

APPLICANT: Holy Family Catholic Church
770-973-0038

REPRESENTATIVE: William A. Farrelly
770-973-0038

TITLEHOLDER: Roman Catholic Archdiocese of Atlanta

PROPERTY LOCATION: Located on the north side of Lower Roswell Road, east of Pinehurst Lane and on the east side of Pinehurst Lane, north of Lower Roswell Road (3401 Lower Roswell Road).

ACCESS TO PROPERTY: Lower Roswell Road, Pinehurst Lane

PHYSICAL CHARACTERISTICS TO SITE: Existing church

PETITION NO: LUP-24

HEARING DATE (PC): 10-06-09

HEARING DATE (BOC): 10-20-09

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Preschool

SIZE OF TRACT: 17.2 acres

DISTRICT: 16

LAND LOT(S): 1196

PARCEL(S): 12

TAXES: PAID Exempt **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Single-family houses
- SOUTH:** R-20/ Single-family houses
- EAST:** R-15/ Peppermill subdivision
- WEST:** R-15, R-20/ Single-family houses

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

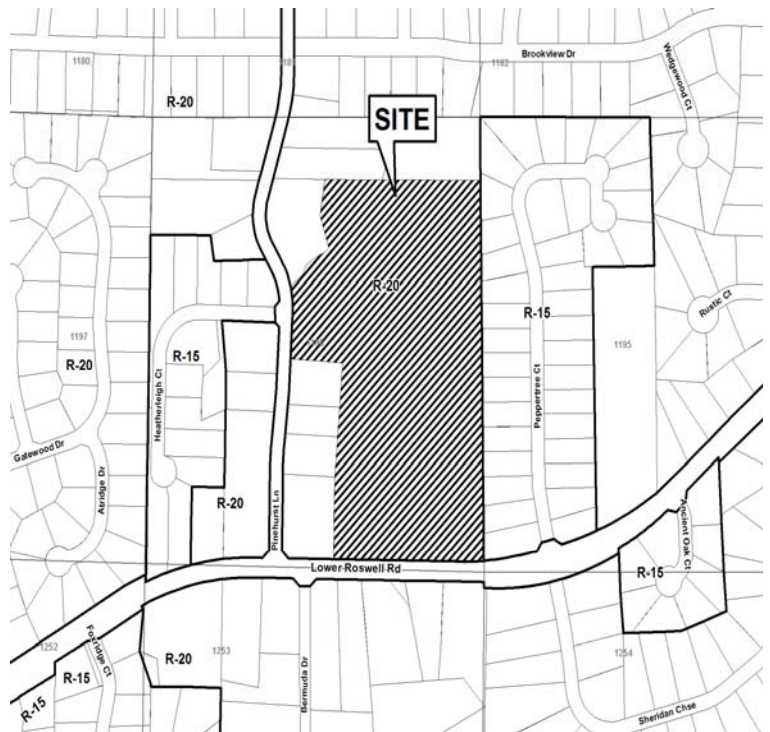
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

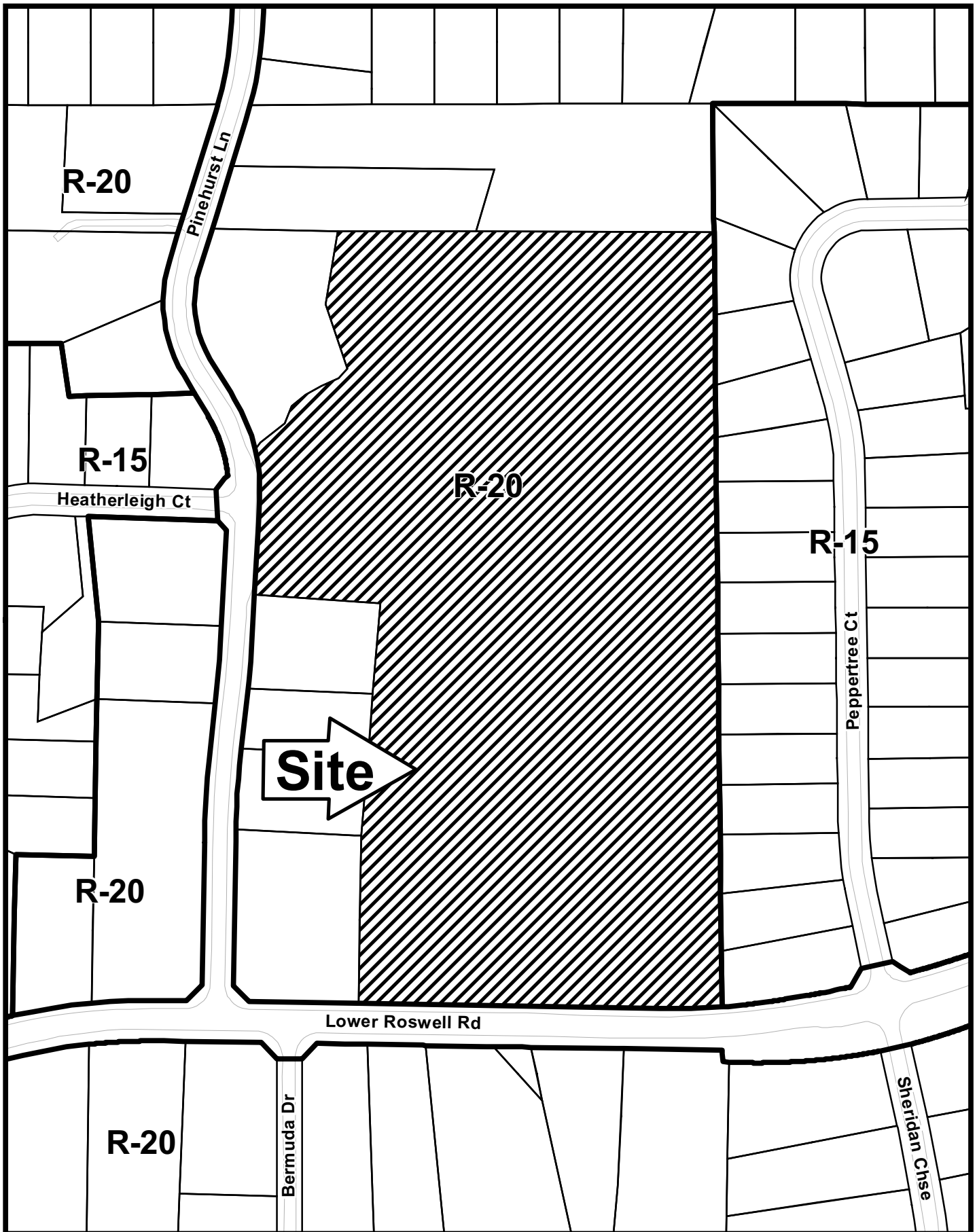
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

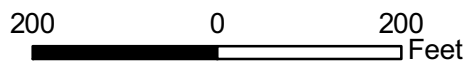
STIPULATIONS:





LUP-24



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Holy Family Catholic Church

PETITION NO.: LUP-24

PRESENT ZONING: R-20

PETITION FOR: LUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a renewal for a Temporary Land Use Permit to operate a preschool school from the existing church facility. The preschool would be open Monday through Friday from 9:00 am to 1:00 pm. The children would range in age from 2 years old to 5 years old. The preschool would have up to 80 children per day, which was approved previously. The church would accept students from church members, as well as non-church members. There would be a small sign included with the church's main signage along Lower Roswell Road. The previous stipulations are attached for review (see Exhibit "A").

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show address is currently connected to water and sewer.

TRAFFIC COMMENTS:

Recommend no school access to Pinehurst Lane.

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

FIRE COMMENTS:

If changes have occurred since the Certificate of Occupancy was issued, the occupant must submit to the Cobb County Fire Marshal's Office.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-24

HOLY FAMILY CATHOLIC CHURCH

The applicant's proposal is located on a major road, within an existing church facility. The church can have a preschool for their members without any County approval; this request would allow the applicant to take students who are not members of the church. The applicant's proposal is consistent with the *Cobb County Comprehensive Plan*, which delineates this property to be within a Public/Institutional Land Use Category, which allows for churches and schools. It is Staff's opinion the applicant's proposal would not adversely affect the adjacent property based on the buffering and building location. The applicant has the required infrastructure relating to parking and drop-off/pick-up facilities to smoothly operate a school. Additionally, the number of children requested is small in number, and Staff has not received any complaints regarding the day care. Based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan received by the Zoning Division dated July 21, 2009, with the District Commissioner approving minor modifications to the site plan;
- Fire department comments;
- All previous stipulations (see Exhibit "A"); and
- 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.

ORIGINAL DATE OF APPLICATION: 08-21-07APPLICANTS NAME: HOLY FAMILY CATHOLIC CHURCHTHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 08-21-07 ZONING HEARING:**

HOLY FAMILY CATHOLIC CHURCH (Roman Catholic Archdiocese of Atlanta, owner) requesting a **Land Use Permit** for the purpose of a Preschool in Land Lot 1196 of the 16th District. Located on the north side of Lower Roswell Road, west of Pinehurst Lane and on the east side of Pinehurst Lane, north of Lower Roswell Road.

The public hearing was opened and Ms. Mary Jo Nichols and Mr. William Farrelly addressed the Commission. Following presentations and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Olens, to **approve** Land Use Permit for **24 months, subject to:**

- **site plan received by the Zoning Division dated May 29, 2007, with the District Commissioner approving minor modifications to the site plan (attached and made a part of these minutes)**
- **maximum 80 students per day**
- **letter of agreeable conditions with attached traffic flow plan submitted by Mr. William A. Farrelly dated July 25, 2007 (attached and made a part of these minutes)**
- **no access for preschool to Pinehurst Lane**
- **this approval includes authorization for replacement of existing sign as requested (sign specification as provided on rendering attached and made a part of these minutes), a *Landscape License Agreement is required, with sign permit to be obtained***
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**

VOTE: **ADOPTED** unanimously

Min. Bk. 52 Petition No. LUP-8
Doc. Type Site Plan
Meeting Date August 21, 2007

RECEIVED
MAY 29 2007
CITY COMM. DEV. AGENCY
ZONING DIVISION

WORK IN THIS AREA IS N.L.C.

LOCATION MAP

GENERAL CONTRACTOR NOTE:
This is a preliminary site plan. It is not to be used for construction without the approval of the City Engineer. All dimensions are approximate.

SQUARE FOOTAGES

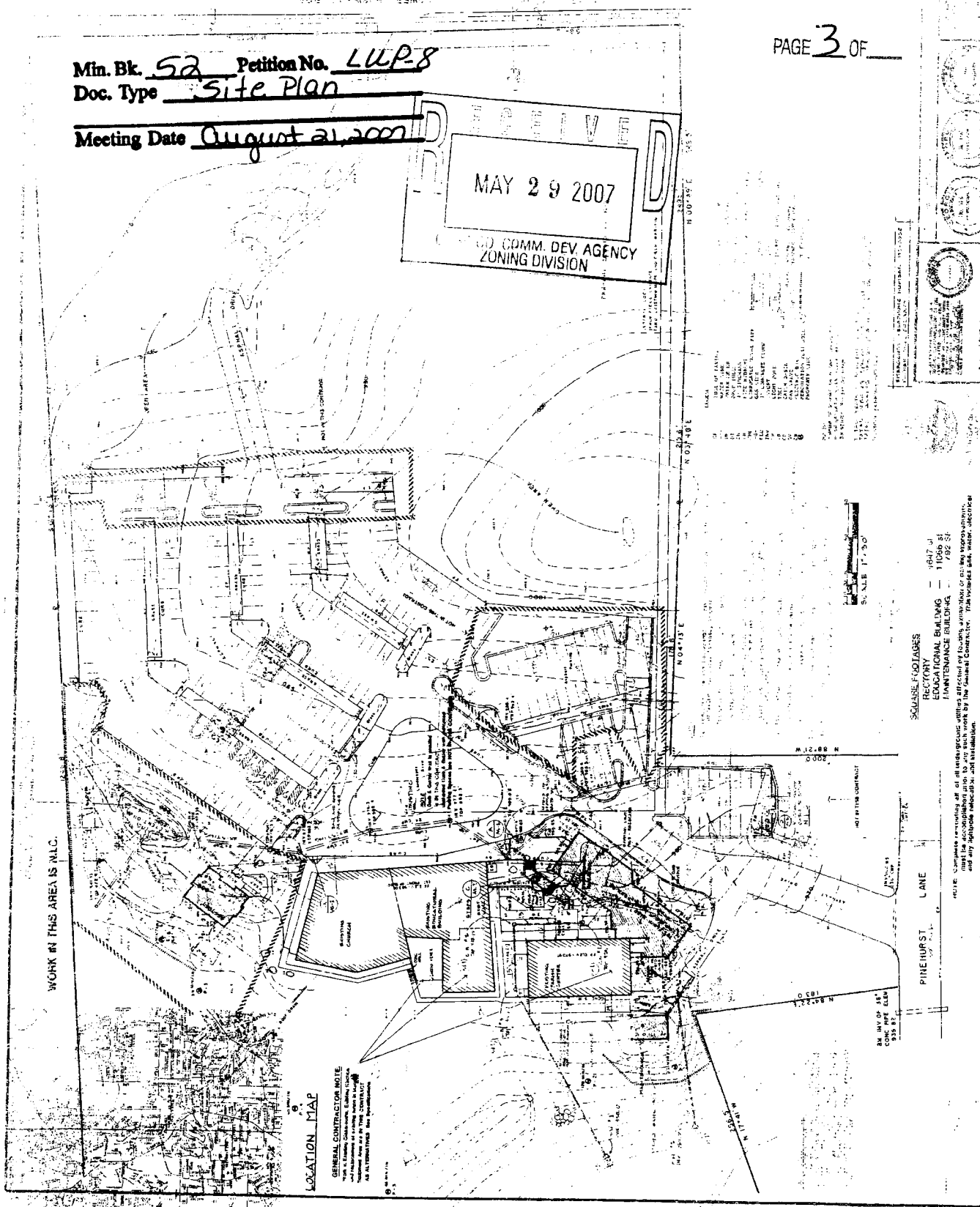
1947 sq ft
EDUCATIONAL BUILDING - 11082 sq ft
MAINTENANCE BUILDING - 11082 sq ft

SCALE 1" = 30'

PLEASE: Complete a survey of all underground utilities affected by this work, including, but not limited to, gas, water, sewer, and any other utilities, and install them as required.

PINE HURST LANE

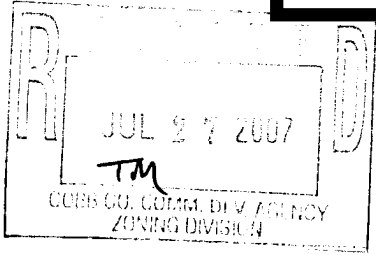
34' HIGH OF 44'
CONC. PIPE ELEM.
935 87'



HOLY FAMILY
CATHOLIC
CHURCH

Min. Bk. 52 Petition No. LUP-8
Doc. Type Letter of
agreeable conditions
Meeting Date August 21, 2007

July 25, 2007



PAGE 4 OF _____

TO WHOM IT MAY CONCERN:

As per Cobb County directives, we are furnishing the following information to assist you in making a decision relative to our Pre-School and Signage.

The eventual number of students that we would like to have in attendance in our Pre-School will not exceed 80 students.

Our hours of operations will be Monday thru Friday from 9:15 a.m. – 12:30 p.m.

Our Traffic Plan is attached.

In order to advertise our Pre-School, we would like to place a temporary double sided sign in our front yard – one that will be perpendicular to the road and that can be viewed from either direction on Lower Roswell Road . The proposed temporary sign would be approximately 4 feet x 4 feet.

We would like to apply for a permanent Monument Style Sign. This sign would show the Church Name with Mass times, the Pre-School and its times, and the lower portion of the sign would indicate any special events at the Church facility. This Monument Style sign would alleviate the banner signs, and the temporary Pre-School Sign.

To do this, we would need a special variance to replace the original sign on the site with the Monument Style Sign. We would substantially increase the size of the sign so that it would incorporate all of the above stated signs with one sign and would include – Church name with Mass times, Pre-School, and Special Events.

Any guidance you can give us relative to the size and design of the sign so that it is environmentally appropriate for the area would be greatly appreciated. We would very much like our sign to blend with the area and not be offensive to our Cobb County neighbors.

Sincerely,

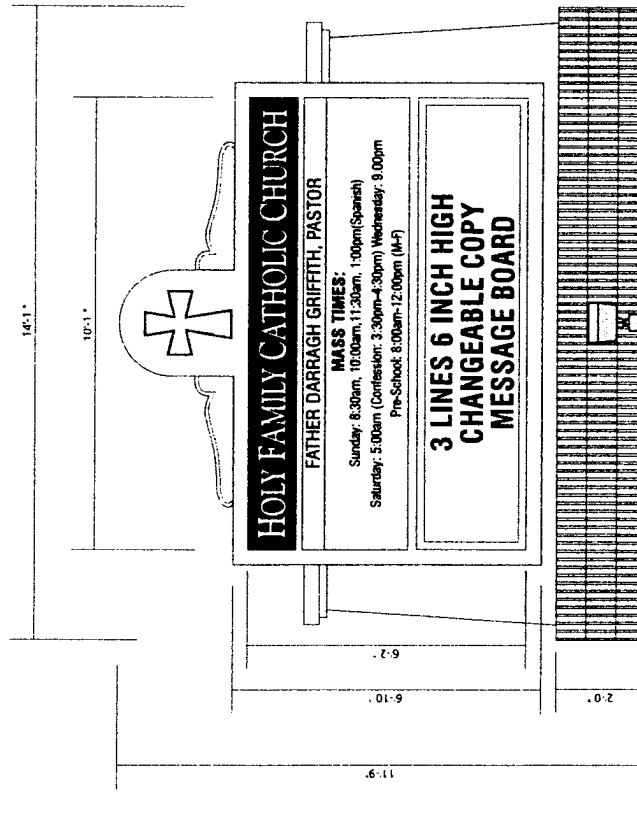
William A. Farrelly

William A. Farrelly, Plant Director

DENYBE SIGNS 47 Industrial Avenue Columbus, GA 31914 706.433.0688 706.489.0344 www.denbyesigns.com	© Copyright 2007, Denby Signs, Inc. The design and drawings are the sole property of Denby Signs, Inc., and may not be reproduced, stored in a retrieval system, or any way without written permission and consent. In addition, all items, contents of graphics, and all contributions of any kind are owned by Denby Signs, Inc. and all rights reserved. The design of any items, contents, graphics, or any other materials, whether used in whole or in part, shall be the full property of the design firm.
Management Company: NA	Property: Holy Family Catholic Church
Project Manager: Paul Schlabach	Designer: JB
Bid Number: 315569	Design: 2
Date: 8.14.2007	Scale: 3/8" = 1'
Party File: Preliminary Main ID V1	Customer Signature of Approval



Petition No. LUP-8
Meeting Date 8-21-07
Continued
PAGE 6 OF 6



Main ID - Option A (64 Sq Ft)
Scale: 3/8" = 1'

- DS Gold Leaf
- DS Light Turpe
- DS Dark Turpe
- DS Burgundy Wine