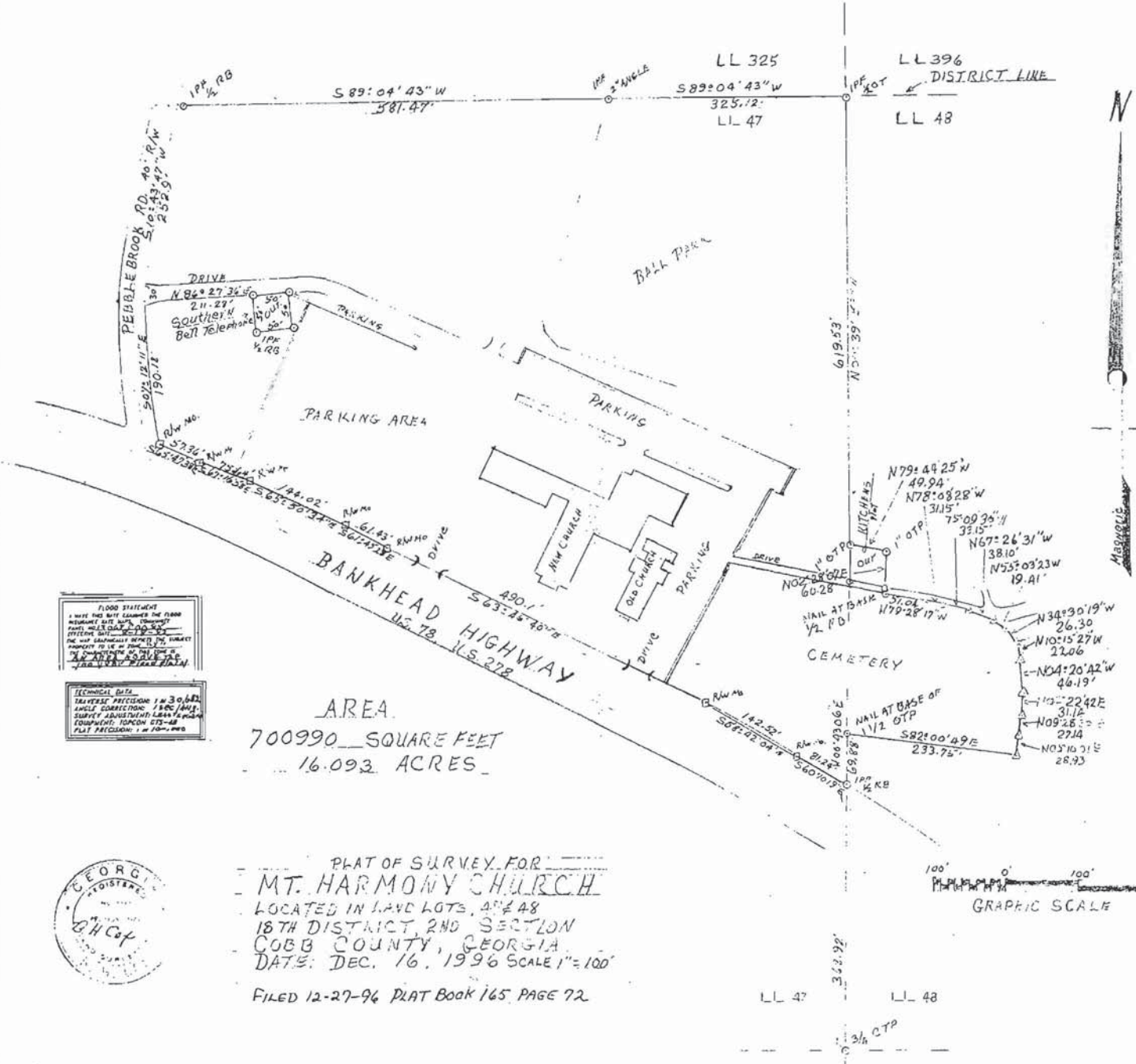
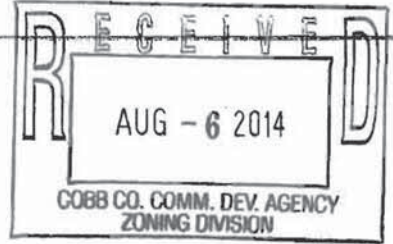


Z-67
(2014)



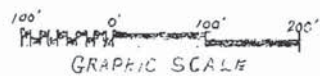
FLOOD STATEMENT
I HAVE THIS DATE EXAMINED THE FLOOD
INSURANCE RATE MAP, SHOWING
FLOOD HAZARD DATA, AND
THE MAP INDICATES THAT THE SUBJECT
PROPERTY IS IN A FLOOD HAZARD ZONE
AS SHOWN ON THE FLOOD HAZARD
MAP.

TECHNICAL DATA
TAPEASE PRECISION 1 IN 30,000
ANGLE PRECISION 1 SEC / 3000
SURVEY ADJUSTMENT LEAST SQUARES
EQUIPMENT: SODIM 075-48
PLAT PRECISION: 1 IN 100,000

AREA
700990 SQUARE FEET
16.093 ACRES

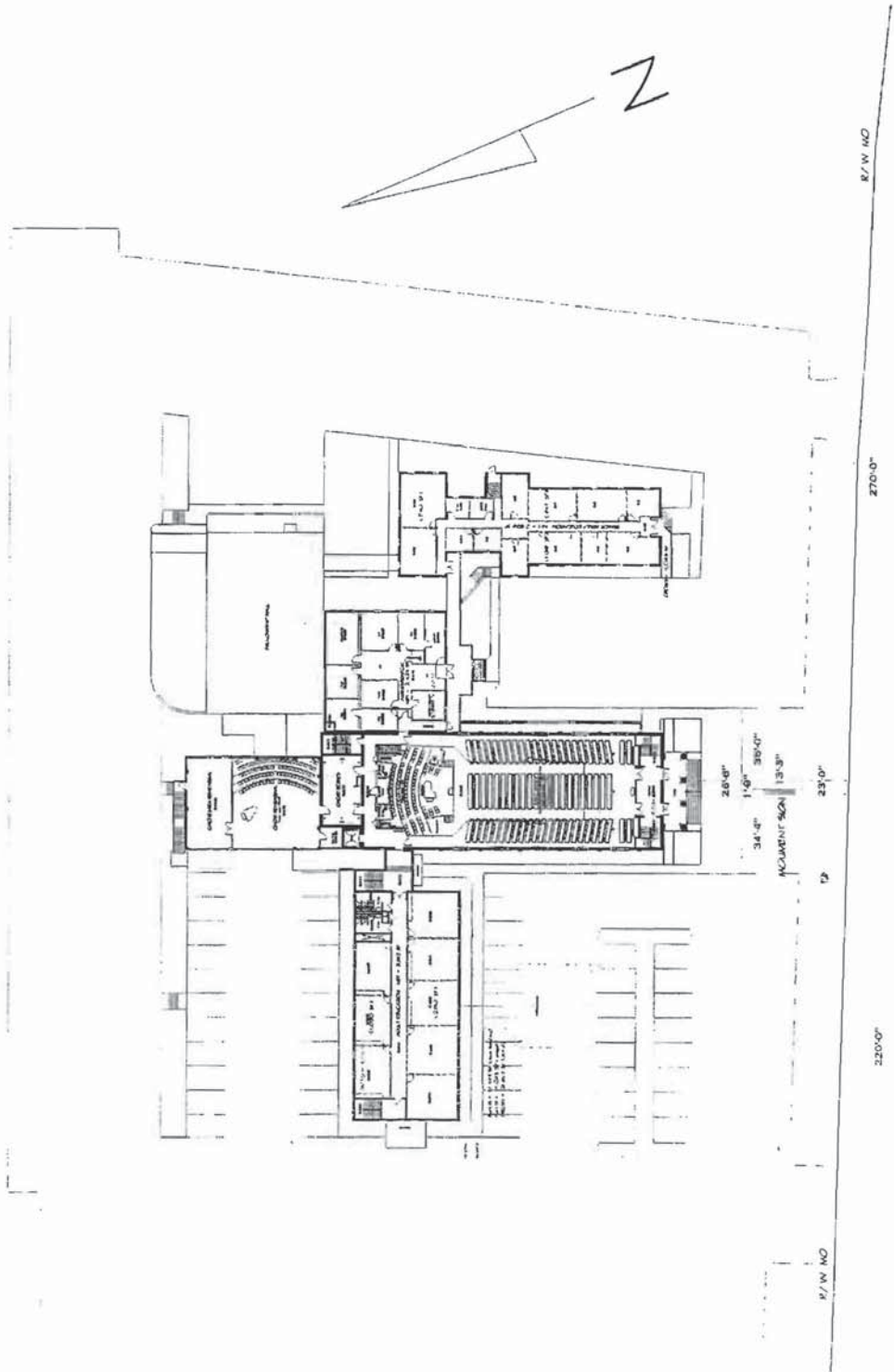


PLAT OF SURVEY FOR
MT. HARMONY CHURCH
LOCATED IN LAND LOTS, 48 & 48
18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA.
DATE: DEC. 16, 1996 SCALE 1"=100'
FILED 12-27-96 PLAT BOOK 165, PAGE 72



Z-67
(2014)

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ZONING DIVISION



VETERAN'S MEMORIAL HIGHWAY (US 78 / 278)

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APPLICANT: Mt. Harmony Baptist Church, Inc.

PETITION NO: Z-67

PHONE#: (770) 948-3900 **EMAIL:** rdbruton@bellsouth.net

HEARING DATE (PC): 10-07-14

REPRESENTATIVE: Robin Bruton, CFO

HEARING DATE (BOC): 10-21-14

PHONE#: (770) 948-3900 **EMAIL:** rdbruton@bellsouth.net

PRESENT ZONING: R-20,R-15

TITLEHOLDER: Mt. Harmony Baptist Church, Inc.

PROPOSED ZONING: GC

PROPERTY LOCATION: Northeast side of Veterans Memorial

PROPOSED USE: Church (Existing)

Highway, east of Pebblebrook Road

With an Electronic Reader Board Sign

(561 Veterans Memorial Highway).

ACCESS TO PROPERTY: Veterans Memorial Highway

SIZE OF TRACT: 16.093 acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: Existing Church

LAND LOT(S): 47, 48

PARCEL(S): 5

TAXES: PAID N/A **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/Undeveloped wooded property
- SOUTH:** NRC, RA-5/Undeveloped, Cobblestone Subdivision
- EAST:** R-15/Cemetery
- WEST:** GC/Fire Station

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

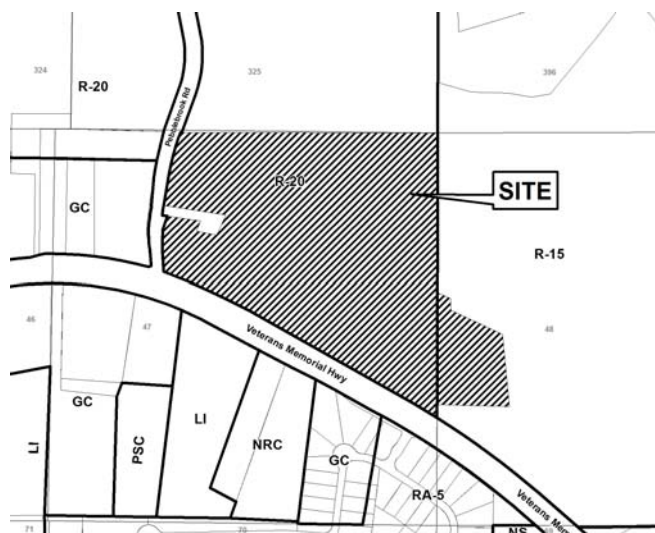
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

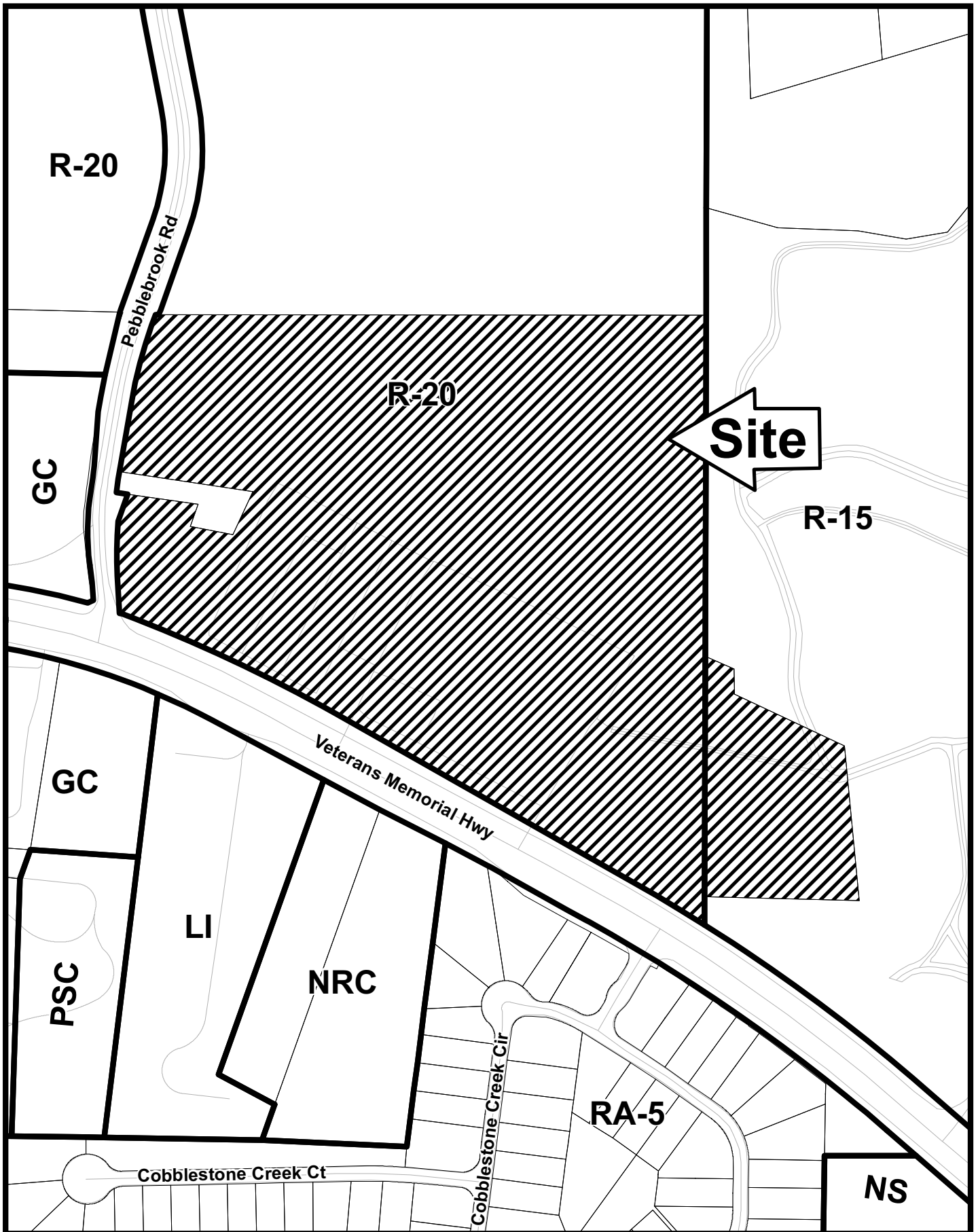
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-67



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

0 200 400 Feet



City Boundary
Zoning Boundary

APPLICANT: Mt. Harmony Baptist Church, Inc.

PETITION NO.: Z-67

PRESENT ZONING: R-20,R-15

PETITION FOR: GC

ZONING COMMENTS:

Staff Member Responsible: Kim Wakefield

Land Use Plan Recommendation: Public Institutional (PI)

Proposed Number of Buildings: 1 (existing) **Total Square Footage of Development:** 57,531

F.A.R.: 0.082 **Square Footage/Acre:** 3574.9 sq ft

Parking Spaces Required: 193 **Parking Spaces Provided:** 401

The applicant is requesting rezoning to GC zoning district to replace their existing reader board with an electronic message board. The County Code does not allow electronic signs on residentially zoned property. The property will not be used commercially; it will continue to be used as a church. No other improvements are planned.

The applicants request includes contemporaneous variances required for the following:

1. Waive 50 foot landscape buffer along the eastern property line around the existing cemetery;
2. Waive front setback requirement from 50 ft to 45 ft.;
3. Waive 62 ft setback from centerline of an arterial road right-of-way to 52 ft.

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.

FIRE 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: Mt. Harmony Baptist Church

PETITION NO.: Z-67

PRESENT ZONING: R-20,R-15

PETITION FOR: GC

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to GC for purposes of updating existing church informational sign. The 16.093 acre site is located on the northeast side of Veterans Memorial Highway, east of Pebblebrook Road.

Comprehensive Plan

The parcel is within a Public/Institutional (PI) future land use category, with R-20 zoning designation. The purpose of the Public/Institutional (PI) category is to provide for certain state, federal or local government uses and institutional land uses such as government building complexes, police and fire stations, colleges, churches, hospitals, etc.

Master Plan/Corridor Study

Not applicable.

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.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?

Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

APPLICANT: Mt. Harmony Baptist Church

PETITION NO.: Z-67

PRESENT ZONING: R-20,R-15

PETITION FOR: GC

PLANNING COMMENTS: (Continued)

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

APPLICANT Mt Harmony Baptist Church Inc.

PETITION NO. Z-067

PRESENT ZONING R-20

PETITION FOR GC

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): 12" DI / N side of Veterans Memorial

Additional Comments: Existing water customer

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: 1,050' SE in Pilot Mountain Way

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

Treatment Plant: South 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 Existing septic system. No change to wastewater discharge (proposed sign only)
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: Mt. Harmony Baptist Church, Inc.

PETITION NO.: Z-67

PRESENT ZONING: R-20

PETITION FOR: GC

STORMWATER MANAGEMENT COMMENTS

No comment.

APPLICANT: Mt. Harmony Baptist Church, Inc.

PETITION NO.: Z-67

PRESENT ZONING: R-20

PETITION FOR: GC

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
Veterans Memorial Highway	25,400	Arterial	45 mph	Georgia DOT	100'
Pebblebrook Road	1200	Minor Collector	30 mph	Cobb County	60'

Based on 2008 traffic counting data taken by Cobb County DOT (Robinson Road)

COMMENTS AND OBSERVATIONS

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

Pebblebrook Road is classified as a major collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Pebblebrook Road, a minimum of 30' from the roadway centerline upon redevelopment.

Recommend curb, gutter, and sidewalk along the Pebblebrook Road frontage upon redevelopment.

Recommend applicant verify that minimum intersection sight distance is available for Robinson Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 335'.

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

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

STAFF RECOMMENDATIONS

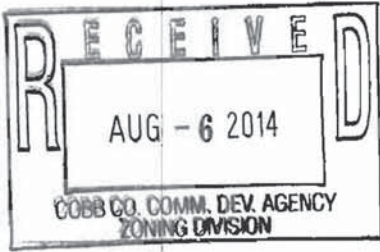
Z-67 MT. HARMONY BAPTIST CHURCH, INC.

- 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 property is in an area of residential and commercial zoning districts. This request is only to add an LED reader board on their sign.
- 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 applicant is seeking to rezone its entire property to commercial for the sole purpose of an electronic sign. The property will continue to be used as a church.
- 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. 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 in a Public Institutional (PI) Land Use Category. The purpose of the PI category is to provide for certain state, federal or local government uses and institutional land uses such as government building complexes, police and fire stations, colleges, churches, hospitals, etc.
- 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 deleting the applicant's rezoning proposal to LRO. The property is located in an area that has commercially zoned property. The request is just for a sign, the church will remain.

Based on the above analysis, Staff recommends **DELETION** to LRO subject to the following conditions:

- Allowance of variances listed in the Zoning comments;
- Sign rendering received in Zoning dated August 6, 2014;
- The property to be used for church related uses only;
- Fire Departments comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation comments and recommendations; and
- Owner/developer to enter into a Development Agreement pursuant to §36-71-13 for dedication of system improvements to mitigate traffic concerns.

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.



Application #: Z-67
PC Hearing Date: 10-7-14
BOC Hearing Date: 10-21-14

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

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

- a) Proposed use(s): Replace informational sign insert with digital insert to more accurately promote church and community events in a timely manner.
- b) Proposed building architecture: N/A - monument enclosure for sign will not be modified.
- c) Proposed hours/days of operation: 24x7 or less, or as required by law.
- d) List all requested variances: None known

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

Illustration of current sign and proposed sign change is attached.

.....
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). No

.....
Part 5. Is this application a result of a Code Enforcement action? No ___; Yes ___ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: Robin Bruton Date: July 28, 2014

Applicant name (printed): Robin Bruton, CFO as Authorized Agent of Mt. Harmony Baptist Church, Inc.

Proposed

Alterate
Repaint Roof to Match Cabinet



WatchFire 19mm Full Color
Viewing Area: 3' x 7' 21 sq ft

19mm Cabinet Size: 41"H x 73"W



Shown with 19mm Option
Within the 32 sq ft requirement of Cobb County



WatchFire 19mm Full Color
Viewing Area: 4' x 7' 28 sq ft

19mm Cabinet Size: 53"H x 73"W



Current View

Custom Fabricated Aluminum Cabinets (2 sides)
Painted White to Match Building
Logo Portion Illuminated with Super Bright White LED's
Custom Pan Faces with 2nd Surface Full Color Digital Graphic
Backsprayed White- Full Bleed on Graphic

Pastors name in Black 1st Surface Vinyl

Twin Pak EMC
Full Color RGB

Address Number Black 1st Surface Vinyl



1691 Powder Springs Road
Marietta, GA 30064
Phone 678.590.1613
Fax 678.590.1650
artwork@southernsign.us

JOB NAME: Mt Harmony
CLIENT: Kyle Sims
PHONE: 404-702-6469
FAX:

EMAIL: facility.team@
mtharmony.org
ADDRESS:

PROOF DATE: 11.26.12

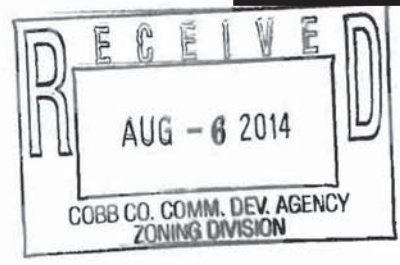
FILE NAME: reface

DESIGNER: Kimberly
SCALE:

CUSTOMER APPROVAL: _____
DATE: _____

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Z-67 (2014)
Rendering
attached to
Summary of
Intent



Documented Analysis of the Impact of the Rezoning

As an attachment to our Application for Rezoning, Mt. Harmony Baptist Church provides responses to each of the following matters as our documented analysis of the impact of the rezoning. We provide these responses to the best of our knowledge.

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

Yes

(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

No

(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

N/A (Church)

(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;

No

Dr. Randal Whitten
Senior Pastor

(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

Yes

Rev. Barry Bryant
*Associate Pastor
Music Ministry*

(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.

None known.

Mr. Nelson Fleming
Music Associate

Dr. Alan Folsom
*Interim Minister of
Discipleship & Families*

Mrs. Amelia Harris
Ministry Assistant

Mrs. Susan Lewis
Ministry Assistant

Mrs. Allison Todd
Instrumentalist

On-site Sewage Management System Performance Evaluation Report Form

Z-67 (2014)
Env Health
Report

Party/System Address: 561 VETERANS MEMORIAL PKWY SE MABLETON, GA 30126		Reason for Existing Sewage System Eval: (1) Loan Closing for Home S (2) Refinance (3) Home Addition (Non-bedroom) Type: (4) Swimming Pool Construction (5) Structure Addition to Property Type: Installing electronic sign (6) Mobile Home Relocation	
Subdivision Name:	Lot:	Block:	
Existing System Information: Water Supply (circle) (1) Public (2) Private Well (3) Community	Number of Bedrooms/GPD: 0/0	Garbage Grinder: (circle) (1) Yes (2) No	

*** One of Section A, B, or C should be Completed ***
SECTION A - System on Record

(1) Yes (2) No	Existing On-site Sewage Management System inspection records indicate that all components of the system were properly constructed and installed at the time of the original inspection.	Comments: <i>Approved for installing electronic sign only.</i>	
(1) Yes (2) No	A copy of the original On-site Sewage Management System Inspection Report is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.		
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system.		
Evaluating Environmentalist <i>Jennifer Delveau</i>	Title: <i>Env. Health SSA</i>	Date: 29-Jul-14	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION B - System Not on Record

(1) Yes	No inspection records are on file showing the On-site Sewage Management System was inspected and approved at the time of the installation	Comments: <i>Any modifications or additions to this plan must be approved thru this office.</i>	
(1) Yes (2) No	The septic tank was uncovered at the time of the evaluation and it appears to meet the required design, construction and installation criteria.		
(1) Yes (2) No	Documentation from a Georgia Certified Installer has been provided as to the condition of the septic tank and its respective components, certifying its design, construction, and installation criteria. A copy is attached.		
(1) Yes (2) No	Maintenance records indicate that the system has been pumped out or serviced within the last five (5) years or the system was installed within that time frame.		
(1) Yes (2) No	A site evaluation of the system on this date revealed no evidence of system failure or of conditions which would adversely affect the functioning of the system; however, appropriateness of the sizing and installation cannot be verified since no initial inspection records exist.		
Evaluating Environmentalist	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION C - System Not Approved

(1) Yes (2) No	The On-site Sewage Management System was disapproved at the time of the initial and is thus not considered an approved system.	Comments:	
(1) Yes (2) No	Evaluation of the system revealed evidence of system failure or malfunction, and will therefore require corrective action in order to obtain approval of the system.		
(1) Yes (2) No	Evaluation of the system revealed conditions which would adversely affect the proper functioning of the system, and will therefore require corrective action in order to obtain approval of the system.		
Evaluating Environmentalist	Title:	Date:	I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.

SECTION D - Addition to Properly or Relocation of Home (section completed in conjunction with A, B, or C above)

(1) Yes (2) No	An existing On-site Sewage Management System is located on the property listed above and has been evaluated in accordance with Section A or B above.	Comments: <i>APPROVED</i> <i>J. Delveau</i> 7-31-14 DATE COBB COUNTY PUBLIC HEALTH CENTER FOR ENVIRONMENTAL HEALTH	
(1) Yes (2) No	A site evaluation on this date as well as the provided information indicate that the proposed construction to home or property or that the proposed relocation of the home should not adversely affect the proper functioning of the existing system provided that no additional sewage load is added to the system for the listed size home adjacent.	Number of Bedrooms/GPD: 0	Garbage Grinder: (circle) (1) Yes (2) No
Evaluating Environmentalist <i>Jennifer Delveau</i>	Title: <i>Env. Health SSA</i>	Date: 29-Jul-14	
I verify this data to be correct at the time of the evaluation. This verification shall not be construed as a guarantee of the proper functioning of this system for any given period of time. No liability is assumed for future damages that may be caused by malfunction.			

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ZONING DIVISION