

24 HOUR EMERGENCY CONTACT MONSIGNOR PAT BISHOP (770) 977-1442
COBB COUNTY ZONING DIVISION

2012 NOV 30 AM 10:02
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COBB COUNTY ZONING DIVISION

LUP-4
(2013)

REVISIONS

OVERALL SITE PLAN
Transfiguration Catholic Church
Activities Building

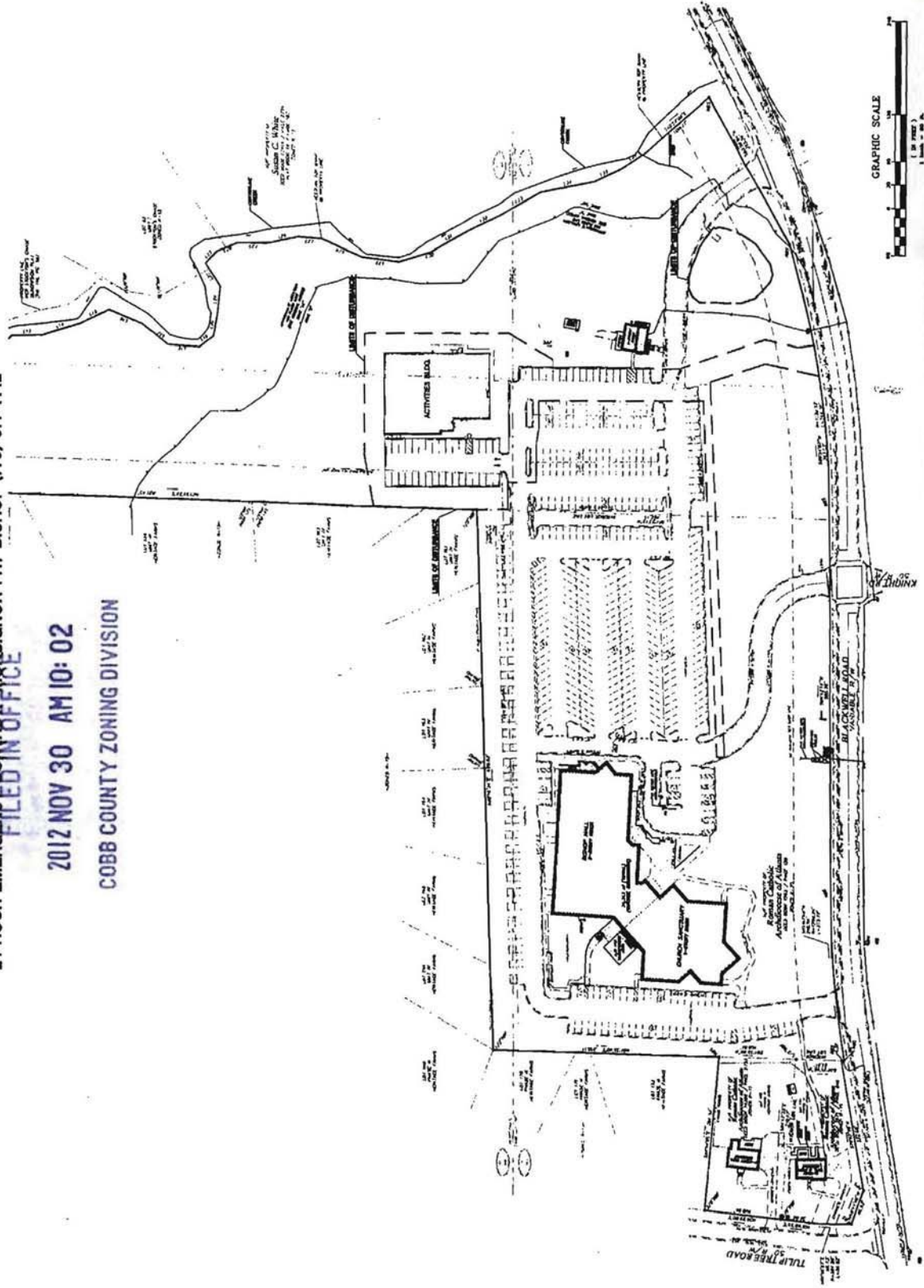
Land Lots 306, 307, 342 & 343 District 18, S
Marletta, Cobb County, Georgia
1815 Blackwell Road, NE

SHEET NO. C-1

Civil Engineer
brewer
engineering



Owner / Developer
Transfiguration
Catholic Church
1815 Blackwell Road, NE
Marietta, Ga 30066
770-977-1442



APPLICANT: Transfiguration Catholic Church Preschool
770-977-1442

REPRESENTATIVE: Darragh Browning
770-977-1442

TITLEHOLDER: Archbishop of the Roman Catholic Archdiocese of Atlanta

PROPERTY LOCATION: North side of Blackwell Road, east of Tulip Tree Road and west of Carter Valley Drive, across from Knight Road (1815 Blackwell Road).

ACCESS TO PROPERTY: Blackwell Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/ Stockton’s Chase Subdivision/ North Ridge Subdivision
- SOUTH:** R-20/ Single Family Homes
- EAST:** R- 20/ Rock Garden Subdivision
- WEST:** R-15/ North Ridge 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-4

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: R-15, R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Pre-School

SIZE OF TRACT: 17.249 acres

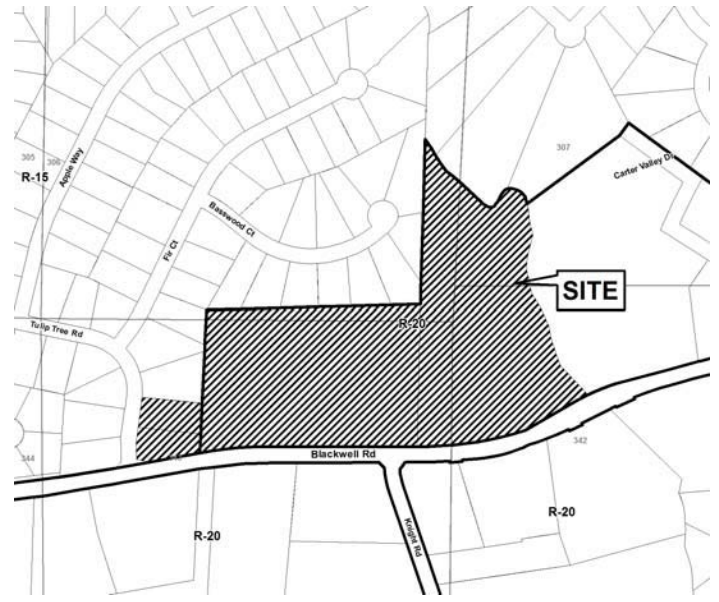
DISTRICT: 16

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

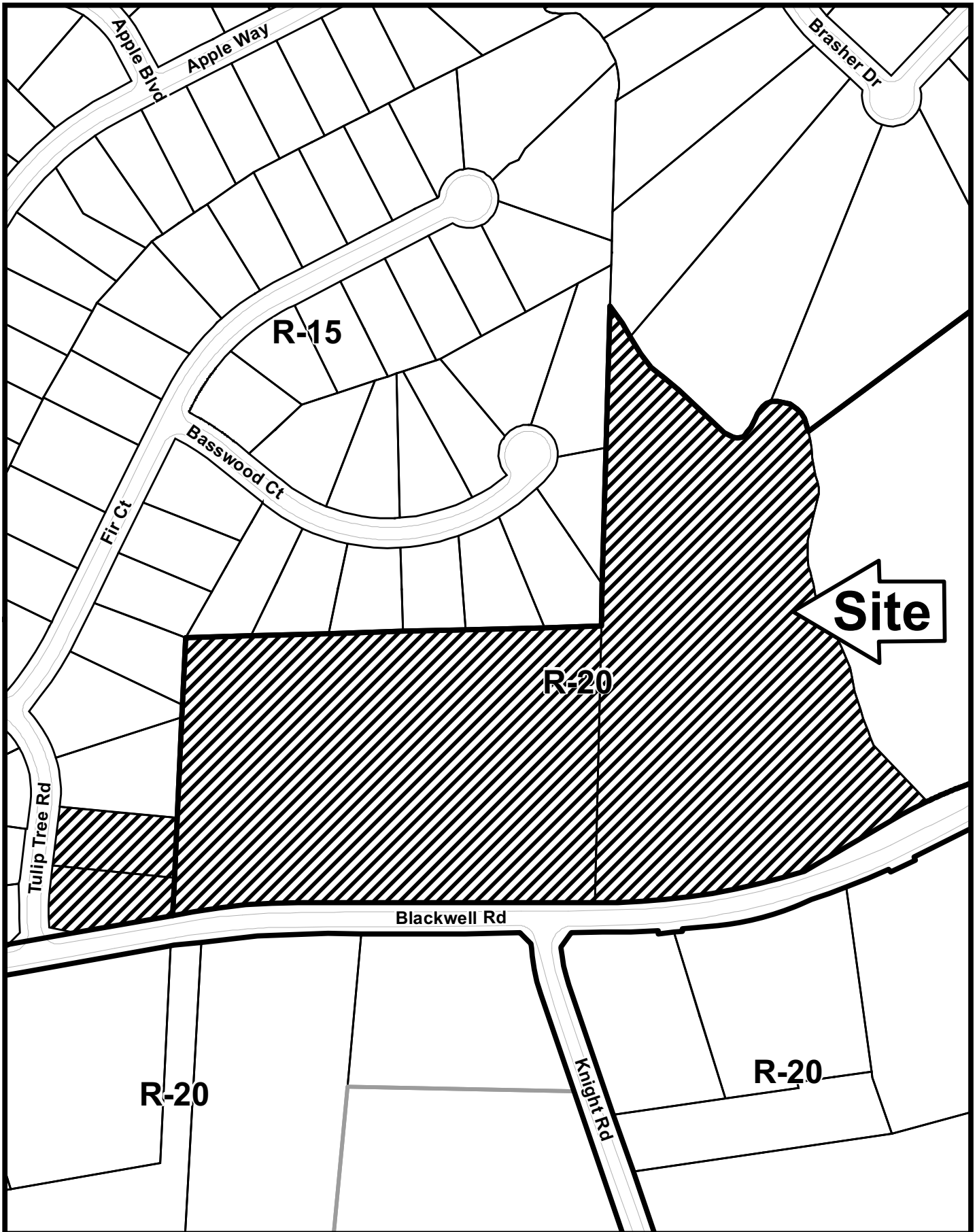
PARCEL(S): 2, 4

TAXES: PAID X **DUE** _____

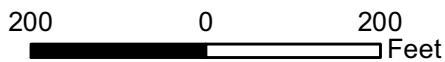
COMMISSION DISTRICT: 3



LUP-4



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



City Boundary
Zoning Boundary

APPLICANT: Transfiguration Catholic Church Preschool

PETITION NO.: LUP- 4

PRESENT ZONING: R-15, R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a renewal for a Temporary Land Use Permit approved February 5, 2011. The requested Temporary Land Use Permit renewal is to provide a child daycare and preschool for non-members of the facility. The church would like to have more than 25% of their children to be non-members, and to have a small sign to signify the existence of the facility. The daycare program would operate Monday through Friday, from 9:00 am to 2:00 pm. The ages of the children would range from 2 years old to 5 years old. The existing facility would be utilized, and there will be no new additions. There will not be any changes to the current pick-up/drop-off operation. The applicant has submitted a detailed traffic flow pattern and a pick-up/drop-off schedule.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Transfiguration Catholic Church Preschool

PETITION NO.: LUP-4

PRESENT ZONING: R-15, R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment (renewal).

STAFF RECOMMENDATIONS

LUP-4 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 members of the church and non-members. 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 24 months subject to:

- Site plan received by the Zoning Division November 30, 2012;
- Current traffic flow be maintained;
- Allow applicant to maintain a 3' x 3' sign for the preschool;
- Fire Department comments; and
- 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.

COBB COUNTY GEORGIA
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Application #: LVP-4

PC Hearing Date: 2/5/13

BOC Hearing Date: 2/19/13

COBB COUNTY PLANNING DIVISION TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Church Preschool
2. Number of employees? 33
3. Days of operation? Monday - Friday
4. Hours of operation? staff - 9a - 2p (1p on Fri) children 9³⁰ - 1³⁰ (12³⁰ on Fri)
5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? see attachment # 1
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): 400+ parking spaces
7. Signs? No: _____ ; Yes: X. (If yes, then how many, size, and location): see attachment # 2 & 3
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): none
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.)
occasional - most are for church
10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 24 months or longer
13. Any additional information? (Please attach additional information if needed):
see attachments # 4 re: drop off & pick up of children

Applicant signature: [Signature] Date: 11/27/12

Applicant name (printed): DARRACH BROWNING

LUP-4 (2013)
Worksheet/
Attachments

COBB COUNTY GEORGIA
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2012-13 Number of children arriving and departing each day
2012 NOV 30 AM 10: 01

COBB COUNTY ZONING DIVISION

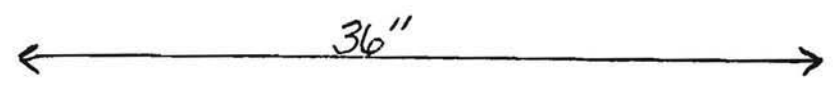
	Monday	Tuesday	Wednesday	Thursday	Friday
2s (9:30a & 12:30p)	20	20	20	40	0
3s (9:30a, 12:30p & 1:30)	60	36	60	60	0
Pre K (9:30a & 1:30p)	60	60	60	60	36
TOTALS	140	116	140	160	36

Each age group noted above arrives and departs at a different location in the main building on the property to avoid backing up traffic on Blackwell.

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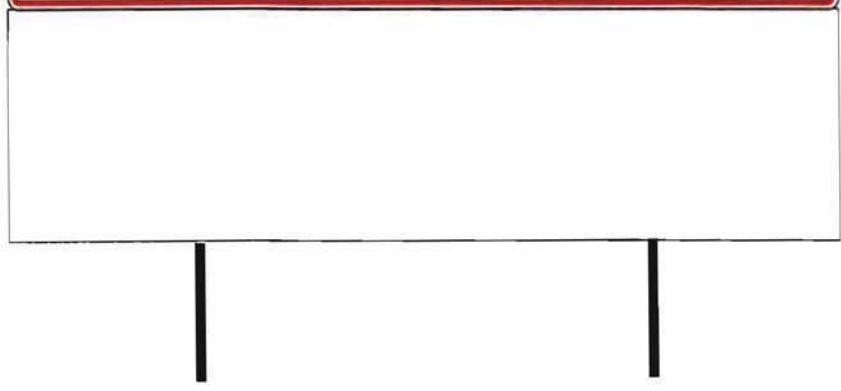
LUP-4 (2013)
Worksheet/
Attachments

ALUMINUM, DOUBLE-SIDED



TRANSFIGURATION
PRESCHOOL

Ages 2 years to Pre K 5 and
Mother's Morning Out
770-977-1442



LUP-4 (2013)
Worksheet/
Attachments

