

Z-86
(2015)

TRINITY CHAPEL CHURCH OF GOD

ORIGINAL SITE LAYOUT FOR

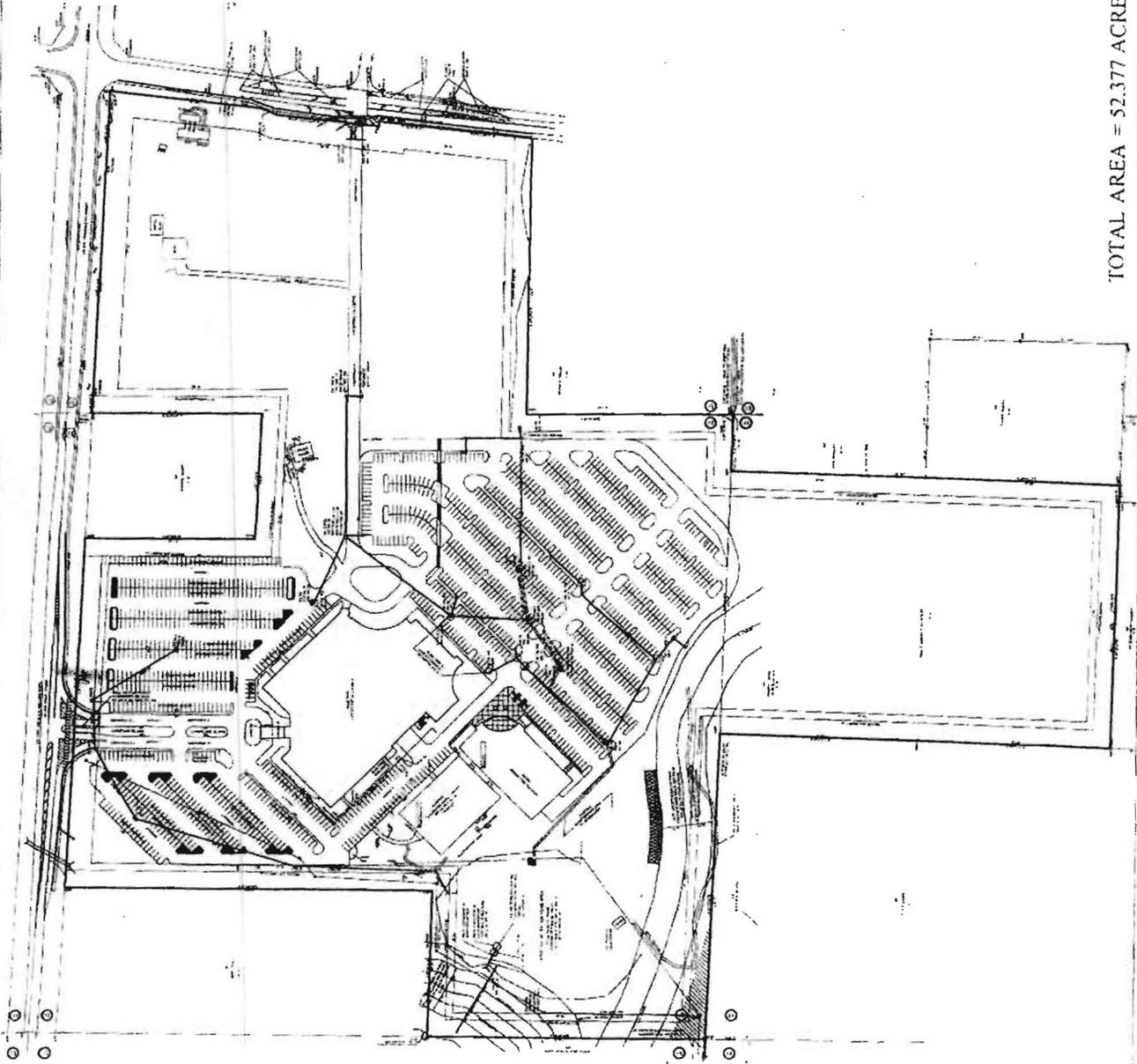
PAUL TEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
1800 NORTH PARKWAY, SUITE 1000, KENNESAW, GA 30144
TEL: 770.424.2700 FAX: 770.424.2701



PROJECT NO. Z-86 (2015)
DATE: 08/05/2015
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

RECEIVED
AUG - 5 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

TOTAL AREA = 52.377 ACRES



APPLICANT: Trinity Chapel

PHONE#: (770) 222-7023 **EMAIL:** rnewton@trinitychapel.org

REPRESENTATIVE: Rainie Krahn

PHONE#: (404) 388-8511 **EMAIL:** rainiekrahn@att.net

TITLEHOLDER: Trinity Chapel, Inc.

PROPERTY LOCATION: South side of Macland Road, west of

Old Lost Mountain Road

(4665 Macland Road).

ACCESS TO PROPERTY: Macland Road

PHYSICAL CHARACTERISTICS TO SITE: Existing two-story

church and ancillary facilities

PETITION NO: Z-86

HEARING DATE (PC): 10-06-15

HEARING DATE (BOC): 10-20-15

PRESENT ZONING: R-30

PROPOSED ZONING: O&I

PROPOSED USE: Church with Electronic

Sign

SIZE OF TRACT: 1.64 acres

DISTRICT: 19

LAND LOT(S): 456, 457

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: RSL/ Bel Aire Subdivision

SOUTH: R-30/ Undeveloped

EAST: R-20/OSC/ Registry at Old Lost Mountain

WEST: R-30/ Single-family residence

Adjacent Future Land Use:

North: Low Density Residential (LDR) - across Macland Road

East: Low Density Residential (LDR) and Public Institutional (PI)

South: Low Density Residential (LDR) and Public Institutional (PI)

West: Low Density Residential (LDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

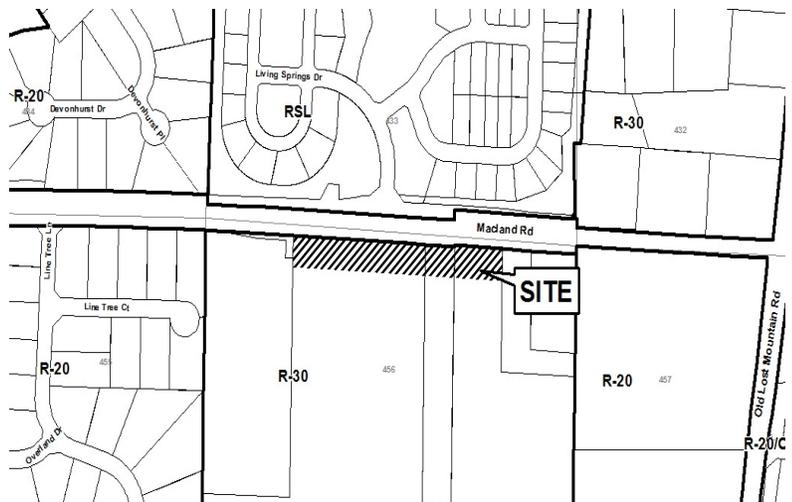
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

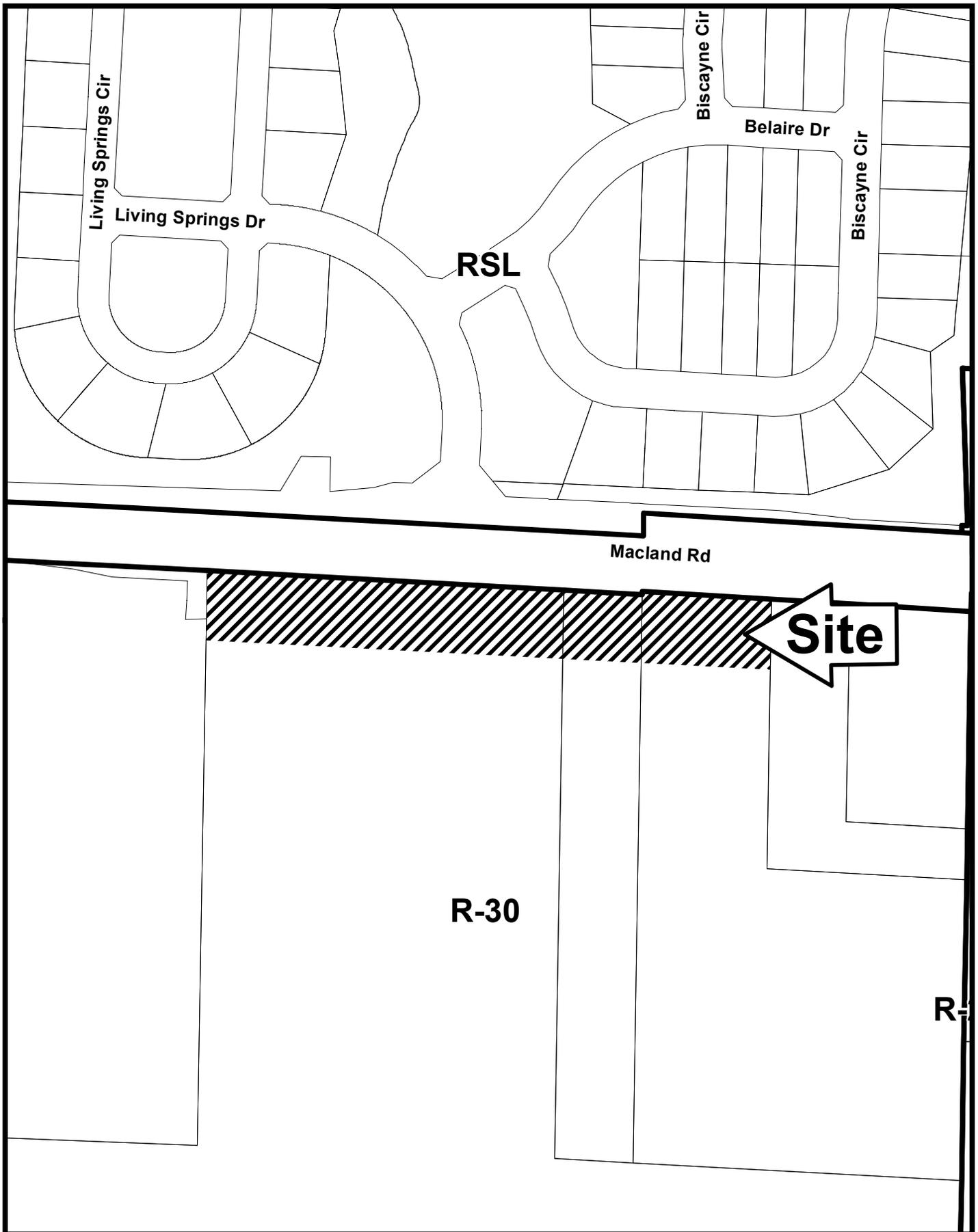
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

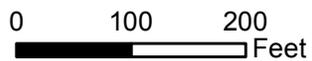
STIPULATIONS:



Z-86



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Trinity Chapel

PETITION NO.: Z-86

PRESENT ZONING: R-30

PETITION FOR: O&I

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Public Institutional (PI)

Proposed Number of Buildings: Sign Only **Total Square Footage of Development:** Sign Only

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

Parking Spaces Required: N/A **Parking Spaces Provided:** N/A

The applicant is requesting a rezoning of the subject 1.64 acres along the Macland Road frontage of Trinity Chapel Church to the O&I office and institutional district in order to install an electronic message center sign. The existing base will be reutilized in order to install the proposed 64 square feet of signage that contains the allowable 32 square feet of electronic message center. The remaining 30+ acres will remain residentially zoned.

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.

COBB COUNTY-MARIETTA WATER AUTHORITY COMMENTS:

CCMWA owns a 30 foot wide easement and 36 inch WM along this road frontage. Any new sign in the easement must be permitted through CCMWA and an Easement Encroachment Agreement must be executed. Will also have to be coordinated with GDOT PI 0006049 Macland Road widening project.

APPLICANT: Trinity Chapel

PETITION NO.: Z-86

PRESENT ZONING: R-30

PETITION FOR: O&I

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-30 to LRC for purpose of a church with an electronic sign. The 1.64 acre site is located on the south side of Macland Road, west of Old Lost Mountain Road and opposite the intersection of Living Springs Drive.

Comprehensive Plan

The parcel is within a Public Institutional (PI) future land use category, with R-30 zoning designation. The purpose of 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. While the future land use map reflects existing uses, it is important to realize that uses in this category have the potential to be developed at a regional, community or neighborhood scale.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area.

Adjacent Future Land Use:

- North: Low Density Residential (LDR) – across Macland Road
- East: Low Density Residential (LDR) and Public Institutional (PI)
- South: Low Density Residential (LDR) and Public Institutional (PI)
- West: Low Density Residential (LDR)

Master Plan/Corridor Study

The property is located within the boundary of the Macland Road Corridor Study

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 Macland Road Design Guidelines

Does the current site plan comply with the design requirements?

The applicant does not need to comply with the Design Guidelines if only working on the installation of the electronic sign. As long as any other improvement occurs either on the site or the building, the improvement plan should be submitted for review, compliance and approval per the design guidelines.

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

APPLICANT: Trinity Chapel

PETITION NO.: Z-86

PRESENT ZONING: R-30

PETITION FOR: O&I

PLANNING COMMENTS: **Continued**

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.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

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

Is this property within the Six Flags Special Service District?
 Yes No

APPLICANT Trinity Chapel

PETITION NO. Z-086

PRESENT ZONING R-30

PETITION FOR O&I

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): 20" DI / S side of Macland Road

Additional Comments: Applicant should contact CCMWA to avoid potential conflict with CCMWA line/easement

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

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 sewer customer. Proposed electronic 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: Trinity Chapel

PETITION NO.: Z-86

PRESENT ZONING: R-30

PETITION FOR: O&I

STORMWATER MANAGEMENT COMMENTS

No comments.

APPLICANT: Trinity Chapel

PETITION NO.: Z-86

PRESENT ZONING: R-30

PETITION FOR: O&I

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
Macland Road	15,300	Arterial	45 mph	Georgia DOT	100'

Based on 2012 traffic counting data taken by Cobb County DOT for Macland Road

COMMENTS AND OBSERVATIONS

Macland Road is classified as an arterial, state route, and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

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

GDOT permits will be required for all work that encroaches upon State right-of-way.

STAFF RECOMMENDATIONS

Z-86 TRINITY CHAPEL

- 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 existing church use will remain with no change proposed in the property's usage.
- 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. Situated at the church's entrance along Macland Road, the applicant's more than 30 acre site allows sufficient spacing from adjacent properties.
- 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*. The applicant's rezoning for the sole purpose of allowance of an electronic message center will not affect the property's usage as a church and allows it to continue to follow the PI public institutional category in which it is found.
- 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 R-30, with the allowance of an electronic sign. The applicant is seeking to rezone only 1.64 acres of its Macland Road frontage to the O&I office and institutional district in order to install an electronic message center. The proposed total sign area of 64 square feet is well below the otherwise allowable 120 as is its sign structure area of 96 square feet (300 allowed). The electronic message center portion of the sign, at 32 square feet, meets Code allowances. Rezoning the property to R-30 with the allowance of the electronic sign would be more consistent.

Based on the above analysis, Staff recommends **DELETION TO R-30** subject to the following conditions:

- Allowance of an electronic sign;
- Site plan received by the Zoning Division on August 5, 2015, with District Commissioner approving minor modifications;
- Sign renderings received on August 21, 2015 by the Zoning Division, with District Commissioner approving minor modifications;
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation 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.



Application No. Z-86

OCT 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 3.67 acres
- b) Proposed building architecture: na
- c) Proposed selling prices(s): na
- d) List all requested variances: _____
 requesting rezoning of the road frontage on MacLand road
 In order to have an EMC Sign

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

- a) Proposed use(s): ZONING CHANGE TO ALLOW EMC ONLY
- b) Proposed building architecture: na NO CHANGE
- c) Proposed hours/days of operation: na NO CHANGE
- d) List all requested variances: na ZONING TO COMMERCIAL TO ALLOW EMC

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

see letter of intent

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).

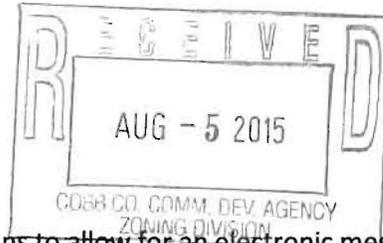
NO

July 31, 2015

To: Cobb County Planning and Zoning

FROM: Trinity Chapel

RE: Letter of Intent



We are seeking a variance on the sign regulations to allow for an electronic message center (EMC) sign for our location at 4665 Macland Rd, Powder Springs, GA 30137. This location is currently zoned in R30 – residential and we are wanting to change the zoning to commercial of 1.64 acres of the 31 acres on the road frontage to allow the EMC.

We are asking to be allowed to have an EMC for this established Church. We will be using the existing base and footings of the current sign. We will adhere to the code regarding size and height of the sign we will only be adding the EMC feature as seen in the attached drawings.

EMCs are vital asset to this church. They have many activities, outreach programs and community assistance programs. The EMC is a way to communicate with the community as to what programs and/or events are available to them.

1. EMCs are common place among churches within the community.
2. The EMC would remain within the code regarding size and height.
3. This property is over 52 acres and has a vast amount of programs that an EMC will be a more efficient way for them to community with the community.
4. Trinity Chapel has an extensive community events calendar such as kids camps, food truck Fridays, along with cultural events, spiritual workshops and many other community based events. By having the EMC this will allow Trinity Chapel to inform it's members and local community residents of upcoming events.

Trinity Chapel has been involved in the community with offering its preschool programs, senior programs, Food Trucks, summer camps and community outreach programs. They have been a long standing member of the community and by allowing them to have the EMC by re-zoning this property; you are giving them more of a chance to connect and assist within the community it is located.

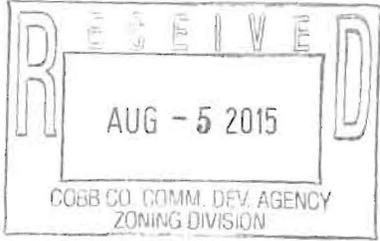
We appreciate your consideration and approval of this variance.

Respectfully,

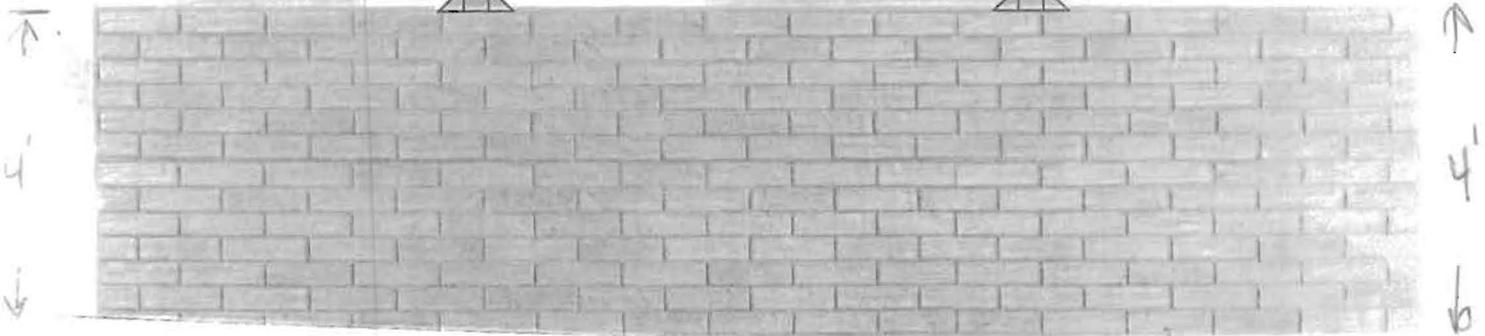
Rainie Krahn

Representing Trinity Chapel

Enclosures



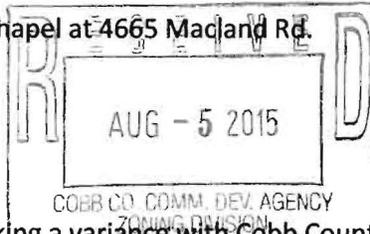
Digital
EM.C.



Foundation
already there

Trinity Chapel
4665 Macland Rd
Powder Springs, GA 30127

TO: Resident or Business
FROM: Trinity Chapel
DATE: July 31, 2015
RE: Variance filing for Trinity Chapel at 4665 Macland Rd.



To Whom It May Concern:

This letter is to inform you that we are seeking a variance with Cobb County on August 12, 2015 at the Commissioners Meeting room #2 floor of Cobb County Building A, 100 Cherokee Street at 1 pm.

We are asking to allow Trinity Chapel to have an electronic message center sign (EMC) on their property located at 4665 Macland Rd. This sign will utilize the existing base structure and footings only changing the sign face to have the EMC.

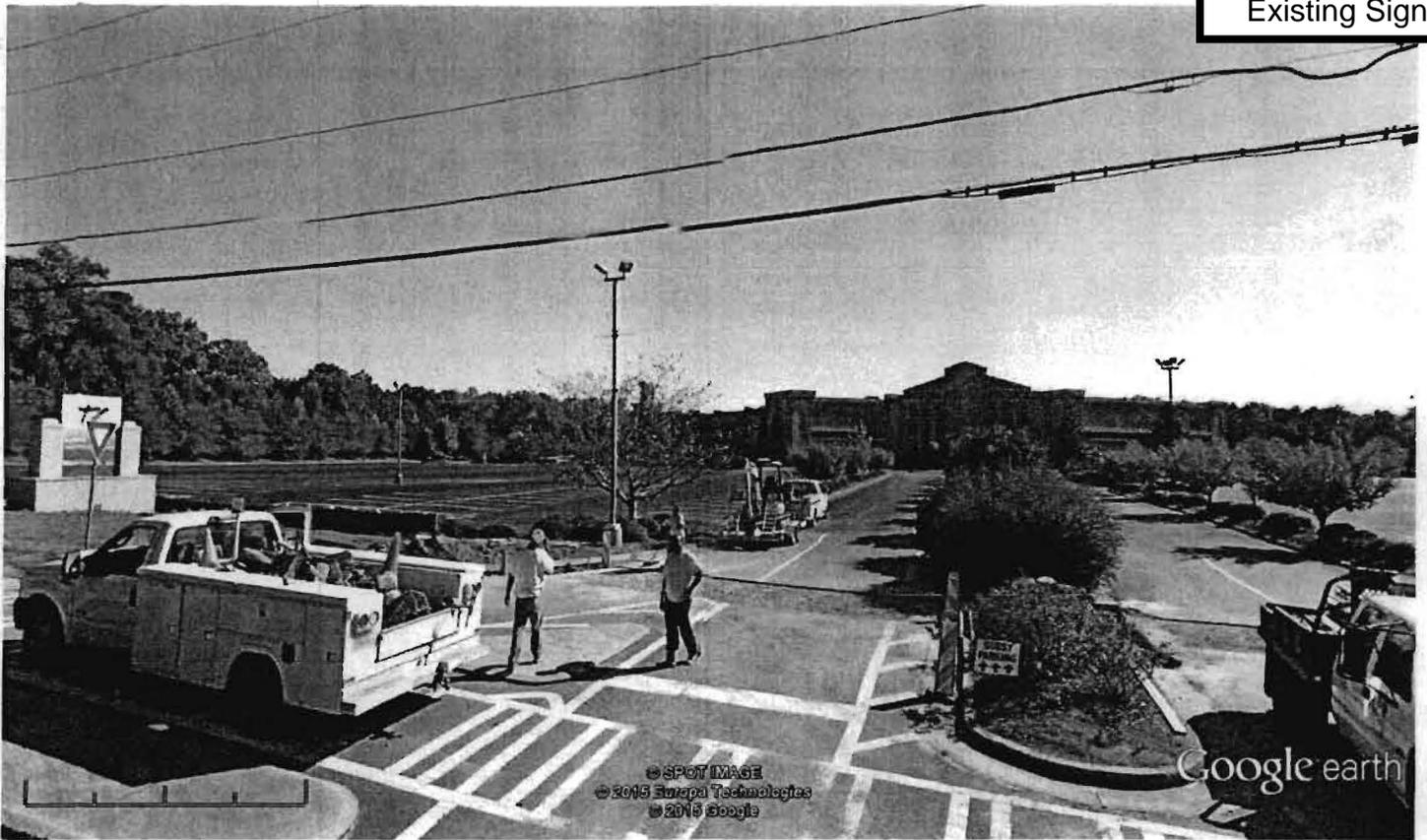


Existing sign

We are seeking your consent for this variance filing, if you have no objections, question or concerns please contact Rainie Krahn at rainiekrahn@att.net. Thank you for your cooperation in advance.

Best Regards,

Rainie Krahn - Representative for Trinity Chapel



Google earth



Existing Sign to be Remodeled
to have an EMC -
Current/Existing Base + Foundation will
Be used.

