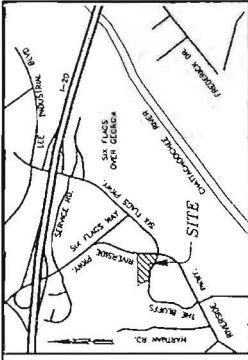


LUP-26  
(2015)



VICINITY MAP  
NOT TO SCALE

SURVEYORS NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PROVISION OF ONE FOOT IN 48,670 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: 6/29/02, FIELD BOOK 8960.

PLAT BEARINGS ARE BASED ON PREVIOUS SURVEYS.

THERE IS NO OBSERVABLE EVIDENCE OF METLANDS.

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

FRONT YARD: 25 FEET  
SIDE YARD: 20 FEET (MINOR)  
SIDE YARD: 25 FEET (MAJOR)  
REAR YARD: 50 FEET

HEIGHT OF BUILDING: 25.25 FEET  
(SEE PLAT) SHEET 1  
EGRETT'S SURVEY RECORD  
PROPERTY - 327,345 SQ. FT.  
(7.819 ACRES)

③ INDICATES NUMBER OF PARKING SPACES  
④ INDICATES NUMBER OF HANDICAP SPACES  
TOTAL PARKING SPACES:  
137 STANDARD  
4 HANDICAP  
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  
678-390-9170

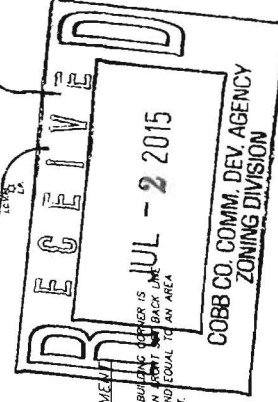
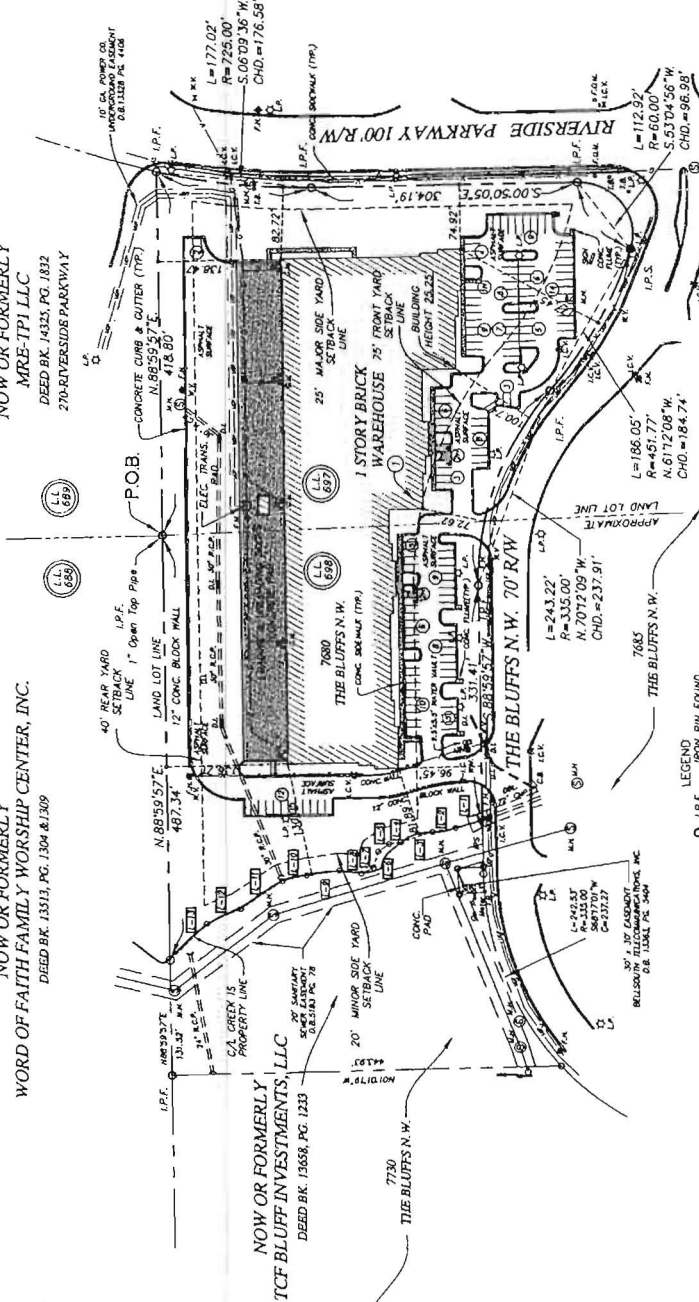
DATE: 07/05/07 SCALE: 1" = 100'  
JOB NO.: 6559 SHEET 1 OF 2

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

NOW OR FORMERLY  
MRE-TPJ LLC  
DEED BK. 1432, PG. 1832  
270-RIVERSIDE PARKWAY

NOW OR FORMERLY  
WORD OF FAITH FAMILY WORSHIP CENTER, INC.  
DEED BK. 1313, PG. 1304 & 1309

NOW OR FORMERLY  
TCF BLUFF INVESTMENTS, LLC  
DEED BK. 13658, PG. 1233



- LEGEND
- I.P.F. IRON PIN FOUND
  - I.P.S. IRON PIN SET
  - CONCRETE 'X' MARKER FOUND
  - R/W RIGHT-OF-WAY
  - NOW OR FORMERLY
  - P.O.B. TRUE POINT OF BEGINNING
  - D.D.L. DROP INLET
  - C.B. CATCH BASIN
  - F.V. FIRE VALVE
  - F.H. FIRE HYDRANT
  - C.O. CLEAN-OUT
  - C.M.P. CORRUGATED METAL PIPE
  - P.C. POLYETHYLENE CHLORIDE
  - P.P. POWER POLE
  - L.P. LIGHT POLE
  - M.M. GAS METER
  - S.S. SANITARY SEWER MANHOLE
  - BOLLARD
  - T.B. TELEPHONE BOX
  - S.S. SANITARY SEWER
  - W.L. WATER LINE
  - G. GAS LINE
  - U.S. 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. 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. 24-16-40 W.	40.78'
L-13	N. 44-35-42 W.	56.99'

GRAPHIC SCALE



NO.	DATE	DESCRIPTION	BY
0	07/05/07	UPDATE-OLD SURVEY-5903	

**APPLICANT:** Word of Faith Family Worship Center, Inc.  
**PHONE#:** (770) 874-8400 **EMAIL:** chardy@woffamily.org  
**REPRESENTATIVE:** J. Kevin Moore  
**PHONE#:** (770) 429-1499 **EMAIL:** jkm@mijs.com  
**TITLEHOLDER:** Word of Faith Family Worship Center, Inc.

**PETITION NO:** LUP-26  
**HEARING DATE (PC):** 09-01-15  
**HEARING DATE (BOC):** 09-15-15  
**PRESENT ZONING:** HI

**PROPERTY LOCATION:** Northwest intersection of The Bluffs  
and Riverside Parkway  
(7680 The Bluffs).

**PROPOSED ZONING:** Land Use Permit  
(Renewal)  
**PROPOSED USE:** Daycare Facility

**ACCESS TO PROPERTY:** The Bluffs

**SIZE OF TRACT:** 7.515 acres  
**DISTRICT:** 18

**PHYSICAL CHARACTERISTICS TO SITE:** Office warehouse  
building

**LAND LOT(S):** 697, 698  
**PARCEL(S):** 2  
**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

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

*Adjacent Future Land Use*  
North: Public Institutional (PI)  
East: Priority Industrial Area (PIA)  
South: Priority Industrial Area (PIA)  
West: Priority Industrial Area (PIA)

**OPPOSITION:** NO. OPPOSED \_\_\_\_\_ **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

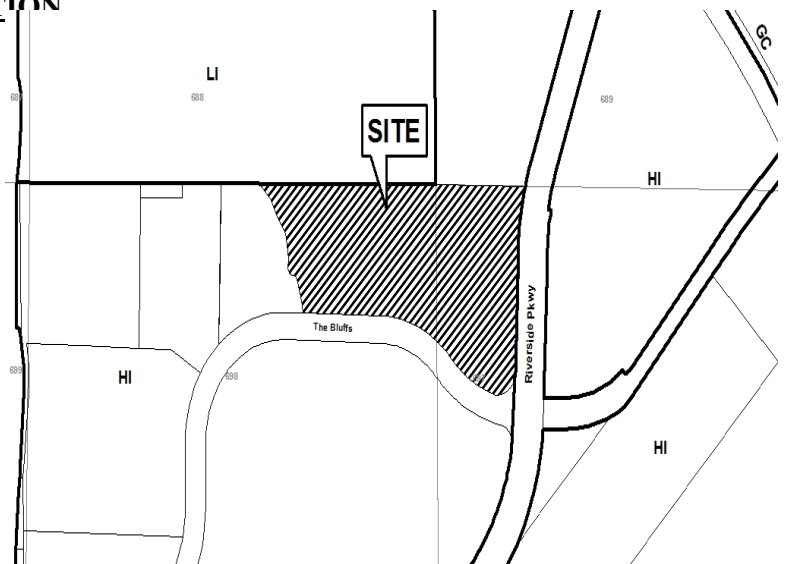
**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

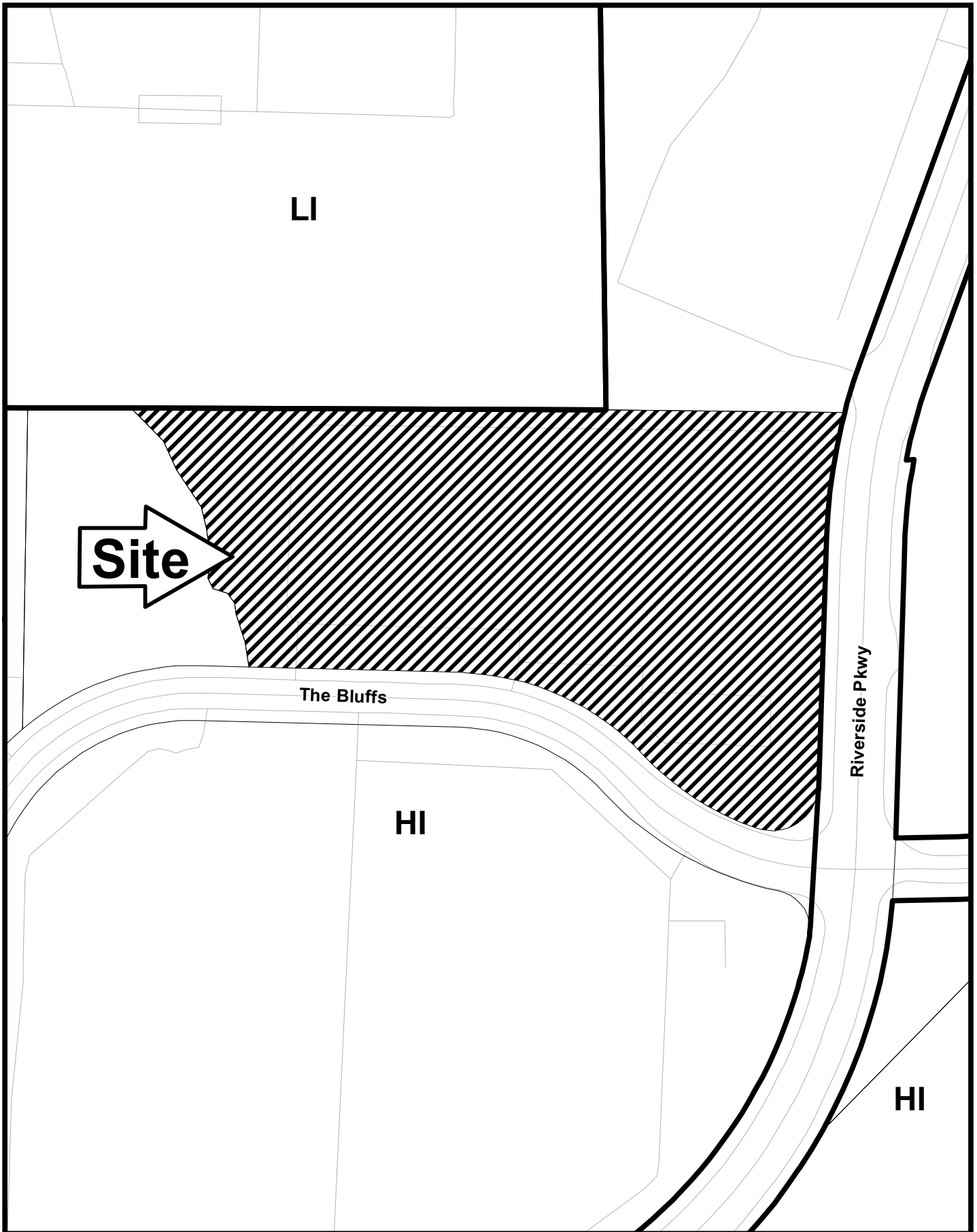
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**



# LUP-26



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

0 100 200 Feet



City Boundary  
Zoning Boundary

**APPLICANT:** Word of Faith Family Worship Center, Inc.

**PETITION NO.:** LUP-26

**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 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 increase the number of employees to 24 persons and take in approximately 150 children. They will increase the student count from 45 to 150 students. 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 comment.

**Cemetery Preservation:**

No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No comment.

\*\*\*\*\*

**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: Word of Faith Family Worship Center, Inc.**

**PETITION NO.: LUP-26**

**PRESENT ZONING: HI**

**PETITION FOR: LUP**

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
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No comments (Renewal).

## STAFF RECOMMENDATIONS

### LUP-26      WORD OF FAITH FAMILY WORSHIP CENTER, INC.

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*  
**The property has been used for a daycare for the past few years with no known safety issues.**
- (2) *Parking and traffic considerations.*  
**Parking should be adequate as the property is a developed commercial site.**
- (3) *Number of nonrelated employees.*  
**N/A**
- (4) *Number of commercial and business deliveries.*  
**5 per week**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**N/A**
- (6) *Compatibility of the business use to the neighborhood.*  
**Although the property is located in a heavy industrial area, the uses in the area are warehouses and a church.**
- (7) *Hours of operation.*  
**6:30 am – 6:30 pm Monday through Friday.**
- (8) *Existing business uses in the vicinity.*  
**There are existing warehouses and a large church contiguous to the property.**
- (9) *Effect on property values of surrounding property.*  
**The area has been developed and used this way for a number of years with no known effects on surrounding properties.**
- (10) *Circumstances surrounding neighborhood complaints.*  
**There have been no known complaints.**
- (11) *Intensity of the proposed business use.*  
**The use intensity would increase in the morning and afternoon.**

## STAFF RECOMMENDATIONS

### LUP-26      WORD OF FAITH FAMILY WORSHIP CENTER, INC. (Continued)

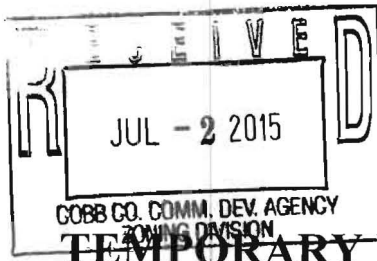
*(12) Location of the use within the neighborhood.*

N/A

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.**



Application #: LUP-26 (2015)

PC Hearing Date: 09/01/2015

BOC Hearing Date: 09/15/2015

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

1. Type of business, or request? Daycare
2. Number of employees? 24
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? 150 ; 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.)  
Five (5) per week.
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): Not Applicable.
12. Length of time requested (24 months maximum): 24 months.
13. Is this application a result of a Code Enforcement action? No X; 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):  
None at this time.

WORD OF FAITH FAMILY WORSHIP CENTER, INC.

Applicant signature: BY: Rev. Cal Hardy Date: June 30, 2015

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