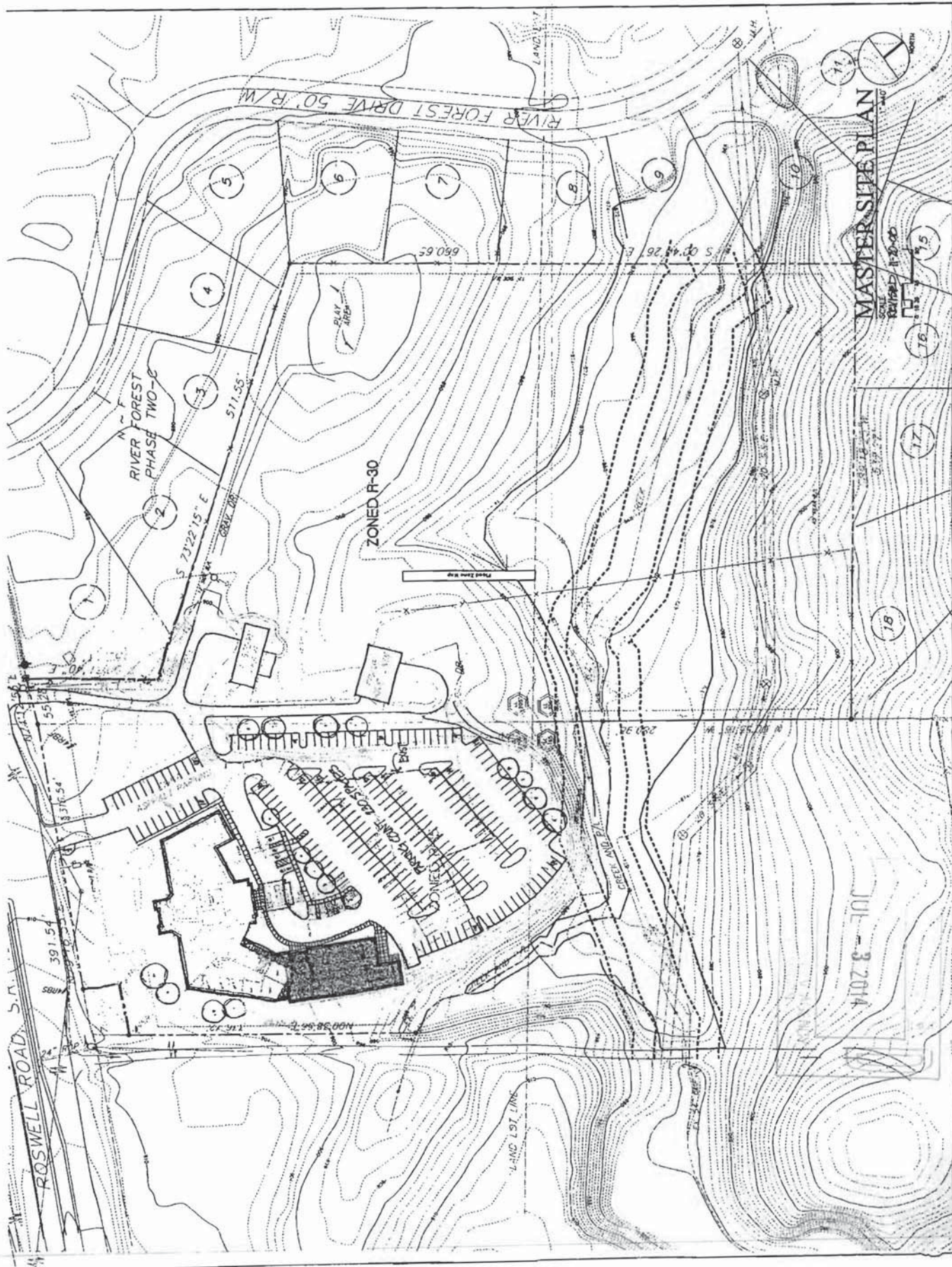


Boundary Survey



LUP-29
(2014)

PROPOSED BUILDING EXPANSION FOR
EAST COBB CHURCH OF CHRIST
5240 ROSWELL ROAD, MARIETTA, COBB COUNTY, GEORGIA
ARCHITECTS, P.C.
www.kohlarchitects.com
404-448-2743
555 Engineer



DATE FOR CONSTRUCTION	NOV. 1, 2009
SCALE	AS.1
PROJECT NO.	10000
DATE	7/3/2014

REVISIONS	
NO.	DESCRIPTION

JUL - 3 2014

APPLICANT: East Cobb Church of Christ, Inc.
PHONE#: (678) 478-7534 **EMAIL:** ray@eastcobbcoc.org
REPRESENTATIVE: Rhonda Hawkins
PHONE#: (678) 478-7534 **EMAIL:** ray@eastcobbcoc.org
TITLEHOLDER: East Cobb Church of Christ, Inc.

PETITION NO: LUP-29
HEARING DATE (PC): 09-04-14
HEARING DATE (BOC): 09-16-14
PRESENT ZONING: R-15, R-30

PROPERTY LOCATION: South side of Roswell Road, east of River Forest Drive (5240 Roswell Road).

PROPOSED ZONING: Land Use Permit

ACCESS TO PROPERTY: Roswell Road

PROPOSED USE: Morning Preschool

PHYSICAL CHARACTERISTICS TO SITE: Church

SIZE OF TRACT: 14.4 acres

DISTRICT: 1

LAND LOT(S): 165, 166, 205, 206

PARCEL(S): 65, 4, 7, 23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Plantation Place Subdivision
- SOUTH:** R-30/ Reverie Subdivision
- EAST:** R-30/ Single Family Home
- WEST:** R-30/ Reverie Subdivision

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

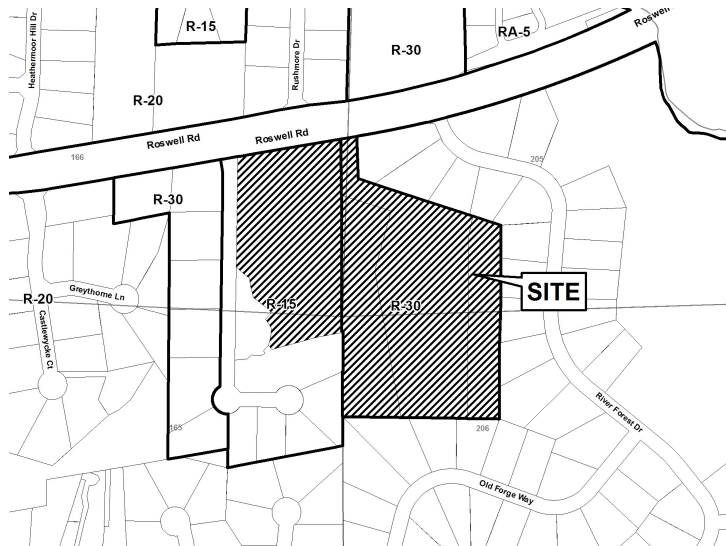
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

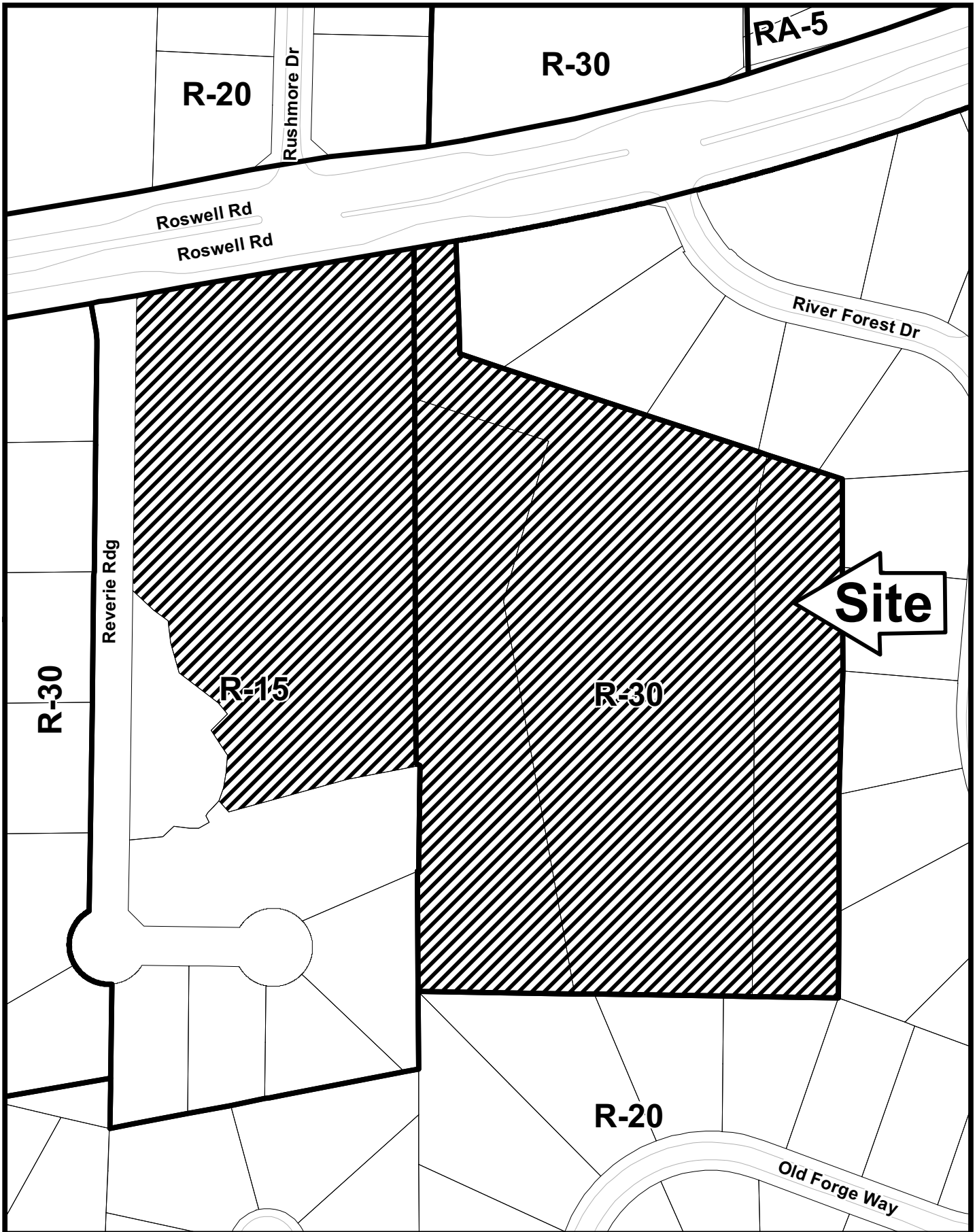
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

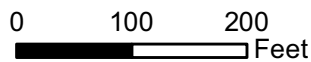
STIPULATIONS:





LUP-29



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



-  City Boundary
-  Zoning Boundary

APPLICANT: East Cobb Church of Christ, Inc.

PETITION NO.: LUP-29

PRESENT ZONING: R-15, R-30

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requested a Temporary Land Use Permit for the purpose of a church preschool on church property. The applicant will have 6 employees, and will operate Monday through Friday between the hours of 9:30 am and 1:30 pm. The applicant does not expect to have no more than 50 children to attend the preschool. The preschool will serve children between the ages of 2 years old and 5 years old, and will have 3 classrooms. The applicant is requesting a temporary banner for signage. The preschool will be a part of the church as a service offered for members and for members of the community. The applicant is requesting approval for 24 months.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

Georgia Department of Transportation permits required for all work that encroaches upon State right-of-way.
Recommend an internal traffic circulation plan.
Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

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

APPLICANT: East Cobb Church of Christ, Inc.

PETITION NO.: LUP-29

PRESENT ZONING: R-15, R-30

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment.

STAFF RECOMMENDATIONS

LUP-29 EAST COBB CHURCH OF CHRIST, INC.

The applicant is requested a Temporary Land Use Permit for the purpose of a church preschool on church property. The applicant will have 6 employees, and will operate Monday through Friday between the hours of 9:30 am and 1:30 pm. The preschool intends to be open from September through May. The applicant intends to start with 10-15 children, but will have no more than 50 children attending the preschool. The County Code requires a Temporary Land Use Permit for programs that have greater than 25 percent non-church members of the total number of children in the preschool program. The preschool will be a part of the church as a service offered for members of the church, and to members of the community. The preschool will serve children between the ages of 2 years old and 5 years old, and will have 3 classrooms. The applicant has submitted a plan to show how traffic will flow in the parking areas. The church parking lot should provide ample parking for parents dropping off and picking children. The applicant is requesting a temporary banner for signage. The applicant is requesting approval for 24 months. The property is located within the Public Institutional (PI) land use category on the *Cobb County Comprehensive plan*, and is zoned R-15. Based on the above analysis staff recommends **APPROVAL** for 24 months subject to:

- Maximum 50 children;
- District Commissioner approve Temporary Banner
- Traffic Plan received by the Zoning Division July 30, 2014;
- Cobb DOT comments and recommendation;
- Fire Department 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.

JUL - 3 2014
COBB COUNTY DIVISION 3
200 2000 3



Application #: LUP-29
PC Hearing Date: 9-4-14 (Thurs.)
BOC Hearing Date: 9-16-14

TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Church Preschool
2. Number of employees? 4
3. Days of operation? Monday - Friday
4. Hours of operation? 9:30 - 1:30
5. Number of clients, customers, or sales persons coming to the house per day? 10 - 15 ; Per week? 10 - 15
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Parking Lot
7. Signs? No: ; Yes: _____. (If yes, then how many, size, and location): _____
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 _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
10. Does the applicant live in the house? Yes _____ ; No
11. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): 24 mos.
13. Is this application a result of a Code Enforcement action? No ; Yes ____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

Applicant signature: Rhonda Hawkins Date: July 1, 2014
Applicant name (printed): Rhonda Hawkins

Roswell Rd.

Firm Foundation Preschool

*Parents will walk children in.

*If a carpool line is ever used, cars can be queued so they do not line up on Roswell Rd.

Note: Picture is not drawn to scale.

