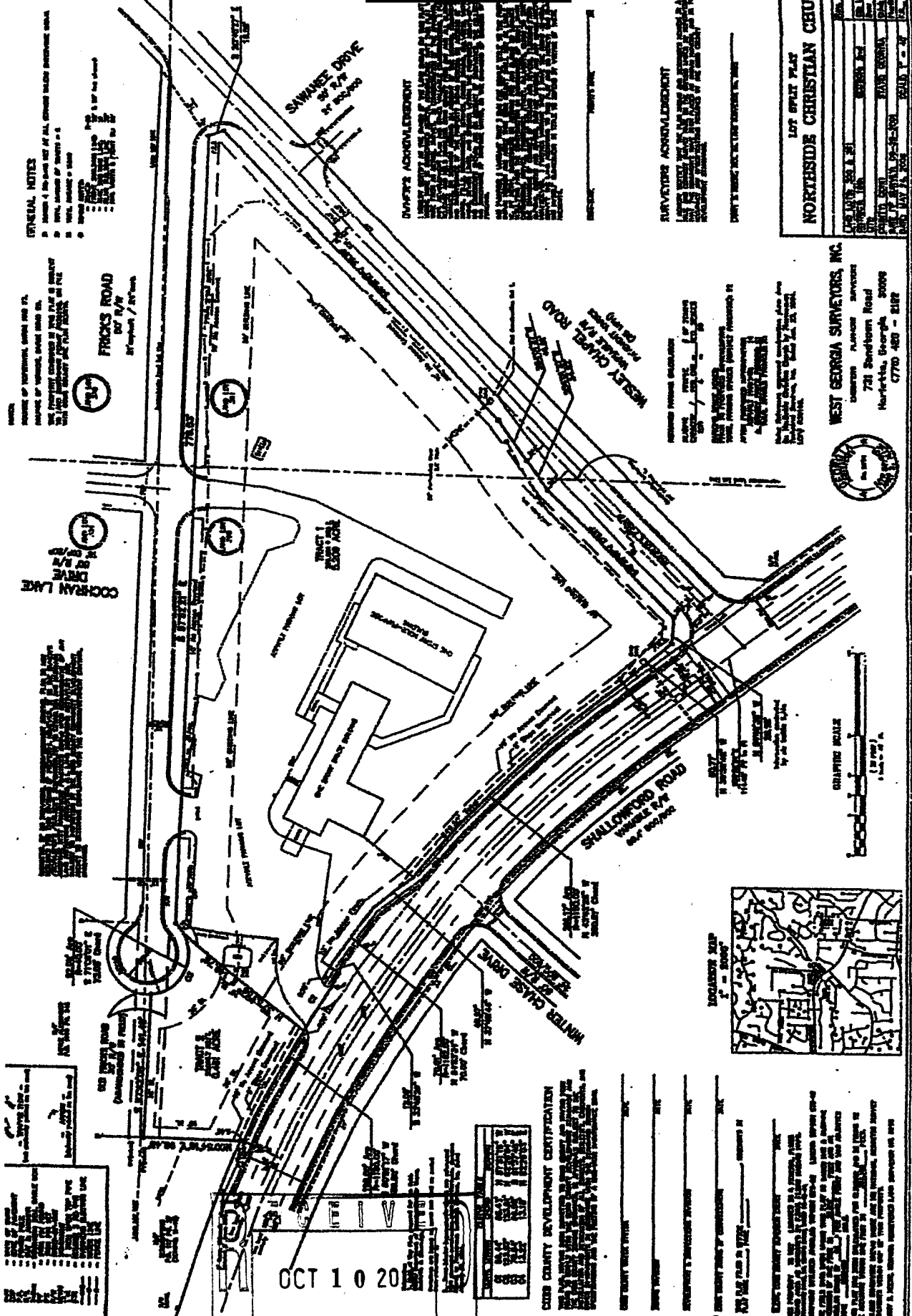


LUP-32  
(2011)



**GENERAL NOTES**

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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- 9. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

**PROPERTY ACKNOWLEDGMENT**

I, the undersigned, hereby acknowledge that I have read and understand the contents of the above plat and the same are true and correct. I have signed this acknowledgment in the presence of the undersigned witnesses and the public officer.

**SURVEYORS ACKNOWLEDGMENT**

I, the undersigned, hereby certify that I am a duly licensed surveyor in the State of Georgia and that I have personally surveyed and prepared the above plat in accordance with the laws and regulations of the State of Georgia.

**NORTHSIDE CHRISTIAN CHURCH**

LOT 101	101
LOT 102	102
LOT 103	103
LOT 104	104
LOT 105	105
LOT 106	106
LOT 107	107
LOT 108	108
LOT 109	109
LOT 110	110
LOT 111	111
LOT 112	112
LOT 113	113
LOT 114	114
LOT 115	115
LOT 116	116
LOT 117	117
LOT 118	118
LOT 119	119
LOT 120	120

**WEST GEORGIA SURVEYORS, INC.**  
 720 Sandtown Road  
 Marietta, Georgia 30066  
 770-480-2182

OCT 10 2011

COBB COUNTY DEVELOPMENT CERTIFICATION

ZONING DIVISION

*[Signature]* A-H.

**APPLICANT:** One World Spiritual Center  
678-214-6938

**REPRESENTATIVE:** Danielle Pearl  
678-214-6938

**TITLEHOLDER:** Northwest Christian Church

**PROPERTY LOCATION:** At the northwesterly intersection of  
Shallowford Road and Wesley Chapel Road; and on the south side  
of Fricks Road (3535 Shallowford Road).

**ACCESS TO PROPERTY:** Shallowford Road and Fricks Road

**PHYSICAL CHARACTERISTICS TO SITE:** One (1) story  
sanctuary and adjoining multi-use building

**PETITION NO:** LUP-32

**HEARING DATE (PC):** 12-05-11

**HEARING DATE (BOC):** 12-13-11

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Childcare Learning  
Center

**SIZE OF TRACT:** 5 acres

**DISTRICT:** 16

**LAND LOT(S):** 390, 391

**PARCEL(S):** 1

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Mountain Lake Estates Subdivision
- SOUTH:** R-20/ Winter Chase Subdivision
- EAST:** R-20/ Shallowford Heights
- WEST:** R-20/ single-family residences

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

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

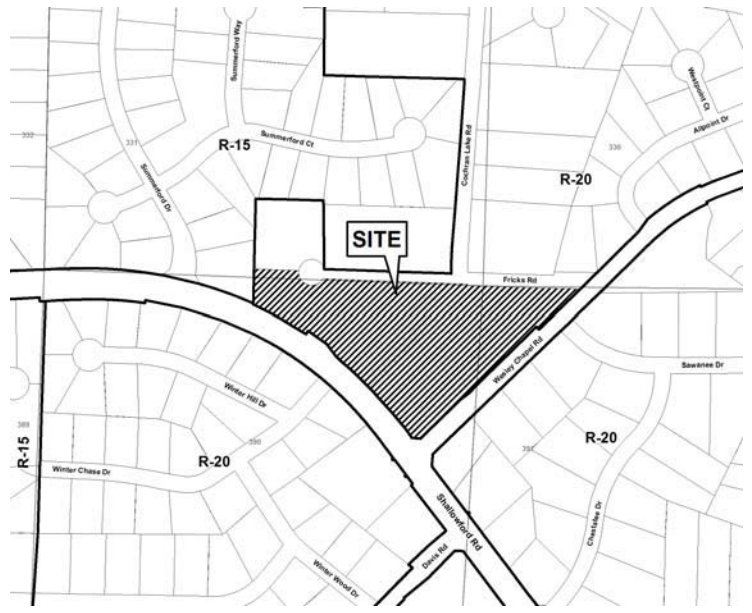
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

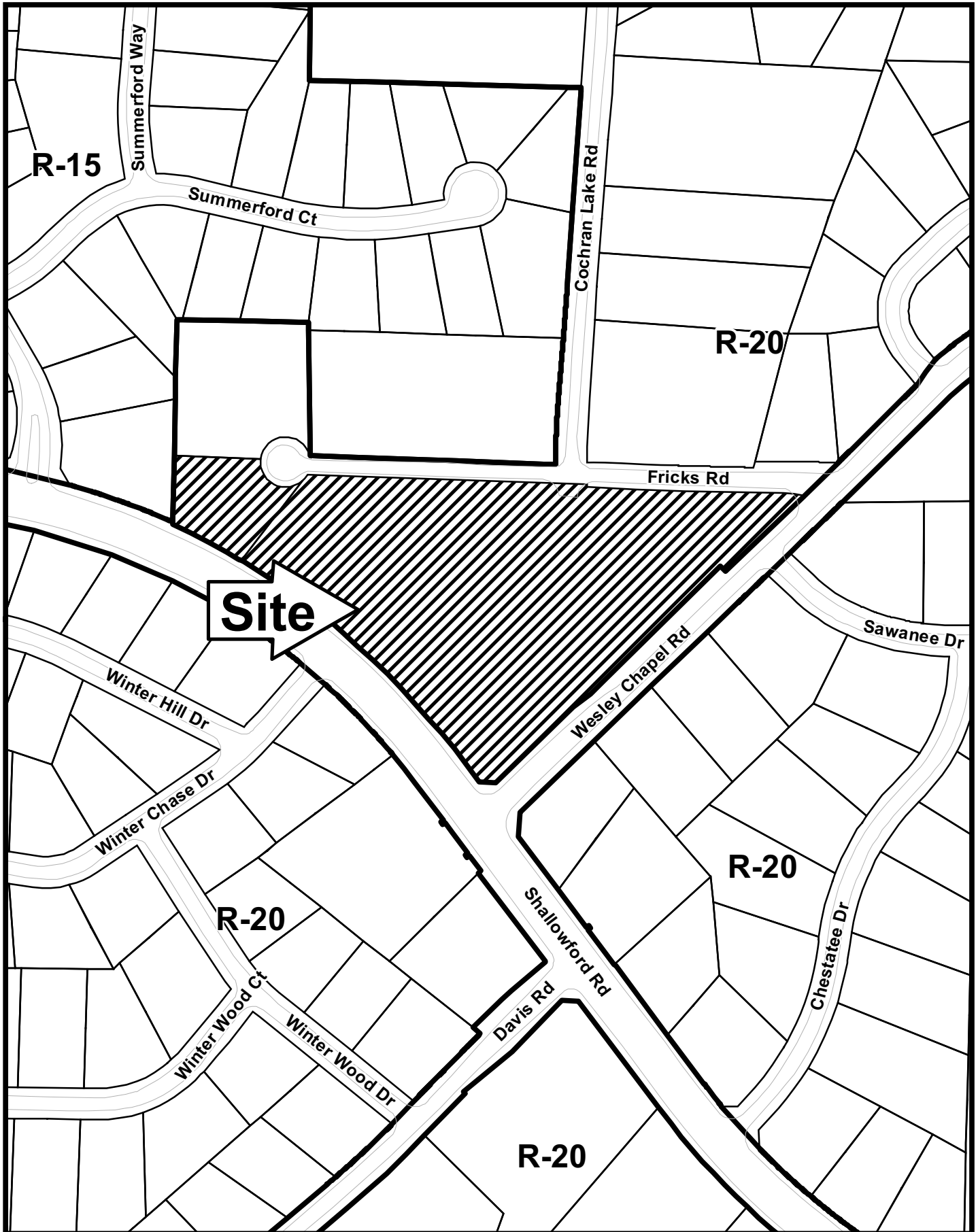
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

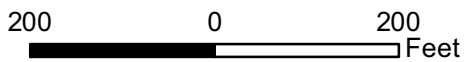
**STIPULATIONS:**





# LUP-32



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



-  City Boundary
-  Zoning Boundary

APPLICANT: One World Spiritual Center

PETITION NO.: LUP-32

PRESENT ZONING: R-20

PETITION FOR: LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Temporary Land Use Permit (LUP) in order to operate a childcare learning center on church property that is zoned R-20 single-family residential. The LUP is necessary for the center to take on children from non church members. Located within an area delineated as PI public institutional on the *Cobb County Comprehensive Plan*, uses such as churches and the like are supported by the *Plan*. The center anticipates four (4) to six (6) employees operating the childcare center Monday through Friday 7:00 a.m. to 6:00 p.m. with approximately 30 children each day. It is proposed that the existing drives and parking lot can handle the drop off and pick up traffic for the center.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No comments.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend an internal circulation plan be submitted to Cobb County DOT for review and approval.

\*\*\*\*\*

**FIRE COMMENTS:**

**C/O:** Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process. (3535 Shallowford Rd)

**APPLICANT: One World Spiritual Center**

**PETITION NO.: LUP-32**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

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<b>DRAINAGE COMMENTS</b>
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No comments.

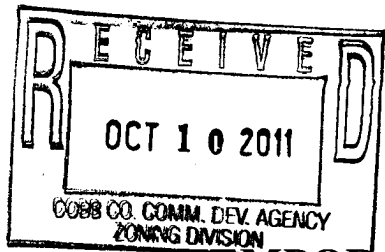
## STAFF RECOMMENDATIONS

### LUP-32      ONE WORLD SPIRITUAL CENTER

The applicant is requesting a Temporary Land Use Permit (LUP) for a period of one (1) year in order to operate a childcare center from church property that is zoned R-20 single-family residential. The LUP is necessary for the center to take on children from non church members. Located within an area delineated as PI public institutional on the *Cobb County Comprehensive Plan*, such uses as churches and the like are supported by the *Plan*. The applicant's proposal includes 30 children per day Monday through Friday 7:00 a.m. to 6:00 p.m. There will be four (4) to six (6) employees. The applicant proposes that the exiting drives and parking lot are sufficient for any anticipated increases in traffic due to drop off and pick up at the center. Based on the above analysis, Staff recommends **APPROVAL** of the applicant's request for 12 months subject to:

- Site plan received by the Zoning Division October 10, 2011, with the District Commissioner approving minor modifications;
- DOT to approve traffic circulation plan; and
- Traffic comments.

**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.**



Application #: LUP-32  
PC Hearing Date: 12-5-11  
BOC Hearing Date: 12-13-11

### TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? Childcare Learning Center
2. Number of employees? 4-6
3. Days of operation? Monday - Friday
4. Hours of operation? 7:00 am - 6:00 pm
5. Number of clients, customers, or sales persons coming to the house per day? 30 ; Per week? 150
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): Attached parking lot
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.)
10. Does the applicant live in the house? Yes \_\_\_\_\_ ; No X
11. Any outdoor storage? No X ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested: 1 year
13. Any additional information? (Please attach additional information if needed):  
The Learning Center will be part of One World Spiritual Center Church.

Applicant signature: Danielle Pearl Date: Oct. 5 2011

Applicant name (printed): Danielle Pearl