



Case# LUP-7
Public Hearing Dates:
PC: 06-05-18
BOC: 06-19-18

Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

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) 920-7864

Email: cmoultrie@archatl.com

Representative Contact: Carrington Moultrie

Phone: (404) 920-7864

Email: cmoultrie@archatl.com

Titleholder: Most Reverend Wilton D. Gregory, S.L.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

Address: 3487 Campus Loop Road

Access to Property: Campus Loop Road

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: R-20 (Single-family Residential)

Current use of property: Catholic Campus Ministry

Proposed use: Land Use Permit (Renewal) for Catholic Campus Ministry

Future Land Use Designation: Low Density Residential (LDR)

Site Acreage: 0.53 ac

District: 20

Land Lot: 97

Parcel #: 20009700380

Taxes Paid: Yes

FINAL ZONING STAFF RECOMMENDATION: (Zoning staff member: Tannesha Bates)

Based on the analysis and the Code, Staff recommends **APPROVAL** of the application for 24 months subject to:

1. All parking to be within the driveway or at KSU.

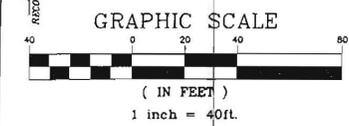
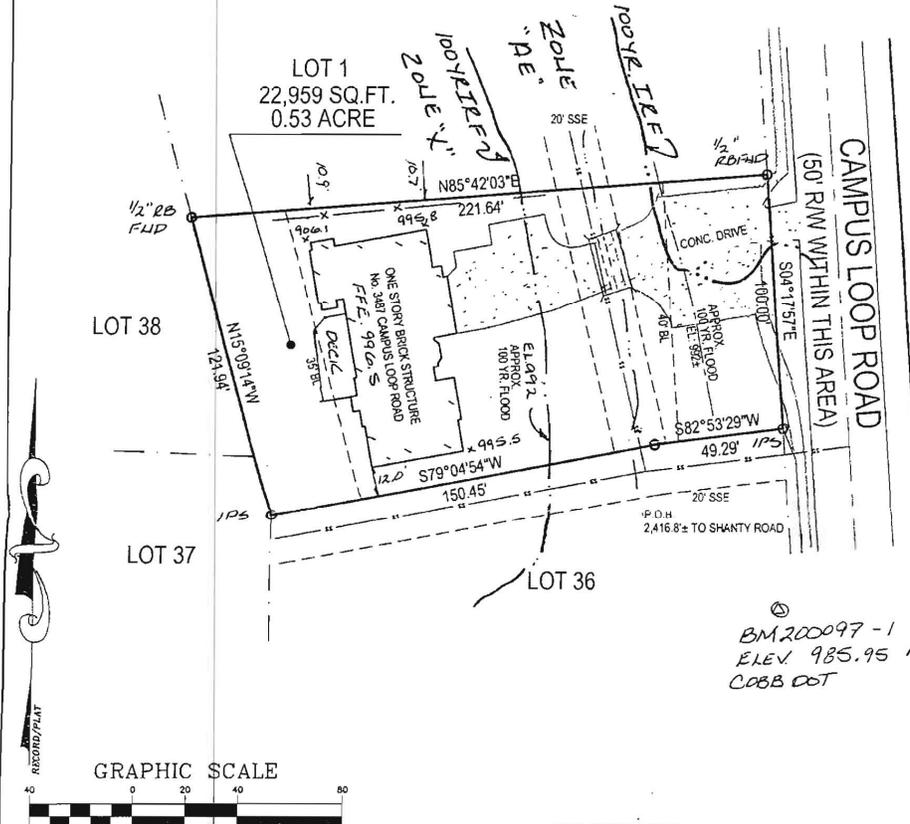
**LUP-7
(2018)**

LEGEND

- | | | |
|------------------------------------|---------------------------|------------------------------------|
| ---x--- FENCE | ---x--- CURB | ○ IRON PIN FOUND/SET |
| ---g--- GAS LINE | ---w--- WATER LINE | ○ COMPUTED POINT |
| ---u--- UNDER GROUND POWER LINE | ---a--- AERIAL POWER LINE | ○ CRIMP TOP PIPE |
| ---u--- UNDER GROUND SOUTHERN BELL | ○ AERIAL SOUTHERN BELL | ○ OPEN TOP PIPE |
| ○ POWER POLE | ○ LIGHT POLE | ○ REINFORCING BAR |
| ○ GUY WIRE | ○ WATER VALVE | ○ IRON PIN SET - 1/2" RB |
| ○ WATER METER | ○ GAS VALVE | ○ IRON PIN FOUND |
| | ○ CHM | ○ x921.3 EXISTING SPOT ELEVATION |
| | ○ RCP | ○ x(921.3) PROPOSED SPOT ELEVATION |
| | ○ DIP | ○ TEMPORARY BENCHMARK |
| | ○ PVC | |

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FEB 27 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



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.

Grant Shepherd, Jr.
GA. R.L.S. NO. 2436



- 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 23,624 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 1,549.693
 4. A PORTION OF THE PROPERTY DEPICTED HEREON DOES LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 13067C0027G DATED 12/16/2005
 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

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

LOT: 1 BLOCK: A UNIT: PHASE:
SUBDIVISION: PG: 18
REFERENCE: PB: 148 SCALE: 1"=40'
DATE: JUNE 8, 2010
JOB NO.: 10-06-230



GRANT SHEPHERD & ASSOCIATES SURVEYING • PLANNING

3751 VENTURE DR., SUITE 205
GWINNETT PLACE BUSINESS PARK
DULUTH, GA 30136
OFFICE (770) 418-9823
FAX (770) 418-9823
EMAIL: gsasurveying@gsasurveying.com

LUP-7 2018-Aerial Map



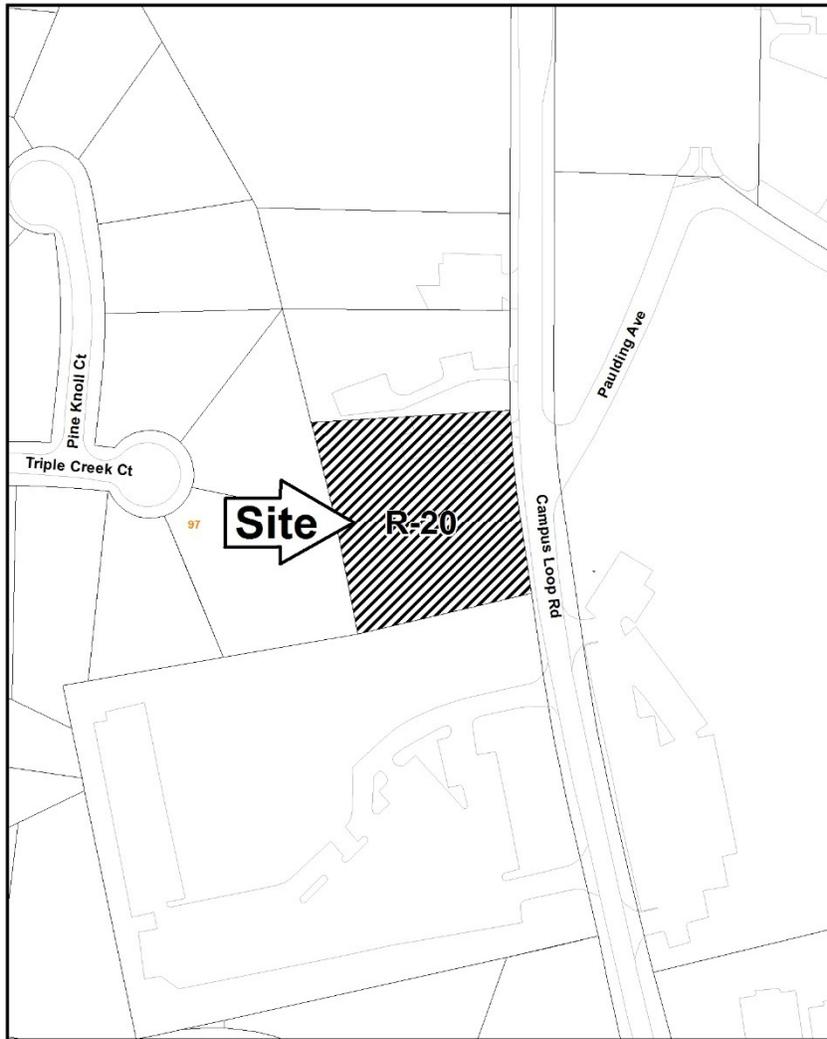
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

Land Lot
City Boundary

North
Zoning: R-20
Future Land Use: LDR (Low Density Residential)

LUP-7 2018-GIS



WEST
Zoning: R-20
Future Land Use: LDR (Low Density Residential)

EAST
Zoning: R-20
Future Land Use: PI (Public Institutional)

SOUTH
Zoning: R-20
Future Land Use: PI (Public Institutional)

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Request for a Temporary Land Use Permit

The Board of Commissioners may permit temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated periods of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulations would otherwise prohibit such operations. Customary home occupations as defined in this chapter, do not require a temporary land use permit.

Summary of the applicant's proposal

The applicant is requesting a renewal of a Temporary Land Use Permit (LUP) for 24 months to continue the current use of this house for the Catholic Campus Ministry at Kennesaw State University. The facility would open four days per week from 8:30 a.m. until 4:00 p.m. There will be two employees. There will be approximately 40 to 50 visitors a week, and parking will be in the KSU parking deck. There will be no outside storage, deliveries or signs on the property.

DEPARTMENT COMMENTS- Fire Department

No comment.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

No comment.

DEPARTMENT COMMENTS- Cemetery Preservation

No comment.

DEPARTMENT COMMENTS- School System

No comment.

DEPARTMENT COMMENTS- Stormwater Management

No comment. (Renewal)

DEPARTMENT COMMENTS- Transportation

1. Recommend no parking in the right-of-way.

DEPARTMENT COMMENTS- Planning Division

No comment.

DEPARTMENT COMMENTS- Water and Sewer

Existing water and sewer customer.

STAFF ANALYSIS

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

(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 KSU parking deck.

(3) Number of nonrelated employees.

There are 2 employees.

(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 has been here for years without any complaints; additionally, it is located in an area that is transitioning into offices connected with the KSU campus.

(6) Compatibility of the business use to the neighborhood.

There are similar uses affiliated with KSU along Campus Loop Road.

(7) Hours of operation.

The hours of operation are 8:30 a.m. until 4:00 p.m., 4 days per week.

(8) Existing business uses in the vicinity.

The business has been in existence for years, and there are several similar businesses in the area.

(9) Effect on property values of surrounding property.

This request should not affect the property values in the area.

(10) Circumstances surrounding neighborhood complaints

The request is not the result of a complaint filed by Code Enforcement.

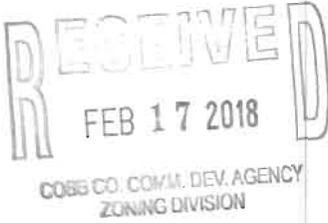
(11) Intensity of the proposed business use.

This is an existing use.

(12) Location of the use within the neighborhood.

The house is on the outer edge of a platted subdivision along Campus Loop Road.

The staff analysis and recommendation 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: 6-5-18
BOC Hearing Date: 6-19-18

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

1. Type of business, or request? CATHOLIC CHURCH MINISTER
2. Number of employees? 2
3. Days of operation? 4
4. Hours of operation? 9:30 AM to 9:00 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): VERY PARALLEL DRIVE
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 CAR/MINIBUSES
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): _____

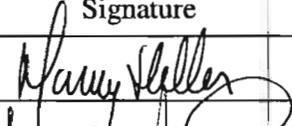
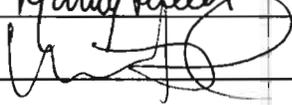
Applicant signature: Wilton D. Gregory Date: 2/17/2018

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

**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
 TO ACCOMPANY APPLICATION FOR LAND USE PERMIT**

By signature, it is hereby acknowledged that I give my consent/or have no objection that KSU Atlanta Center
 _____ intends to make an application for a Land Use Permit for the purpose of
Temporary Land Use Permit on the premises described in the application.

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 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

	Signature	Printed name	Address
1.		NANCY KELLER	3495 Campus Loop Rd.
2.		Martha Wilh	3481 Campus Loop Rd
3.			
4.			
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18.			
19.			
20.			

(Attach additional pages if necessary)

Revised October 1, 2009

Planning Commission Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
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_____	_____

Stipulation letter from _____ dated _____
 Stipulation letter from _____ dated _____
 Stipulation letter from _____ dated _____

Board of Commissioners Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

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Stipulation letter from _____ dated _____
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 Stipulation letter from _____ dated _____