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**Criteria:**

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

**PICTURES**



**818 Church Street**



**Southeastern island proposed for removal**



**Southwestern island proposed for removal**



**Northern island proposed for removal**



**Driveway to be removed**

**Staff Review:**

Richard Calhoun, representing Cobb County Kennestone Hospital Authority, Kennestone Hospital Inc, is requesting a variance for the removal of three tree islands at 818 Church Street. This property, zoned CRC (Community Retail Commercial), is located at the southeastern corner of Church Street and Vann Street. The adjacent properties to the east and south are zoned OI (Office Institutional). This property is currently undergoing renovations for a rehabilitation and urgent care clinic.

The applicant wishes to remove three tree islands within the parking lot of the subject property for the provision of eight (8) additional parking spaces for the facility. This will result in two new rows of parking spaces containing 15 and 14 continuous parking spaces. Section 712.08 (G)(1)(a) states “A maximum of 12 parking spaces in a row shall be permitted without a planter island.” To offset the removal, the applicant is proposing to block-off the southernmost entrance onto Church Street and plant five (5) replacement trees in this area. The plan indicates the replacement trees as “Loropetalum Chinese Pipas,” which are actually a medium-sized evergreen shrub and not acceptable as street trees according to the Tree Ordinance.

Two of the three islands marked for removal contain mature trees, which will also be lost if the tree islands are removed. It is also worth noting that the largest tree on the site had been located in the third (northwestern) island, but using aerial photography, was likely removed sometime between 2011 and 2012. Based on the number and size of the remaining trees shown on the



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205 Lawrence Street  
Marietta, Georgia 30060  
Brian Binzer, Director

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site plan that has been submitted, the property does not appear to contain enough tree density on the remainder of the site in order to sustain the loss in units caused by this proposal (~5 units). As a result, any density units lost would need to be replaced or a variance granted. Possible locations for replacement trees include:

- The planter islands flanking the west side of these parking rows
- The tree island at the entrance to Vann Street
- The landscape strip between the two rows of parking
- Using street trees (as defined by the Tree Ordinance) in the strip along Church Street where the driveway is being replaced, rather than the Loropetalum.