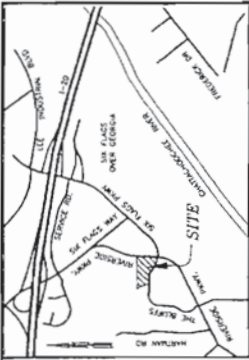


LUP-21
(2013)



VICINITY MAP
NOT TO SCALE

SURVEYORS' NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,570 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 135,400 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 8940.

PLAT BEARINGS ARE BASED ON PREVIOUS SURVEYS.

THERE IS NO OBSERVABLE EVIDENCE OF METLANDS.

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

FRONT YARD: 24 FEET
SIDE YARD: 20 FEET (MINOR)
SIDE YARD: 23 FEET (MAJOR)
REAR YARD: 40 FEET

HEIGHT OF BUILDING: 25.25 FEET
(SEE PLAT) SURVEYED
ESSENTIAL SOILAGE ELEVATION:
PROPERTY - 327.345 SO. FT.
(7.915 ACRES)

INDICATES NUMBER OF PARKING SPACES
INDICATES NUMBER OF HANDICAP SPACES

TOTAL PARKING SPACES:
137 STANDARD
142 HANDICAPPED
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
678-380-9170

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

P:\6559\6559-PLAT-UPDATE.DWG



DATE: 07/05/07

BY

DESCRIPTION

0 07/05/07 UPDATE-OLD SURVEY-5903

NO. DATE

DESCRIPTION

BY

DESCRIPTION

NO. DATE

DESCRIPTION

BY

DESCRIPTION

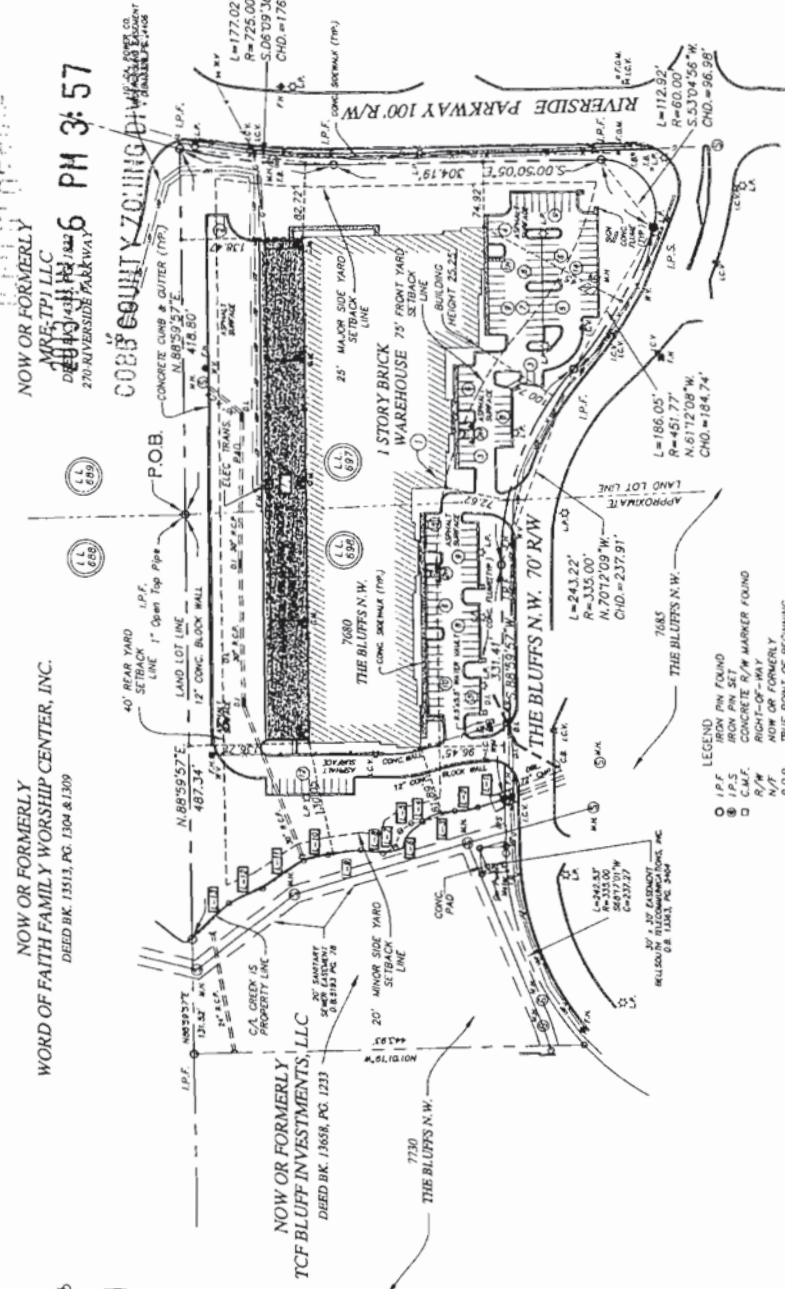
NO. DATE

DESCRIPTION

COBB COUNTY ZONING ORDINANCE 11-10
NOW OR FORMERLY
MRE, TPI, LLC
DIAGRAM NO. 11-10
270 RIVERSIDE PARKWAY
6 PM 3: 57

WORD OF FAITH FAMILY WORSHIP CENTER, INC.
DEED BK. 13513, PG. 1304 & 1309

NOW OR FORMERLY
TCF BLUFF INVESTMENTS, LLC
DEED BK. 13658, PG. 1223



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	08-06-11 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	08-26-42 E	25.29'
L-9	N	08-02-55 W	38.19'
L-10	N	12-22-03 W	28.79'
L-11	N	33-56-02 W	57.07'
L-12	N	24-18-40 W	40.78'
L-13	N	44-35-42 W	58.99'

NOTE:
NOTE:
NOTE:

APPLICANT: Word of Faith Family Worship Center, Inc.
770-874-8400

REPRESENTATIVE: J. Kevin Moore 770-429-1499
Moore, Ingram, Johnson & Steele, LLP

TITLEHOLDER: Word of Faith Family Worship Center, Inc.

PROPERTY LOCATION: Northwest intersection of The Bluffs and
Riverside Parkway, across from Six Flags Parkway and northeast of
Hartman Road (7680 The Bluffs).

ACCESS TO PROPERTY: The Bluffs

PHYSICAL CHARACTERISTICS TO SITE: Office Warehouse
Building

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** LI, HI/ Office warehouses
- SOUTH:** HI/ Office warehouses
- EAST:** HI/ Office warehouses
- WEST:** HI/ Office warehouses

PETITION NO: LUP-21

HEARING DATE (PC): 08-06-13

HEARING DATE (BOC): 08-20-13

PRESENT ZONING: HI

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Daycare Facility

SIZE OF TRACT: 8.31 acres

DISTRICT: 18

LAND LOT(S): 697, 698

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

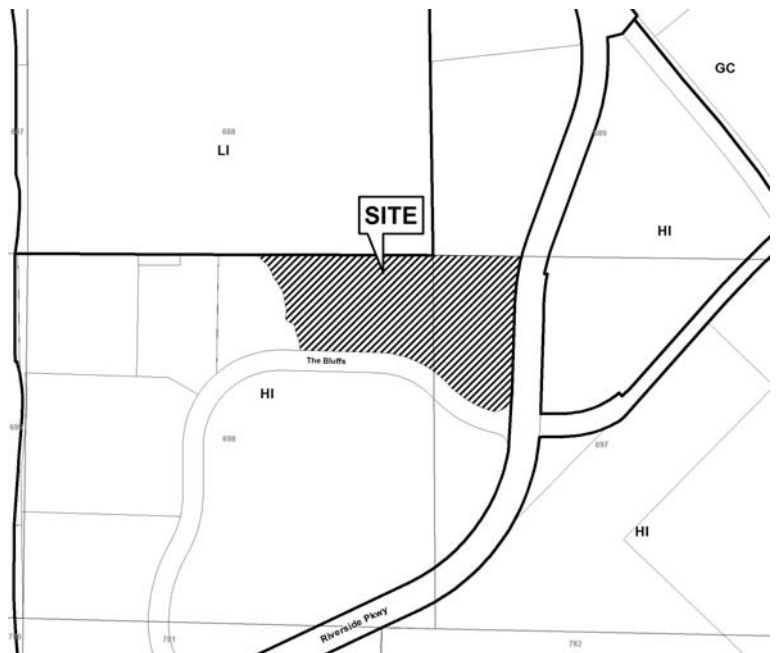
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

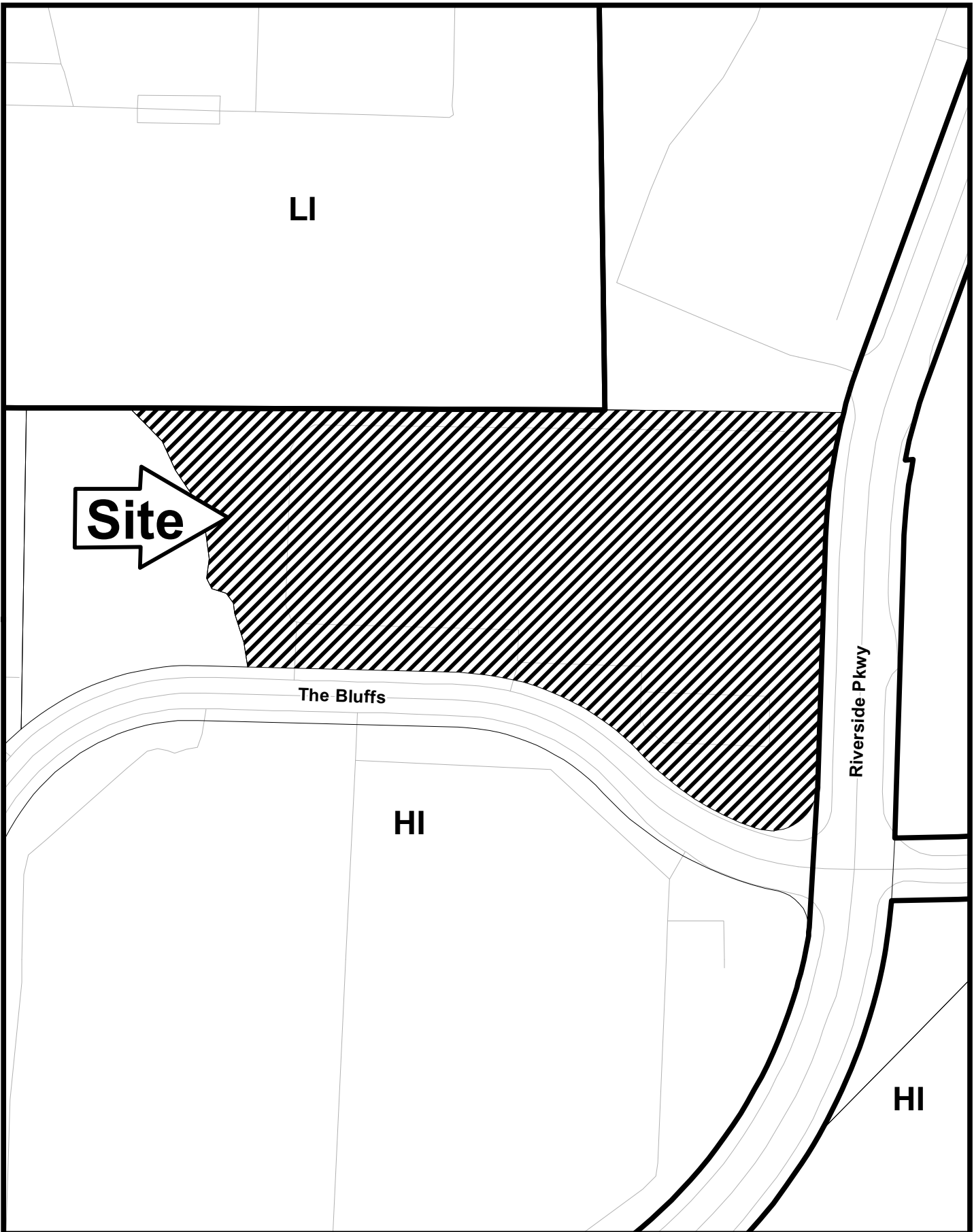
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

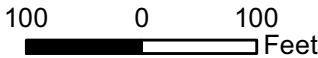
STIPULATIONS:





LUP-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: Donald Wells

The applicant is requesting to renew a Land Use Permit in order to continue 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 20 persons and take in approximately 100 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:

No comments.

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

STORMWATER MANAGEMENT COMMENTS

No comments (Renewal).

STAFF RECOMMENDATIONS

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

The applicant is requesting to renew a Temporary Land Use Permit in order to continue operate a daycare facility from the existing church Monday through Friday 6:30 a.m. to 6:30 p.m. With 20 employees and 100 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 June 6, 2013 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.

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COBB COUNTY GEORGIA
FILED IN OFFICE

2013 JUN -6 PM 3:57

COBB COUNTY ZONING DIVISION



Application #: LUP- 2\ (2013)

PC Hearing Date: 08/06/2013

BOC Hearing Date: 08/20/2013

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Daycare
2. Number of employees? 20
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 ~~home~~ facility per day? 100; Per week? _____
(Approximately)
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 two (2) per week; box-type truck to back door loading dock area; UPS/Federal Express truck deliveries 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): Not Applicable.
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: Cal Hardy Date: June 6, 2013

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