

LUP-33
(2013)

HOLY FAMILY



OWNER/DEVELOPER:
HOLY FAMILY OUTREACH CHURCH
1700 S. 1700 E. SUITE 100
MURKIN, UT 84053

TAX PARCEL ID: P16118002170

SITE AREA: 17.52 ACRES

DISTURBED AREA: 2.03 ACRES

BUILDING FOOTPRINT: 10,000 SQ FT (IN THE LARGEST BAY)
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BUILDING HEIGHT: 20 FT

PARKING SUMMARY: 100 SPACES

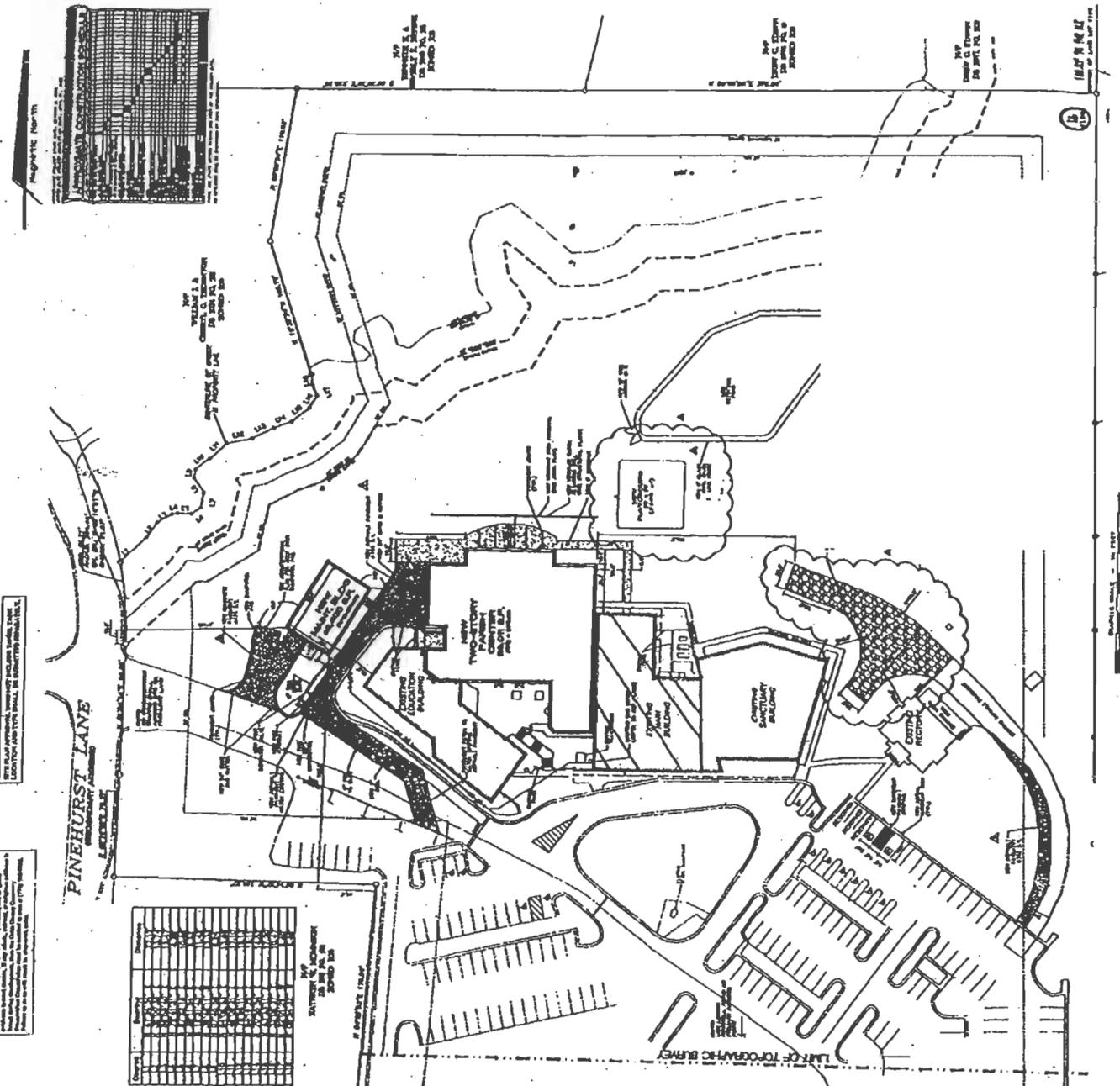
RELATIVE HUMIDITY: 100%

WIND DIRECTION: 100%

WIND SPEED: 100%

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WIND SPEED: 100%



THE SITE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.

Item	Description	Quantity	Unit
1	Asphalt Paving	10,000	SQ YD
2	Gravel Paving	5,000	SQ YD
3	Concrete Paving	2,000	SQ YD
4	Water Main	100	LINEAL FT
5	Sewer Main	100	LINEAL FT
6	Gas Main	100	LINEAL FT
7	Electric Main	100	LINEAL FT
8	Storm Drain	100	LINEAL FT
9	Retaining Wall	100	LINEAL FT
10	Site Preparation	10,000	SQ YD

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APPLICANT: Holy Family Catholic Church
770-973-0038

REPRESENTATIVE: R. Edward Colebeck
770-973-0038

TITLEHOLDER: Thomas A. Donnellan, as Archbishop of the Roman Catholic Archdiocese of Atlanta, and his successors in office

PROPERTY LOCATION: North side of Lower Roswell Road, east side of Pinehurst Lane, west of Peppertree Court (3401 Lower Roswell Road).

ACCESS TO PROPERTY: Lower Roswell Road, Pinehurst Lane

PHYSICAL CHARACTERISTICS TO SITE: Existing Church

PETITION NO: LUP-33

HEARING DATE (PC): 12-03-13

HEARING DATE (BOC): 12-17-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit (Renewal)

PROPOSED USE: Operating a Preschool

SIZE OF TRACT: 17.2 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** _____

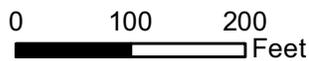
STIPULATIONS:



LUP-33



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-33

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

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, 2009 and again in 2011. The preschool operates Monday through Friday 9:15 a.m. to 12:30 p.m. and currently sees a total of 47 children a week whereas up to 80 children was approved previously. The previous stipulations are attached for review (see Exhibit "A").

Historic Preservation: No comment.

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:

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.

APPLICANT: Holy Family Catholic Church

PETITION NO.: LUP-33

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments (Renewal).

STAFF RECOMMENDATIONS

LUP-33 HOLY FAMILY CATHOLIC CHURCH

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 47 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 October 9, 2013, with the District Commissioner approving minor modifications;
- All previous stipulations included in Exhibit A;
- Fire Department comments and recommendations;
- Stormwater Management 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.

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 OCT -2 PM 4:10

COBB COUNTY ZONING DIVISION



Application #: LUP-33
PC Hearing Date: 12-3-13
BOC Hearing Date: 12-17-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business, or request? CHURCH OPERATED PRE SCHOOL
2. Number of employees? 11
3. Days of operation? MONDAY - FRIDAY
4. Hours of operation? 9:15 AM - 12:30 PM
5. Number of clients, customers, or sales persons coming to the house per day? 47 ; Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): 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.): 9 cars
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 (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No ✓ ; Yes _____. (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed): _____

Applicant signature: _____

Date: 10/1/13

Applicant name (printed): _____

ORIGINAL DATE OF APPLICATION: 12-13-11APPLICANTS NAME: WILLIAM A. FARRELLYTHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERSBOC DECISION OF 12-13-11 ZONING HEARING:

WILLIAM A. FARRELLY (Archbishop of the Roman Catholic Archdiocese of Atlanta, owner) requesting a **Land Use Permit** for the purpose of a Pre-School in Land Lot 1196 of the 16th District. Located on the north side of Lower Roswell Road, and on the east side of Pinehurst Lane (3401 Lower Roswell Road).

MOTION: Motion by Ott, second by Birrell, as part of the Consent Agenda, to **approve** Land Use Permit for **24 months, subject to:**

- site plan received by the Zoning Division dated July 21, 2009, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- all other previous stipulations included in Exhibit A *not otherwise in conflict* (attached and made a part of these minutes)
- Fire Department comments and recommendations
- Stormwater Management Division comments and recommendations
- Water and Sewer Division comments and recommendations
- Cobb DOT comments and recommendations

VOTE: **ADOPTED 4-0**

EXHIBIT "A"

EXHIBIT "A"

PAGE 2 OF 6

APPLICATION NO. LU

LUP-33 (2013)
Previous Minutes

ORIGINAL DATE OF APPLICATION: 08-21-07

APPLICANTS NAME: HOLY FAMILY CATHOLIC CHURCH

PAGE 4 OF

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 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

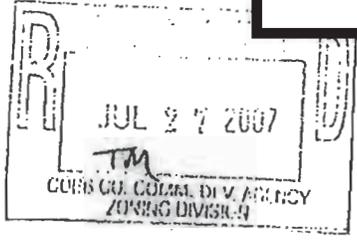
Min. Bk. 05 Petition No. LUP29
Doc. Type Exhibit
Meeting Date 12/13/11

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

EXHIBIT "A"

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 5

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

Petition No. LUP 29
Meeting Date 12/13/11
Continued