

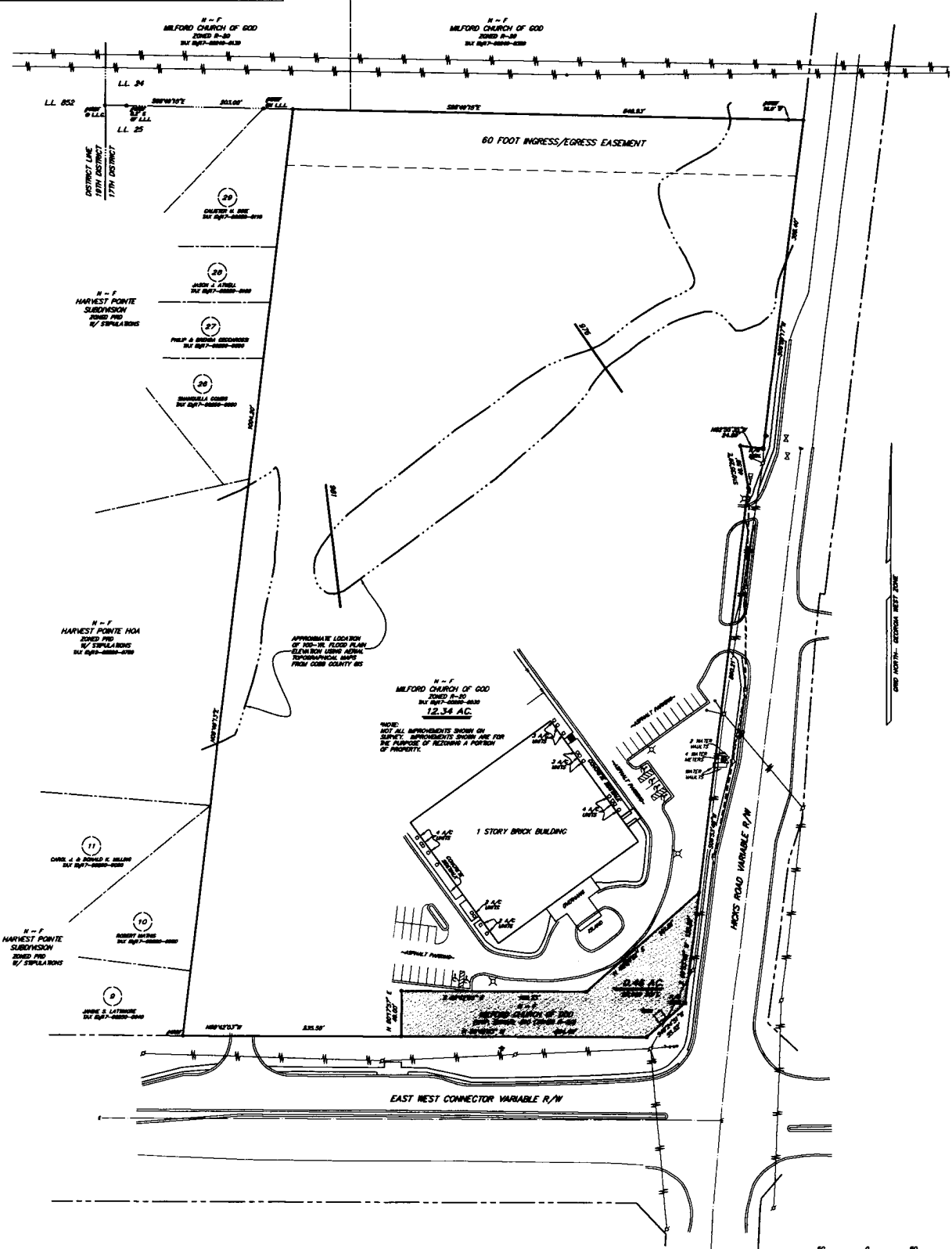
Z-49
(2011)

LEGEND

□ P.P. - POWER POLE	○ C.B. - CATCH BASIN
⊗ L.P. - LIGHT POLE	▬ R.C.P. - REINFORCED CONCRETE PIPE
⊕ F.H. - FIRE HYDRANT	▬ C.M.P. - CORRUGATED METAL PIPE
⊙ M.M. - SANITARY SEWER MANHOLE	▬ F.F.E. - FINISHED FLOOR ELEVATION
⊙ W.M. - WATER METER	⊙ W.V. - WATER VALVE
⊙ G.M. - GAS METER	⊙ S.C.S. - SEWER CLEAN OUT
○ R.S. - REINFORCING BAR SET	⊙ T.M. - TELEPHONE MANHOLE
○ R.F. - REINFORCING BAR FOUND	⊙ U.E.L. - UNDERGROUND ELECTRICAL LINE
○ C.P. - CRIMP TOP PIPE FOUND	⊙ O.P.L. - OVERHEAD POWER LINES
○ O.P. - OPEN TOP PIPE FOUND	⊙ N.R. - NEARWALL
⊙ R/W MON. - RIGHT-OF-WAY MONUMENT	⊙ P. - POWERPOLE
⊙ T. - TYPE OF FENCE	⊙ W.L. - WATER LINE
⊙ J.B. - JUNCTION BOX	⊙ U.T.L. - UNDERGROUND TELEPHONE LINE
⊙ G.I. - GRIP INLET / YARD INLET	⊙ G. - GAS LINE

ZONING NOTES:

1. OWNER TO REZONE 20,000 SQFT OF PROPERTY FROM CURRENT ZONING OF R-20 TO LRO.
2. PROPERTY OWNER REQUEST REZONING TO LRO TO ALLOW FOR FUTURE SIGN IMPROVEMENTS. LRO ZONING WILL ALLOW FOR LIGHTING AND DIGITAL SIGNAGE, WHICH IS NOT ALLOWED UNDER PROPERTY'S CURRENT R-20 ZONING.



N - F
MILFORD CHURCH OF GOD
ZONED R-20
SIT 897-2000-010
12.34 AC.

NOTE:
NOT ALL IMPROVEMENTS SHOWN ON
SURVEY. IMPROVEMENTS SHOWN ARE FOR
THE PURPOSE OF RECORDING A PORTION
OF PROPERTY.

PART PARCEL OF LAND IS IN THE 100 YEAR FLOOD
PLAIN AND IS IN ZONE XE-1. ACCORDING TO FEMA FLOOD
COMPARITY NUMBER 150000. MAP READY
DATE 1/2007. C. 8002. 8. 11/07. 2007. 10. 2007.

LOCATION OF UTILITIES EXHIBED ON OR BEHIND THE SUBJECT
PROPERTY IS DETERMINED BY INSTRUMENTAL EVIDENCE OR BY
FIELD SURVEY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS,
PRELIMINARY AND BOUNDARY SURVEYS THAT ARE NOT
SHOWN OR RECORDED. THIS SURVEYING WAS CONDUCTED
AND NOT MADE. THIS PLAN IS PREPARED FOR THE PURPOSES
STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY
THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAN IS PREPARED FROM A FIELD SURVEY USING A FINE SECOND DUAL INTEGRITY AND ELECTRONIC DISTANCE
METER; LINEAR PORTION OF THIS SURVEY IS 1/4" PER FOOT. THE 3-DIMENSIONAL SURVEY WAS
ADJUSTED USING THE COMPLEX BULL LEAST SQUARES METHOD. MATTERS OF TITLE ARE EXCEPTED.



GASWCC #10460 EXP 5/05/12

DATE: 10-25-11 REVISED:
SCALE: 1"=50'
DRAWN BY: MAN
CHECKED BY: CAE
FIELD BOOK: 580

Gaskins
1146 Peachtree Street SE
Atlanta, Georgia 30360
Phone: (770) 451-1146
Fax: (770) 451-1191



PROP. RE-ZONING PLAN FOR:
MILFORD CHURCH OF GOD
3950 HICKS ROAD
AUSTELL, GA 30106

LOCATED IN L.L. 24
17TH DISTRICT, 2ND SECTION
COBB COUNTY, GA.

APPLICANT: Milford Church of God

770-432-5459

REPRESENTATIVE: Grant Cole

404-918-2111

TITLEHOLDER: Trustees of Milford Church of God

PROPERTY LOCATION: At the northwest intersection of Hicks Road and the East West Connector.

ACCESS TO PROPERTY: Hicks Road and East West Connector

PHYSICAL CHARACTERISTICS TO SITE: Vacant space at the front corner of existing church property

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Developed single-family house
- SOUTH:** PRD/Madison Ridge Subdivision
- EAST:** PVC/CVS Pharmacy and mixed use development
- WEST:** PRD/Harvest Pointe Subdivision

PETITION NO: Z-49

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: R-20

PROPOSED ZONING: LRO

PROPOSED USE: Digital Sign

SIZE OF TRACT: 0.46 acre

DISTRICT: 17

LAND LOT(S): 25

PARCEL(S): 3

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

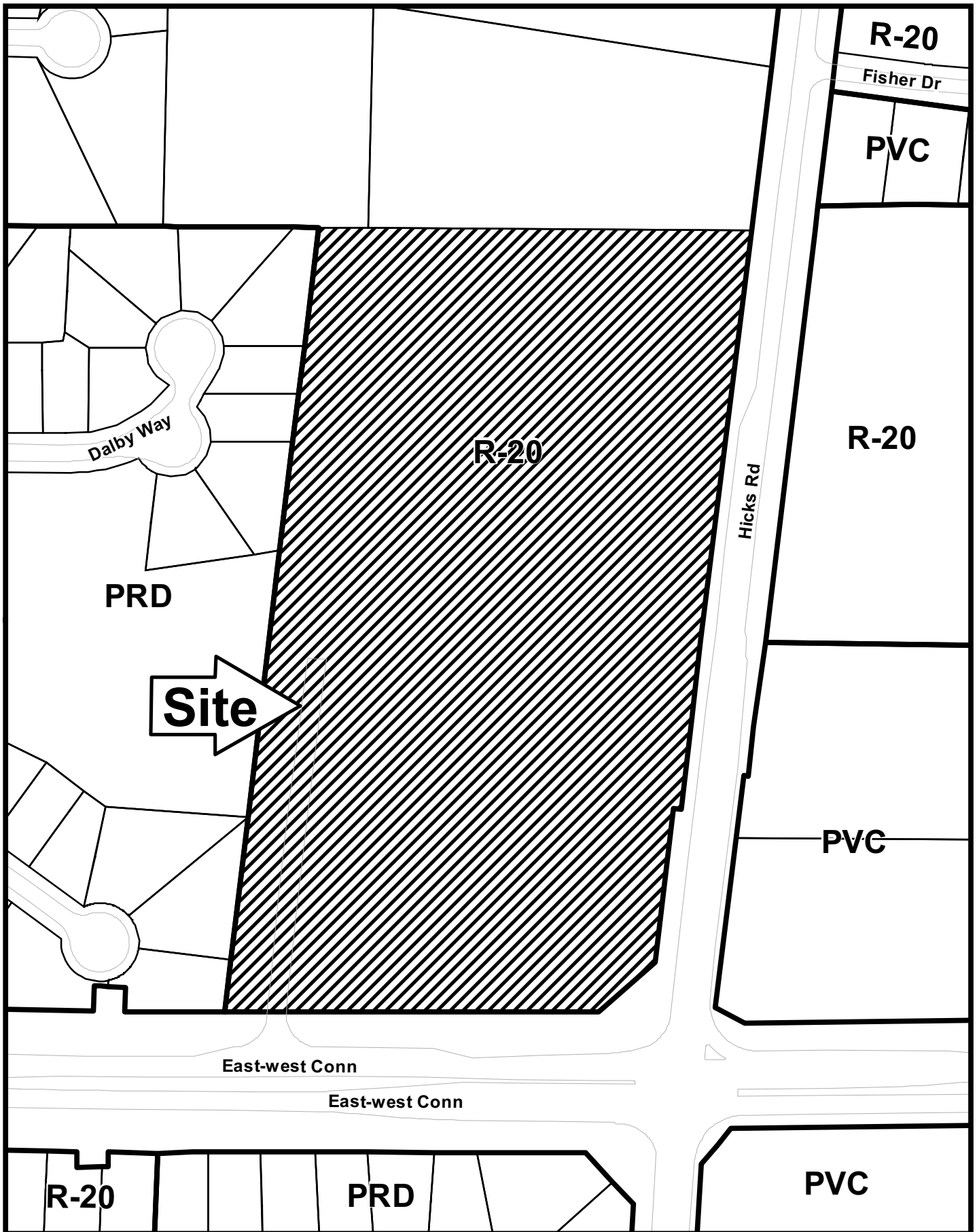
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

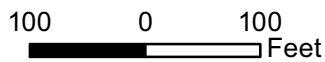
STIPULATIONS:



Z-49



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



City Boundary
Zoning Boundary

APPLICANT: Milford Church of God

PETITION NO.: Z-49

PRESENT ZONING: R-20

PETITION FOR: LRO

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Public Institutional

Proposed Number of Buildings: 0 **Total Square Footage of Development:** N/A

F.A.R.: N/A **Square Footage/Acre:** N/A

Parking Spaces Required: 0 **Parking Spaces Provided:** 0

Applicant is proposing to rezone a section of its existing property to the Low Rise Office (LRO) category in order to erect a new digital church sign. While churches are allowed as uses in the R-20 zoning category, signs as proposed by the applicant are not. The overall church acreage is over 12 acres and this application is only to rezone a 20,000 square-foot area toward the front of the church property in order to allow the church to update its sign.

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 comments.

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 Milford Church of God

PETITION NO. Z-049

PRESENT ZONING R-20

PETITION FOR LRO

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" CI / W side Hicks Rd**

Additional Comments: Church is currently served by water

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: 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. Church is currently connected to sewer**

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

Treatment Plant: **S Cobb**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drv 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:

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.

APPLICANT: Milford Church of God

PETITION NO.: Z-49

PRESENT ZONING: R-20

PETITION FOR: LRO

DRAINAGE COMMENTS

No comments.

APPLICANT: Milford Church of God

PETITION NO.: Z-49

PRESENT ZONING: R-20

PETITION FOR: LRO

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
Hicks Road	10800	Arterial	45 mph	Cobb County	100'
East-West Connector	32700	Arterial	45 mph	Cobb County	100'

*Based on 2011 traffic counting data taken by Cobb DOT (Hicks Road)
Based on 2007 traffic counting data taken by Cobb DOT (East-West Connector)*

COMMENTS AND OBSERVATIONS

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

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

RECOMMENDATIONS

Recommend applicant coordinate with the County prior to development plan approval to ensure compatibility with the Hick Road Sidewalk construction project.

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

STAFF RECOMMENDATIONS

Z-49 MILFORD CHURCH OF GOD

- 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 CVS Pharmacy across Hicks Road also has a reader board sign. The applicant's renderings propose signage with a ground base that includes brick like the church building.
- 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 proposed signage will be situated toward the intersection.
- 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 and continued use is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within the Public/Institutional land use category. The land use plan for this property is due to the existing church use that has been on the property for a number of years. Churches are allowed as special exception in residential zoning categories; however, the type of proposed sign is not. Applicant is proposing to rezone only a 20,000 square-foot section of the overall church property to LRO in order to update its signage.
- 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 church has been at the current property for a number of years and wishes to update its signage. The CVS Pharmacy across Hicks Road has a similar sign. The proposed rezoning will only be for the 20,000 square feet in front of the church toward the intersection of Hicks Road and the East-West Connector. The request to rezone this portion of the property is because the proposed signage update is not allowed in the property's current R-20 category. The subject property will continue to be used as a church.

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

- Site plan dated October 25, 2011, with the District Commissioner approving minor modifications;
- The remaining 12.34 acres of the church site to remain R-20;
- Compliance with the Cobb County Sign Ordinance; 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.

*M*ilford Church of God
Meeting People at Their Point of Need

October 6, 2011

9. Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:
- a. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
We are just upgrading an existing sign to a digital sign.
 - b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
We are upgrading an existing sign.
 - c. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned.
We have to rezone to upgrade our sign.
 - 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.
We are upgrading an existing sign.
 - e. Whether the zoning proposal is in conformity with the policy and intent of the land use plan.
It is a sign for the church.
 - f. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.
It will improve the appearance of our property without changing the location or size of the existing sign.

Dec. 2011

Summary of Intent for Rezoning

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Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 20,000
b) Proposed building architecture: None
c) Proposed selling prices(s): None
d) List all requested variances: None
- _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): To upgrade an existing sign to a new digital sign
b) Proposed building architecture: None
c) Proposed hours/days of operation: The sign will be on continuously
d) List all requested variances: None
- _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

Our sign is an old out dated sign. This will improve the look of our property

-
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).
- _____






Watchfire Option:
 Watchfire 19mm/ 5"
 Viewing Area 3'H x 7'W
 Matrix Size 48/112



Watchfire Option:
 Watchfire 19mm/ 5"
 Viewing Area 4'H x 7'W
 Matrix Size 64/112

View of Signage with EMC Options
 Remove Existing Reader Boards on (3) sides
 Fabricate New Aluminum Extruded Cabinets
 To Fit into Open Area
 EMC Units Wired for Master/Slaver/Slave configuration
 and Wireless Communication
 Add (4) Muffin Fans for Ventilation

 <p>ANY QUESTIONS CALL Ph: 678-290-1613 Fax: 678-290-1650</p>	JOB NAME:	Milford Church of God	FILE NAME:	retro fit emc
	CLIENT:	Teresa Sigman	DESIGNED BY:	kimberly
	NUMBER:	770-432-5459	SCALE:	
	E-MAIL:	teresasigman@msn.com	Please circle choice & fax back signed approval.	
	LOCATION:		Thank you!	
	DATE ORDERED:		Signature & Date	

Z-49 (2011)
 Renderings

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