

APPLICANT: Due West United Methodist Church
770-427-3835

REPRESENTATIVE: Steven T. Brumeloe
770-427-3835

TITLEHOLDER: Due West United Methodist Church

PROPERTY LOCATION: Located on the north side of Due West Road, west of Acworth Due West Road (3956 Due West Road).

ACCESS TO PROPERTY: Due West Road

PHYSICAL CHARACTERISTICS TO SITE: Existing church

PETITION NO: LUP-10

HEARING DATE (PC): 04-07-09

HEARING DATE (BOC): 04-21-09

PRESENT ZONING: R-20, R-30

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Sunday School
Classroom

SIZE OF TRACT: 21.25 acres

DISTRICT: 20

LAND LOT(S): 274, 275, 296, 297

PARCEL(S): 22

TAXES: PAID Exempt **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20, R-30/ Single-family houses
- SOUTH:** NRC/ Shoppes at Due West Pavilion, Daily Grind
- EAST:** NS/ Due West Elementary School
- WEST:** R-20/ Large acreage residential tracts

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

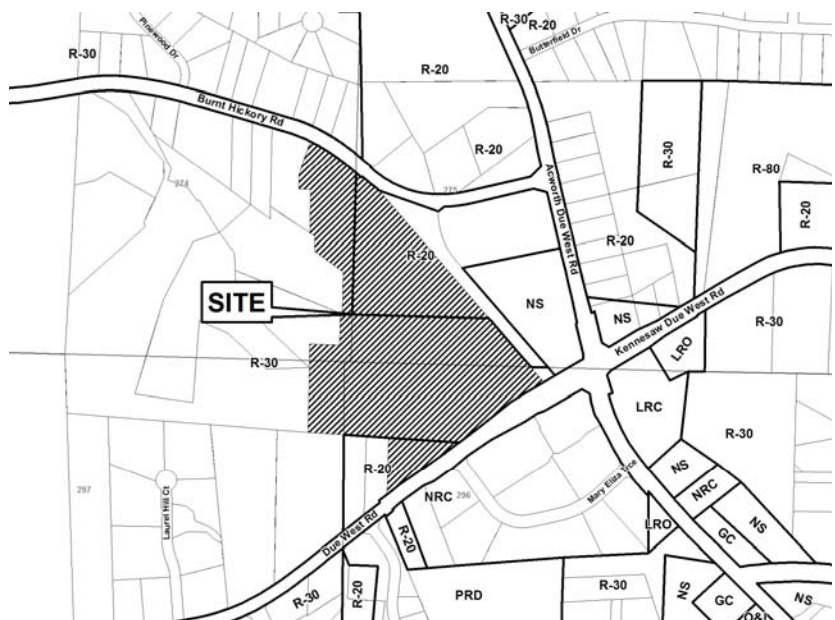
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

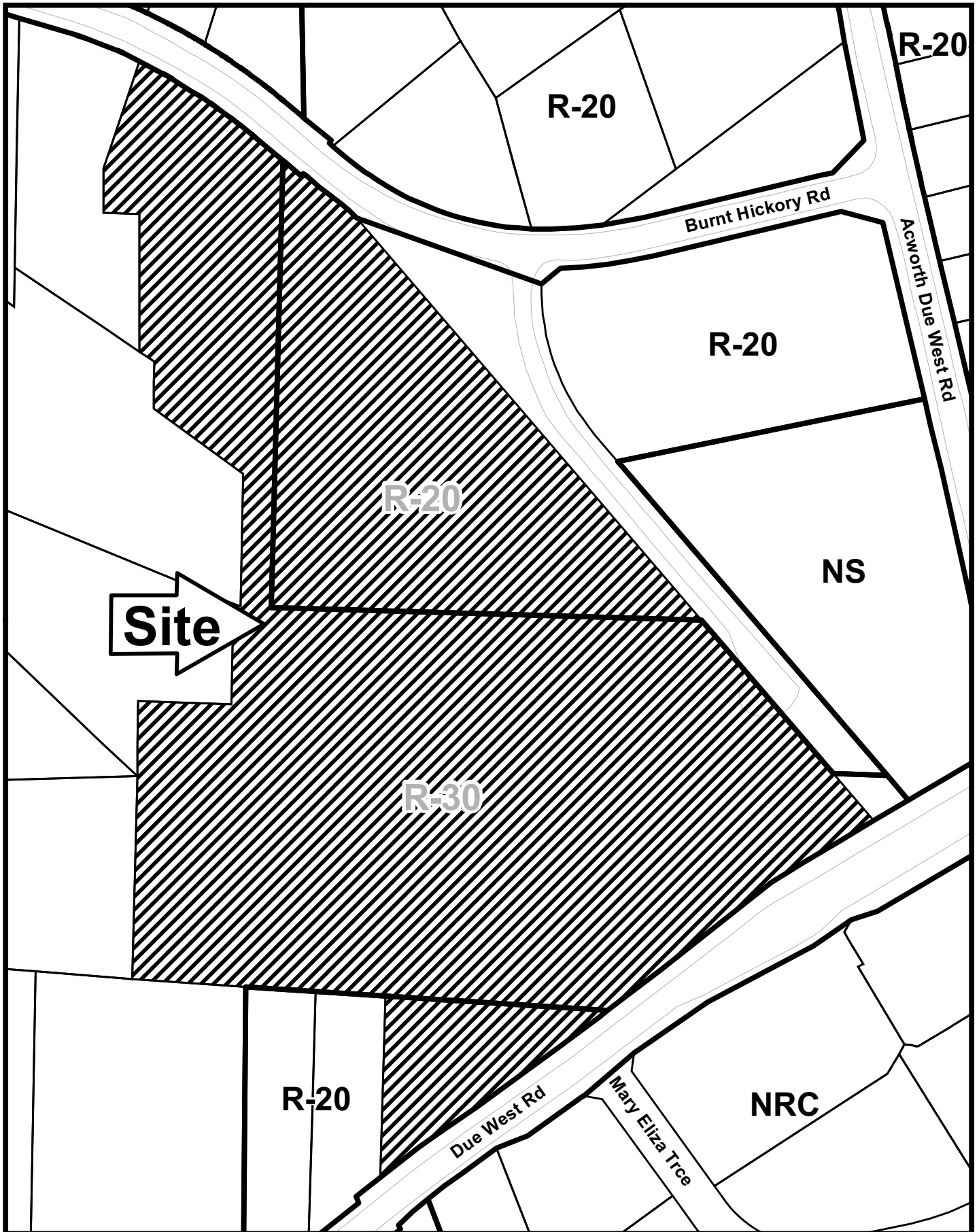
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

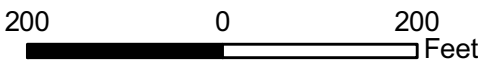
STIPULATIONS:





LUP-10



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Due West United Methodist Church

PETITION NO.: LUP-10

PRESENT ZONING: R-20, R-30

PETITION FOR: LUP

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

The applicant is requesting a Temporary Land Use Permit to place a temporary mobile Sunday school classroom on the property. The classroom would be located on the west side of the church in an area that is currently grassed. The classroom would not take any parking spaces and will not block any drive aisle.

Historic Preservation: No comment.

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.

WATER & SEWER COMMENTS:

Records show address connected to water and sewer.

TRAFFIC COMMENTS:

The intersection of Kennesaw Due West Road/Acworth Due West Road/Due West Road is identified as a Cobb County intersection safety and operational improvement project. Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed road improvement project.

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

FIRE COMMENTS:

No comments.

COBB COUNTY-MARIETTA WATER AUTHORITY COMMENTS:

CCMWA requests to review the plans for this project as soon as they are available in order to determine the extent of impact upon our facilities. The owner/developer will be financially responsible for any impacts to CCMWA facilities from the project. Contact Chuck Byrge at (770) 426-8788 to coordinate plan review.

DRAINAGE COMMENTS

This site is served by an existing master detention facility. No adverse stormwater impacts are anticipated from placement of the proposed modular classroom building.

STAFF RECOMMENDATIONS

LUP-10 DUE WEST UNITED METHODIST CHURCH

The applicant's proposal is located near a major intersection and is located within close proximity to other institutional uses, such as a public school, a library, and another church. 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. The applicant meets the 50-foot building setback and buffer adjacent to the residentially zoned properties. It is Staff's opinion the applicant's proposal would not adversely affect the adjacent residentially zoned property based on classroom location. The applicant has the required infrastructure relating to parking and drop-off/pick-up facilities to smoothly operate the church and school. Based on the above analysis, Staff recommends APPROVAL for 12 month subject to:

- Site plan received by the Zoning Division dated February 5, 2009;
- CCMWA comments;
- Water and Sewer comments and recommendations; and
- DOT 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.