

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: July 7, 2011
Board of Commissioners Hearing Date: July 19, 2011

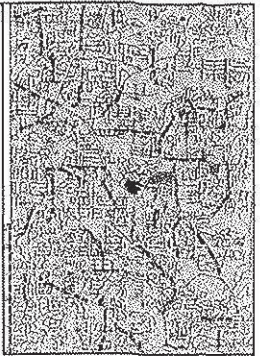
Due Date: June 3, 2011

Date Distributed/Mailed Out: May 13, 2011



Cobb County...Expect the Best!

LOCATION MAP



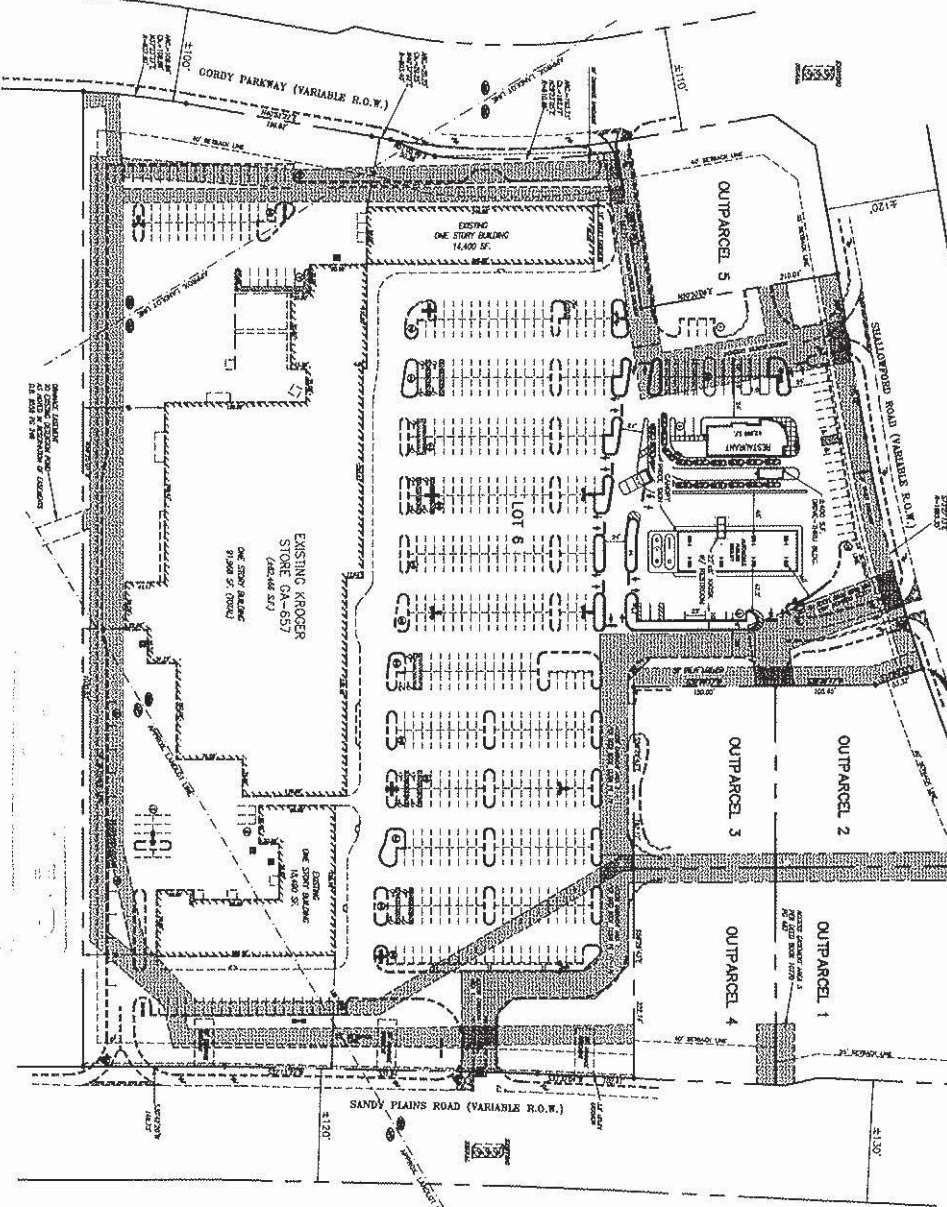
NOTES: CONTRACTOR TO CONSIDER CLOSURE OF GORDY PARKWAY AND SANDY PLAINS ROAD TO TRAFFIC DURING CONSTRUCTION OF IMPROVEMENTS TO EXISTING ONE STORY BUILDING AND ONE STORY BUILDING. CONTRACTOR TO MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR TO MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES. CONTRACTOR TO MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

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811
Know what's below.
Call before you dig.

GENERAL NOTES:
1. THE PROJECT IS LOCATED IN THE CITY OF COLUMBIA, SOUTH CAROLINA.
2. THE PROJECT IS A REDEVELOPMENT OF AN EXISTING ONE STORY BUILDING AND ONE STORY BUILDING.
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DATE	BY	REVISION
12/20/2011	J. J. J.	1.00
12/20/2011	J. J. J.	1.01
12/20/2011	J. J. J.	1.02
12/20/2011	J. J. J.	1.03
12/20/2011	J. J. J.	1.04
12/20/2011	J. J. J.	1.05
12/20/2011	J. J. J.	1.06
12/20/2011	J. J. J.	1.07
12/20/2011	J. J. J.	1.08
12/20/2011	J. J. J.	1.09
12/20/2011	J. J. J.	1.10

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ZONING SITE PLAN
GRAPHIC SCALE
1" = 50' 0"

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Z-1
10/1/2011
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10/1/2011

SANDY PLAINS SHOPPING CENTER
COLUMBIA, SOUTH CAROLINA
1221 MAIN STREET, SUITE 1000
COLUMBIA, SOUTH CAROLINA 29201
PHONE: (803) 779-4420

EDENS & AVANT
FINANCING II, LIMITED PARTNERSHIP
1221 MAIN STREET, SUITE 1000
COLUMBIA, SOUTH CAROLINA 29201
PHONE: (803) 779-4420

HANES GIBSON & ASSOCIATES
CIVIL & STRUCTURAL ENGINEERS
3540 NORTH DRIVE ROAD, SUITE 100
LAFAYETTEVILLE, MISSISSIPPI 39301
PHONE: (771) 491-7000
FAX: (771) 491-7000

APPLICANT: Edens & Avant Financing II Limited Partnership
(803) 779-4420

REPRESENTATIVE: John H. Moore (770) 429-1499
Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Edens & Avant Financing II Limited
Partnership

PROPERTY LOCATION: Southwest side of Shallowford Road
and the west side of Sandy Plains Road; east of Gordy Parkway.

ACCESS TO PROPERTY: Shallowford Road and Sandy Plains
Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Community Activity Center

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-23

HEARING DATE (PC): 07-07-2011

HEARING DATE (BOC): 07-19-2011

PRESENT ZONING: NS

PROPOSED ZONING: CRC

PROPOSED USE: Retail, Fueling Center,
and Restaurant With Drive-Thru

SIZE OF TRACT: 15.73 acres

DISTRICT: 16

LAND LOT(S): 385, 386, 407

PARCEL(S): 8

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 3



MAY - 5 2011

Application No. z-23
(2011)

Summary of Intent for Rezoning*

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
b) Proposed building architecture: _____
c) Proposed selling prices(s): _____
d) List all requested variances: _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Retail Shopping Center, including the addition of a
fueling center and restaurant with drive-thru
b) Proposed building architecture: New construction will be complementary
to existing
c) Proposed hours/days of operation: Sunday-Saturday; 8:00 a.m.-11:00 p.m.
d) List all requested variances: None known at this time

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

None known at this time

-
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a
plat clearly showing where these properties are located). None to the best of our knowledge,
information, and belief.

*Applicant specifically reserves the right to amend any information set forth
herein at any time during the rezoning process.

DATE	11-1-77	TIME	11:00
BY	11-1-77	TIME	11:00
DATE	11-1-77	TIME	11:00
BY	11-1-77	TIME	11:00

Z-24
(2011)

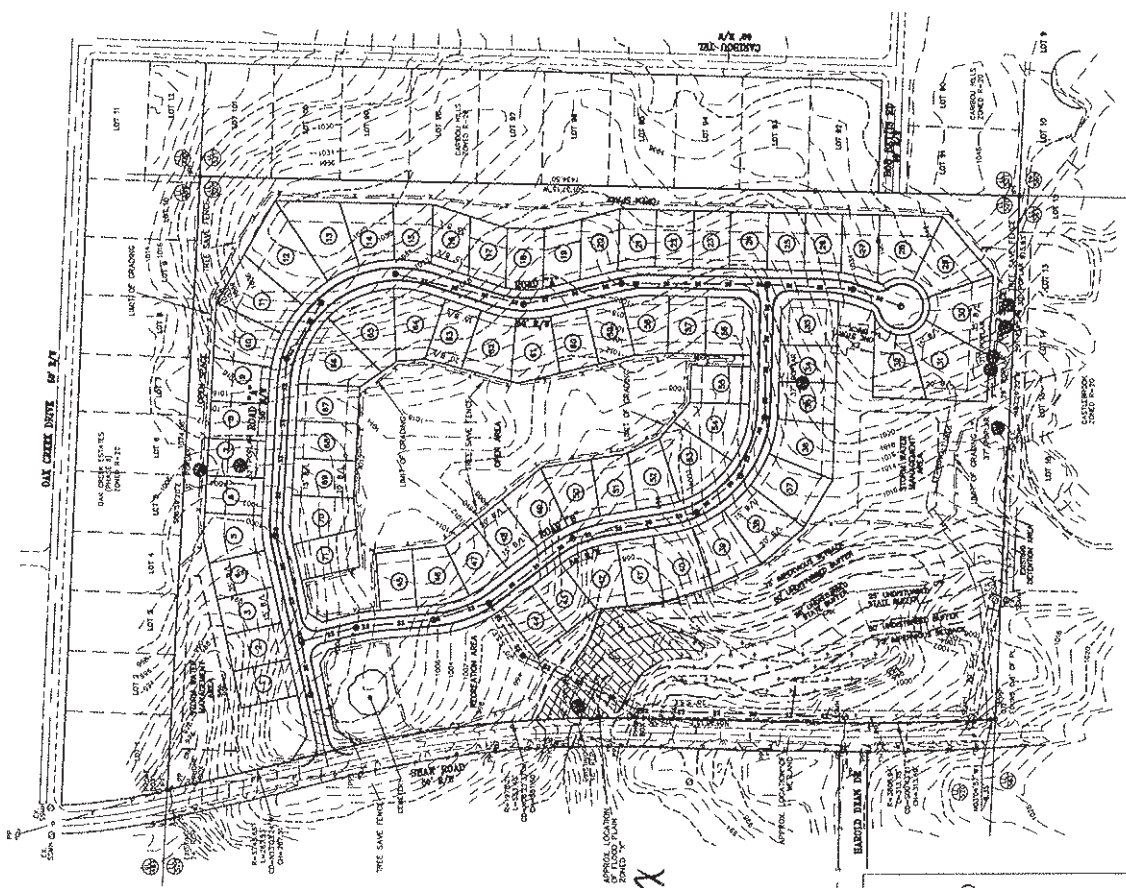


VICINITY MAP SCALE: 1"=2000'

PROPERTY ADDRESS:
2900 SHAW ROAD
MARIETTA, GA 30066



THE SITE IS LOCATED AT 2900 SHAW ROAD, COSS COUNTY THE AREA OF THE TRACT TO BE DEVELOPED IS PRESENTLY SLOPES DOWN TOWARD MORGAN LAKE TRIBUTARY VIA A CREEK SLOPE ALONG SOUTH AND SOUTH WEST OF PROPERTY. TOTAL SITE AREA IS 31.63 ACRES. THE SITE IS COVERED WITH MEDIUM UNDERBUSH.



- NOTES:
1. BOUNDARY SURVEY FROM SURVEY PLAT PERFORMED BY SOLAR LAND SURVEYING COMPANY,
DATED 12/13/2006, PLAT BOOK 259, PAGES 25 & 26
2. TOPOGRAPHIC INFORMATION TAKEN FROM CORB COUNTY GIS

A PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PRONE AREA AS PER F.I.R.M. COMMUNITY PANEL NO. 13067C0044G, COBB COUNTY, GEORGIA EFFECTIVE DATE DECEMBER 16, 2008. (OTHER FLOOD AREA ZONE X)

MANAGER/DEVELOPER:
DORIS E. MOSES
47475 NORTHWINDS PKWY
SUITE 600
ALPHARETTA, GEORGIA 30009
CONTACT: TED TURNER
(678) 245-5207

ENGINEER:
HICK ENGINEERING, INC.
13040 HOLCOMB BRIDGE ROAD
SUITE G-2
NORCROSS, GA. 30071
CONTACT: ABRAHAM MEISAR
(678) 231-0000

2011-12-27

SITE SUMMARY:

TOTAL SITE AREA	31.63 A.C.
WETLAND AREA	0.751 A.C.
FLOOD AREA ADDED TO OPEN SPACE=0.75X10.75=0.563 AC.	
WETLAND PLAIN AREA	0.629 A.C.
FLOOD AREA ADDED TO OPEN SPACE=0.629X10.75=0.472 A.C.	
TOTAL OPEN SPACE AREA	11.664 A.C. (36%)
PROPOSED ZONING	R-20
PRESENT ZONING	R-15 OSC
TOTAL LOT SHOWN	71 LOTS
TYPICAL LOT SIZE	65'X100'
OVERALL DENSITY	2.24 UNITS/AC.
PROPOSED BUILDING SETBACKS LOT 1-32:	15' FRONT 35' REAR 7.5' SIDE
PROPOSED BUILDING SETBACKS LOT 1-32:	15' FRONT 20' REAR 7.5' SIDE

APPLICANT: Pulte Home Corporation
(770) 381-3450

REPRESENTATIVE: John H. Moore (770) 429-1499
Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Alan Sharples and Brian Sharples as Co-Trustees
of the Wilbert Sharples Living Trust dated October 30, 2001, and Sharples
Investments, LLLP

PROPERTY LOCATION: East side of Shaw Road, north
of Piedmont Road.

ACCESS TO PROPERTY: Shaw Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Low Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-24

HEARING DATE (PC): 07-07-2011

HEARING DATE (BOC): 07-19-2011

PRESENT ZONING: R-20

PROPOSED ZONING: R-15/OSC

PROPOSED USE: Single-Family
Residential

SIZE OF TRACT: 31.63 acres

DISTRICT: 16

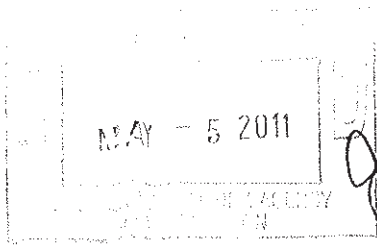
LAND LOT(S): 520

PARCEL(S): 25, 2

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 3





Application No. z- 24
(2011)

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 2,000 square feet minimum
 - b) Proposed building architecture: Traditional, detached homes
 - c) Proposed selling prices(s): \$200-\$300,000s
 - d) List all requested variances: None known at this time
- _____
- _____
- _____

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Not Applicable
 - b) Proposed building architecture: _____
 - c) Proposed hours/days of operation: _____
 - d) List all requested variances: _____
- _____
- _____
- _____

Part 3. Other Pertinent Information (List or attach additional information if needed)

None known at this time

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government? (Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

None known at this time

*Applicant specifically reserves the right to amend any information set forth herein at any time during the rezoning process.

APPLICANT: Must Ministries
678-218-4483

REPRESENTATIVE: John Moeller, Jr.
678-218-4483

TITLEHOLDER: Ministries United For Service and Training, Inc.

PROPERTY LOCATION: On the south side of Elizabeth
Church Road, south of Cobb Parkway

ACCESS TO PROPERTY: Elizabeth Church Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Public Institutional

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: Z-25

HEARING DATE (PC): 07-07-11

HEARING DATE (BOC): 07-19-11

PRESENT ZONING: GC

PROPOSED ZONING: LI

PROPOSED USE: Adding a building to
Must Ministries

SIZE OF TRACT: 1.79 acres

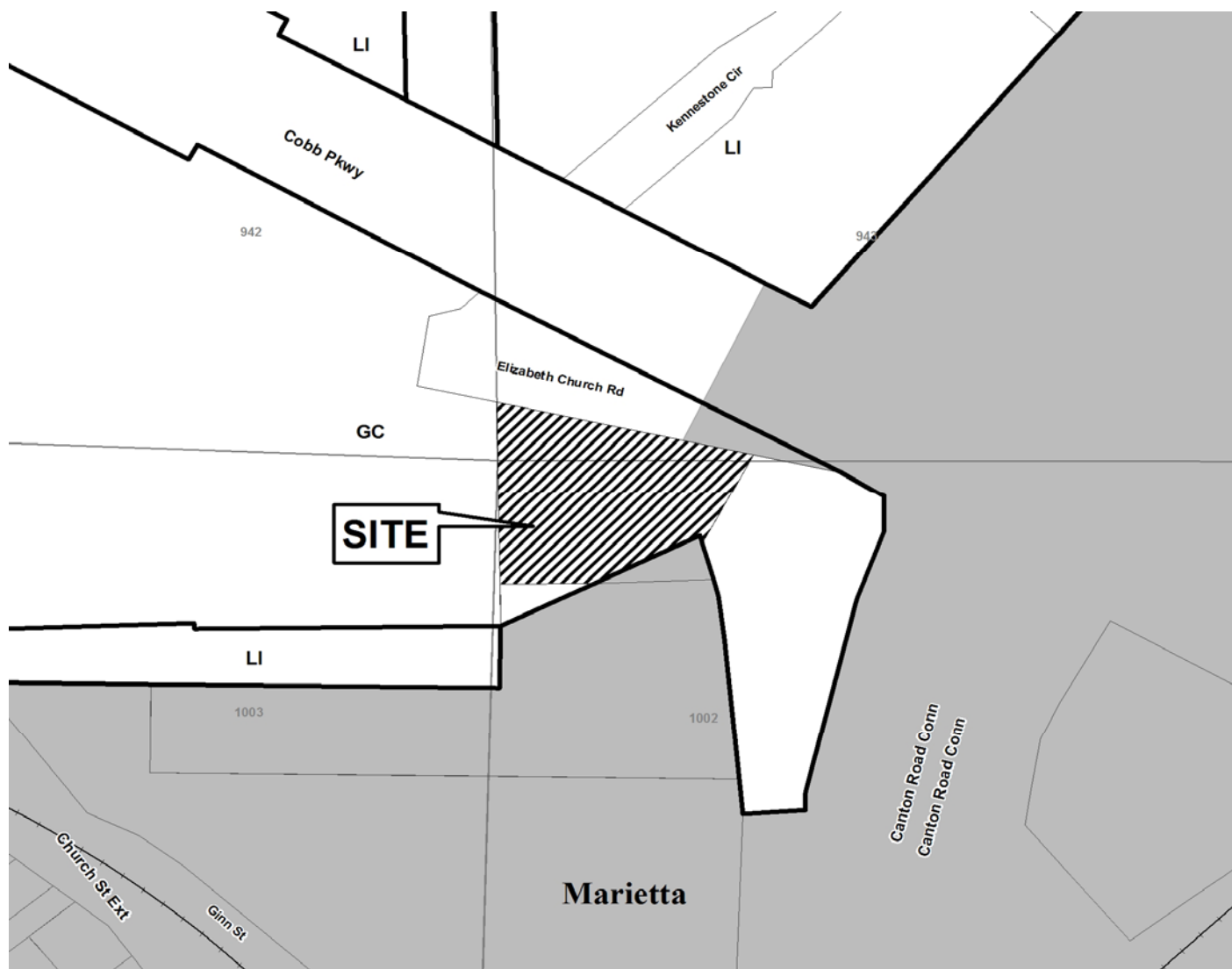
DISTRICT: 16

LAND LOT(S): 943,1002

PARCEL(S): 10,32

TAXES: PAID ☐ DUE ☐

COMMISSION DISTRICT: 1



LUP-19
2011

LUP-19 site

D-20
LL-23

PB104
PG 67

APPLICANT: Kristin Eylar
(678) 458-3237

REPRESENTATIVE: Steve Eylar
(678) 458-3042

TITLEHOLDER: Kristin Eylar

PROPERTY LOCATION: Northeast side of Hickory Creek
Court, southeast of Hickory Run Court.

ACCESS TO PROPERTY: Hickory Creek Court

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Medium Density Residential

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-19

HEARING DATE (PC): 07-07-2011

HEARING DATE (BOC): 07-19-2011

PRESENT ZONING: RA-4

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allow Five Adults
To Live At This Residence

SIZE OF TRACT: 0.145 acre

DISTRICT: 20

LAND LOT(S): 23

PARCEL(S): 322

TAXES: PAID ☒ DUE ☐

COMMISSION DISTRICT: 3



MAY - 5 2011



Application #: LLP-19
PC Hearing Date: 7-7-11 (Thurs.)
BOC Hearing Date: 7-19-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? n/a
2. Number of employees? n/a
3. Days of operation? n/a
4. Hours of operation? n/a
5. Number of clients, customers, or sales persons coming to the house per day? n/a ; Per week? n/a
6. Where do clients, customers and/or employees park?
Driveway: N/A ; Street: N/A ; Other (Explain): n/a
7. Signs? No: X ; 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.): n/a
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.)
n/a
10. Does the applicant live in the house? Yes X ; No _____
11. Any outdoor storage? No X ; Yes _____. (If yes, please state what is kept outside): n/a
12. Length of time requested: until I sell the house.
13. Any additional information? (Please attach additional information if needed):
n/a

Applicant signature: Kristin A. Eylar Date: MAY 4, 2011

Applicant name (printed): Kristin A. Eylar

APPLICANT: Burnt Hickory Church of Christ, Inc.
(678) 354-2814

REPRESENTATIVE: J. Kevin Moore (770) 429-1499
Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Burnt Hickory Church of Christ, Inc.

PROPERTY LOCATION: North side of Burnt Hickory Road,
west of New Salem Road.

ACCESS TO PROPERTY: Burnt Hickory Road

PHYSICAL CHARACTERISTICS TO SITE: _____

FUTURE LAND USE MAP: Public Institutional

CONTIGUOUS ZONING/DEVELOPMENT

PETITION NO: LUP-20

HEARING DATE (PC): 07-07-2011

HEARING DATE (BOC): 07-07-2011

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Daycare Facility

SIZE OF TRACT: 8.31 acres

DISTRICT: 20

LAND LOT(S): 291

PARCEL(S): 5

TAXES: PAID N / A **DUE** ☐

COMMISSION DISTRICT: 1





Application #: LUP-20 (2011)

PC Hearing Date: 07/07/2011 (Thurs.)

BOC Hearing Date: 07/19/2011

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Daycare
2. Number of employees? Nine (9)
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? 45 - Approximate; Per week?
6. Where do clients, customers and/or employees park?
Driveway: ; Street: ; Other (Explain): Paved parking area provided with Church facility
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.)
10. Does the applicant live in the house? Yes ; No Not Applicable-
Church facility
11. Any outdoor storage? No X; Yes (If yes, please state what is kept outside):
12. Length of time requested: 24 months
13. Any additional information? (Please attach additional information if needed):
None at this time.

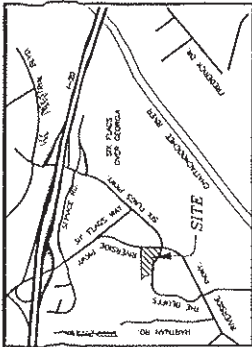
BURNT HICKORY CHURCH OF CHRIST, INC.

Applicant signature: BY: Rebecca Touchstone Date: May 5, 2011

Applicant name (printed): Rebecca Touchstone, Office Manager

7/5/07 - FOR

LUP-21
(2011)



VICINITY MAP NOT TO SCALE

SURVEYOR'S NOTE:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 48,570 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPAST RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 135,400 FEET OR BETTER.

LINEAR MEASUREMENTS OBTAINED USING A TOPCON GTS-4. ANGULAR MEASUREMENTS OBTAINED USING A TOPCON GTS-4. UPDATED FIELD WORK COMPLETED: 6/29/07, FIELD BOOK 9940.

PLAT BEARINGS ARE BASED ON PREVIOUS SURVEYS.

THERE IS NO OBSERVABLE EVIDENCE OF METEOROLOGICAL.

THE SUBJECT PROPERTY IS ZONED L1 (HEAVY INDUSTRIAL) CORRODED THROUGH ORDINANCE OF APRIL 13, 2004.

FRONT YARD: 25 FEET

SIDE YARD: 25 FEET (MIN)

REAR YARD: 40 FEET

HEIGHT OF BUILDING: 25.25 FEET

USE PLAT SHEET 1

PROPOSED SQUARE FOOTAGE:

PROPERTY - 327,345 SQ. FT.

(7.55 ACRES)

INDICATES NUMBER OF PARKING SPACES

INDICATES NUMBER OF HANDICAP SPACES

TOTAL PARKING SPACES:

3 HANDICAPPED

142 TOTAL

RIVERSIDE BUSINESS PARK

7680 THE BLUFFS N.W.

TAX PARCEL I.D. NO. 18069000020

ALTA/ACSM SURVEY FOR

CRESCENT RESOURCES, LLC.,

WORD OF FAITH FAMILY WORSHIP CENTER INC.,

CHICAGO TITLE INSURANCE CO.

LOCATED IN

LAND LOTS 697 & 698,

2nd SECTION, 18th LAND DISTRICT

COBB COUNTY, GEORGIA

RILEY, PARK, HAYDEN & ASSOCIATES, INC.

ENGINEERS & SURVEYORS

ATLANTA, GEORGIA

678-380-9170

DATE: 07/05/07

SCALE: 1" = 100'

JOB NO.: 6559

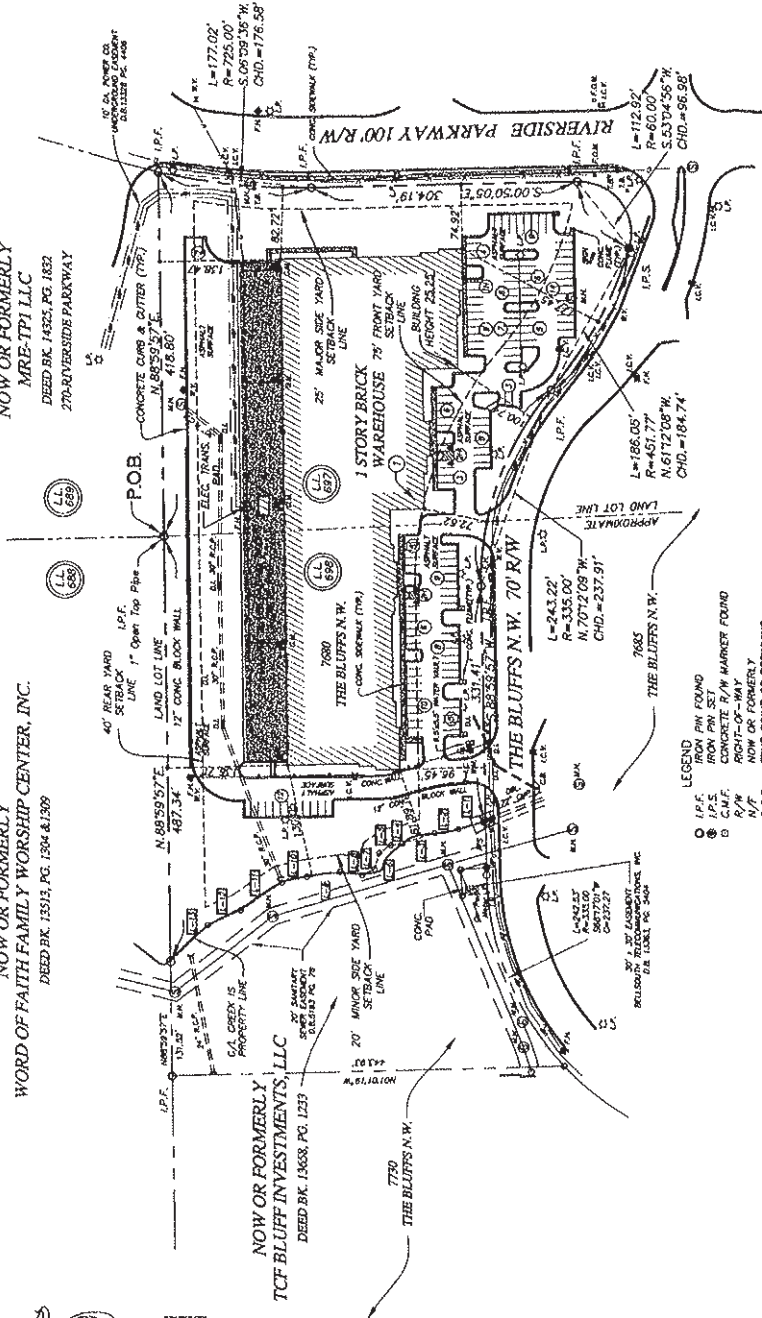
SHEET 1 OF 2

06559-6559-FLAT-UPDATE.DWG

NOW OR FORMERLY
MRE-TPI LLC
DEED BK. 14325, PG. 1832
270-RIVERSIDE PARKWAY

NOW OR FORMERLY
WORD OF FAITH FAMILY WORSHIP CENTER, INC.
DEED BK. 13313, PG. 1304 & 1309

NOW OR FORMERLY
TCF BLUFF INVESTMENTS, LLC
DEED BK. 14638, PG. 1213



ENCROACHMENT

1 SOUTHWEST CORNER OF BUILDING IS ENCROACHING ON FRONT SET BACK LINE BY 2.30 FEET AND EQUAL TO AN AREA OF 12.90 SQ. FT.

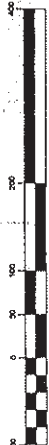
- LEGEND
- IRON PIN FOUND
 - IRON PIPE FOUND
 - RIGHT-OF-WAY
 - NOW OR FORMERLY
 - TRUE POINT OF BEGINNING
 - DROP INLET
 - CATCH BASIN
 - CONTROL VALVE
 - CLEAN-OUT
 - CORRUGATED METAL PIPE
 - POLYETHYLENE GLASS FIBER REINFORCED PIPE
 - POWER POLE
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - GAS METER
 - BOLLARD
 - TELEPHONE BOY
 - TELEPHONE CARRIER
 - SANITARY SEWER LINE
 - WATER LINE
 - GAS LINE
 - UNDERGROUND POWER LINE

COURSES-DISTANCES-ALONG CENTERLINE OF CREEK

L-1	N. 15-40-38 W.	32.28'
L-2	N. 08-24-46 W.	27.33'
L-3	N. 17-47-57 W.	38.46'
L-4	N. 08-06-11 W.	13.68'
L-5	N. 34-40-50 W.	15.48'
L-6	N. 74-00-28 W.	19.26'
L-7	N. 26-34-04 W.	15.14'
L-8	N. 08-26-42 E.	25.29'
L-9	N. 08-02-55 W.	38.19'
L-10	N. 12-22-03 W.	28.79'
L-11	N. 33-58-02 W.	57.07'
L-12	N. 24-16-40 W.	40.78'
L-13	N. 44-35-42 W.	58.99'

NOTE:

GRAPHIC SCALE



(IN FEET)
1 INCH = 100 FT.

DATE: 07/05/07

DESCRIPTION: UPDATE-OLD SURVEY-5803

BY: [Signature]

DATE: 07/05/07

SCALE: 1" = 100'

JOB NO.: 6559

SHEET 1 OF 2

06559-6559-FLAT-UPDATE.DWG

APPLICANT: Word of Faith Family Worship Center, Inc.

PETITION NO: LUP-21

REPRESENTATIVE: J. Kevin Moore (770) 429-1499

HEARING DATE (PC): 07-07-2011

HEARING DATE (BOC): 07-19-2011

Moore Ingram Johnson & Steele, LLP

PRESENT ZONING: HI

TITLEHOLDER: Word of Faith Family Worship Center, Inc.

PROPOSED ZONING: Land Use Permit

PROPERTY LOCATION: Northwest intersection of

The Bluffs and Riverside Parkway

PROPOSED USE: Daycare Facility

ACCESS TO PROPERTY: The Bluffs

SIZE OF TRACT: 7.515 acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: _____

LAND LOT(S): 697, 698

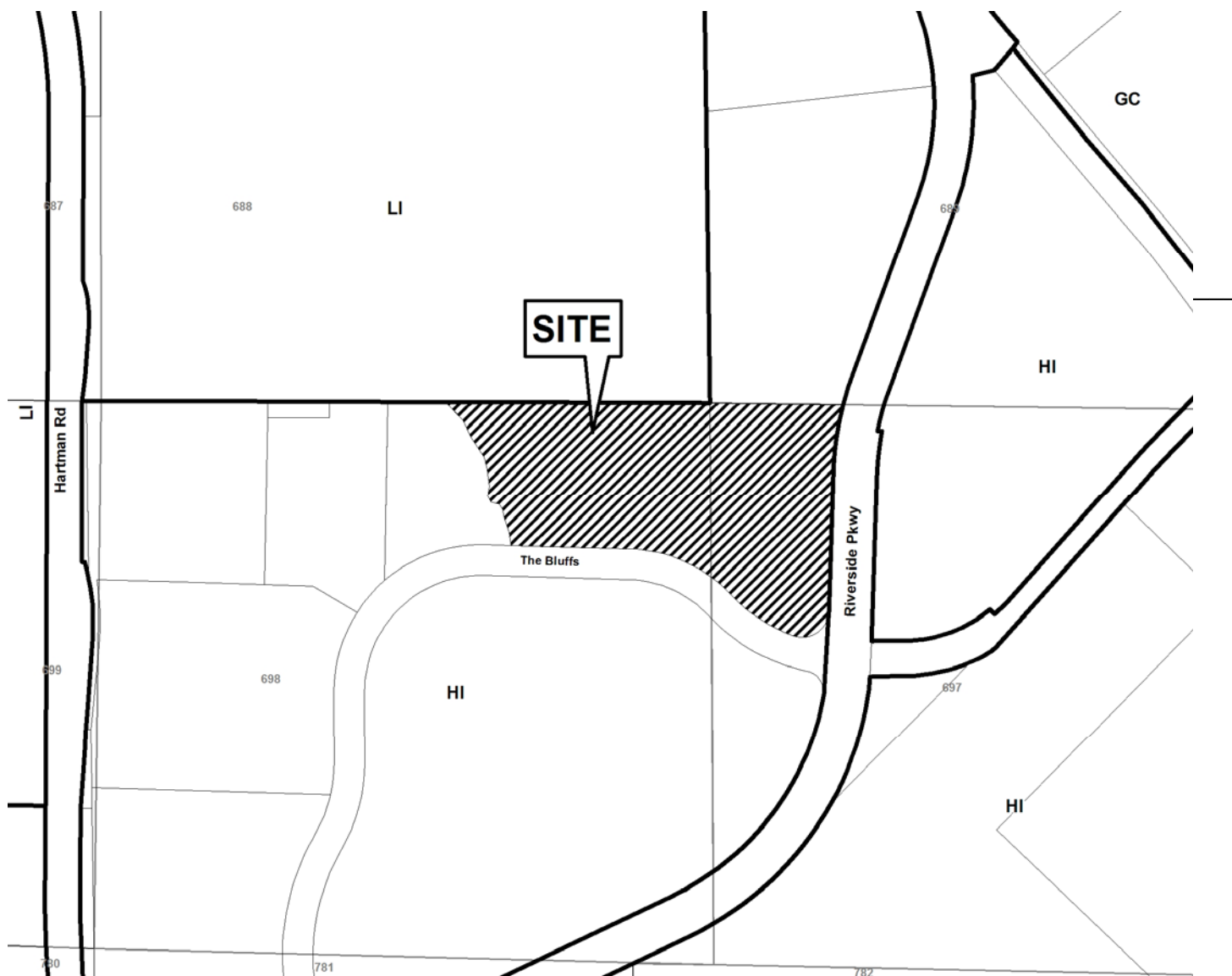
PARCEL(S): 2

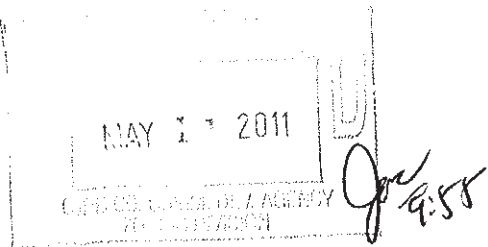
TAXES: PAID ☒ DUE ☐

FUTURE LAND USE MAP: Industrial Compatible

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT





Application #: LUP- 21 (2011)

PC Hearing Date: 07/07/2011

BOC Hearing Date: 07/19/2011

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Daycare Facility
2. Number of employees? 13
3. Days of operation? Monday - Friday
4. Hours of operation? 6:30 a.m. - 6:30 p.m.
5. Number of clients, customers, or sales persons coming to the ~~house~~ facility per day? 45 (app.) ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Paved parking area adjacent to structure
7. Signs? No: _____ ; Yes: X . (If yes, then how many, size, and location): One, located on structure with name and suite number
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): None, other than employees' and clients' vehicles
9. Deliveries? No _____ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
Approximately 2 per week; box-type truck to back door loading dock area; UPS/Federal Express truck delivery to front door area.
10. Does the applicant live in the house? Yes _____ ; No Not Applicable
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: 24 months
13. Any additional information? (Please attach additional information if needed):
None at this time.

WORD OF FAITH FAMILY WORSHIP CENTER, INC.

Applicant signature: BY: Rev. Cal Hardy Date: May 5, 2011

Applicant name (printed): Rev. Cal Hardy, Business Manager