

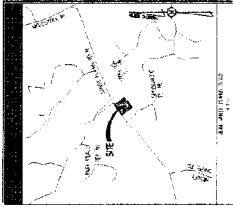
# LUP-26 (2008)

**BETHANY PRESBYTERIAN CHURCH**  
444 SAVOR PLAINS ROAD  
HUNTSVILLE, GEORGIA 35894

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**INSITUUM**

**THE ZONING PLAN**  
SECTION 15-1-1  
ARTICLE 15-1-1  
CHAPTER 15-1-1



### SITE INFORMATION

**ADDRESS:** 444 SAVOR PLAINS ROAD  
**OWNER:** BETHANY PRESBYTERIAN CHURCH  
**PROJECT:** RECONSTRUCTION OF EXISTING CHURCH AND ADDITION OF 100 CAR PLOTS  
**DATE:** 11/14/08  
**SCALE:** 1" = 40' (PLAN)  
**DATE:** 11/14/08  
**SCALE:** 1" = 40' (PLAN)

### SITE NOTES

1. THE PROPOSED CHURCH AND 100 CAR PLOTS ARE SHOWN ON THE SITE PLAN.  
 2. THE PROPOSED CHURCH IS TO BE CONSTRUCTED ON THE EXISTING CHURCH SITE.  
 3. THE PROPOSED 100 CAR PLOTS ARE TO BE CONSTRUCTED ON THE EXISTING PAVED DRIVEWAY AND ADJACENT AREAS.  
 4. THE PROPOSED CHURCH IS TO BE CONSTRUCTED TO THE EXISTING CHURCH FOUNDATION.  
 5. THE PROPOSED 100 CAR PLOTS ARE TO BE CONSTRUCTED TO THE EXISTING DRIVEWAY AND ADJACENT AREAS.  
 6. THE PROPOSED CHURCH IS TO BE CONSTRUCTED TO THE EXISTING CHURCH FOUNDATION.  
 7. THE PROPOSED 100 CAR PLOTS ARE TO BE CONSTRUCTED TO THE EXISTING DRIVEWAY AND ADJACENT AREAS.  
 8. THE PROPOSED CHURCH IS TO BE CONSTRUCTED TO THE EXISTING CHURCH FOUNDATION.  
 9. THE PROPOSED 100 CAR PLOTS ARE TO BE CONSTRUCTED TO THE EXISTING DRIVEWAY AND ADJACENT AREAS.

### LANDSCAPE NOTE

24-HOUR CONTACT:  
**INSITUUM**  
 (404) 296-0600

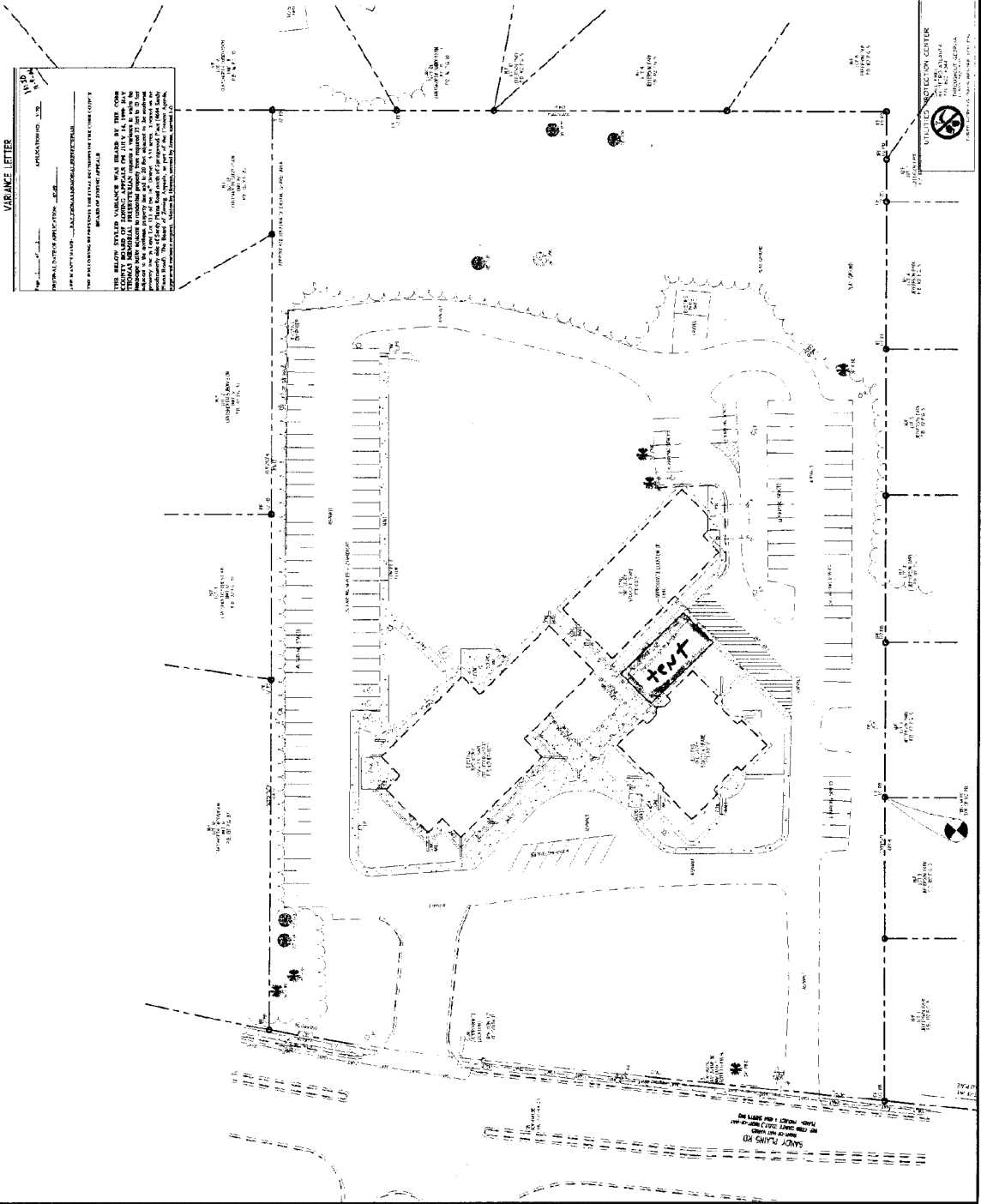
GRAPHIC SCALE (1" = 40')

UTILITY LOCATION CENTER  
 11/14/08  
 11/14/08

### VARIANCE LETTER

APPLICANT: BETHANY PRESBYTERIAN CHURCH  
 PROJECT: RECONSTRUCTION OF EXISTING CHURCH AND ADDITION OF 100 CAR PLOTS  
 DATE: 11/14/08

THE BOARD OF ZONING ADJUSTMENTS HAS REVIEWED THE APPLICATION FOR A VARIANCE FROM THE ZONING ORDINANCE. THE BOARD HAS DETERMINED THAT THE PROPOSED CHURCH AND 100 CAR PLOTS ARE A USE PERMITTED BY THE ZONING ORDINANCE AND THAT THE PROPOSED CHURCH AND 100 CAR PLOTS ARE A USE PERMITTED BY THE ZONING ORDINANCE.



## Petition LUP-26

Search Tags <Bethany, Bethany Church, Bethany Presbyterian, R-30, Sandy Plains Road, Jefferson Township, Jefferson Township Parkway, tent>

Bethany Presbyterian Church, 770-643-1459, represented by Jeffery Choe, 770-988-9001, requests a Land Use Permit to allow using a tent as a permanent structure.

Property is located on the southeasterly side of Sandy Plains Road at Jefferson Township Parkway (approximately 4150 Sandy Plains Road); 16<sup>th</sup> District, Land Lot 111, Parcel 5.

Size of tract is 6.4 acres

Current zoning is R-30

Contiguous zoning is:

*North:* R-15 (Enclave at Jefferson Ridge subdivision), PD (Jefferson Township subdivision);

*East:* R-15 (Chatsworth subdivision);

*South:* R-15 (Chatsworth subdivision);

*West:* R-15 (Chatsworth subdivision).

Current land use is Public Institutional.

Case manager is Tanya Roberts

Planning Commissioner is Christi Trombetti

District Commissioner is Tim Lee

**Proposed use: Hold smaller church functions**

### Staff Comments:

Please click for [Preliminary Zoning Analysis](#)

Please click for [Final Zoning Analysis](#)

### Staff recommends APPROVAL

*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.*

**ECCA position: .NO ACTION, recommend 12 month duration.**

*Tent to be used for waiting area when transitioning between church services, and for teen activities.*

*Similar tents used by Olde Towne Athletic Club, and Marriott NW Hotel on Interstate Parkway (First Monday Breakfast).*

*Permanent structure, 1,800 s.f. with a floor, walls and doors. Roof height is 18 feet.*

*Will be used for several years until building fund allows a more permanent structure to be built.*

*NECC (Lee Berg).has not heard of any concerns from the adjacent neighbors.*

**Planning Commission Action (September, unofficial): CONTINUED** until the October 7, 2008 Planning Commission Zoning Hearing.

**Planning Commission Recommendation (October, unofficial): APPROVE,** for 24 months.

**Board of Commissioners Action: Case not heard yet.**