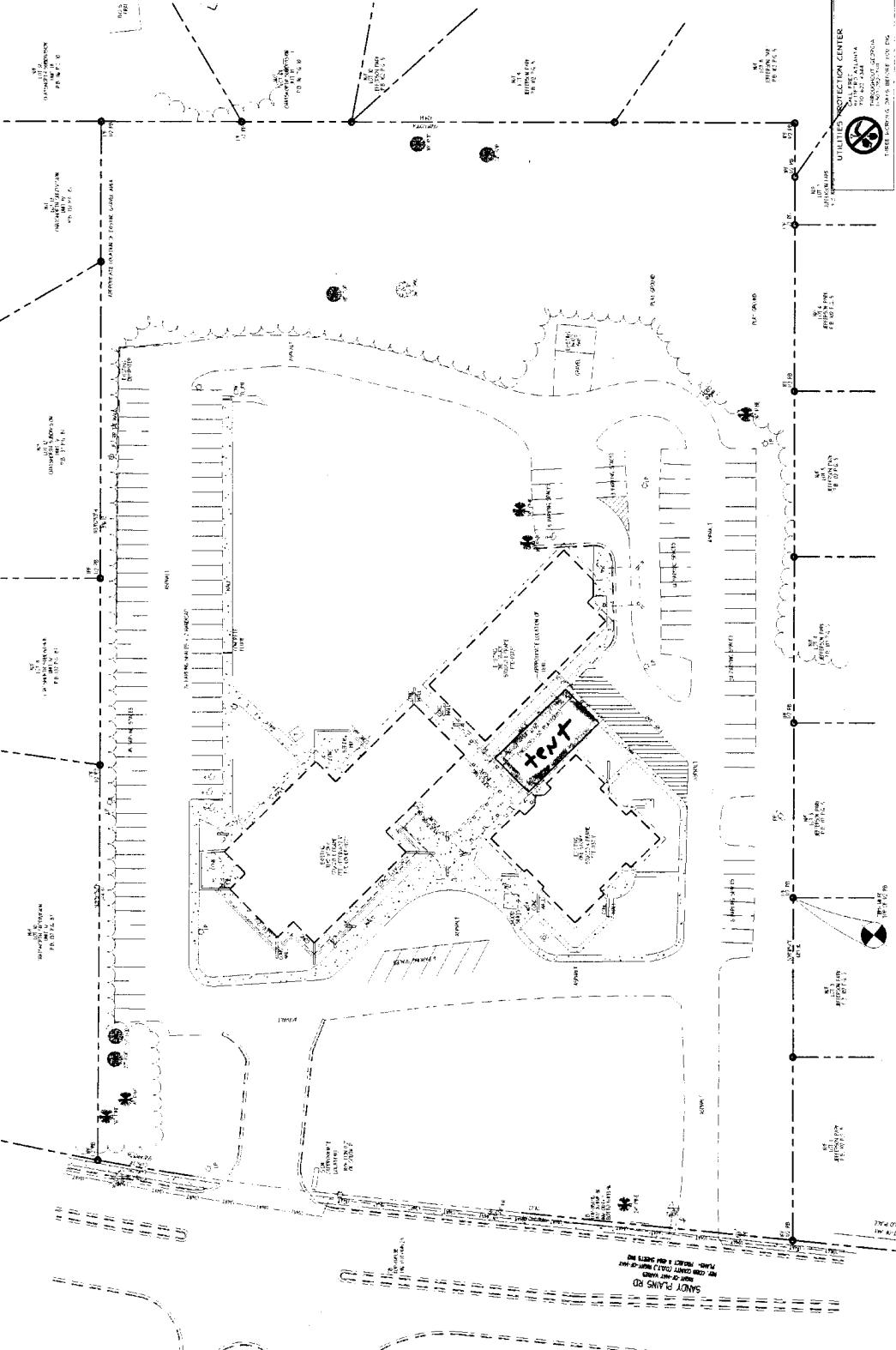


VARIANCE LETTER

APPLICANT: BETHANY PRESBYTERIAN CHURCH
 APPLICANT ADDRESS: 4444 SWEET WOOD ROAD, MARLETTA, GA 30057
 APPLICANT PHONE: (404) 295-0830
 APPLICANT EMAIL: bethanychurch@trist.com

THE FOLLOWING REPRESENTS THE FINAL DECISION OF THE COMMISSIONERS OF THE BOARD OF ZONING ADJUSTMENT:

THE BOARD HAS GRANTED THE VARIANCE AS REQUESTED BY THE APPLICANT. THE BOARD HAS GRANTED THE VARIANCE AS REQUESTED BY THE APPLICANT. THE BOARD HAS GRANTED THE VARIANCE AS REQUESTED BY THE APPLICANT.



UTILITY LOCATION CENTER
 10000 WOODBURN ROAD, ALPHARETTA, GA 30201
 (404) 295-0830



GRAPHIC SCALE (IN FEET)
 0 10 20 30 40

LANDSCAPE CONTRACT
 TRIST ENGINEERS
 (404) 295-0830



UTILITY LOCATION CENTER
 10000 WOODBURN ROAD, ALPHARETTA, GA 30201
 (404) 295-0830



GRAPHIC SCALE (IN FEET)
 0 10 20 30 40

APPLICANT: Bethany Presbyterian Church
770-643-1459

REPRESENTATIVE: Jeffrey Choe
770-988-9001

TITLEHOLDER: Bethany Presbyterian Church

PROPERTY LOCATION: Located on the southeasterly side of Sandy Plains Road at Jefferson Township Parkway.

ACCESS TO PROPERTY: Sandy Plains Road

PHYSICAL CHARACTERISTICS TO SITE: Existing church

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15, PD/ The Enclave at Jefferson Ridge
- SOUTH:** R-15/ Jefferson Park
- EAST:** R-15/ Chatsworth
- WEST:** R-15/ Jefferson Park

PETITION NO: LUP-26

HEARING DATE (PC): 09-03-08

HEARING DATE (BOC): 09-16-08

PRESENT ZONING: R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Using a Tent as a Permanent Structure

SIZE OF TRACT: 6.58 acres

DISTRICT: 16

LAND LOT(S): 111

PARCEL(S): 5

TAXES: PAID Exempt **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

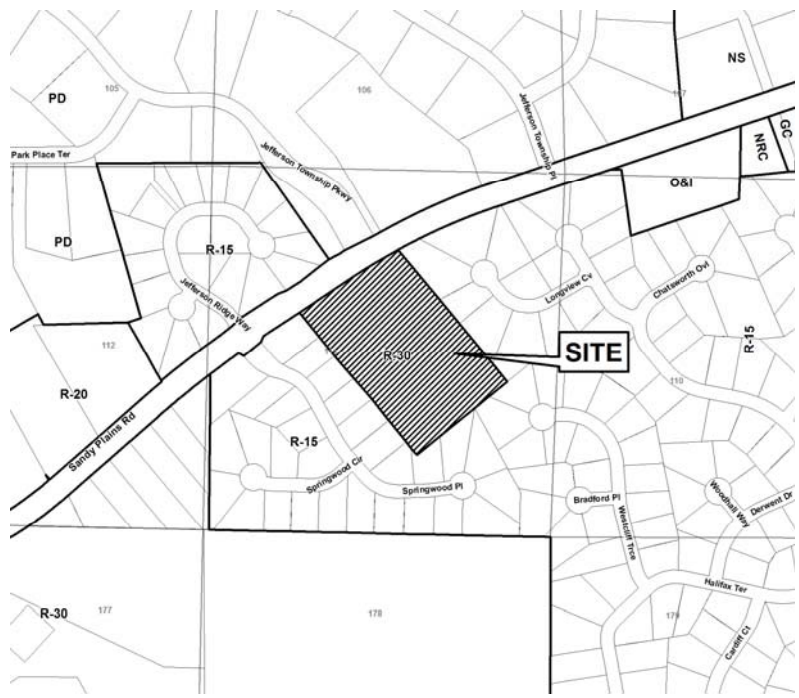
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

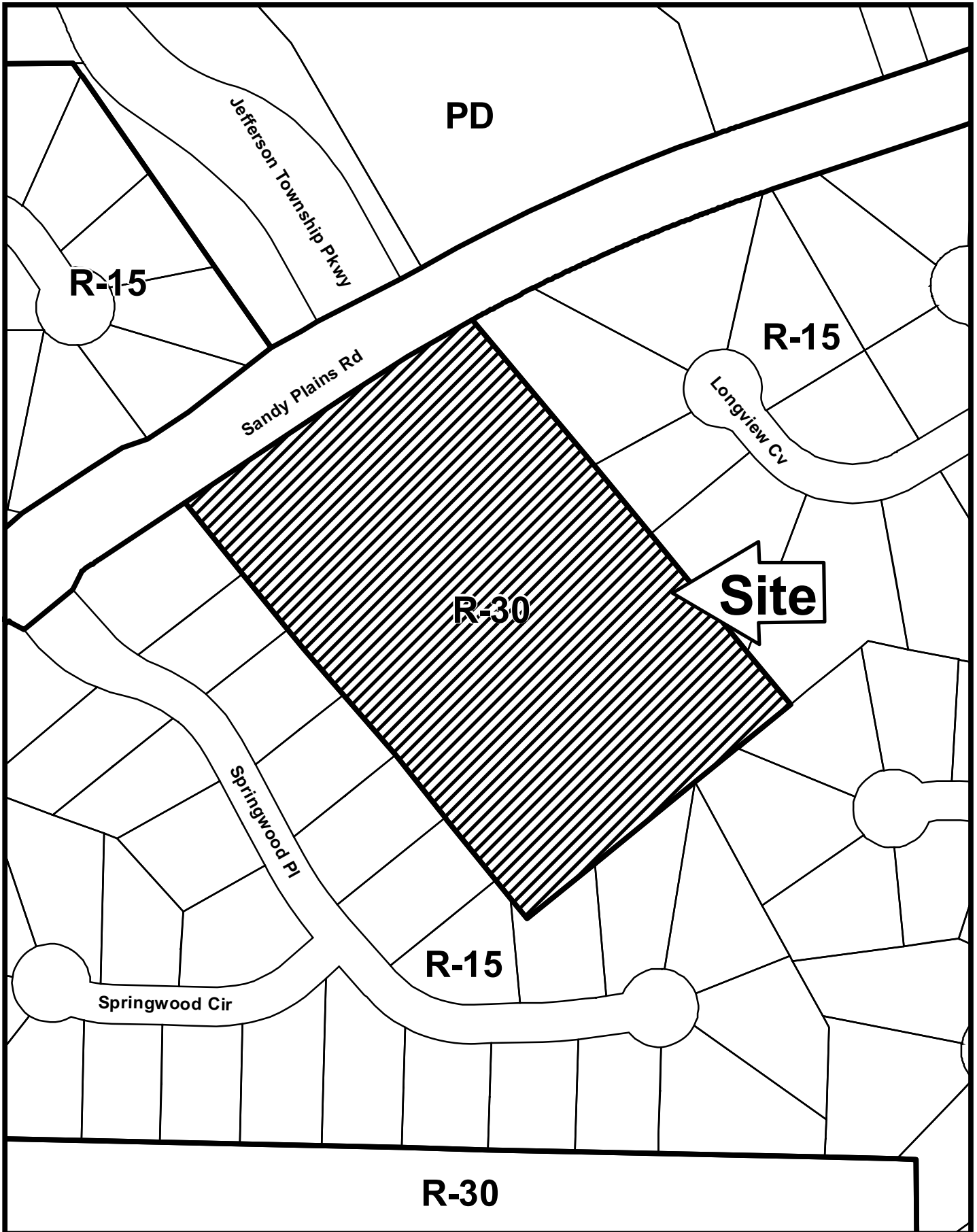
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

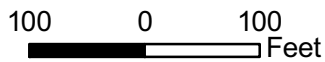
STIPULATIONS:





LUP-26



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Bethany Presbyterian Church

PETITION NO.: LUP-26

PRESENT ZONING: R-30

PETITION FOR: LUP

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

The applicant is requesting a Temporary Land Use Permit to utilize a tent as a permanent structure. The tent will be approximately 1,845 square-feet (30'x 61.5'), and will be located in the center of the property, in between two buildings. The tent has a floor, walls and doors, and will be used as if it was a permanent structure. The tent will be used for smaller church functions.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show connected to water. Sewer not available to property. Health Department OK with use of existing septic system for renewal of proposed use.

DEPARTMENT OF TRANSPORATION COMMENTS:

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

FIRE DEPARTMENT COMMENTS:

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

Obtain permits from Fire Marshal's Office and Building Department.

STORMWATER MANAGEMENT COMMENTS:

The proposed tent will result in an increase in impervious area of approximately 1800 sf. This is less than the 5000 sf threshold for requiring additional stormwater management measures. This site is currently served by an existing stormwater management facility.

STAFF RECOMMENDATIONS

LUP-26 BETHANY PRESBYTERIAN CHURCH

The applicant's proposal is located on a property that has been occupied by a church for many years. The applicant's proposal is located on an arterial roadway and is designated as Public Institutional on the *Cobb County Comprehensive Plan*. Other than the proposed structure being a tent, the setbacks, buffers, access and parking meet County Zoning Code. There are other similar permanent tent structures in the County that have not negatively affected adjacent properties, but they are located on commercially zoned property. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- Site plan received by the Zoning Division;
- Fire Department 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.