

APPLICANT: East Cobb Church of Christ, Inc.

PETITION NO: LUP-20

PHONE#: (770) 587-5999 **EMAIL:** rhondahawkins17@gmail.com

HEARING DATE (PC): 09-08-16

REPRESENTATIVE: Rhonda Hawkins

HEARING DATE (BOC): 09-20-16

PHONE#: (678) 478-7534 **EMAIL:** rhondahawkins17@gmail.com

PRESENT ZONING: R-15

TITLEHOLDER: The East Cobb Church of Christ, Inc.

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPERTY LOCATION: South side of Roswell Road, and on the
east side of Reverie Ridge

PROPOSED USE: Church Preschool

(5240 Roswell Road)

ACCESS TO PROPERTY: Roswell Road

SIZE OF TRACT: 14.4 acres

DISTRICT: 1

PHYSICAL CHARACTERISTICS TO SITE: Church

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** _____

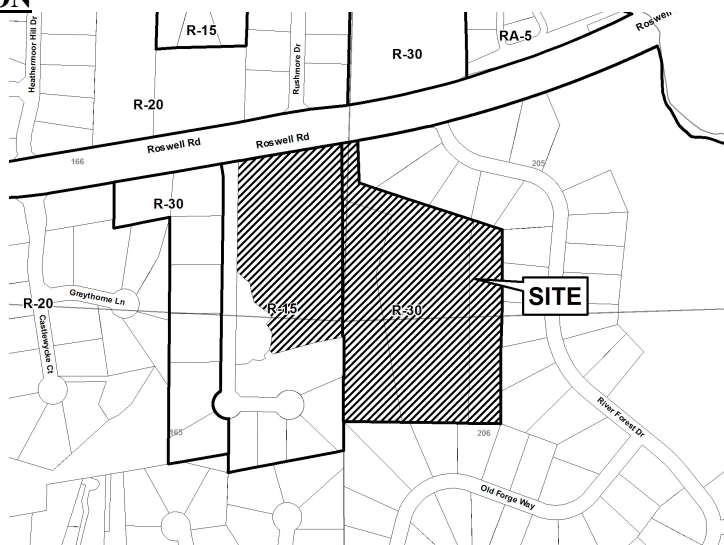
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

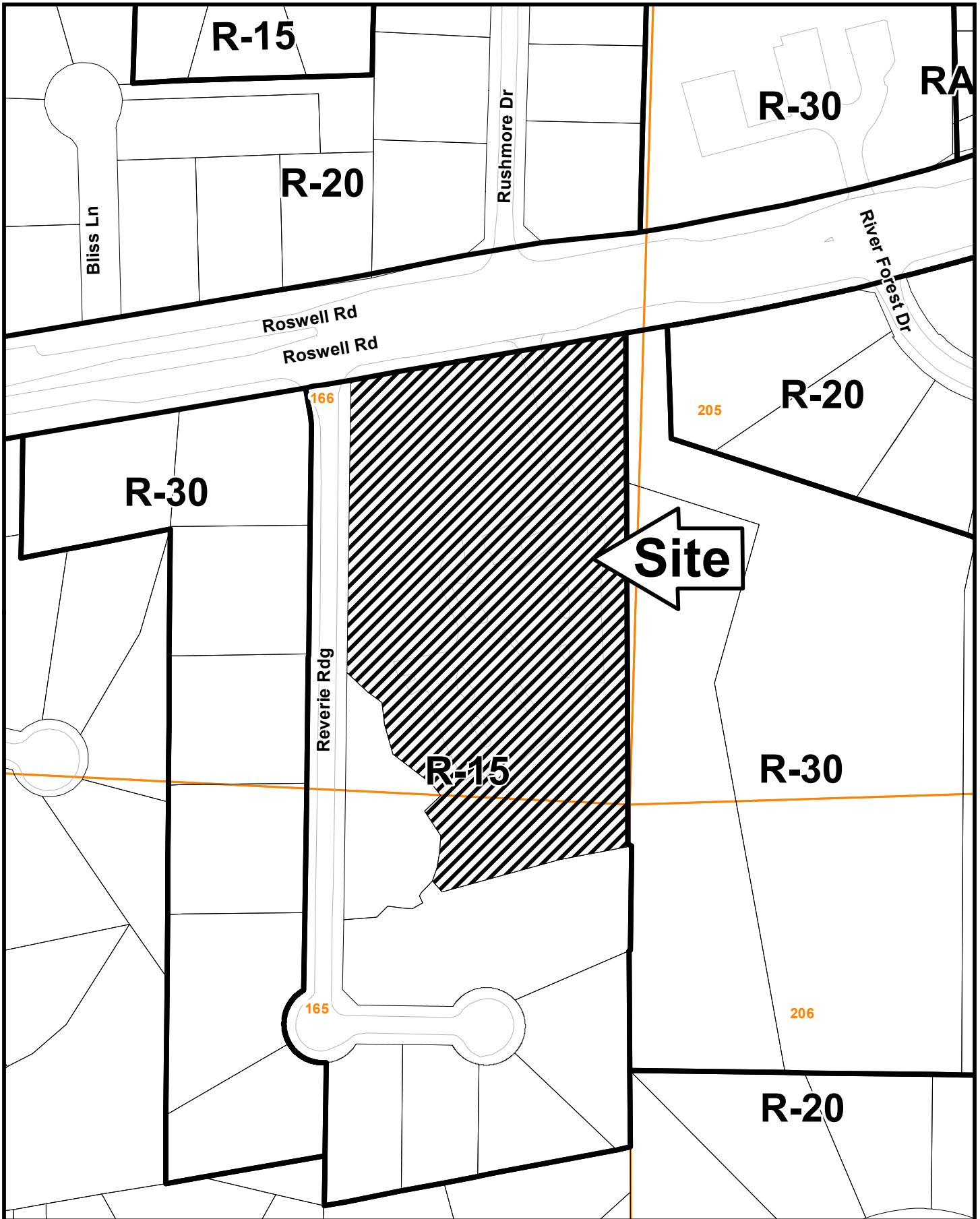
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



LUP-20-2016 GIS



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: East Cobb Church of Christ

PETITION NO.: LUP-20

PRESENT ZONING: R-15

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Kim Wakefield

The applicant is requesting a renewal of a Temporary Land Use Permit (LUP) for 24 months for the purpose of a church preschool on the church property. The applicant will have five (5) employees, and operates Monday through Thursday between the hours of 9:00 am and 12:00 pm. The applicant indicates there will be no more than 30 children to attend the preschool. The preschool serves children between the ages of 18 months and 5 years old. The applicant is not requesting any signage, commercial deliveries or outdoor storage.

Historic Preservation: No comment

Cemetery Preservation: No comment

WATER & SEWER COMMENTS:

No comments. Property served by water and sewer.

TRAFFIC COMMENTS:

This request will not have an adverse impact on the transportation network.

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.

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STORMWATER MANAGEMENT COMMENTS

No comment (Renewal).

STAFF RECOMMENDATIONS

LUP-20 EAST COBB CHURCH OF CHRIST, 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.

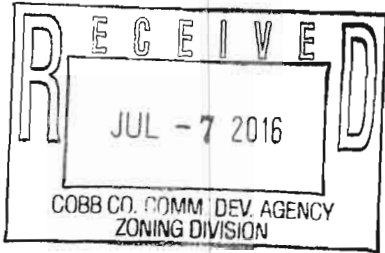
- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
This request should not affect the safety, health or welfare of the surrounding properties.
- (2) *Parking and traffic considerations.*
All clients and visitors will park in the existing church parking lot.
- (3) *Number of nonrelated employees.*
The applicant indicates there are five (5) employees.
- (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 serves the surrounding residential properties.
- (7) *Hours of operation.*
The hours of operation are Monday through Thursday from 9 a.m. until 12 p.m.
- (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 proposed use will have little effect on the traffic in the area.
- (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-20 EAST COBB CHURCH OF CHRIST, INC. (Continued)

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

1. Letters from Dr. Rhonda Hawkins dated July 1, 2016;
2. Houses behind the church shall not be used for daycare;
3. Continue to use traffic plan previously approved on file with zoning;
4. Cobb Department of Transportation comments and recommendations;
5. 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.



Application #: LVP-20

PC Hearing Date: 9-8-16

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? Church Preschool
2. Number of employees? 5
3. Days of operation? Monday through Thursday
4. Hours of operation? 9:00-12:00
5. Number of clients, customers, or sales persons coming to the house per day? 20 ; Per week? 30
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): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 4 teacher cars
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: 7-1-16

Applicant name (printed): Rhonda Hawkins

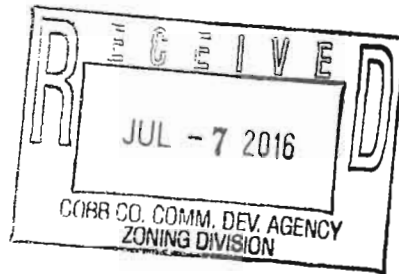
 EAST COBB
CHURCH OF *Christ*
EASTCOBBCOC.ORG

LUP-20 (2016)
Applicant's
Letters

5240 Roswell Road NE • Marietta, GA 30062
770.587.5999 • 770.587.3950 facsimile
www.eastcobbcoc.org

July 1, 2016

To Whom It May Concern:



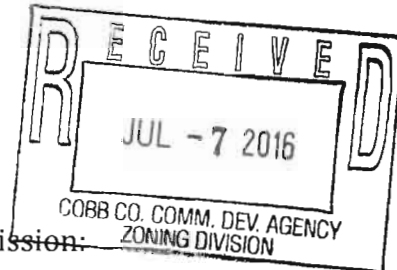
Please accept this letter as the scope of operations letter in relation to the East Cobb church of Christ Preschool known as The Firm Foundation Preschool.

There will be no structural changes to the East Cobb church building. The Firm Foundation Preschool will use the existing classrooms as they are built.

As far as the Scope of Operations, there will be no overnight daycare. The preschool will operate between the hours of 9:00 and 12:00 from Monday through Thursday. The preschool will be operating under an exemption status of "non-licensed" preschool since it will not operate more than four hours a day as outlined by Bright From the Start licensing agency. The goal is to have 30 children enrolled in the preschool.

Thank you.

Dr. Rhonda Hawkins
Director
The Firm Foundation Preschool



July 1, 2016

To the Cobb County Zoning Commission:

I am writing this letter concerning our upcoming meeting with the Zoning Board.

1. General Plan for Preschool – The preschool will operate during the hours of 9:00-12:00 Monday through Thursday. The ages of children will be 18 months through 5 year olds. The target number of children is 30. However, presently there are only 18 enrolled.
2. Traffic Plan - The parents will form a carpool line. See attached drawing.
3. All the preschool classes and activities will be conducted in the church building. They will not be held in any other houses on the property.

Please let me know if you have any other questions.

Thank you.

Dr. Rhonda Hawkins
Director
Firm Foundation Preschool