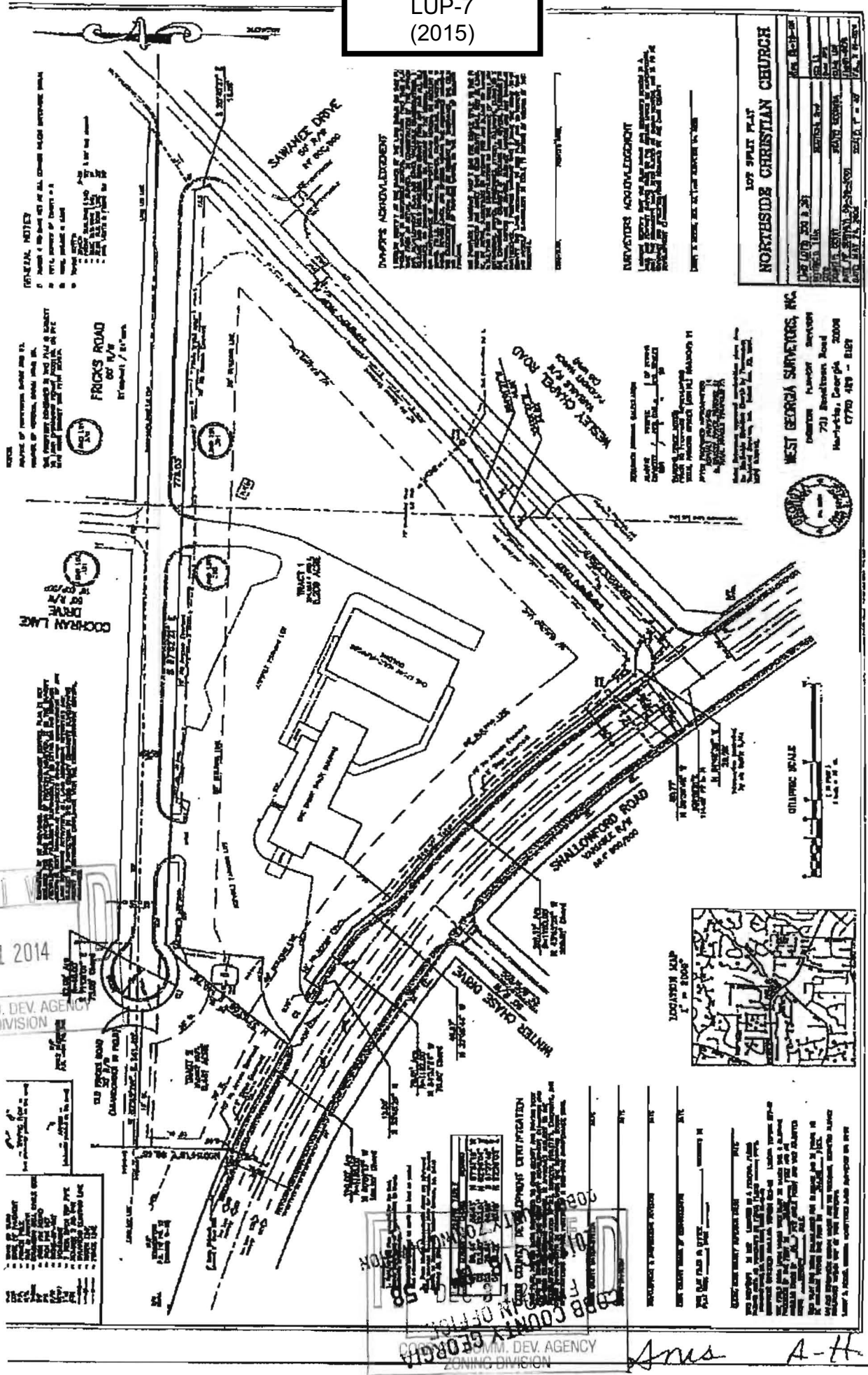


LUP-7
(2015)



GENERAL NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
- 2. THE PROPERTY IS BOUND BY THE 1/2 AC. LOT 10, TRACT 1, COCHRANE LAKE DRIVE, COBB COUNTY, GEORGIA.
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FRICK'S ROAD
60' R/W
RT 100/100 / RT 100/100

COCHRANE LAKE
DRIVE
60' R/W
RT 100/100 / RT 100/100

TRACT 1
COCHRANE LAKE
DRIVE
60' R/W
RT 100/100 / RT 100/100

TRACT 1
COCHRANE LAKE
DRIVE
60' R/W
RT 100/100 / RT 100/100

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COCHRANE LAKE
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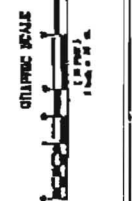
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NORTHSIDE CHRISTIAN CHURCH

DATE LUP-7 2015	1/2 AC. LOT 10, TRACT 1, COCHRANE LAKE DRIVE, COBB COUNTY, GEORGIA.
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WEST GEORGIA SURVEYORS, INC.
731 Sandstone Road
Marietta, Georgia 30066
770.429.1127



DEC 31 2014

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

COBB COUNTY, GEORGIA
COMM. DEV. AGENCY
ZONING DIVISION

Ames A-H

APPLICANT: One World Spiritual Center
PHONE#: (678) 901-9691 **EMAIL:** danielle@oneworldspiritualcenter.net
REPRESENTATIVE: Danielle Pearl
PHONE#: (678) 901-9691 **EMAIL:** danielle@oneworldspiritualcenter.net
TITLEHOLDER: Northwest Christian Church, Inc.

PROPERTY LOCATION: North intersection of Shallowford Road
and Wesley Chapel Road, and on the south side of Fricks Road
(3535 Shallowford Road).

ACCESS TO PROPERTY: Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE: One story
sanctuary and adjoining multi-use building

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 residence

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:

PETITION NO: LUP-7
HEARING DATE (PC): 03-03-15
HEARING DATE (BOC): 03-17-15
PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Childcare

SIZE OF TRACT: 5.2 acres

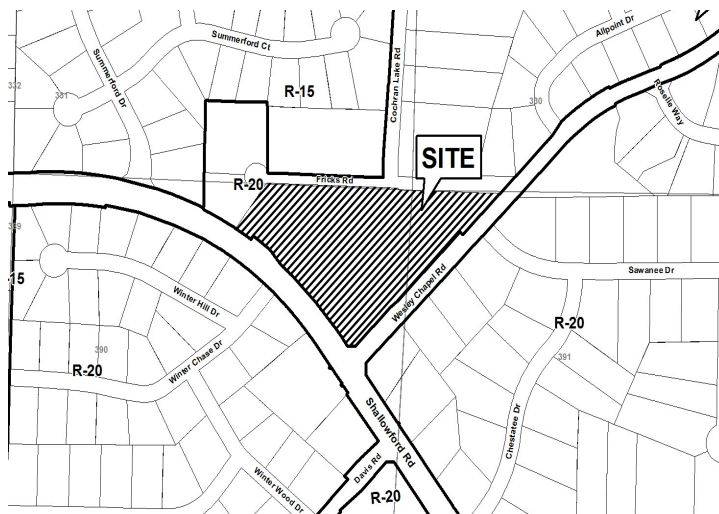
DISTRICT: 16

LAND LOT(S): 390, 391

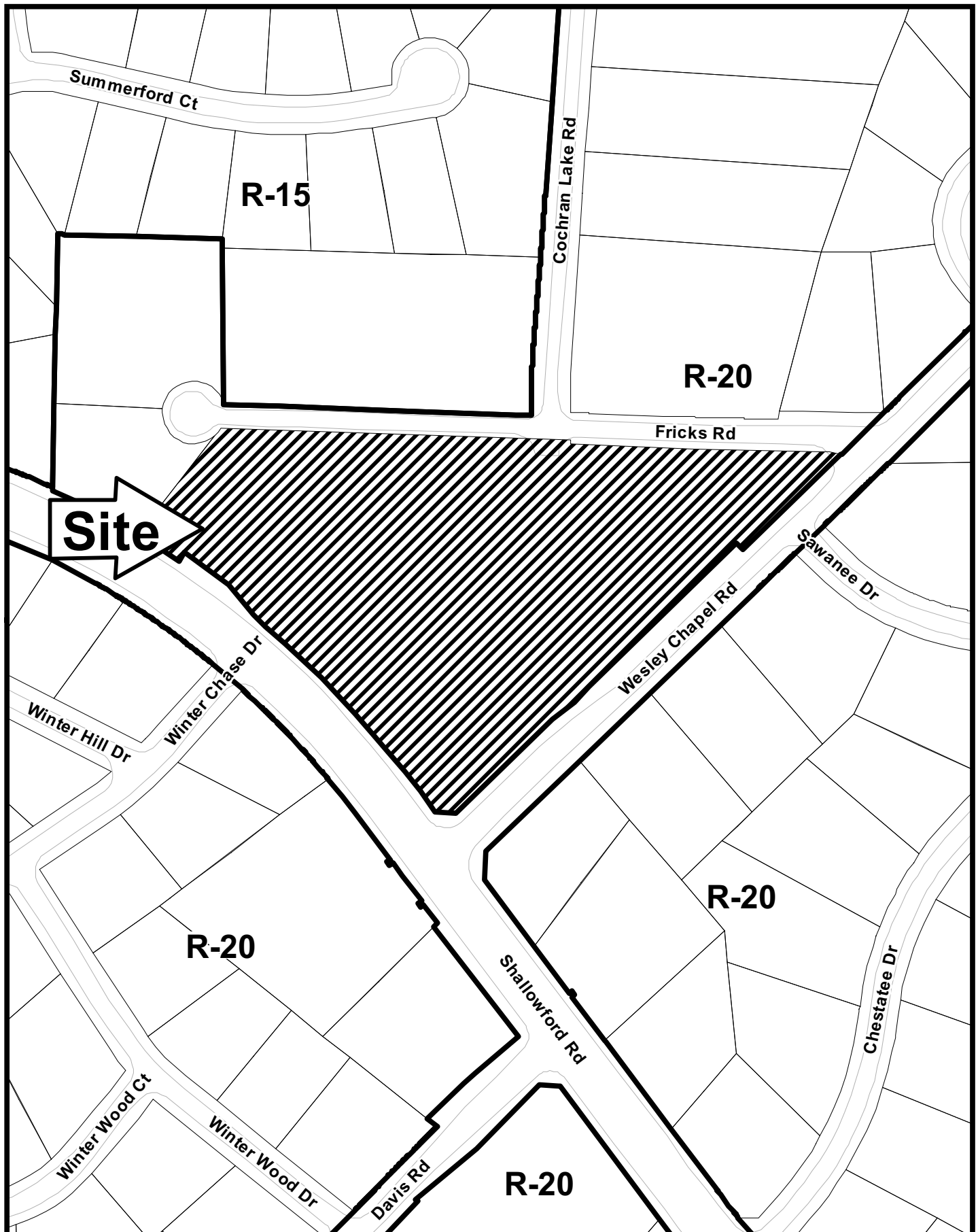
PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3



LUP-7



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

0 100 200
Feet



City Boundary
Zoning Boundary

APPLICANT: One World Spiritual Center

PETITION NO.: LUP-7

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Kim Wakefield

The applicant is requesting to renew a Temporary Land Use Permit (LUP) in order to continue 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 allow 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 six (6) employees operating the childcare center, Monday through Friday 6:30 a.m. to 6:15 p.m. with approximately 20 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. The applicant is not requesting a sign at this time.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Property is served by public water and sewer. 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: One World Spiritual Center

PETITION NO.: LUP-7

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment (Renewal)

STAFF RECOMMENDATIONS

LUP-7 ONE WORLD SPIRITUAL CENTER

The applicant is requesting to renew a Temporary Land Use Permit (LUP) in order to continue 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 allow 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 applicant's proposal includes six (6) employees operating the childcare center, Monday through Friday 6:30 a.m. to 6:15 p.m. with approximately 20 children each day. The applicant's proposal will reduce the children and maintain the existing hours of operation from the previous LUP approved. It is proposed that the existing drives and parking lot can handle the drop off and pick up traffic for the center.

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
The existing use up for renewal provides educational programs and has been in existence for a number of years with no complaints.
- (2) *Parking and traffic considerations.*
The use is established and has been able to handle the traffic associated with the use.
- (3) *Number of nonrelated employees.*
There are six (6) employees for the daily operations.
- (4) *Number of commercial and business deliveries.*
There are no commercial deliveries associated with this use.
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
This use is located in area having single-family residential. However, the proposed use has been here for several years.
- (6) *Compatibility of the business use to the neighborhood.*
The existing use has served residents of this area for several years and no complaints have been submitted to Code Enforcement.
- (7) *Hours of operation.*
This activity is Monday through Friday from 6:30 a.m. until 6:15 p.m. and has not caused a complaint to be made with the Code Enforcement Division.
- (8) *Existing business uses in the vicinity.*
N/A
- (9) *Effect on property values of surrounding property.*
The use has existed for several years with no complaints. No expansion is proposed.

CONTINUED ON NEXT PAGE

LUP-7 ONE WORLD SPIRITUAL CENTER (CONTINUED)

(10)Circumstances surrounding neighborhood complaints.

There are no Code Enforcement complaints regarding this use.

(11)Intensity of the proposed business use.

This application is a renewal of an existing educational program and there are no expansions planned.

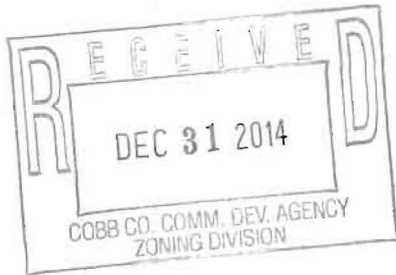
(12)Location of the use within the neighborhood.

N/A

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 December 31, 2014, with the District Commissioner approving minor modifications;
- Cobb Department of Transportation 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-7
PC Hearing Date: 3-3-15
BOC Hearing Date: 3-17-15

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

1. Type of business, or request? Early childcare Learning Center
2. Number of employees? 6
3. Days of operation? Monday - Friday
4. Hours of operation? 6:30 am - 6:15 pm
5. Number of clients, customers, or sales persons coming to the house per day? 20 ; Per week? 100
6. Where do clients, customers and/or employees park?
Driveway: _____; Street: _____; (Other) (Explain): on-site 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 (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No X ; 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: Danielle Pearl Date: 12/2/14
Applicant name (printed): Danielle Pearl

ORIGINAL DATE OF APPLICATION: 03-19-13APPLICANTS NAME: ONE WORLD SPIRITUAL CENTERTHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 03-19-13 ZONING HEARING:**

ONE WORLD SPIRITUAL CENTER (Northwest Christian Church, Inc., owner) requesting a **Land Use Permit (Renewal)** for the purpose of Childcare in Land Lot 390 of the 16th District. Located at the north intersection of Shallowford Road and Wesley Chapel Road; and on the south side of Fricks Road (3535 Shallowford Road).

MOTION: Motion by Birrell, second by Ott, to **approve** Land Use Permit for **24 months** subject to:

- Site plan received by the Zoning Division December 18, 2012, with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- Signage to be in compliance with the Sign Ordinance
- Cobb DOT to approve traffic circulation plan
- Cobb DOT comments and recommendations

VOTE: **ADOPTED** unanimously