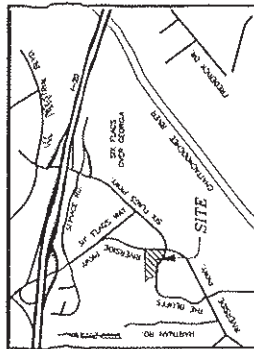


7/5/07 - FOR

**LUP-21
(2011)**



VICINITY MAP
NOT TO SCALE

SURVEYORS' NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,570 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 136,400 FEET OR BETTER.

LINEAR MEASUREMENTS OBTAINED USING A TOPCON GTS-4. ANGULAR MEASUREMENTS OBTAINED USING A TOPCON GTS-4. UPDATED FIELD WORK COMPLETED: 6/29/07. FIELD BOOK 9960.

PLAT BEARINGS ARE BASED ON PREVIOUS SURVEYS.

THERE IS NO OBSERVABLE EVIDENCE OF METLANDS.

THE SUBJECT PROPERTY IS ZONED IS (HEAVY INDUSTRIAL) CORRECTED THROUGH ORDINANCE OF APRIL 13, 2004.

FRONT YARD: 25 FEET
SIDE YARD: 25 FEET (Min)
SIDE YARD: 25 FEET (Min)
REAR YARD: 40 FEET

HEIGHT OF BUILDING: 25.25 FEET
PLAT SHEET 1
PROXIMAL SQUARE FOOTAGE:
PROPERTY - 327,345 SQ. FT.
(7.515 ACRES)

- ⑤ INDICATES NUMBER OF PARKING SPACES
- ⑥ INDICATES NUMBER OF HANDICAP SPACES
- TOTAL PARKING SPACES:
⑤ 142
⑥ 142
142 TOTAL

RIVERSIDE BUSINESS PARK
7680 THE BLUFFS N.W.
TAX PARCEL I.D. NO. 18069800020

ALTA/ACSM SURVEY FOR
CRESCENT RESOURCES, LLC.,
WORD OF FAITH FAMILY WORSHIP CENTER INC.,
CHICAGO TITLE INSURANCE CO.

LOCATED IN
LAND LOTS 697 & 698,
2nd SECTION, 18th LAND DISTRICT
COBB COUNTY, GEORGIA

RILEY, PARK, HAYDEN & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
ATLANTA, GEORGIA
678-360-9170

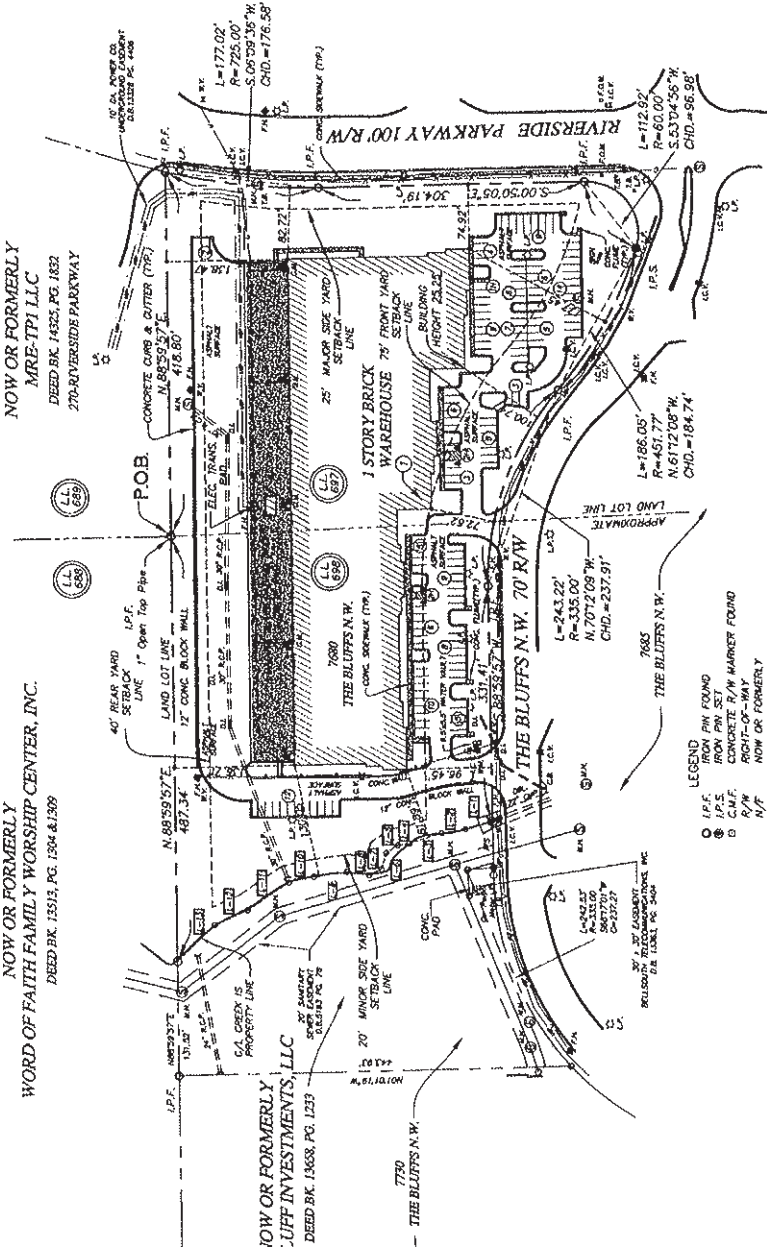


DATE: 07/05/07 SCALE: 1" = 100' JOB NO.: 6559 SHEET 1 OF 2

NOW OR FORMERLY
MRE-TPI LLC
DEED BK. 14325, PG. 1832
270-RIVERSIDE PARKWAY

NOW OR FORMERLY
WORD OF FAITH FAMILY WORSHIP CENTER, INC.
DEED BK. 13313, PG. 1304 & 1309

NOW OR FORMERLY
TCF BLUFF INVESTMENTS, LLC
DEED BK. 14638, PG. 1213



ENCROACHMENT

- ① SOUTHWEST CORNER IS ENCRANCHING ON FRONT SET BACK LINE BY 2.30 FEET AND EQUAL TO AN AREA OF 12.90 SQ. FT.

- LEGEND**
- I.P.F. IRON PIN FOUND
 - I.P.E. IRON PIPE IN WALL MARKER FOUND
 - R/W RIGHT-OF-WAY
 - N/O NOW OR FORMERLY
 - P.O.B. TRUE POINT OF BEGINNING
 - D.I. DROP INLET
 - C.E. CATCH BASIN
 - F.H. FIRE HYDRANT
 - C.O. CLEAN-OUT
 - C.M.P. CORRUGATED METAL PIPE
 - P.V.C. POLYVINYL CHLORIDE
 - P.P. POWER POLE
 - L.P. LIGHT POLE
 - M.H. MANHOLE
 - G.M. GAS METER
 - T.S. TELEPHONE BOY
 - F.O.M. FENCE OR MARKER
 - S.S. SANITARY SEWER LINE
 - W WATER LINE
 - G GAS LINE
 - U.P. UNDERGROUND POWER LINE

COURSES-DISTANCES-ALONG CENTERLINE OF CREEK

L-1	N. 15-40-38 W.	32.28'
L-2	N. 09-24-46 W.	27.33'
L-3	N. 17-47-57 W.	38.46'
L-4	N. 06-06-11 W.	13.68'
L-5	N. 34-40-50 W.	15.48'
L-6	N. 74-00-28 W.	19.26'
L-7	N. 26-34-04 W.	15.14'
L-8	N. 09-26-42 E.	25.29'
L-9	N. 08-02-55 W.	38.19'
L-10	N. 12-22-03 W.	28.78'
L-11	N. 33-56-02 W.	57.07'
L-12	N. 24-16-40 W.	40.78'
L-13	N. 44-35-42 W.	58.99'



MAY 1 2011

GRAPHIC SCALE



(IN FEET)
1 Inch = 100 Ft.

NOTE:
NOTE:
NOTE:

APPLICANT: Word of Faith Family Worship Center, Inc.

PETITION NO: LUP-21

REPRESENTATIVE: J. Kevin Moore (770) 429-1499

HEARING DATE (PC): 07-07-2011

Moore Ingram Johnson & Steele, LLP

HEARING DATE (BOC): 07-19-2011

TITLEHOLDER: Word of Faith Family Worship Center, Inc.

PRESENT ZONING: HI

PROPERTY LOCATION: Northwest intersection of

The Bluffs and Riverside Parkway

PROPOSED ZONING: Land Use

Permit

PROPOSED USE: Daycare Facility

ACCESS TO PROPERTY: The Bluffs

SIZE OF TRACT: 7.515 acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: Office

LAND LOT(S): 697, 698

warehouse building

PARCEL(S): 2

TAXES: PAID **DUE**

FUTURE LAND USE MAP: Industrial Compatible

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: LI, HI/ Office warehouses

SOUTH: HI/ Office warehouses

EAST: HI/ Office warehouses

WEST: HI/ Office warehouses

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

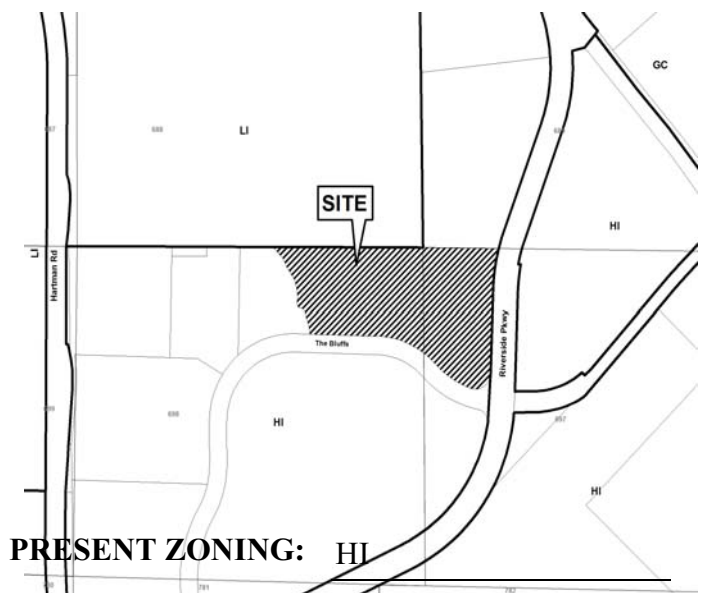
APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

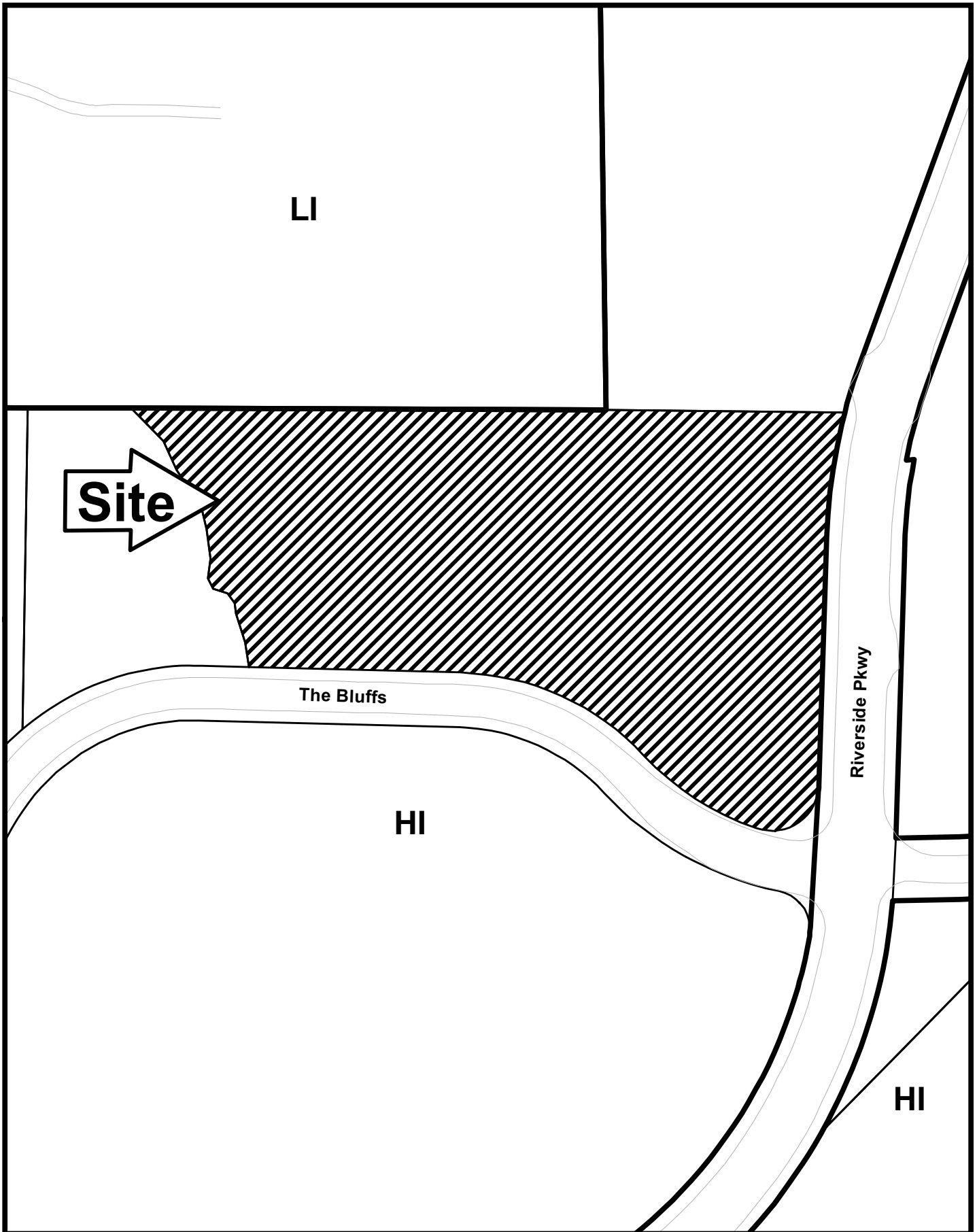
STIPULATIONS:

APPLICANT: Word of Faith Family Worship Center, Inc.

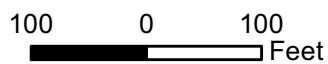




PRESENT ZONING: HI

LUP-21



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Word of Faith Family Worship Center, Inc.

PETITION No.: LUP-21

PRESENT ZONING: HI

PETITION FOR: LUP

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Land Use Permit in order to operate a daycare from their existing church facility Monday through Friday 6:30 a.m. to 6:30 p.m. The LUP is necessary as the daycare will be enrolling children of both church members as well as the public. It is anticipated that the operation will employ 13 persons and take in approximately 45 children. The resulting deliveries, signage, traffic, and parking should all be adequately provided for at this existing, developed commercial/industrial site. The applicant has requested approval for 24 months.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Address connected to water and sewer.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

APPLICANT: Word of Faith Family Worship Center, Inc.

PETITION NO.: LUP-21

PRESENT ZONING: HI

PETITION FOR: LUP

DRAINAGE COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-21 WORD OF FAITH FAMILY WORSHIP CENTER, INC.

The applicant is requesting a Temporary Land Use Permit in order to operate a daycare facility from the existing church Monday through Friday 6:30 a.m. to 6:30 p.m. With 13 employees and 45 children expected, the existing church facility and its location is anticipated to adequately handle any increased demands regarding site traffic, parking, deliveries, etc. Therefore, based on the above analysis, Staff recommends approval for 24 months subject to:

- Site Plan received May 11, 2011 with District Commissioner approving minor modifications;
- D.O.T. to approve traffic circulation plan; and
- Traffic 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.

MAY 1 2011
OFFICE OF LAND USE AGENCY
770-438-7000
John 4:55



Application #: LUP- 21 (2011)
PC Hearing Date: 07/07/2011
BOC Hearing Date: 07/19/2011

TEMPORARY LAND USE PERMIT WORKSHEET

- 1- Type of business? Daycare Facility
- 2- Number of employees? 13
- 3- Days of operation? Monday - Friday
- 4- Hours of operation? 6:30 a.m. - 6:30 p.m.
- 5- Number of clients, customers, or sales persons coming to the ~~house~~ facility per day? 45 (app.) ; Per week? _____
- 6- Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Paved parking area adjacent to structure
- 7- Signs? No: _____ ; Yes: X . (If yes, then how many, size, and location): One, located on structure with name and suite number
- 8- Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): None, other than employees' and clients' vehicles
- 9- Deliveries? No _____ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Approximately 2 per week; box-type truck to back door loading dock area; UPS/Federal Express truck delivery to front door area.
- 10- Does the applicant live in the house? Yes _____ ; No Not Applicable
- 11- Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
- 12- Length of time requested: 24 months
- 13- Any additional information? (Please attach additional information if needed):
None at this time.

WORD OF FAITH FAMILY WORSHIP CENTER, INC.

Applicant signature: BY: Rev. Cal Hardy Date: May 5, 2011

Applicant name (printed): Rev. Cal Hardy, Business Manager