

LUP-19 (2016)



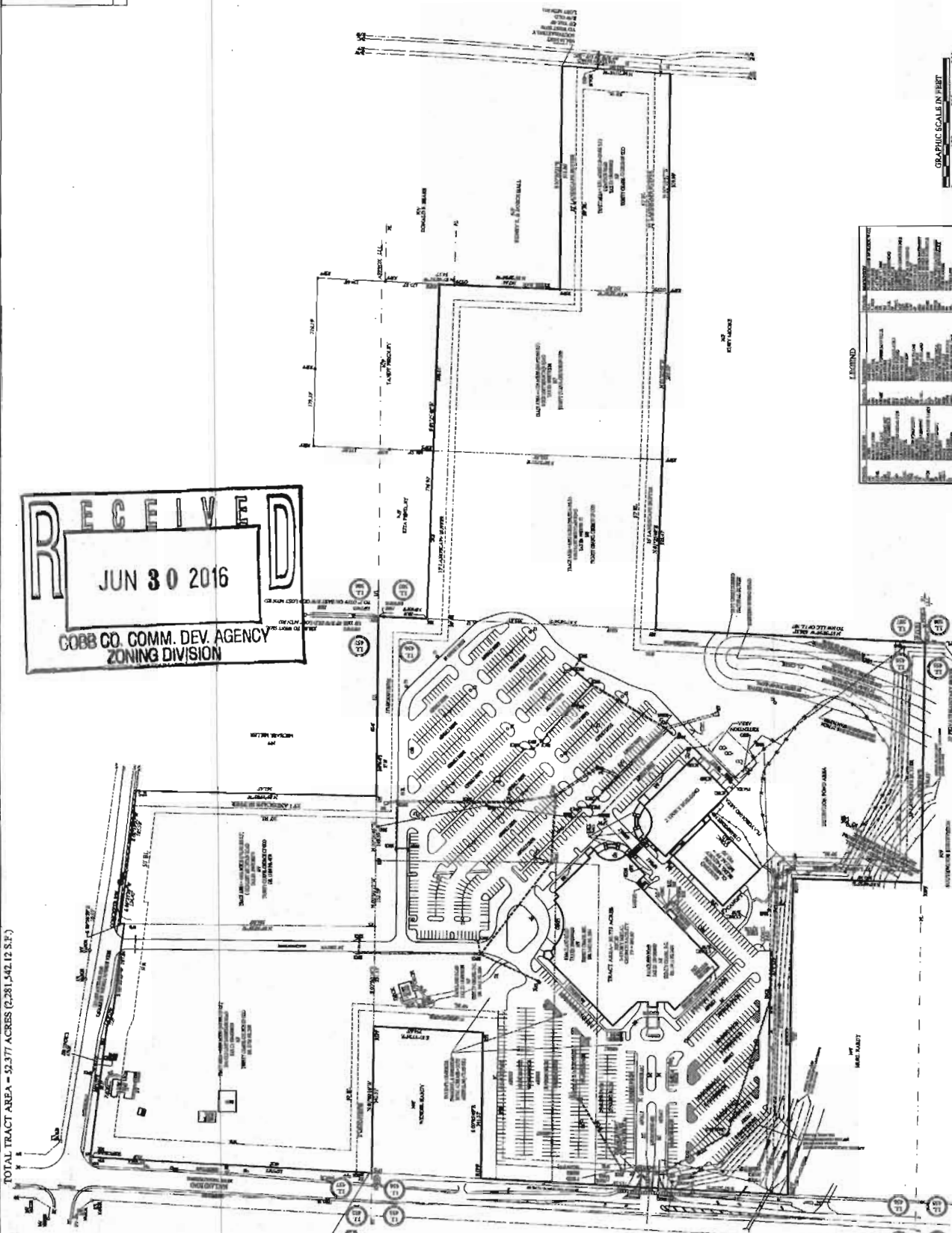
RECEIVED
JUN 30 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

TOTAL TRACT AREA = 52.377 ACRES (2,281,542.12 S.F.)

GRAPHIC SCALE IN FEET
0 100 200 300

GENERAL NOTES:
 1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DISTANCES SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
 3. THE TRACT AREA IS 52.377 ACRES (2,281,542.12 S.F.).
 4. THE LUP-19 IS SUBJECT TO THE ZONING REGULATIONS OF THE CITY OF ATLANTA.
 5. THE TRACT IS ZONED COMMERCIAL (C-1).
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NO. DATE 1
 CHECKED DATE DATE
 PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
 2800 BUCKLEUP BLVD. SUITE 1000 ATLANTA, GA 30341
 (404) 526-8000 FAX (404) 526-8001
 PAUL LEE, P.E., LICENSE NO. 15075
 TRINITY CHAPEL CHURCH OF GOD
 LAND LOT (S) 456, 457, & 458 DISTRICT, 2ND SECTION COBB COUNTY, GEORGIA
 FORM 3358



APPLICANT: Trinity Chapel, Inc.
PHONE#: (770) 222-7023 **EMAIL:** RNEWTON@trinitychapel.org
REPRESENTATIVE: Randy Newton
PHONE#: (404) 661-839 **EMAIL:** RNEWTON@trinitychapel.com
TITLEHOLDER: Trinity Chapel, Inc.

PETITION NO: LUP-19
HEARING DATE (PC): 09-08-16
HEARING DATE (BOC): 09-20-16
PRESENT ZONING: R-20, R-30

PROPERTY LOCATION: South side of Macland Road, west side of Old Lost Mountain Road, and the north side of Gaydon Road (4665 Macland Road)

PROPOSED ZONING: Land Use Permit

ACCESS TO PROPERTY: Macland Road, Old Lost Mountain Road

PROPOSED USE: Pre-school

PHYSICAL CHARACTERISTICS TO SITE: Existing church

SIZE OF TRACT: 52.377 acres

DISTRICT: 19

LAND LOT(S): 456,457,507

PARCEL(S): 2,5,6,5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: RSL/Bel Aire Subdivision
SOUTH: R-30/Single Family Residences, Church property
EAST: R-20/Single Family Residences, Church property
WEST: R-20/Southwinds Plantation Subdivision

Adjacent Future Land Use:

North: Low Density Residential (LDR)
 East: Low Density Residential (LDR)
 South: Low Density Residential (LDR) (The lower southwesterly corner touches Public Institution (PI))
 West: Low Density Residential (LDR)

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

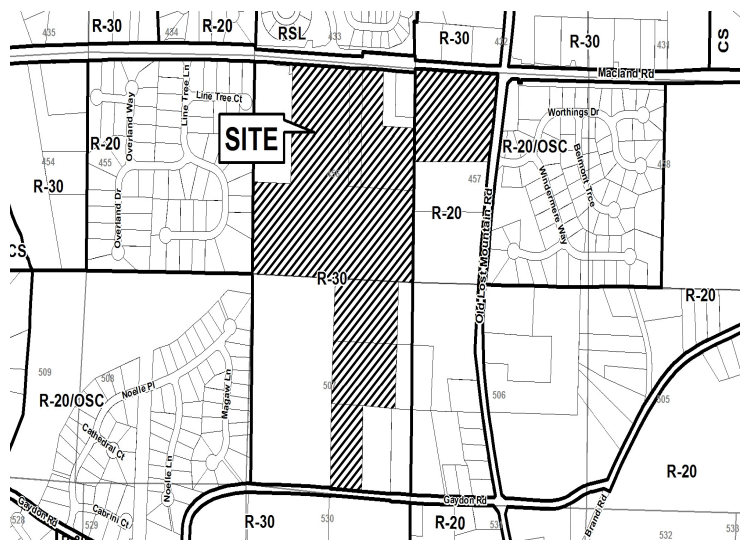
PLANNING COMMISSION RECOMMENDATION

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

BOARD OF COMMISSIONERS DECISION

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

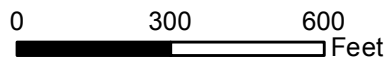
STIPULATIONS:



LUP-19-2016 GIS



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



- City Boundary
- Zoning Boundary

APPLICANT: Trinity Chapel Inc.

PETITION NO.: LUP-19

PRESENT ZONING: R-30

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Kim Wakefield

The applicant is requesting a Temporary Land Use Permit (LUP) for 24 months for the purpose of operating a daycare from the church. They currently operate a half day preschool and would like to extend enrollment to the community. The applicant has indicated there will be 12 employees. The facility will operate five days a week from 8 a.m. until 5 p.m. Clients and visitors will park in the church parking lot. There will be one commercial delivery a week related to this request. There is no outside storage or additional signage requested.

Historic Preservation: No comment.

Cemetery Preservation: No comment

WATER & SEWER COMMENTS:

Water and sewer available. Preschool may be subject to sewer fees if calculated maximum daily wastewater discharge exceeds that of the sanctuary.

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: Trinity Chapel, Inc.

PETITION NO.: LUP-19

PRESENT ZONING: R-20, R-30

PETITION FOR: LUP

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|---------------------------------------|
| STORMWATER MANAGEMENT COMMENTS |
|---------------------------------------|

No comment.

STAFF RECOMMENDATIONS

LUP-19 TRINITY CHAPEL 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.

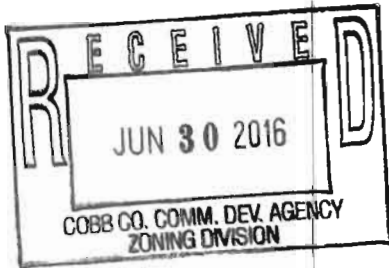
- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
This request should not affect the safety, health or welfare of the surrounding properties.
- (2) *Parking and traffic considerations.*
All clients and visitors will park in the existing church parking lot.
- (3) *Number of nonrelated employees.*
The applicant states there will 12 employees with this request.
- (4) *Number of commercial and business deliveries.*
There will be one commercial delivery related to this request.
- (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.*
The church is an allowed use in residential areas. The daycare would serve the surrounding residential properties.
- (7) *Hours of operation.*
The hours of operation will be 8 a.m. until 5 p.m., five days a week.
- (8) *Existing business uses in the vicinity.*
There are no known businesses surrounding the property.
- (9) *Effect on property values of surrounding property.*
This request should not have an effect on the property values.
- (10) *Circumstances surrounding neighborhood complaints.*
This request is not the result of a complaint of the code Enforcement Division.
- (11) *Intensity of the proposed business use.*
The application is an expansion of an existing use.
- (12) *Location of the use within the neighborhood.*
Although the church is zoned residential and is surrounded by residential uses, it is located on an arterial road.

LUP-19 TRINITY CHAPEL INC. (Continued)

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

1. Fire Department comments and recommendations;
2. Department of Transportation comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division 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.



Revised October 1, 2009

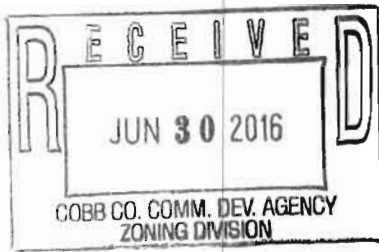
Application #: LUP-19
PC Hearing Date: 9-8-16 (Thurs.)
BOC Hearing Date: 9-20-16

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

1. Type of business, or request? Pre-school
2. Number of employees? 12
3. Days of operation? 5
4. Hours of operation? 8AM - 5pm
5. Number of clients, customers, or sales persons coming to the house per day? 53 ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): CHURCH PARKING LOT
7. Signs? No: _____ ; Yes: . (If yes, then how many, size, and location): 4x8 Digital Sign at ROAD FRONT (VARIANCE PASSED 2015)
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 65
9. Deliveries? No _____ ; Yes (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
1 week
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):
ATTACHED

Applicant signature: Randy Newton Date: 6-30-2016

Applicant name (printed): RANDY NEWTON



June 30, 2016

To: Cobb Community Development Agency

This letter is to give description of the purpose of submitting an application for a Temporary Land Use Permit for Trinity Chapel at 4665 Macland Rd, Powder Springs Ga 30127.

We currently have a half day Preschool on our property and would like to be able to extend enrollment to the community to exceed the current cap of 25% non-member enrollment. The current operating hours, enrollment etc. is included in the Temp Land Use Permit Worksheet.

We believe that this preschool only adds value to our community and will have no negative physical impact on any of the neighboring boundaries.

Thank you for your consideration of approving this application. Please do not hesitate to call or email if you have any questions. 404.661.8393 or rnewton@trinitychapel.org

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Newton".

Randy Newton

Business Administrative Pastor

Trinity Chapel