

APPLICANT: Transfiguration Catholic Church Preschool
(770) 977-1442

REPRESENTATIVE: Darragh Browning
(770) 977-1442

TITLEHOLDER: Roman Catholic Archdiocese of Atlanta

PROPERTY LOCATION: At the northeast corner of Blackwell
Road and Tulip Tree Road
(1815 Blackwell Road).

ACCESS TO PROPERTY: Blackwell Road

PHYSICAL CHARACTERISTICS TO SITE: Existing church

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/ subdivision
- SOUTH:** R-20/ single-family houses
- EAST:** R-20/ house and pasture
- WEST:** R-15/ subdivision

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:

PETITION NO: LUP-1

HEARING DATE (PC): 02-01-11

HEARING DATE (BOC): 02-15-11

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Preschool

SIZE OF TRACT: 17.249 acres

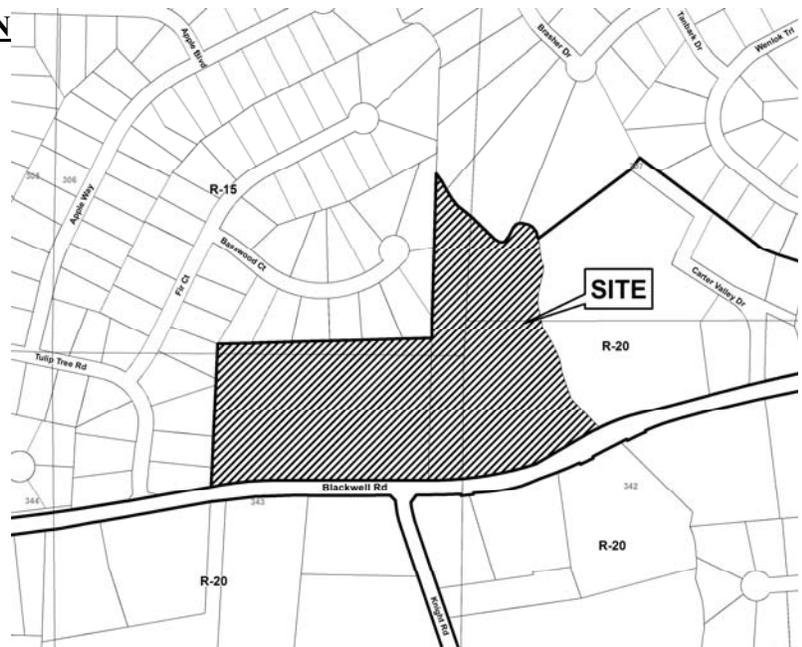
DISTRICT: 16

LAND LOT(S): 306, 307, 342, 343

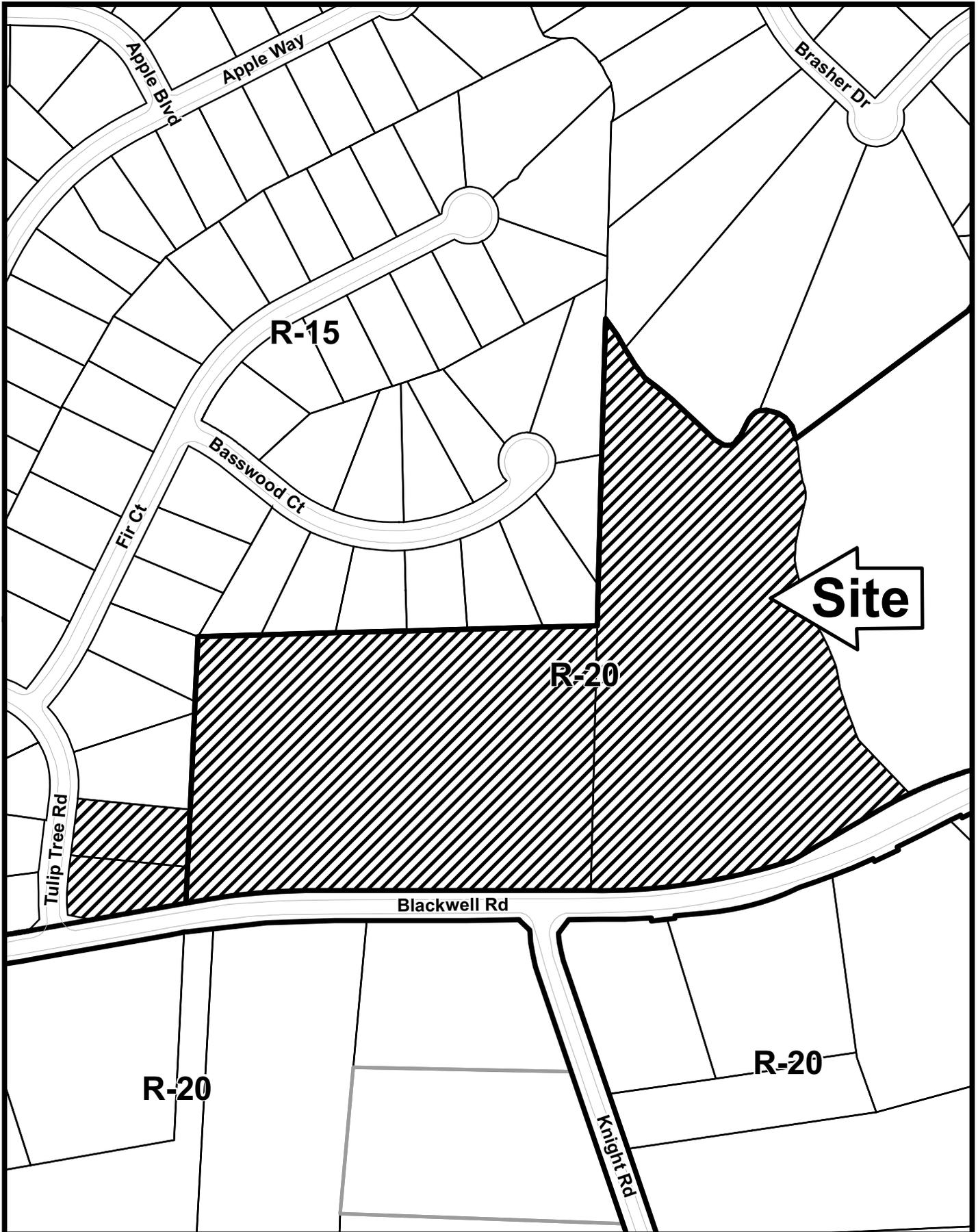
PARCEL(S): 2, 4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



LUP-1



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

100 0 100
Feet



City Boundary
Zoning Boundary

APPLICANT: Transfiguration Catholic Church Preschool PETITION NO.: LUP-1

PRESENT ZONING: R-20 PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Jason Campbell

The applicant is requesting a Temporary Land Use Permit to provide child daycare and preschool to nonmembers of the facility. The applicant’s current daycare program has up to 141 children of members. The church would like to have a small percentage of the children to be non-members of the church. The ages of the children would range from 2 years old to 5 years old. The daycare program operates Monday through Friday, from 9:00 a.m. to 2:00 p.m. The existing facility would be utilized. There will be no new additions, and no change in the current pick-up/drop-off operation. The applicant would add a small sign to signify the existence of this facility. The applicant has submitted a detailed traffic flow pattern and pick-up/drop-off schedule.

Historic Preservation: No comments.

Cemetery Preservation: No comments.

FIRE COMMENTS:

Must obtain all required inspections from CCFMO to obtain a Certificate of Occupancy.

Plans approved by CCFMO on 9/22/10 for Educational Occupancy at 1815 Blackwell Rd.

Water and Sewer comments:

Records show connected to water and sewer.

Cobb D.O.T.

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

Stormwater Management

No comments.

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STAFF RECOMMENDATIONS

Z-1 TRANSFIGURATION CATHOLIC CHURCH PRESCHOOL

It is Staff's opinion that the applicant's proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The applicant has the required infrastructure relating to parking and drop-off/pick-up facilities. The applicant is already running the Pre-K program for the members of the church, and the proposal would add an insignificant number of nonmember children to the program. The property has been used for an institutional use for many years prior to this request. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

1. Site plan received by the Zoning Division November 4, 2010;
2. Current traffic flow plan be maintained;
3. Fire Department comments; and
4. Cobb D.O.T. comments.

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.