

LUP-29
(2011)

HOLY FAMILY
LUMINOUS

CS.1
Date: 7/21/09
Sheet No. 1 of 1

Scale: 1" = 100'
North

LEGATION MAP
C.W. NEEB, P.L.L.C.
HOLY FAMILY CATHOLIC CHURCH
1505 W. PINEHURST LANE
KROGER CENTER
CROSSING

SITE ADDRESS: 1505 W. PINEHURST LANE
TAX PARCEL ID: 81611000108
DISTURBED AREA: 2.03 ACRES
BUILDING FOOTPRINT LUMINOUS
DATE: 7/21/09
DRAWN BY: J. LUMINOUS
CHECKED BY: J. LUMINOUS
DATE: 7/21/09

PROPERTY INFORMATION
OWNER: HOLY FAMILY CATHOLIC CHURCH
ADDRESS: 1505 W. PINEHURST LANE
CITY: KROGER CENTER
STATE: OHIO
ZIP: 43086



Legend

[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING CURB
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING DIRT
[Symbol]	EXISTING GRASS
[Symbol]	EXISTING TREES
[Symbol]	EXISTING SHRUBS
[Symbol]	EXISTING FENCES
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING EROSION CONTROL
[Symbol]	EXISTING WATERWAYS
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING WOODLANDS
[Symbol]	EXISTING OPEN SPACE
[Symbol]	EXISTING LANDSCAPE ARCHITECTURE
[Symbol]	EXISTING HISTORIC STRUCTURES
[Symbol]	EXISTING MONUMENTS
[Symbol]	EXISTING LANDMARKS
[Symbol]	EXISTING CULTURAL RESOURCES
[Symbol]	EXISTING ARCHITECTURAL FEATURES
[Symbol]	EXISTING ARTWORK
[Symbol]	EXISTING LANDSCAPE ART
[Symbol]	EXISTING GARDENS
[Symbol]	EXISTING PATIOS
[Symbol]	EXISTING TERRACES
[Symbol]	EXISTING BALCONIES
[Symbol]	EXISTING PORCHES
[Symbol]	EXISTING STAIRS
[Symbol]	EXISTING ELEVATORS
[Symbol]	EXISTING ESCALATORS
[Symbol]	EXISTING MECHANICAL EQUIPMENT
[Symbol]	EXISTING ELECTRICAL EQUIPMENT
[Symbol]	EXISTING TELEPHONE EQUIPMENT
[Symbol]	EXISTING CABLE EQUIPMENT
[Symbol]	EXISTING FIRE ALARMS
[Symbol]	EXISTING SECURITY SYSTEMS
[Symbol]	EXISTING ACCESSIBILITY FEATURES
[Symbol]	EXISTING SIGNAGE
[Symbol]	EXISTING LIGHTING
[Symbol]	EXISTING SOUND BARRIER WALLS
[Symbol]	EXISTING SOUND BARRIER WALLS WITH SIGNAGE
[Symbol]	EXISTING SOUND BARRIER WALLS WITH LIGHTING
[Symbol]	EXISTING SOUND BARRIER WALLS WITH SIGNAGE AND LIGHTING

PINEHURST LANE

RECEIVE
JUL 21 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Legend

[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING CURB
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING DIRT
[Symbol]	EXISTING GRASS
[Symbol]	EXISTING TREES
[Symbol]	EXISTING SHRUBS
[Symbol]	EXISTING FENCES
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING EROSION CONTROL
[Symbol]	EXISTING WATERWAYS
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING WOODLANDS
[Symbol]	EXISTING OPEN SPACE
[Symbol]	EXISTING LANDSCAPE ARCHITECTURE
[Symbol]	EXISTING HISTORIC STRUCTURES
[Symbol]	EXISTING MONUMENTS
[Symbol]	EXISTING LANDMARKS
[Symbol]	EXISTING CULTURAL RESOURCES
[Symbol]	EXISTING ARCHITECTURAL FEATURES
[Symbol]	EXISTING ARTWORK
[Symbol]	EXISTING LANDSCAPE ART
[Symbol]	EXISTING GARDENS
[Symbol]	EXISTING PATIOS
[Symbol]	EXISTING TERRACES
[Symbol]	EXISTING BALCONIES
[Symbol]	EXISTING PORCHES
[Symbol]	EXISTING STAIRS
[Symbol]	EXISTING ELEVATORS
[Symbol]	EXISTING ESCALATORS
[Symbol]	EXISTING MECHANICAL EQUIPMENT
[Symbol]	EXISTING ELECTRICAL EQUIPMENT
[Symbol]	EXISTING TELEPHONE EQUIPMENT
[Symbol]	EXISTING CABLE EQUIPMENT
[Symbol]	EXISTING FIRE ALARMS
[Symbol]	EXISTING SECURITY SYSTEMS
[Symbol]	EXISTING ACCESSIBILITY FEATURES
[Symbol]	EXISTING SIGNAGE
[Symbol]	EXISTING LIGHTING
[Symbol]	EXISTING SOUND BARRIER WALLS
[Symbol]	EXISTING SOUND BARRIER WALLS WITH SIGNAGE
[Symbol]	EXISTING SOUND BARRIER WALLS WITH LIGHTING
[Symbol]	EXISTING SOUND BARRIER WALLS WITH SIGNAGE AND LIGHTING

COBB COUNTY ZONING ORDINANCE
SECTION 15-1-1
PURPOSE AND SCOPE
This Ordinance is intended to carry out the purposes of the Cobb County Comprehensive Zoning Ordinance, to provide for the orderly development and use of land, to protect the health, safety and general welfare of the community, and to preserve the character and quality of the environment.

Legend

[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING CURB
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING PAVEMENT
[Symbol]	EXISTING CONCRETE
[Symbol]	EXISTING ASPHALT
[Symbol]	EXISTING GRAVEL
[Symbol]	EXISTING DIRT
[Symbol]	EXISTING GRASS
[Symbol]	EXISTING TREES
[Symbol]	EXISTING SHRUBS
[Symbol]	EXISTING FENCES
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING EROSION CONTROL
[Symbol]	EXISTING WATERWAYS
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING WOODLANDS
[Symbol]	EXISTING OPEN SPACE
[Symbol]	EXISTING LANDSCAPE ARCHITECTURE
[Symbol]	EXISTING HISTORIC STRUCTURES
[Symbol]	EXISTING MONUMENTS
[Symbol]	EXISTING LANDMARKS
[Symbol]	EXISTING CULTURAL RESOURCES
[Symbol]	EXISTING ARCHITECTURAL FEATURES
[Symbol]	EXISTING ARTWORK
[Symbol]	EXISTING LANDSCAPE ART
[Symbol]	EXISTING GARDENS
[Symbol]	EXISTING PATIOS
[Symbol]	EXISTING TERRACES
[Symbol]	EXISTING BALCONIES
[Symbol]	EXISTING PORCHES
[Symbol]	EXISTING STAIRS
[Symbol]	EXISTING ELEVATORS
[Symbol]	EXISTING ESCALATORS
[Symbol]	EXISTING MECHANICAL EQUIPMENT
[Symbol]	EXISTING ELECTRICAL EQUIPMENT
[Symbol]	EXISTING TELEPHONE EQUIPMENT
[Symbol]	EXISTING CABLE EQUIPMENT
[Symbol]	EXISTING FIRE ALARMS
[Symbol]	EXISTING SECURITY SYSTEMS
[Symbol]	EXISTING ACCESSIBILITY FEATURES
[Symbol]	EXISTING SIGNAGE
[Symbol]	EXISTING LIGHTING
[Symbol]	EXISTING SOUND BARRIER WALLS
[Symbol]	EXISTING SOUND BARRIER WALLS WITH SIGNAGE
[Symbol]	EXISTING SOUND BARRIER WALLS WITH LIGHTING
[Symbol]	EXISTING SOUND BARRIER WALLS WITH SIGNAGE AND LIGHTING

COBB COUNTY ENGINEERING AND SURVEYING
1505 W. PINEHURST LANE
KROGER CENTER
CROSSING
OHIO 43086

APPLICANT: William A. Farrelly

770-973-0038

REPRESENTATIVE: William A. Farrelly

404-509-1112

TITLEHOLDER: Archbishop of the Roman Catholic Archdiocese of Atlanta

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

ACCESS TO PROPERTY: Lower Roswell Road and Pinehurst Lane

PHYSICAL CHARACTERISTICS TO SITE: Existing Church

PETITION NO: LUP-29

HEARING DATE (PC): 12-05-11

HEARING DATE (BOC): 12-13-11

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Pre-School

SIZE OF TRACT: 17.62 acres

DISTRICT: 16

LAND LOT(S): 1196

PARCEL(S): 12

TAXES: PAID X 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 _____

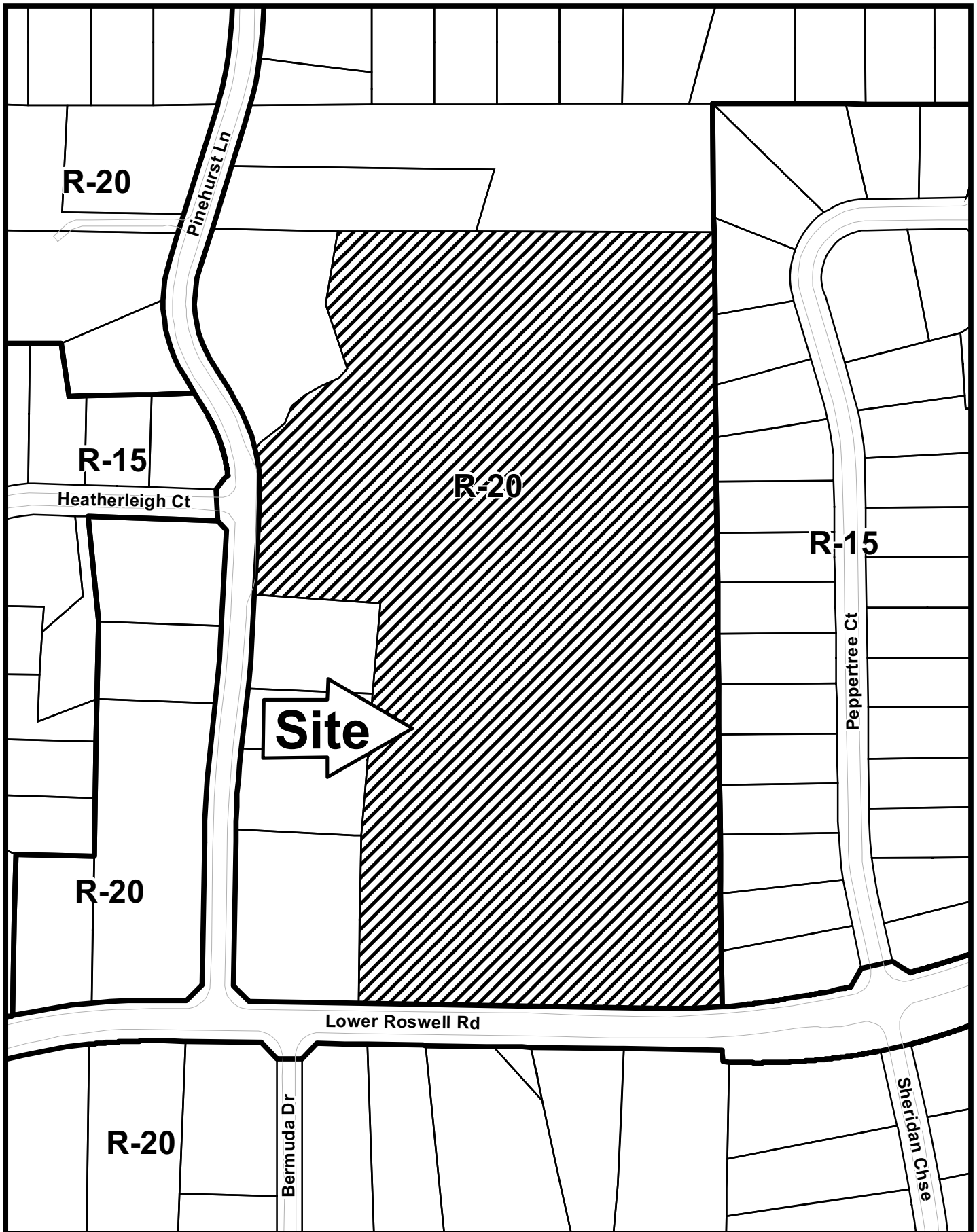
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

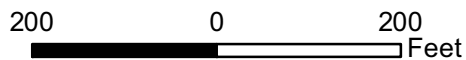
STIPULATIONS:





LUP-29



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Willain A. Farrelly

PETITION NO.: LUP-29

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a renewal for a Temporary Land Use Permit (LUP) to operate a preschool from the existing church facility. The LUP was previously approved in 2007 and again in 2009. The preschool operates Monday through Friday 9:15 a.m. to 12:30 p.m. and currently sees a total of 49 children a week whereas up to 80 children was approved previously. The previous stipulations are attached for review (see Exhibit "A").

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage. (3401 Lower Roswell Rd)

APPLICANT: William A. Farrelly

PETITION NO.: LUP-29

PRESENT ZONING: R-20

PETITION FOR: LUP

DRAINAGE COMMENTS

No comments.

STAFF RECOMMENDATIONS

LUP-29 WILLIAM A. FARRELLY

The applicant is requesting a Temporary Land Use Permit (LUP) renewal in order to continue operation of a preschool at the existing church. The preschool, previously approved for up to 80 children, currently see approximately 49 children each week with hours of 9:15 a.m. to 12:30 p.m. Necessary because the preschool takes both church members as well as non church members children, 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. It is the opinion of staff that the continuation of the preschool would not adversely affect the adjacent property based on buffering and building location. The applicant has the required infrastructure relating to parking and drop-off/pick-up facilities. 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;
- All previous stipulations included in Exhibit A;
- Fire Department comments and recommendations;
- Stormwater Management comments and recommendations;
- Water and Sewer comments and recommendations;
- 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.

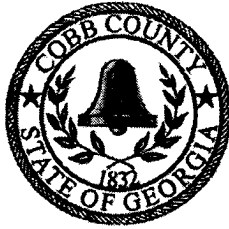
THIS

PAGE

INTENTIONALLY

LEFT

BLANK



Application #: LUP-29
 PC Hearing Date: 12-5-11
 BOC Hearing Date: 12-13-11

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? PRE SCHOOL
2. Number of employees? 9 part time
3. Days of operation? 5
4. Hours of operation? 9:15AM - 12:30 pm
5. Number of clients, customers, or sales persons coming to the house per day? M-23 T-F-25; W-27, F-29 total kids 49
6. Where do clients, customers and/or employees park?
 Driveway: —; Street: —; Other (Explain): Parking lot
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.): —
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: —
13. Any additional information? (Please attach additional information if needed): —

Applicant signature: William A Farrelly Date: —

Applicant name (printed): WILLIAM A. FARRELLY

PAGE 2 OF 6

APPLICATION NO. LU

LUP-29 (2011)
Exhibit "A"
PREVIOUS
STIPULATIONS

ORIGINAL DATE OF APPLICATION: 08-21-07

APPLICANTS NAME: HOLY FAMILY CATHOLIC CHURCH

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

PAGE 4 OF 4

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 Pinchurst Lane and on the east side of Pinchurst 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 Pinchurst 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

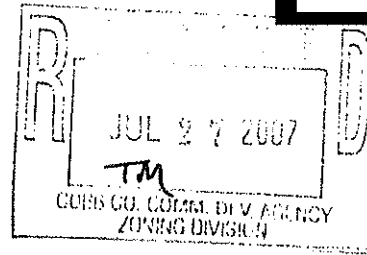
VOTE: **ADOPTED** unanimously

Min.-Bk. 54 Petition No. LUP-24
Doc. Type Exhibit A -
Previous stipulations
Meeting Date 10/20/09

HOLY
FAMILY
CATHOLIC
CHURCH

Min. Bk. 52 Petition No. LUP-8
Doc. Type letter of
agreeable conditions
Meeting Date August 26, 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