

LUP-17 2007

Cobb County, Georgia		REVISION	BY:	DATE:
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05

M & M FINANCIAL SOLUTIONS, LLC

SURVEY PREPARED FOR:

05-12521

GRAPHIC SCALE

(DE FIET)
1 buch = 30 fl

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

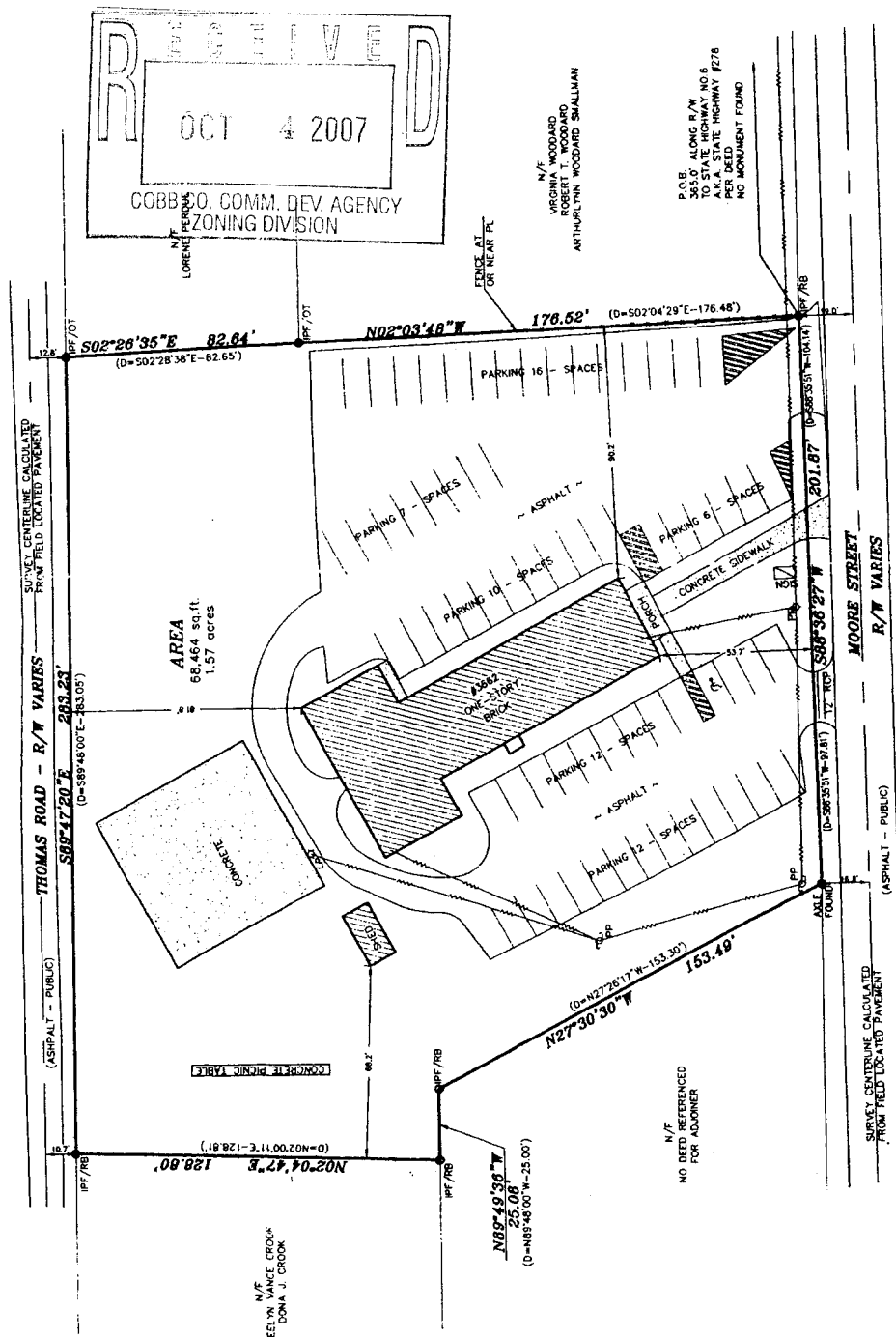
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF .1 FOOT IN 15,000+ FEET. AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND ANGULAR ERROR AND IS THEREFORE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO OBTAIN THE INFORMATION NECESSARY TO PREPARE THIS PLAT. THE PROPERTY

GENERAL NOTES

1. INFORMATION REGARDING THE REQUIRED PRESENCE, SIZE, CHARACTER, LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO ASSUMPTION THAT LIGHT BY THOSE UTILITIES AND STRUCTURES IS OBSERVABLE IN THAT LIGHT BY THOSE UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND/OR INCOMPLETE. THE SURVEYOR'S CONSULTANTS, HIS CONTRACTORS, AND/OR THE SURVEYOR'S AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION. INFORMATION SHOWN HEREON IS TO SUCH UNDERGROUND INFORMATION.
2. RIGHT-OF-WAYS ARE BASED ON CERTAIN OF EXISTING PATHS OF TRAVEL, UNLESS NOTED OTHERWISE.
3. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.
4. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
5. READINGS BASED ON MAGNETIC NORTH OBSERVATIONS AS NOTED IN REED BOOK 10.303 - PAGE 386-389
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR RECORD. THEREFORE, RIGHTS OF WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST

LEGEND

- [illegible]



APPLICANT: Patricia Uboh
404-421-5916
REPRESENTATIVE: Patricia Uboh
404-421-5916

TITLEHOLDER: Lifeline International Ministries, Inc.

PROPERTY LOCATION: Located on the south side of Thomas
Road, and the north side of Moore Street, west of Austell Powder
Springs Road (3662 Moore Street).

ACCESS TO PROPERTY: Moore Street

PHYSICAL CHARACTERISTICS TO SITE: Existing church

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ wooded
SOUTH: City of Austell/ CSX Intermodel transfer facility
EAST: R-20/ Single-family houses
WEST: R-20/ Single-family houses

PETITION NO: LUP-17
HEARING DATE (PC): 12-04-07
HEARING DATE (BOC): 12-18-07
PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Day Care

SIZE OF TRACT: 1.57 acres

DISTRICT: 19

LAND LOT(S): 1092

PARCEL(S): 4, 16, 17, 18, 28

TAXES: PAID X DUE

COMMISSION DISTRICT: 4

OPPOSITION: NO. OPPOSED PETITION NO: SPOKESMAN

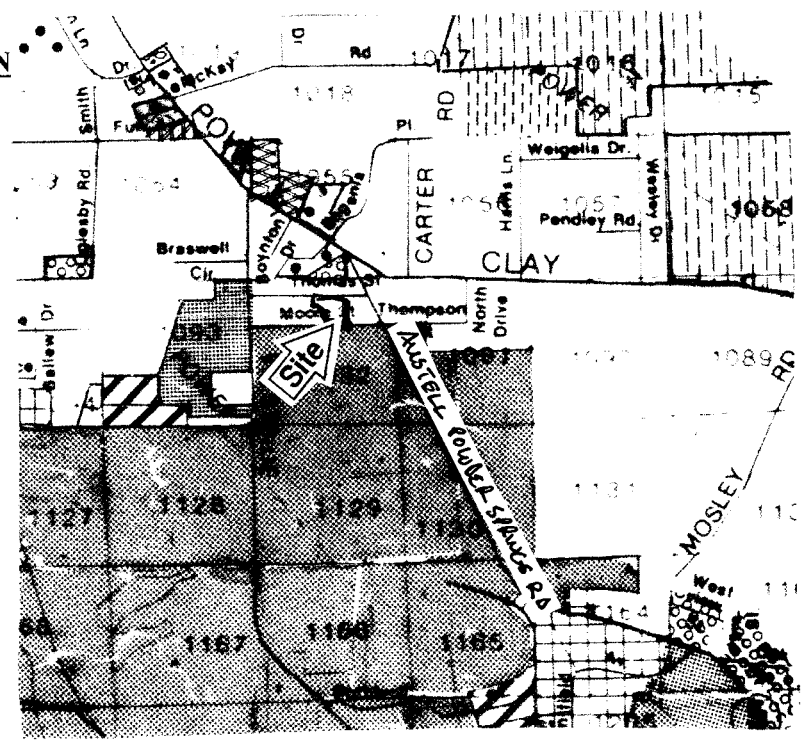
PLANNING COMMISSION RECOMMENDATION

APPROVED MOTION BY
REJECTED SECONDED
HELD CARRIED

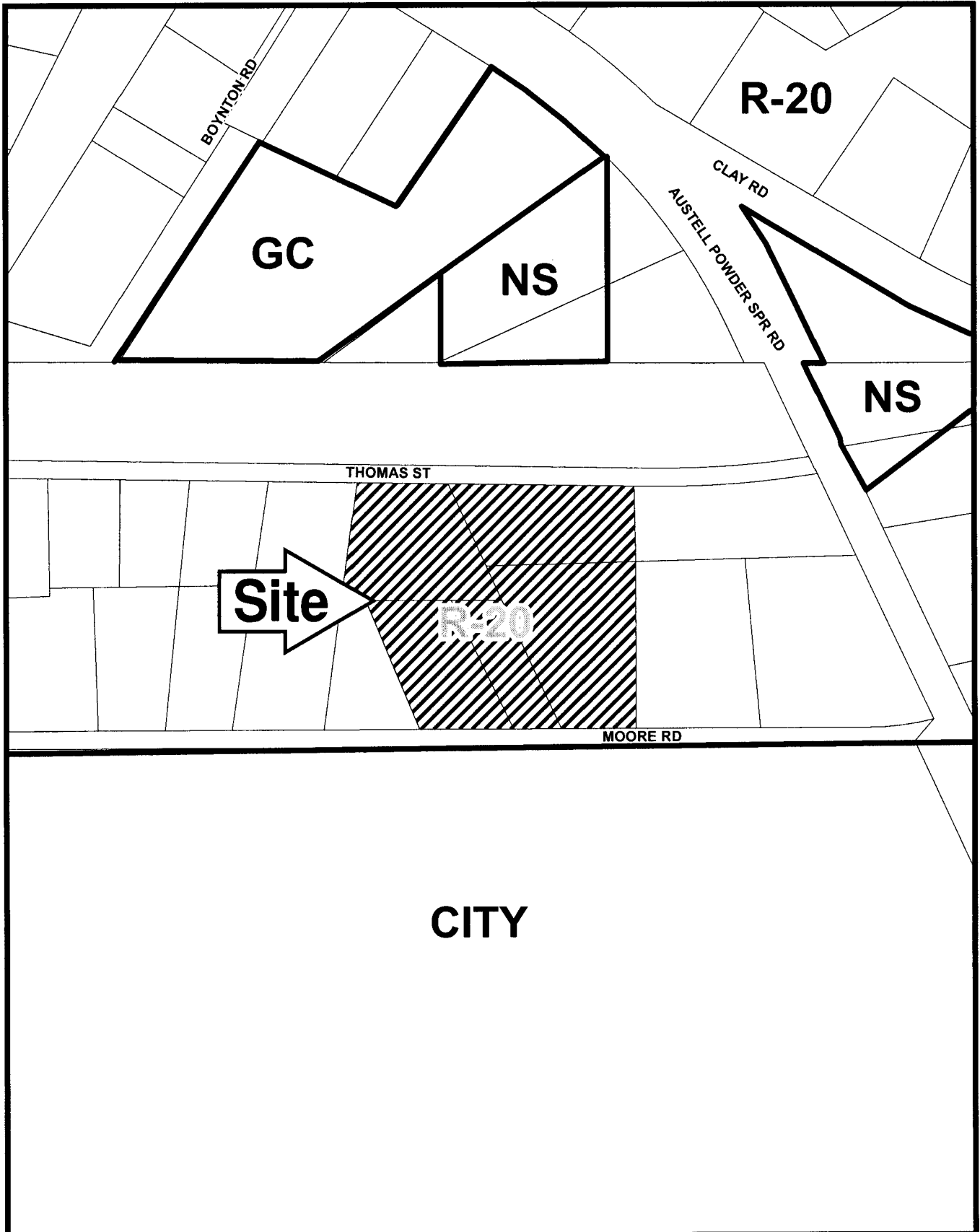
BOARD OF COMMISSIONERS DECISION

APPROVED MOTION BY
REJECTED SECONDED
HELD CARRIED

STIPULATIONS:



LUP-17



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

100 0 100 Feet



 Draft Parcel Boundary
 Approximate Zoning Boundary

APPLICANT: Patricia Uboh

PETITION NO.: LUP-17

PRESENT ZONING: R-20

PETITION FOR: LUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Temporary Land Use Permit to operate a daycare. The hours of operation would be Monday through Friday from approximately 6:00 am to 6:00 pm. There would be approximately 50 children per day with four staff persons. The clients utilize the existing church parking lot for drop-off/pick-up and for parking. There would be a small sign on each road frontage. The daycare would accept church and non-church members.

Note: The church received a variance on May 14, 1981 for setbacks and lot size (Variance #103).

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

City of Powder Springs service area.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

No comments.

APPLICANT: Patricia Uboh

PETITION NO.: LUP-17

PRESENT ZONING: R-20

PETITION FOR: LUP

DRAINAGE COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Powder Springs Creek FLOOD HAZARD INFO: Zone X

- ☐ FEMA Designated 100 year Floodplain Flood.
- ☒ Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- ☐ Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- ☐ Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

Location: _____

- ☐ The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

- ☐ Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- ☐ Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- ☐ Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- ☐ Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- ☐ County Buffer Ordinance: 50' , 75' , 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- ☐ Potential or Known drainage problems exist for developments downstream from this site.
- ☐ Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- ☐ Minimize runoff into public roads.
- ☐ Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- ☐ Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- ☐ Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- ☐ Lake Study needed to document sediment levels.
- ☐ Stormwater discharges through an established residential neighborhood downstream.
- ☐ Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream _____.

APPLICANT: Patricia Uboh

PETITION NO.: LUP-17

PRESENT ZONING: R-20

PETITION FOR: LUP

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- ☐ Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- ☐ Submit all proposed site improvements to Plan Review.
- ☐ Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- ☐ Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- ☒ Existing facility.
- ☐ Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- ☐ Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- ☐ Calculate and provide % impervious of project site.
- ☐ Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- ☐ No Stormwater controls shown _____
- ☐ Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- ☐ No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. No adverse stormwater management impacts anticipated for existing facility.

STAFF RECOMMENDATIONS

LUP-17 PATRICIA UBOH

The applicant's proposal is located near a major road. The applicant's proposal is consistent with the *Cobb County Comprehensive Plan*, which delineates this property to be within a Public/Institutional Land Use Category, which allows for churches and schools. It is Staff's opinion the applicant's proposal would not adversely affect the adjacent property based on the fact the building and church have been here for many years. The applicant has the required infrastructure relating to parking and drop-off/pick-up facilities to smoothly operate the daycare. Based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan received by the Zoning Division October 4, 2007, with the District Commissioner approving minor modifications to the site plan;
- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations; and
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §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.