

APPLICANT: Early Education, LLC
(404) 416-3455

REPRESENTATIVE: Qiu Fang
(404) 416-3455

TITLEHOLDER: Early Education, LLC

PROPERTY LOCATION: West side of Hurt Road, north of
Plantation Road
(488 Hurt Road).

ACCESS TO PROPERTY: Hurt Road

PHYSICAL CHARACTERISTICS TO SITE: Existing private school
buildings

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Horse Stable
- SOUTH:** R-20/ Fred G. Walker Subdivision
- EAST:** R-20/ Lake Shore Estates Subdivision
- WEST:** R-15/ River Cove Estates Subdivision

PETITION NO: LUP-14

HEARING DATE (PC): 04-01-14

HEARING DATE (BOC): 04-15-14

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Daycare Center

SIZE OF TRACT: 7.21 acres

DISTRICT: 17

LAND LOT(S): 50, 51, 94, 95

PARCEL(S): 3

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

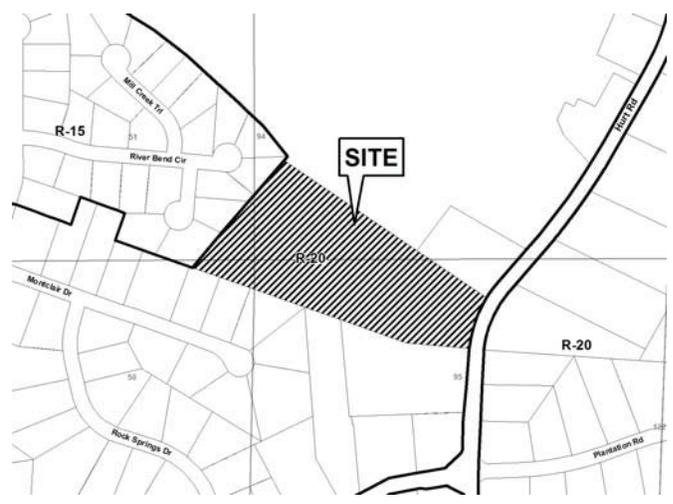
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

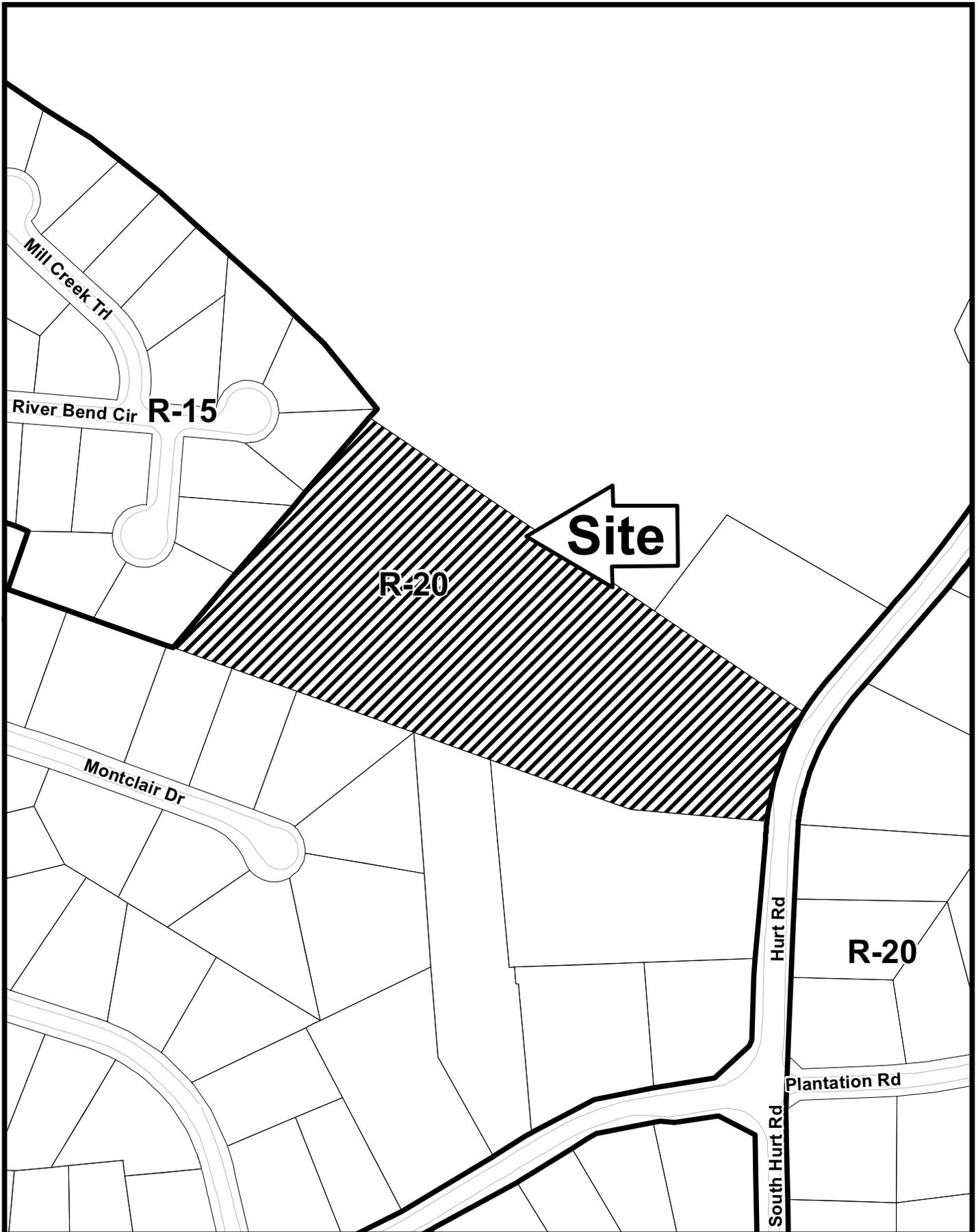
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

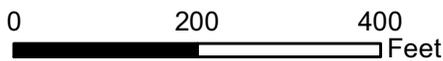
STIPULATIONS:



LUP-14



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Early Education, LLC

PETITION NO.: LUP-14

PRESENT ZONING: R-20

PETITION FOR: Daycare Center

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Temporary Land Use Permit (LUP) to allow a daycare at an existing elementary school. The applicant expects the daycare to be open Monday through Friday, between the hours of 7:00 am and 6:30 pm. The applicant does not expect to have more than 25 children. All children will be at least 3 years old. All visitors will park in the existing parking lot that has been provided for the elementary school. There will be no additional signs or outdoor storage on the property. The applicant has submitted a letter that describes how the daycare will operate for your review. The applicant is requesting approval for 24 months.

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:

C/O: Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process.

STORMWATER MANAGEMENT COMMENTS

No site improvements are proposed at the present time. Any future improvements must meet current stormwater management requirements.

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STAFF RECOMMENDATIONS

LUP- 14 Early Education, LLC

The applicant is requesting a Temporary Land Use Permit to allow a daycare at an existing private elementary school. The private elementary school was approved with a Special Land Use Permit in 1998 (SLUP-16 of 1998). The private elementary school has been in business since 1998 and there is no record of any complaints investigated by Code Enforcement in the past 6 years. Typically, an elementary school starts at age five; the applicant states that the type of teaching at the elementary school requires younger students to interact with older students as a part of their teaching philosophy. The applicant does not expect to have more than 25 children for the daycare portion of the school. All children will be at least 3 years old. The applicant expects to be open Monday thru Friday, between the hours of 7:00 am and 6:30 pm. All visitors will park in the existing parking lot that has been provided for the elementary school. There will be no additional signs or outdoor storage on the property. The applicant has submitted a letter that describes how the daycare will operate for your review. The applicant is requesting approval for 24 months. The private school and daycare use would be compatible. Based on the above analysis, and the fact that a private elementary school is permitted with a Special Land Use Permit, Staff recommends **APPROVAL** of the applicant's request subject to the following conditions:

- Maximum 25 children.

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-14
 PC Hearing Date: 4-1-14
 BOC Hearing Date: 4-15-14

TEMPORARY LAND USE PERMIT WORKSHEET
 (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Day Care Center
 2. Number of employees? 11
 3. Days of operation? Monday to Friday
 4. Hours of operation? 7:00 am to 6:30 pm
 5. Number of clients, customers, or sales persons coming to the house per day? _____ ; Per week? _____
 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.): 0

 9. Deliveries? No _____ ; Yes * (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
5 times/week USPS, 5 times/week Fedex & UPS.
 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 (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):
A letter stating the purpose of application
- Applicant signature: [Signature] Date: _____
- Applicant name (printed): _____

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 COBB COUNTY LAND USE DIVISION



Early Education, LLC

LUP-14 (2014)
Applicant's Letter

Feb. 6th, 2014

Cobb County Zoning Office
191 Lawrence St NE
Marietta, GA 30060

Dear Cobb County Zoning Office representative,

The property located at 488 Hurt Road SW, Smyrna, GA 30082 (referred to as “the property”) currently operates as an Elementary school accommodating children aged 4-12. We are filing for a temporary land use permit application to operate the property as a day care center. The purpose of filing for the special land use permit is to allow us accommodate children younger than 4 at the property.

Montessori education emphasizes the three year growth cycle with mixed age group environment where kids not only learn from their teachers but also from their older peers through observation, interaction among peers and team work. A typical three year cycle starts at age 3 in an Early Education classroom where we have a mixed age group from 3 to 6 and a wide variety of developmentally appropriate materials to fit a child’s learning needs at different age and different level of sophistication. It is developmentally essential for our students to have access to such a classroom environment with diversified age groups.

We appreciate your support on helping us obtain the temporary land use permit and please don’t hesitate to contact us if further information needed.

Best Wishes!

Sincerely,

02/06/2014

Qiu Fang

CEO

Early Education LLC

Covered Bridge Montessori School

A bridge between today and tomorrow

Cbms395@bellsouth.net

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COBB COUNTY ZONING DIVISION

Special Land Use Permits

- SLUP-16** **MOFFITT EDUCATIONAL ENT., INC.** (Leroy and Barbara Moffitt, owners) for a **Special Land Use Permit** for the purpose of a Private Elementary School in Land Lots 50, 51, 94 and 95 of the 17th District. 7.27 acres. Located on the west side of Hurt Road, north of Plantation Road (488 Hurt Road). Following applicant's presentation, the Board of Commissioners **approved** request for **Special Land Use Permit** subject to: **1) list of agreeable stipulations/conditions dated August 18, 1998 (copy attached and made a part hereof); 2) existing home to be connected to sanitary sewer system when site is developed.** Motion by W. Thompson, second by Byrne, carried 4-0.
- SLUP-17** **TBD, INC.** for a **Special Land Use Permit** for the purpose of Scrap Tire Processing and Outside Storage in Land Lot 913 of the 19th District. 0.62 acre. Located on the west side of Anderson Farm Road, east of Ewing Road (3905 Ewing Road). On behalf of Commissioner Cooper, who was out of the State due to a serious family illness, Chairman Byrne requested the Board to continue this application until the September zoning hearing. This particular site is located within Commissioner Cooper's district, and he wished to be present to participate in the public hearing. The applicant was not opposed to the continuance. Therefore, the Board of Commissioners **continued** request for Special Land Use Permit to their September 15, 1998 Zoning Hearing. Motion by Byrne, second by Wysong, carried 4-0.
- SLUP-18** **GRID TOWERS** (Georgia Transmission Corp., owner) for a **Special Land Use Permit** for the purpose of Communication Equipment (on existing EMC tower) in Land Lot 898 of the 16th District. 2.88 acres. Located on the north side of Providence Road, west of Roswell Road. **WITHDRAWN FROM AGENDA BY STAFF** (Reference **SLUP-7** of 1998)

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COBB COUNTY ZONING DIVISION

APPLICATION OF MOFFITT EDUCATIONAL ENTERPRISES, INC.
FOR A SPECIAL LAND USE PERMIT (NO. SLUP-16)

AGREEABLE STIPULATIONS/CONDITIONS
AUGUST 18, 1998.

1. Deleting the southernmost driveway.
2. The voluntary donation and conveyance of right-of-way on the west side of Hurt Road a minimum of 40 feet from centerline.
3. Providing a 25 foot paved apron for the sole access to the property.
4. Entering into a Development Agreement for the dedication of system improvements.
5. The submission of additional plans for expansion to the Board for review and approval prior to the issuance of any permits.
6. Complying with all recommendations of the Stormwater Management Division with respect to detention, hydrology and downstream considerations.
7. The erection of ground-based monument style signage not to exceed 7' 6" in height.
8. The submission of a landscape plan during the Plan Review process subject to staff and the Arborist's review and approval.
9. Agreeing to vegetative screening or fencing where required by staff during the Plan Review process.
10. The erection of an eight foot (8') wooden fence along the entirety of the common property line of the subject property and the Pearce property (to the south) and the planting of Leland Cypress trees, or other trees or foliage consistent with the County Arborist's direction, to achieve an effective vegetative screen and to ensure year-round privacy.
11. Agreeing to obtain any off-site easements for purposes of accessing the sanitary sewer system to the west of the property as shown on the revised site plan.

*Stipulations enacted by B.C.
8/18/98 zoning hearing. Karen King*

SLUP-16

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