

V-152
(2025)



SITE AREA	
TOTAL PROPERTY AREA	6,800 ± SQ. FT. (1.2)
EXISTING IMPROVEMENTS	1,800 ± SQ. FT. (0.3)
SUBTOTAL AREA	5,000 ± SQ. FT. (0.9)
CHURCH FOOTPRINT	15,000 ± SQ. FT. (2.7)
PLAYGROUND	6,200 ± SQ. FT. (1.1)
STORMWATER POND	1,800 ± SQ. FT. (0.3)
PERVIOUS FOOTPRINT	1,800 ± SQ. FT. (0.3)
ZONING CLASSIFICATION	
CONV. ZONING	R-30
PROPOSED ZONING	R-30
BUILDING SETBACKS	
FRONT	5'0"
REAR	5'0"
SIDE	5'0"
BUILDING SUMMARY	
PROPOSED BUILDING AREA	15,000 SF
EXISTING BUILDING AREA	1,800 SF
TOTAL BUILDING AREA	16,800 SF
PARKING SUMMARY	
TOTAL PARKING ALLOWED	1 SPAC. PER 4 SEATS
TOTAL SEAT COUNT	750 SEATS
TOTAL PARKING SPACES	188 SPACES
TOTAL PARKING SPACES	286
TOTAL ADDL SPACES REQUIRED	0



RECEIVED
OCT 09 2025
COBB COUNTY ZONING

OAK LANE CHURCH
CONCEPTUAL SITE PLAN

CSP 01

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APPLICANT: Grace Resurrection Methodist Church, Inc

PETITION No.: V-152

PHONE: Contact Zoning Office

DATE OF HEARING: 12-10-2025

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: R-30

PHONE: Contact Zoning Office

LAND LOT(S): 690

TITLEHOLDER: Barkis Family Revocable Trust

DISTRICT: 16

PROPERTY LOCATION: Located on the east side of the intersection of Oak Lane, Bill Murdock Road, and Casteel Road

SIZE OF TRACT: 6.49

(3650 Oak Ln).

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: 1) Reduce the setbacks for an accessory structure (proposed 6,200 square foot playground) from required 50 feet to eight (8) feet adjacent to the western property line; and 2) allow a church within a residential zoning district to have primary access to the facility from a minor collector roadway.

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

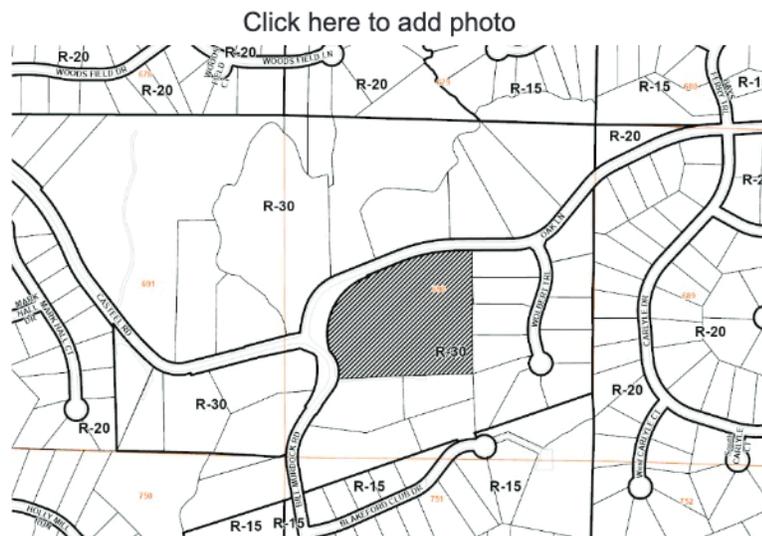
BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

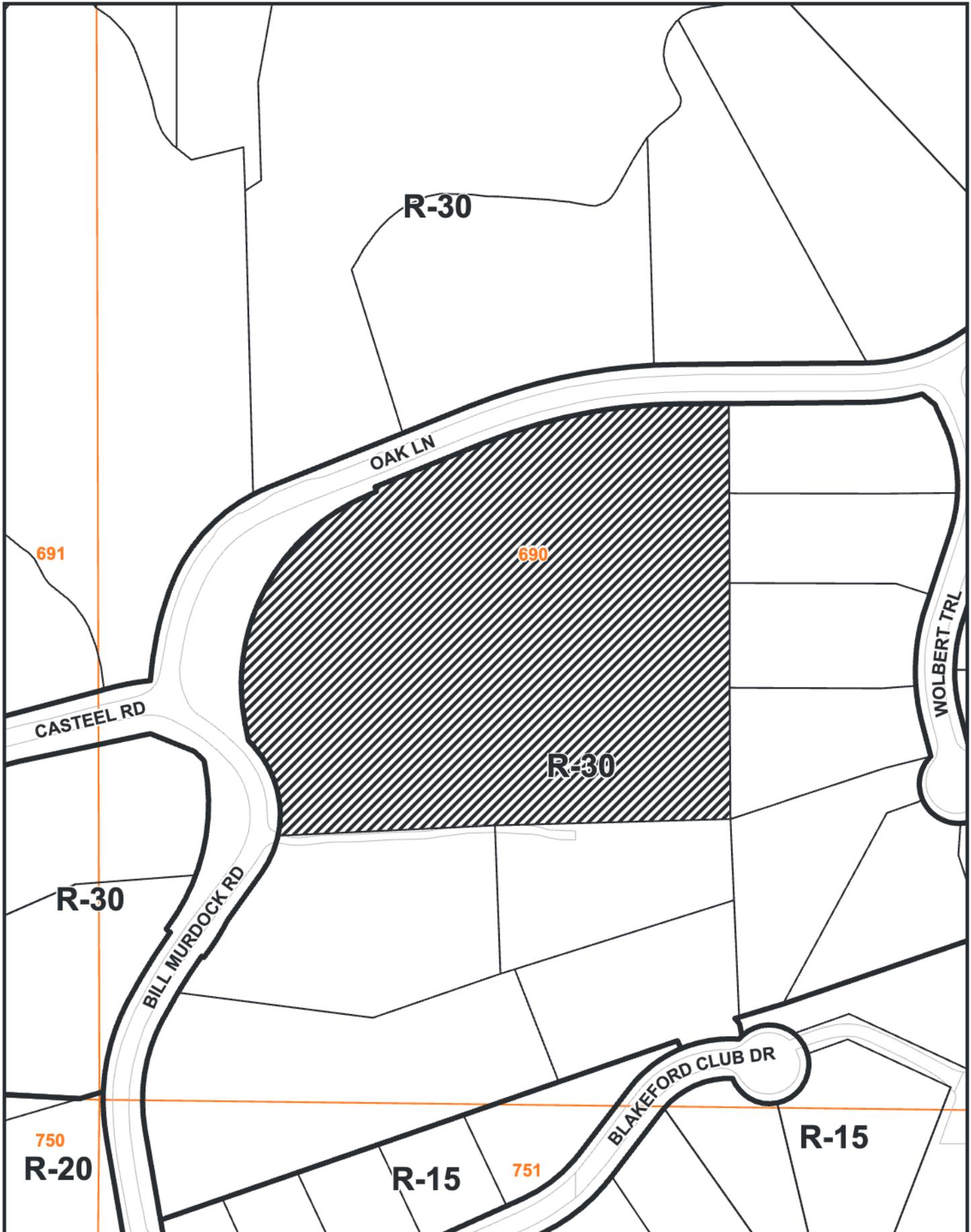
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



V-152 2025 Map



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



-  Zoning Boundary
-  City Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-152 (2025)

Hearing Date: 12/10/2025

Applicant Grace Resurrection Methodist Church, Inc.

Phone # _____

Contact Zoning Office _____

E-mail _____

Contact Zoning Office _____

Moore Ingram Johnson & Steele, LLP
J. Kevin Moore

Address _____

Emerson Overlook, Suite 100
326 Roswell Street, Marietta, GA 30060

(street, city, state and zip code)

(representative's name, printed)

BY: _____

(representative's signature) Georgia Bar No. 519728

Phone # _____

Contact Zoning Office _____

E-mail _____

Contact Zoning Office _____

Signed, sealed and delivered in presence of:

Carolyn E. Cook
Notary Public



My commission expires: January 10, 2027

Titleholder Barkis Family Revocable Trust Phone # _____

E-mail _____

Signature See Attached Exhibit "A"
(attach additional signatures, if needed)

Address: _____

(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property R-30

Location 3650 Oak Lane, N.E.

(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 690 District 16th Size of Tract 6.49+/- Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other X

Does the property or this request need a second electrical meter? YES _____ NO _____

How many stories is the proposed building? _____ How many square feet? _____

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: Waiver of the requirement that Churches have primary access from an arterial or major collector roadway. (See Sec. 134-271(4)(b)).

Revised: January 11, 2023

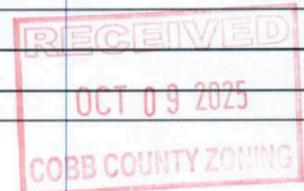


EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-_____ (2025)
Hearing Date: December 10, 2025

Applicant: Grace Resurrection Methodist Church, Inc.
Titleholder: Barkis Family Revocable Trust

Tax Parcel No.: 16069000040

BARKIS FAMILY REVOCABLE TRUST

BY: *Linda A. Ross* Co-Trustee
Linda A. Ross, Co-Trustee

Date Executed: October 6, 2025

Address: 553 Hobson Drive
Jasper, Georgia 30143

Telephone No.:
E-mail:

Contact Zoning Office

Signed, sealed, and delivered in the presence of:

Michelle Logan
Notary Public
Commission Expires: Aug. 14, 2028

[Notary Seal]



EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V- _____ (2025)
Hearing Date: December 10, 2025

Applicant: Grace Resurrection Methodist Church, Inc.
Titleholder: Barkis Family Revocable Trust

Tax Parcel No.: 16069000040

BARKIS FAMILY REVOCABLE TRUST

BY: 
Janet M. Scott, Co-Trustee

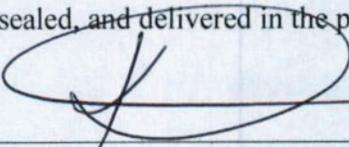
Date Executed: October 4, 2025

Address: 1554 Fredricksberg Drive
Loganville, Georgia 30052

Telephone No.:
E-mail:

Contact Zoning Office

Signed, sealed, and delivered in the presence of:



Notary Public
Commission Expires: 10-26-2028

[Notary Seal]

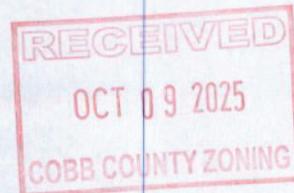
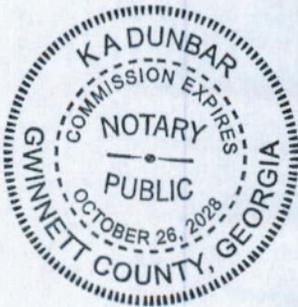


EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

Application No.: V-_____ (2025)
Hearing Date: December 10, 2025

Applicant: Grace Resurrection Methodist Church, Inc.
Titleholder: Barkis Family Revocable Trust

Tax Parcel No.: 16069000040

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

Please state what hardship would be created by following the normal terms of the ordinance:

Applicant, Grace Resurrection Methodist Church, Inc. (hereinafter "Applicant"), intends to relocate its Church campus to an approximately 6.49 acre tract located along the southerly and easterly sides of Oak Lane and along the northeasterly side of Bill Murdock Road, being known as 3650 Oak Lane, Land Lot 690, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The Property is zoned to the R-30 zoning classification. Applicant requests a waiver of the requirement that Churches have primary access from an arterial or major collector roadway (*see* § 134-271(4)(b)).

To grant the requested variance and allow the development of the Church campus would result in minimal impact upon adjacent properties and residences as the surrounding roads are arterials.

