



Location Map
N.T.S.



OVERALL SITE PLAN
BURNT HICKORY CHURCH
OF CHRIST
2330 BURNT HICKORY RD.
MARIETTA, GA 30064
LAND LOT 291, 2ND DISTRICT, 2ND SECTION

SHEET NO. C-1

Civil Engineer
brewer engineering



Owner / Developer
BURNT HICKORY CHURCH
OF CHRIST
2330 Burnt Hickory Rd.
Marietta, GA 30064
Phone: 770-534-2814

REVISIONS table with columns for No., Description, and Date.

Construction Narrative

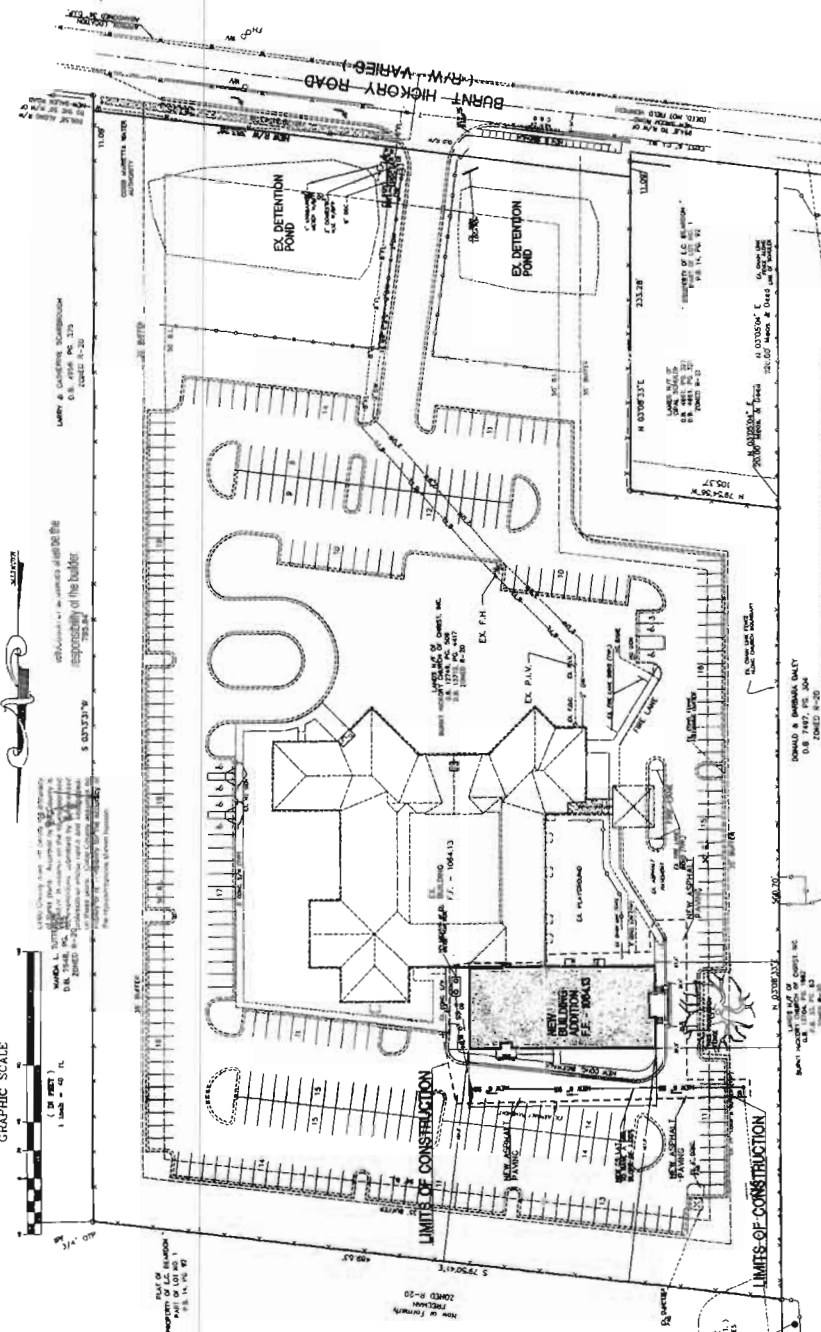
THE PROPOSED CONSTRUCTION SHALL BE FOR THE CONSTRUCTION OF A NEW
ADDITION OF APPROXIMATELY 7,000 SF.

Site Notes:

- 1. THE SITE CONTAINS 23 ACRES AND IS ZONED R-20.
2. THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF:
A. BUILDING ADDITION WITH REMOVAL OF SOME PARKING.
3. THE BOUNDARY AND TOPOGRAPHY INFORMATION SHOWN BASED ON SURVEY...
4. THE SOURCE OF TOPOGRAPHIC ELEVATION INFORMATION FOR THE SITE...
5. THE SITE IS LOCATED WITHIN THE FLOOD HAZARD...
6. THE UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTORS...
7. CONTRACTOR SHALL CONTACT THE UTILITIES TO BE DELETED BY...
8. CONTRACTOR SHALL PROVIDE THE CHECKED OFF ANY...
9. CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS...
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF...
11. EROSION CONTROL MEASURES SHALL BE INSTALLED...
12. ALL WORKING ARE TO THE FACE OF CURB LINES...
13. BUILDING FOUNDATION & FOOTING SHALL BE CONFORMED TO ARCHITECTURAL...
14. ARCHITECTURAL FINISHES SHALL PRECEDE PAINTING...
15. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES...
16. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES...
17. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES...
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES...
19. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES...
20. THE CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS...

Legend table listing items: OVERALL SITE PLAN, DEMOLITION PLAN, GRADING & DRAINAGE PLAN, UTILITY PLAN, EROSION CONTROL PLAN, EROSION CONTROL DETAILS, SEWER PROFILES, TREE PROTECTION PLAN.

24 HOUR CONTACT: DAVID SULLIVAN (404) 294-0599



Fire Notes

- 1. FIRE LINES SHALL BE MAINTAINED TO BE AT LEAST 7 FEET FROM THE FACE OF THE CURB...
2. NO BURNING WILL BE ALLOWED ON SITE.

NOTES

- 1. PRIVATE IMPROVEMENTS - ANY IMPROVEMENT ON OWNER'S SIDE OF WATER MAINS MUST BE INSTALLED BY THE...
2. THE COBB COUNTY EROSION CONTROL INSPECTION COMMISSION RESERVES THE RIGHT...
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES...

COBB COUNTY WATER SYSTEM logo and contact information for Donald S. Demaris, Director.

Approval stamps and signatures from David Sullivan and others, dated 6-30-17.

APPLICANT: Burnt Hickory Church of Christ, Inc.

PETITION NO: LUP-18

PHONE#: (678) 354-2814 **EMAIL:** becky.t@burnthickory.org

HEARING DATE (PC): 09-07-17

REPRESENTATIVE: J. Kevin Moore

HEARING DATE (BOC): 09-19-17

PHONE#: (770) 429-1499 **EMAIL:** jkm@mijs.com

PRESENT ZONING: R-20

TITLEHOLDER: Burnt Hickory Church of Christ, Inc.

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPERTY LOCATION: North side of Burnt Hickory Road,
west of New Salem Road
(2330 Burnt Hickory Road)

PROPOSED USE: Daycare Facility

ACCESS TO PROPERTY: Burnt Hickory Road

SIZE OF TRACT: 8.31 acres

DISTRICT: 20

PHYSICAL CHARACTERISTICS TO SITE: Existing church

LAND LOT(S): 291

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ New Salem Trace Subdivision
SOUTH: R-20/ Ward Watkins Subdivision
EAST: R-20/ Single-family residences
WEST: R-20/ Single-family residences

Adjacent Future Land Use:
Northeast: Low Density Residential (LDR)
Southeast: Low Density Residential (LDR)
Southwest: Low Density Residential (LDR)
Northwest: 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** _____

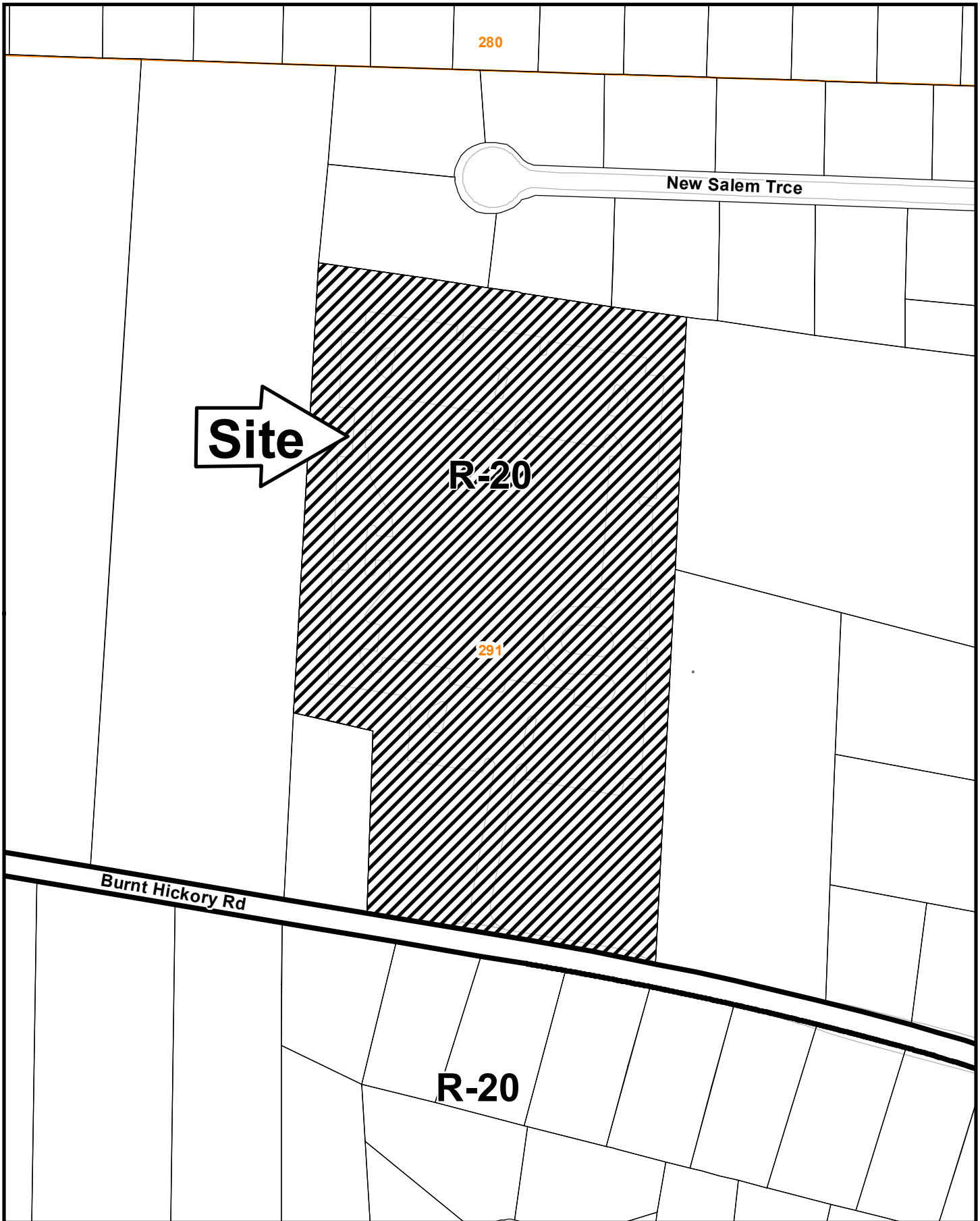
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

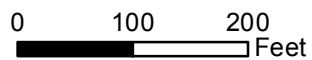
STIPULATIONS:





LUP-18 2017-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: Burnt Hickory Church of Christ, Inc.

PETITION NO.: LUP-18

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Tannessa Bates

The applicant is requesting to renew a Temporary Land Use Permit in order to operate a daycare from the existing church whose enrollment will be open to both members and non-church members of the church. The daycare will have a maximum of ten (ten) employees. The daycare will operate Monday through Thursday 9 a.m. to 1 p.m. with approximately 45-50 children. The church site is expected to easily accommodate any resulting increase in traffic within the site including providing adequate parking. While no deliveries are anticipated, the applicant has expressed a desire to install one sign (banner) along Burnt Hickory Road for use. The applicant has requested approval for 24 months. There have been no Code Enforcement complaints regarding this use.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments. Commercial water and sewer customer.

TRAFFIC COMMENTS:

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

APPLICANT: Burnt Hickory Church of Christ, Inc.

PETITION NO.: LUP-18

PRESENT ZONING: R-20

PETITION FOR: LUP

FIRE COMMENTS:

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

APPLICANT: Burnt Hickory Church of Christ, Inc.

PETITION NO.: LUP-18

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments. (Renewal)

STAFF RECOMMENDATIONS

LUP-18 BURNT HICKORY 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.*
Employees and customers will park in existing parking lot.
- (3) *Number of nonrelated employees.*
N/A
- (4) *Number of commercial and business deliveries.*
None
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
Although the church is located in an R-20 zoning district, places of Worship with daycare is a permitted use. The ordinance specifically allows a Land Use Permit to be considered if the daycare exceeds 25 percent of non-church members.
- (6) *Compatibility of the business use to the neighborhood.*
There are no known businesses surrounding the property. However, this use has been here for a long time without adversely affecting the neighbors.
- (7) *Hours of operation.*
Monday – Thursday, 9a.m. to 1 p.m.
- (8) *Existing business uses in the vicinity.*
There are no known businesses in the area.
- (9) *Effect on property values of surrounding property.*
This request should not have an effect on property values.
- (10) *Circumstances surrounding neighborhood complaints.*
This request is not the result of a Code Enforcement complaint.

LUP-18 BURNT HICKORY CHURCH OF CHRIST, INC. (Continued)

(11) Intensity of the proposed business use.

This application is a renewal of an existing use.

(12) Location of the use within the neighborhood.

This property is not located in a platted neighborhood, and is 8.31 acres.

Based on the above analysis, Staff recommends **APPROVAL** for 24 months.

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-18 (2017)

PC Hearing Date: 09/07/2017

BOC Hearing Date: 09/19/2017

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? 10 (Maximum)
3. Days of operation? Monday - Thursday
4. Hours of operation? 9:00 a.m. - 1:00 p.m.
5. Number of clients, customers, or sales persons coming to the ~~house~~ Church per day? 40-50 (approximately); Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____; Street: _____; Other (Explain): Paved parking area provided with Church Facilities.
7. Signs? No: _____; Yes: X. (If yes, then how many, size, and location): One (1) banner-type sign located on Burnt Hickory Road.
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Not Applicable.
9. Deliveries? No X; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Not Applicable.
10. Does the applicant live in the house? Yes _____; No Church Facility Not Applicable -
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 known at this time.



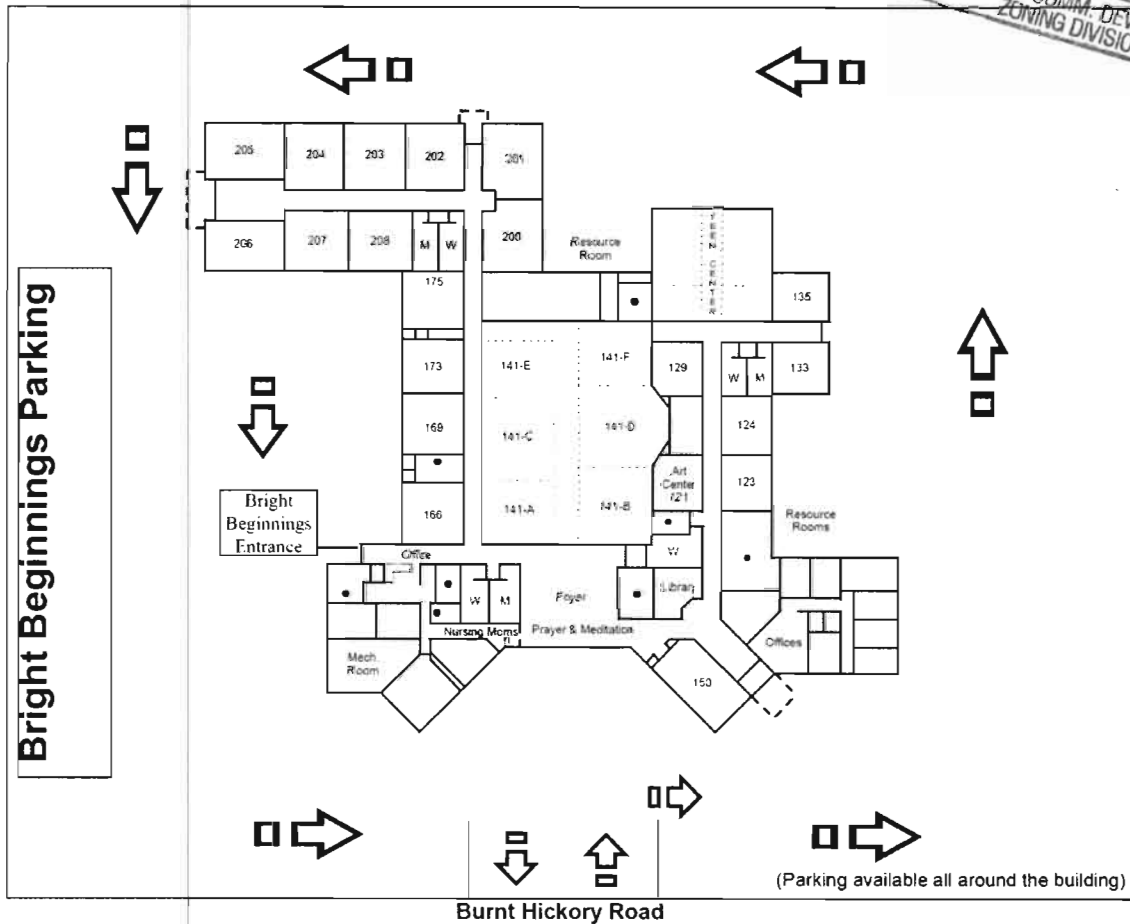
BURNT HICKORY CHURCH OF CHRIST, INC.

Applicant signature: BY: Rebecca Touchstone Date: June 23, 2017

Applicant name (printed): Rebecca Touchstone, Office Manager



LUP-18 (2017)
Parking/
Circulation Plan/
Carpool
Procedures



ARRIVAL AND DEPARTURE

In the morning, parents should park in the preschool parking lot and escort their children to the classroom. The door will be unlocked at 8:55 AM.

CARPOOL PROCEDURES

Carpool (pickup) will begin at 11:55 AM for students not staying for Lunch Bunch and 12:55 PM for the 4's and Lunch Bunchers. Mom's Morning Out (6 months - 23 months) parents may park and come into the building to retrieve their children, if they wish. You will be given a large card with your child's name on it to display at the bottom of your driver's side windshield. Please pull up to the cone or close behind the car in front of you. Your child will be brought to your car as you pull through the line.

As quickly as possible, buckle in your child and pull through the line. According to Georgia Law, children under 6 must ride in a car seat, and children under 8 must be in a booster seat. We cannot release a child unless there is a proper car seat to ride in.

We ask that you please ***do not use your phone at all and be very cautious and attentive*** when in the carpool line. We do not want a child or teacher injured due to inattention.

FOR THE SAFETY OF OUR STUDENTS AND STAFF, CELL PHONE USE/TEXTING IS PROHIBITED WHILE IN THE CARPOOL LINE.

If anyone other than the regular carpool driver will pick up your child, please send written notice. This will help us to be aware of any change in the pick-up procedure, since we become familiar with you and your vehicle as quickly as we can. In the event of an emergency, please call the preschool office and notify us of any changes in regular pick-up. Make sure the new person is prepared to show us identification when arriving, as we will ask for this.

We have designed our carpool line to provide for safer and easier traffic flow. Please ***Do NOT cut in line or go around a car.*** We do everything we can to speed the process, but we need your cooperation. Please use common courtesy. We prefer if all parents of 2's – 4's go through the carpool line instead of parking and walking in. This avoids congestion at the door during dismissal.

