

REVISION RECORD	DATE	PURPOSE

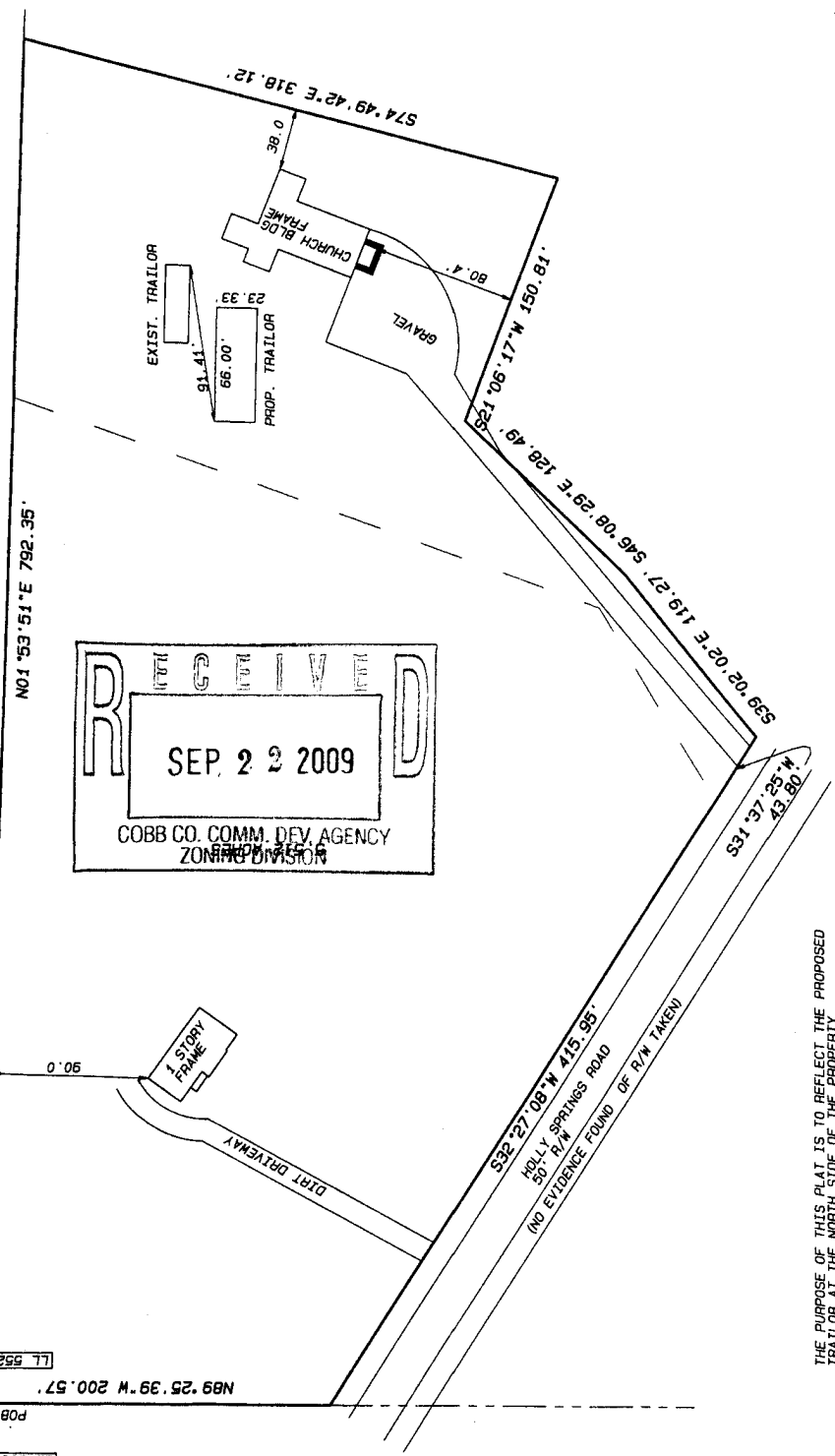
BITTERTON
 PLANNING & DESIGN, INC.
 LAND SURVEYING/PLANNING
 AND COMMERCIAL SITE DESIGN
 950 WEST SANDTOWN ROAD
 MARLETTA, GEORGIA 30084
 (678) 483-0242

LUP-30
(6002)

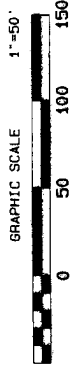
EMERSON UNITARIAN
 UNIVERSALIST CONGREGATIO
 LOCATED IN:
 COBB COUNTY, GEORGIA
 PREPARED FOR:
 LAND LOT 952, 16TH DISTRICT, 2ND

DRAWN BY
 CHECKED BY
 SCALE
 1" = 50'
 DATE
 AUGUST 17, 2009
 SHEET NUMBER
 1 OF 1
 FILE NUMBER
 03164.PRO
 JOB NUMBER
03164

COMPOSITE PLAT



RECEIVED
 SEP. 22 2009
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



THE PURPOSE OF THIS PLAT IS TO REFLECT THE PROPOSED TRAILOR AT THE NORTH SIDE OF THE PROPERTY.

THIS PLAT IS A COMPOSITE PREPARED FROM A PLAT FOR RONALD & MELBA BROUSE DATED JULY 19, 1978 & PLAT FOR HOLLY SPRINGS UNITED METHODIST CHURCH IN PB 108 PG 31. NO FIELD WORK WAS DONE ON THIS TRACT.

LL 552
 LL 552
 N89°25'39\"/>

APPLICANT: Emerson Unitarian Universalist Fellowship, Inc.
770-578-1533

REPRESENTATIVE: Jeanne Styron
770-428-3316

TITLEHOLDER: Emerson Unitarian Universalist Fellowship, Inc.

PROPERTY LOCATION: Located on the west side of Holly Springs Road, south of Frankie Lane (2799 Holly Springs Road).

ACCESS TO PROPERTY: Holly Springs Road.

PHYSICAL CHARACTERISTICS TO SITE: Existing church

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Holly Woods subdivision
- SOUTH:** R-20/ single-family houses
- EAST:** R-20/ single-family houses, Pine Shadows subdivision
- WEST:** R-20/ Holly Springs subdivision

PETITION NO: LUP-30

HEARING DATE (PC): 12-01-09

HEARING DATE (BOC): 12-15-09

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Mobile Classrooms
(Renewal and New Classroom)

SIZE OF TRACT: 5.512 acres

DISTRICT: 16

LAND LOT(S): 552

PARCEL(S): 5

TAXES: PAID Exempt DUE

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

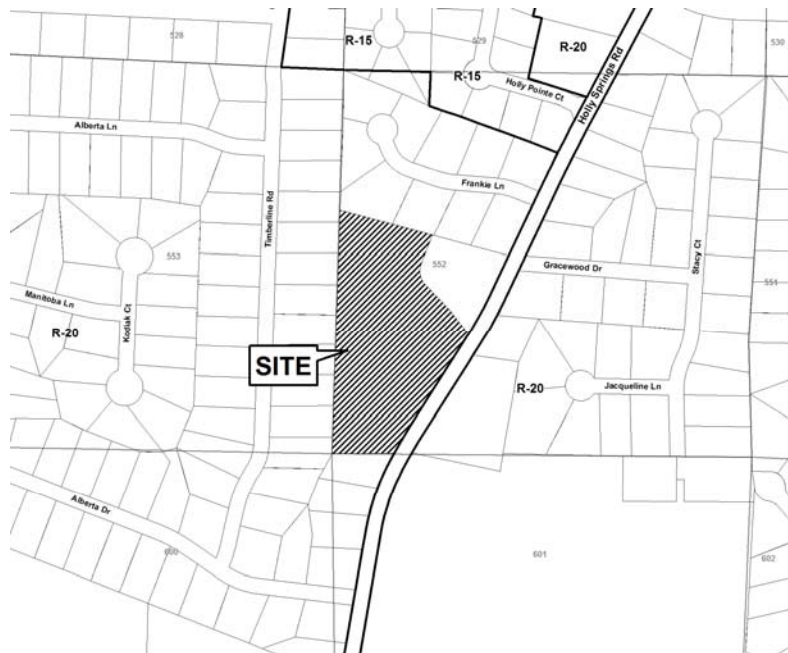
BOARD OF COMMISSIONERS DECISION

APPROVED **MOTION BY**

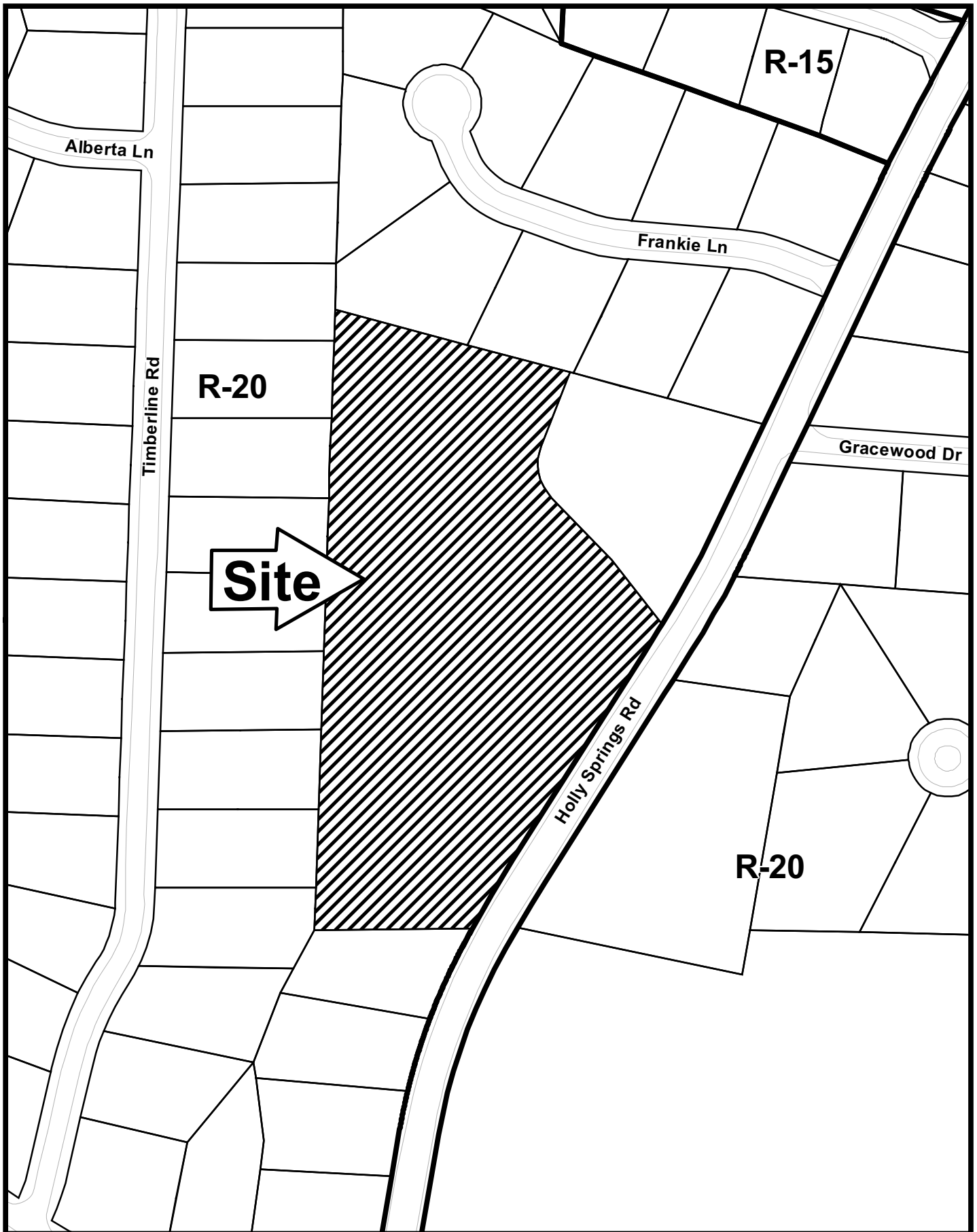
REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



LUP-30



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

100 0 100 Feet



City Boundary
Zoning Boundary

APPLICANT: Emerson Unitarian Universalist Fellowship

PETITION NO.: LUP-30

PRESENT ZONING: R-20

PETITION FOR: LUP

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

The applicant is requesting the seventh renewal of this Temporary Land Use Permit to have a mobile classroom on this property. The classroom will be located on the west side of the property, behind the existing church building. The applicant would also like to add a new classroom trailer near the existing classroom; this trailer would be approximately 1,500 square-feet. The classrooms will be used for Sunday school classes and religious education.

Historic Preservation: No comment.

Cemetery Preservation: The Holly Springs Memorial Cemetery is located on applicant's tract. Renewal of the Land Use Permit has no significant impact on the cemetery.

WATER & SEWER COMMENTS:

Water available and records show address connected. Sewer not available to property. Health Dept OK with existing septic system

TRAFFIC COMMENTS:

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

STORMWATER MANAGEMENT COMMENTS:

The new portable classroom must be located on the existing gravel pad to limit the addition of impervious area to the site.

APPLICANT: Emerson Unitarian Universalist Fellowship

PETITION NO.: LUP-30

PRESENT ZONING: R-20

PETITION FOR: LUP

FIRE COMMENTS:

Plans must be submitted to the Cobb County Fire Marshal’s Office to start the Certificate of Occupancy process.

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus roads shall be a minimum with of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – total of 110-feet needed (45 feet + 20 foot wide roadway + 45 feet).

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal’s Office.

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

STAFF RECOMMENDATIONS

LUP-30 EMERSON UNITARIAN UNIVERSALIST FELLOWSHIP

The applicant's property is located on an arterial roadway. The applicant's proposal is consistent with the *Cobb County Comprehensive Plan*, which designates this property to be in the Public Institutional Land Use Category. The required infrastructure is in place to accommodate the proposed temporary trailers, and operation of the Sunday school. The applicant's application is a common request that many of churches in the County have had, without any negative effects to adjacent and nearby properties. Based on the above analysis, Staff recommends APPROVAL for 12 months, subject to:

- Site plan received by the Zoning Division September 22, 2009;
- Fire department comments;
- Stormwater Management comments and recommendations; 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.