

LUP-7  
(2016)

LEGEND

- x-x- FENCE
- 2"G- GAS LINE
- 4"- WATER LINE
- UG- UNDER GROUND POWER LINE
- GHE- AERIAL POWER LINE
- UGT- UNDER GROUND SOUTHERN BELL
- OHT- AERIAL SOUTHERN BELL
- POWER POLE
- LIGHT POLE
- GUY WIRE
- WATER VALVE
- WATER METER
- GAS VALVE
- FIRE HYDRANT
- CURB INLET
- HEADWALL
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- GEORGIA POWER MANHOLE
- CORRUGATED METAL PIPE
- REINFORCED CONCRETE PIPE
- DUCTILE IRON PIPE
- POLYVINYL CHLORIDE
- IRON PIN FOUND/SET
- COMPUTED POINT
- CRIMP TOP PIPE
- OPEN TOP PIPE
- REINFORCING BAR
- IRON PIN SET - 1/2" RB
- IRON PIN FOUND
- x921.3 EXISTING SPOT ELEVATION
- x(921.3) PROPOSED SPOT ELEVATION
- TEMPORARY BENCHMARK

FEB 12 2016

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



BM 200097 - 1  
ELEV. 985.95 MSL  
COBB DOT



GRAPHIC SCALE



( IN FEET )  
1 inch = 40ft.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

*Wilton D. Gregory*  
GA. R.L.S. NO. 2136



SURVEYORS NOTES:

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA 1200 ROBOTIC SMART STATION.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,654 FEET AND AN ANGULAR ERROR OF 1 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1" IN 1,549,623
4. A PORTION OF THE PROPERTY DEPICTED HEREON DOES LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 13067C0037 G, DATED 12/16/2008
5. UNDERGROUND UTILITIES AS SHOWN BY THIS SURVEY ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

As-BUILT SURVEY FOR:  
The Most Reverend Wilton D. Gregory  
3487 CAMPUS LOOP ROAD

\\Gsofs\dwg\2010\Cobb\1006230\dwg\1006230.dwg 6/8/2010 4:02:24 PM EDT

LAND LOT: 97 SECTION: 2 DISTRICT: 20  
COBB COUNTY, GEORGIA

LOT: 1 BLOCK: A

SUBDIVISION: UNIT: PHASE:

REFERENCE: PG: 148 PG: 18

DATE: JUNE 8, 2010 SCALE: 1"=40'



**GRANT SHEPHERD & ASSOCIATES SURVEYING • PLANNING**

3751 VENTURE DR., SUITE 205  
GWINNETT PLACE BUSINESS PARK  
DULUTH, GA 30136  
OFFICE (770) 418-9823  
FAX (770) 418-0822

**APPLICANT:** Most Reverend Wilton D. Gregory, S.L.D., as Archbishop of the Roman Catholic Archdiocese of Atlanta and/or his Successors in Office

**PHONE#:** 404-920-7860    **EMAIL:** cmoultriecarchatl.com

**REPRESENTATIVE:** Carrington Moultrie

**PHONE#:** 404-920-7860    **EMAIL:** emoultriecarchatl.com

**TITLEHOLDER:** Most Reverend John F. Donoghue, D.D., as Archbishop of the Roman Catholic Archdiocese of Atlanta, and/or his Successors in Office

**PROPERTY LOCATION:** West side of Campus Loop Road, across from Paulding Avenue  
(3487 Campus Loop Road)

**ACCESS TO PROPERTY:** Campus Loop Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:**        R-20/Office for Kennesaw State University

**SOUTH:**       R-20/First United Lutheran Church of Cobb

**EAST:**         R-20/Kennesaw State University

**WEST:**        R-20/Wetherbyrne Woods Subdivision

**PETITION NO:**        LUP-7

**HEARING DATE (PC):** 05-03-16

**HEARING DATE (BOC):** 05-17-16

**PRESENT ZONING:**     R-20

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPOSED USE:** Catholic Campus Ministry

**SIZE OF TRACT:**       .53 acre

**DISTRICT:**            20

**LAND LOT(S):**        97

**PARCEL(S):**           38

**TAXES: PAID** X    **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

*Adjacent Future Land Use:*

North: Low Density Residential (LDR)

East: Public Institutional (PI)

South: Public Institutional (PI)

West: Low Density Residential (LDR)

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

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

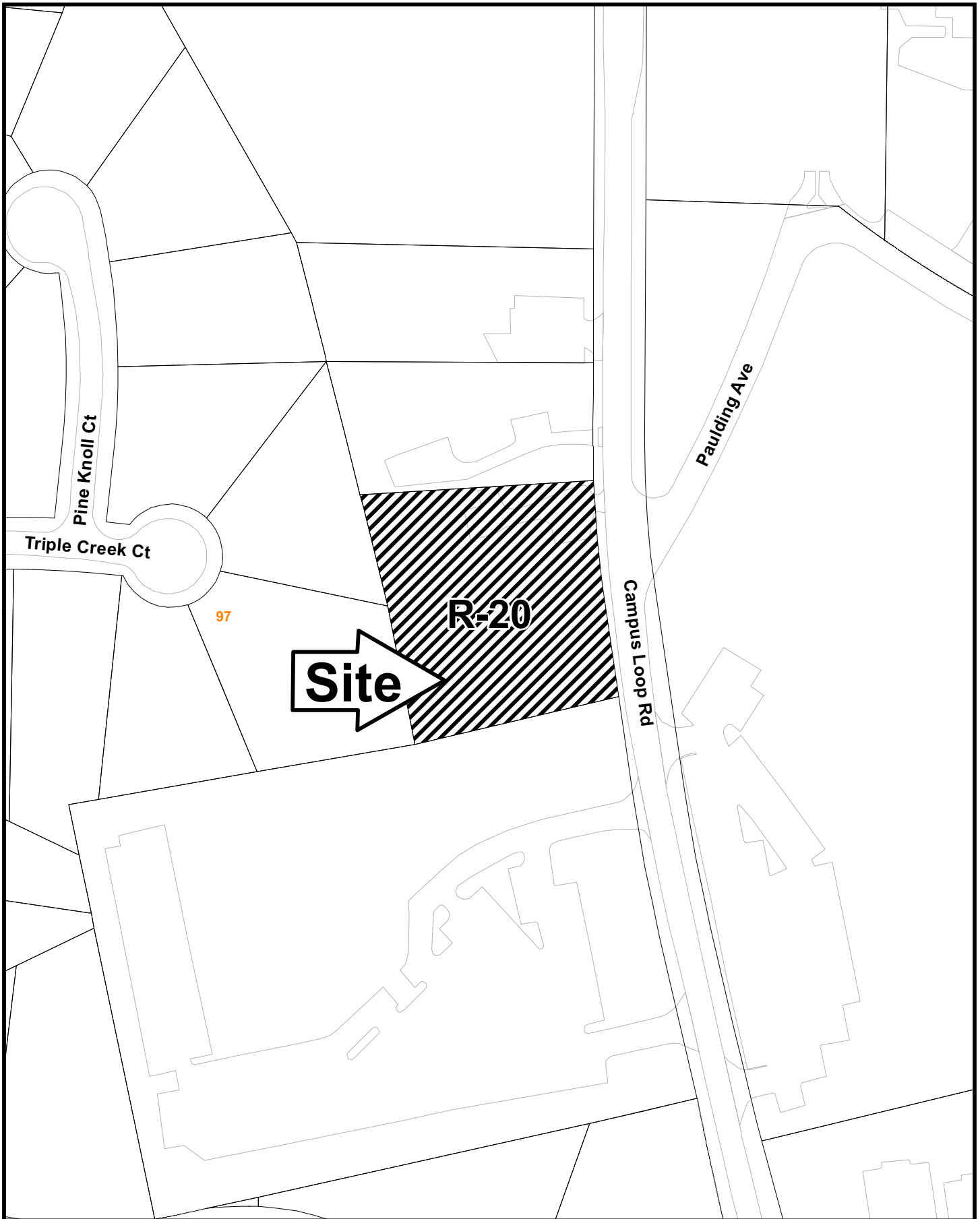
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

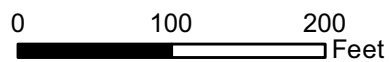
**STIPULATIONS:**





# LUP-7



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Most Reverend Wilton D. Gregory, S.L.D.

**PETITION NO.:** LUP- 7

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** **Staff Member Responsible:** Kim Wakefield

The applicant is requesting a renewal of a Temporary Land Use Permit for 24 months to continue the use of this house for the Catholic Campus Ministry at Kennesaw State University. The facility would be open four days per week from 8:30 until 4:00 p.m. with two employees. Visitors to the property will continue to park in the driveway or on the campus at KSU. There will be no outside storage, deliveries or freestanding signs on the property.

**Historic Preservation:**

**Cemetery Preservation:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

\*\*\*\*\*

**WATER & SEWER COMMENTS:** Property is served by public water and sewer.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on the right-of-way.

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

\*\*\*\*\*

**FIRE COMMENTS:**

**NO 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: Most Reverend Wilton D Gregory**

**PETITION NO.: LUP-7**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
---------------------------------------

No comments (Renewal).

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

## STAFF RECOMMENDATIONS

### LUP- 7      MOST REVEREND WILTON D. GREGORY, S.L.D.

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.*  
**This request should not affect the safety, health or welfare of the surrounding properties.**
- (2) *Parking and traffic considerations.*  
**All parking will be in the existing driveway or on KSU campus.**
- (3) *Number of nonrelated employees.*  
**There are 2 employees being requested.**
- (4) *Number of commercial and business deliveries.*  
**There are no commercial deliveries related to this request.**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**This use is located in an area that is transitioning to offices connected with the KSU campus; additionally, this use has been here for many years without any complaints.**
- (6) *Compatibility of the business use to the neighborhood.*  
**There are similar uses along this stretch of Campus Loop Road affiliated with KSU.**
- (7) *Hours of operation.*  
**The hours of operation will be 4 days per week from 8:30 a.m. until 4:00 p.m.**
- (8) *Existing business uses in the vicinity.*  
**There are several similar businesses in the area.**
- (9) *Effect on property values of surrounding property.*  
**This request should not effect the property values in the area.**
- (10) *Circumstances surrounding neighborhood complaints.*  
**This request is not the result of a complaint filed with Code Enforcement.**
- (11) *Intensity of the proposed business use.*  
**This request is a renewal of an existing use.**
- (12) *Location of the use within the neighborhood.*  
**Although this house is located on the outer edge of a platted subdivision, the house along this part of Campus Loop Road have transitioned to offices associated with KSU.**

**LUP- 7      MOST REVEREND WILTON D. GREGORY, S.L.D. (Continued)**

Based on the above analysis, Staff recommends **APPROVAL** for 24 months subject to:

1. Site plan received by the Zoning Division on February 12, 2016;
2. All parking to be within the driveway or at KSU;
3. Signage to match other house-to-office conversions on this side of Campus Loop Road, if needed;
4. Fire Department comments and recommendations;
5. Cobb DOT 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.**





Application #: LUP-7  
PC Hearing Date: 5-3-16  
BOC Hearing Date: 5-17-16

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

1. Type of business, or request? CATHOLIC CAMPUS MINISTRY
2. Number of employees? 2
3. Days of operation? \*
4. Hours of operation? 8:30 AM to 4:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 10 ; Per week? 40/50
6. Where do clients, customers and/or employees park?  
Driveway:  ; Street: \_\_\_\_\_ ; Other (Explain): KEN PARKING  
DECK
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.): 10 AUTOMOBILES
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 MONTHS
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: Wilton D. Gregory Date: \_\_\_\_\_

Applicant name (printed): Most Reverend Wilton D. Gregory, S.L.D., as Archbishop of the Roman Catholic Archdiocese of Atlanta and/or His Successors in Office