

LUP-21 (2015)

OVERALL SITE PLAN  
 BURNT HICKORY CHURCH OF CHRIST  
 2330 BURNT HICKORY CHURCH RD  
 MARIETTA, GA 30064  
 2 nd SECTION



MAY - 7 2015

**Construction Narrative**

THE PROPOSED CONSTRUCTION PLANS CALL FOR THE CONSTRUCTION OF A NEW CHURCH AND PARSONAGE BUILDING AT THE LOCATION OF BURNT HICKORY CHURCH OF CHRIST, 2330 BURNT HICKORY CHURCH ROAD, MARIETTA, GA 30064. THE PROPOSED CONSTRUCTION PLANS CALL FOR THE CONSTRUCTION OF A NEW CHURCH AND PARSONAGE BUILDING AT THE LOCATION OF BURNT HICKORY CHURCH OF CHRIST, 2330 BURNT HICKORY CHURCH ROAD, MARIETTA, GA 30064.

**Site Notes:**

1. THE SITE CONTAINS (3) UNDEVELOPED LOTS 1, 2 AND 3, AND IS ZONED R-20.
2. THE PROPOSED CONSTRUCTION PLANS CALL FOR THE CONSTRUCTION OF A NEW CHURCH AND PARSONAGE BUILDING AT THE LOCATION OF BURNT HICKORY CHURCH OF CHRIST, 2330 BURNT HICKORY CHURCH ROAD, MARIETTA, GA 30064.
3. THE PROPERTY HAS VEGEATION INCLUDING SHIMMER BLOSSOM OF SURELY, AND OTHER PLANTS AND TREES.
4. THE SOURCE OF POTENTIAL ELEVATION INFORMATION FOR THE SITE IS THE NAVD83 DATUM.
5. THE SITE IS LOCATED IN MARIETTA, GA. THE PREVIOUS OWNER IS BURNT HICKORY CHURCH OF CHRIST, 2330 BURNT HICKORY CHURCH ROAD, MARIETTA, GA 30064.
6. THE EXISTING GROUND ELEVATIONS ARE SHOWN ON THE CONSTRUCTION PLANS. THE ELEVATIONS ARE BASED ON THE NAVD83 DATUM.
7. THE PROPOSED CONSTRUCTION PLANS CALL FOR THE CONSTRUCTION OF A NEW CHURCH AND PARSONAGE BUILDING AT THE LOCATION OF BURNT HICKORY CHURCH OF CHRIST, 2330 BURNT HICKORY CHURCH ROAD, MARIETTA, GA 30064.
8. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL UTILITIES WHICH CROSS THE PROJECT SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OF RECORD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
9. ALL CONSTRUCTION MUST CONFORM TO THE APPLICABLE CITY CODES AND STATE STANDARDS.
10. THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER AS REQUIRED TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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24 HOUR CONTACT: DAVID SULLIVAN (404) 294-0599

Sheet #

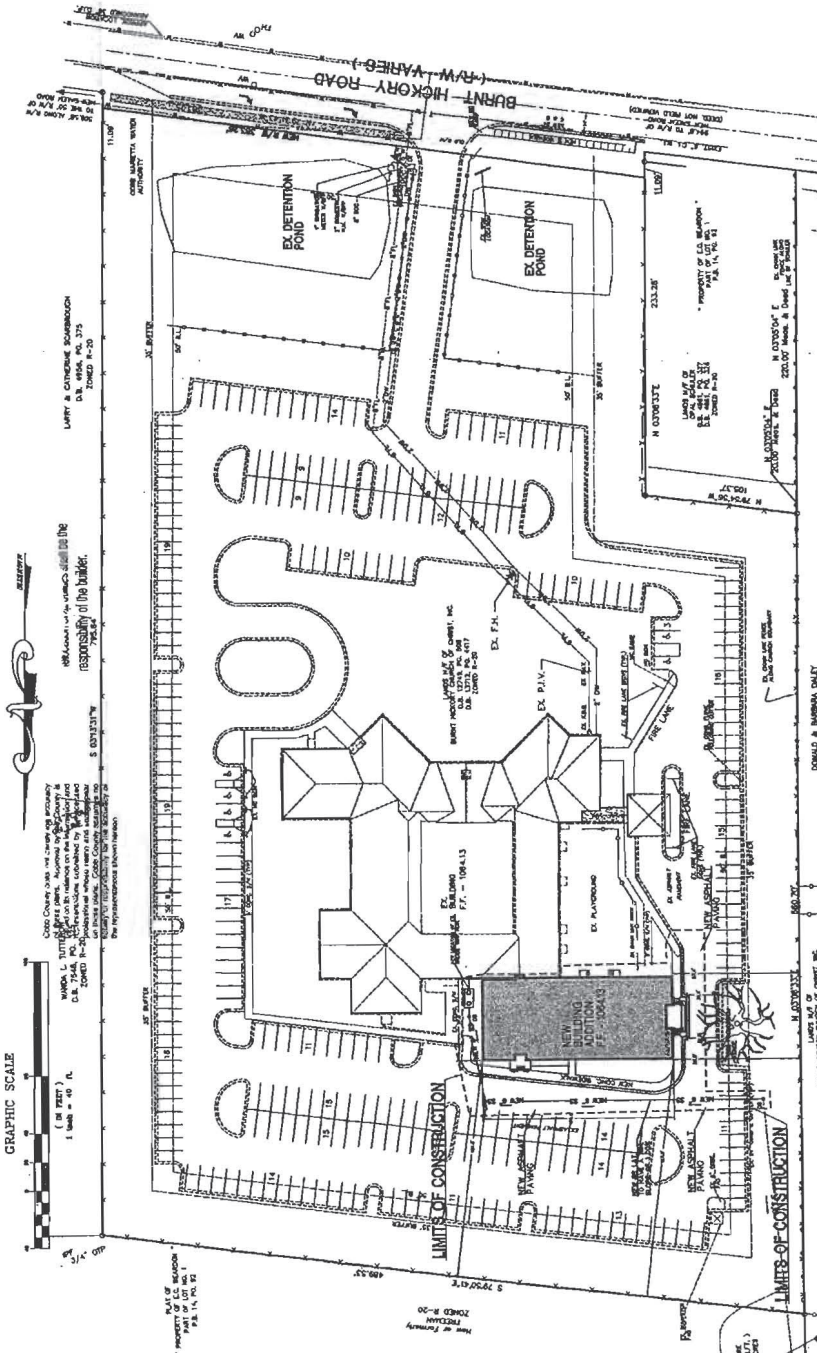
- 1-1
- 1-2
- 1-3
- 1-4
- 1-5
- 1-6
- 1-7
- 1-8

**Legend**

- OVERALL SITE PLAN
- DEMOLITION PLAN
- GRADING & DRAINAGE PLAN
- UTILITY PLAN
- EROSION CONTROL PLAN
- SEWER PROFILES
- DETAILS
- TREE PROTECTION PLAN

Civil Engineer  
 BREWER ENGINEERING  
 1500 DIXIE HWY. N.E.  
 ATLANTA, GA 30316  
 (404) 525-1500  
 www.brewereng.com

Owner / Developer  
 BURNT HICKORY CHURCH OF CHRIST  
 2330 BURNT HICKORY CHURCH RD  
 MARIETTA, GA 30064  
 (770) 575-3544-2814



**Fire Notes**

1. THE FIRE LANE SHALL BE PAINTED TO READ "NO PARKING FIRE LANE" LETTERS SHALL BE PAINTED TO THE FIRE LANE AND ONE (1) FEET FROM THE FIRE LANE WITH RED PAVEMENT MARKING. THE FIRE LANE SHALL BE AT LEAST 20 FEET WIDE AND SHALL BE MEASURED FROM BOTTOM OF ROAD TO BE AT LEAST 20 FEET WIDE. THE FIRE LANE SHALL BE MEASURED FROM BOTTOM OF ROAD TO BE AT LEAST 20 FEET WIDE. THE FIRE LANE SHALL BE MEASURED FROM BOTTOM OF ROAD TO BE AT LEAST 20 FEET WIDE.
2. NO PARKING WILL BE ALLOWED ON SITE.

**NOTES**

1. PRIVATE MATRONS - ANY MATRONS OR OWNERS OF MATRONS MUST BE NOTIFIED BY THE MATRONS OFFICE.
2. THE COBB COUNTY COURTESY PERMITS CONCERNING THE BURY OF THE UTILITY LINES SHALL BE OBTAINED BY THE OWNER. THE MATRONS OFFICE SHALL BE ADVISED IN WRITING OF THE COBB COUNTY PERMIT TO BURY THE UTILITY LINES BY A STOP-WORK ORDER.

**COBB COUNTY WATER SYSTEM**  
 CONSTRUCTION PERMIT  
 DATE: 6-24-03  
 ANY VARIATION FROM THIS PLAN SHALL REQUIRE REVISED DRAWINGS AND BE REQUIRMENT FOR APPROVAL.

**COBB COUNTY ENGINEERING OFFICE**  
 APPROVED  
 DATE: 6-24-03  
 ANY VARIATION FROM THIS PLAN SHALL REQUIRE REVISED DRAWINGS AND BE REQUIRMENT FOR APPROVAL.

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 ANY VARIATION FROM THIS PLAN SHALL REQUIRE REVISED DRAWINGS AND BE REQUIRMENT FOR APPROVAL.

APPLICANT: Burnt Hickory Church of Christ, Inc.

PHONE#: (678) 354-2814 EMAIL: becky.t@burnthickory.org

REPRESENTATIVE: J. Kevin Moore

PHONE#: (770) 429-1499 EMAIL: jkm@mijs.com

TITLEHOLDER: Burnt Hickory Church of Christ, Inc.

PROPERTY LOCATION: North side of Burnt Hickory Road,  
west of New Salem Road  
(2330 Burnt Hickory Road)

ACCESS TO PROPERTY: Burnt Hickory Road

PHYSICAL CHARACTERISTICS TO SITE: Exsiting Church

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH: R-20/ Single-family residences

SOUTH: R-20/ Single-family residences

EAST: R-20/ Single-family residences

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:

PETITION NO: LUP-21

HEARING DATE (PC): 07-07-15

HEARING DATE (BOC): 07-21-15

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit  
(Renewal)

PROPOSED USE: Daycare Facility

SIZE OF TRACT: 8.31 acres

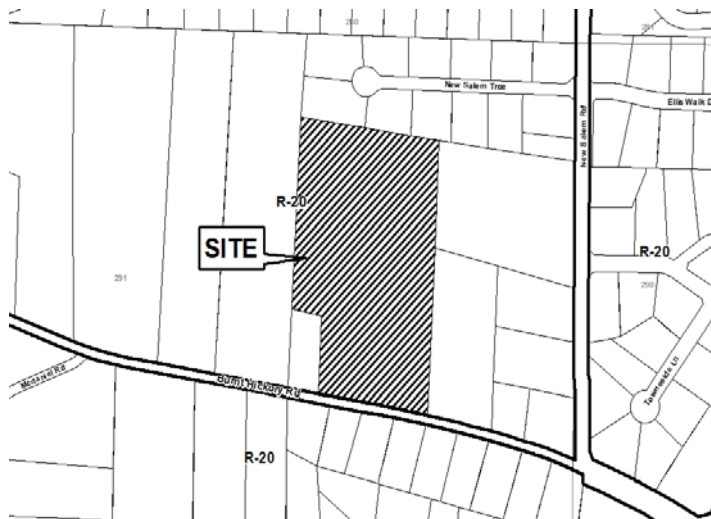
DISTRICT: 20

LAND LOT(S): 291

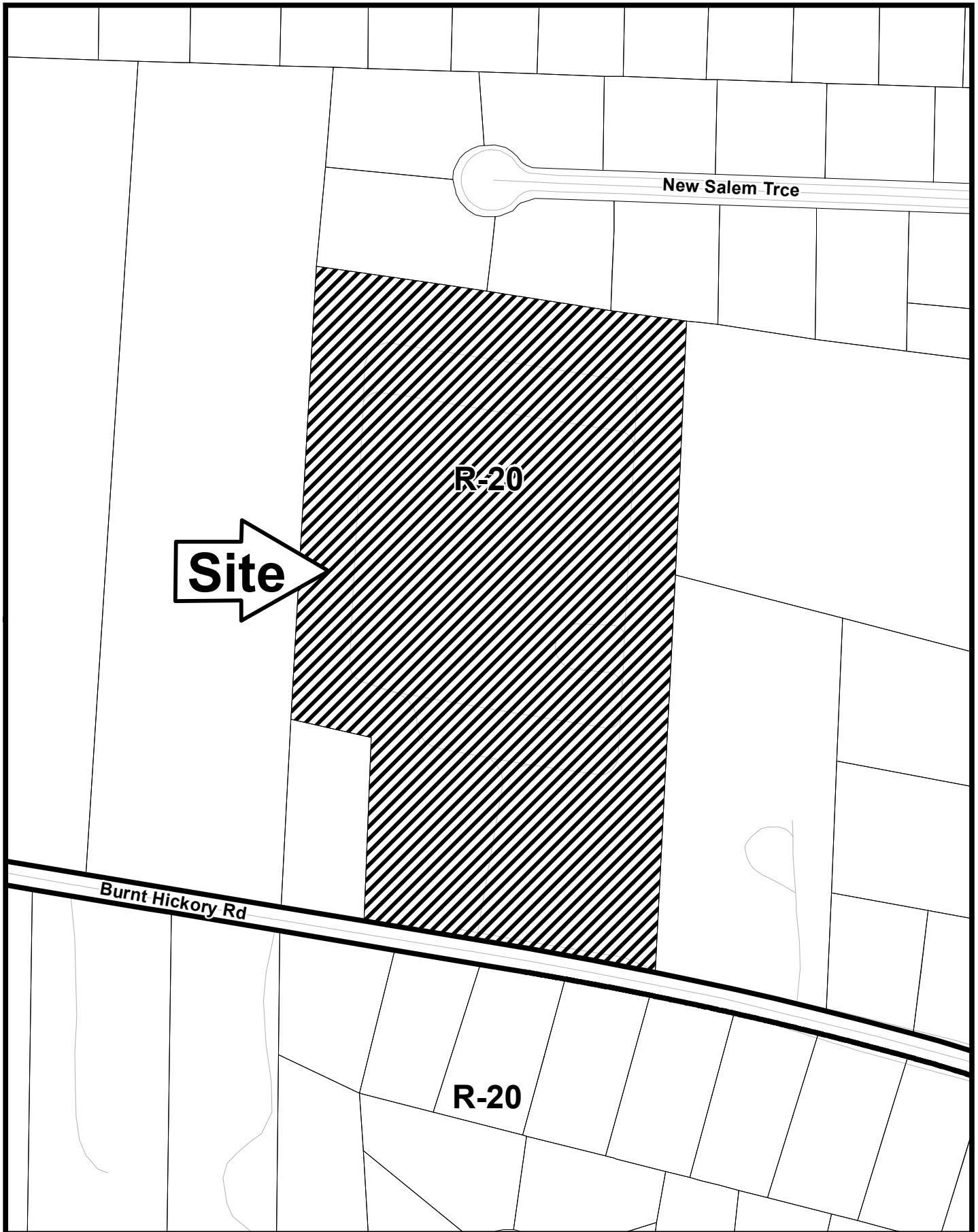
PARCEL(S): 5

TAXES: PAID X DUE         

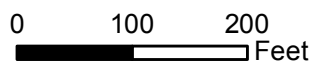
COMMISSION DISTRICT: 1





# LUP-21



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Burnt Hickory Church of Christ, Inc.

**PETITION NO.:** LUP-21

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Donald Wells

The applicant is requesting to renew a Temporary Land Use Permit in order to operate a daycare from the existing church whose enrollment will be open to both members of the church as well as the public. The daycare is anticipated to employ ten (10) persons and operate Monday through Thursday 9 a.m. to 1 p.m. with approximately 45 children. The church site is expected to easily accommodate any resulting increase in traffic within the site including providing adequate parking. While no deliveries are anticipated, the applicant has expressed a desire to install one sign along Burnt Hickory Road for the use. The applicant has requested approval for 24 months.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

Property is served by public water and sewer

\*\*\*\*\*

**TRAFFIC COMMENTS:**

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

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**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: Burnt Hickory Church of Christ, Inc.**

**PETITION NO.: LUP-21**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

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**STORMWATER MANAGEMENT COMMENTS**

No comments (Renewal).

## STAFF RECOMMENDATIONS

### LUP-21      BURNT HICKORY CHURCH OF CHRIST, INC.

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.*  
**This request should not affect the safety, health or welfare of the surrounding properties.**
- (2) *Parking and traffic considerations.*  
**Employees and customers will park in existing parking lot.**
- (3) *Number of nonrelated employees.*  
**N/A**
- (4) *Number of commercial and business deliveries.*  
**None**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**Although the church is located in an R-20 zoning category, places of Worship with childcare are permitted. The Ordinance specifically allows a Land Use Permit to be considered if the daycare exceeds 25 percent of non church members.**
- (6) *Compatibility of the business use to the neighborhood.*  
**There are no known businesses surrounding the property. However, this use has been here for a long time without adversely affecting the neighbors.**
- (7) *Hours of operation.*  
**Monday through Thursday, 9:00 am to 1:00 pm.**
- (8) *Existing business uses in the vicinity.*  
**There are no known businesses in the area.**
- (9) *Effect on property values of surrounding property.*  
**This request should not have an effect on property values.**
- (10) *Circumstances surrounding neighborhood complaints.*  
**This request is not the result of a complaint of the Code Enforcement Division.**
- (11) *Intensity of the proposed business use.*  
**This application is a renewal of an existing use.**
- (12) *Location of the use within the neighborhood.*  
**This property is not located in a platted neighborhood, and is 8.3 acres.**

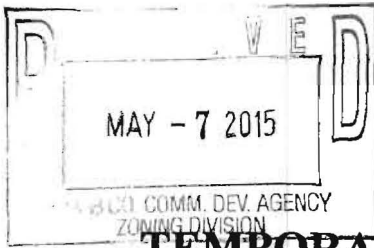
**LUP-21      BURNT HICKORY CHURCH OF CHRIST, INC.**

Based on the above analysis, and strict interpretation of the ordinance, Staff recommends **APPROVAL** of the applicant's request Subject to;

- Site Plan received May 7, 2015 with District Commissioner approving minor modifications;
- Daycare related sign to be no larger than 3 feet by 5 feet;
- D.O.T. 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- 21 (2015)

PC Hearing Date: 07/07/2015

BOC Hearing Date: 07/21/2015

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

1. Type of business, or request? Daycare
2. Number of employees? 10 (maximum)
3. Days of operation? Monday - Thursday
4. Hours of operation? 9:00 a.m. - 1:00 p.m.
5. Number of clients, customers, or sales persons coming to the ~~business~~ Church per day? 40-50 (approximate); Per week? Per week?
6. Where do clients, customers and/or employees park?  
Driveway: \_\_\_\_\_; Street: \_\_\_\_\_; Other (Explain): Paved parking area provided with Church facility.
7. Signs? No: \_\_\_\_\_; Yes: x. (If yes, then how many, size, and location): One (1) banner-type sign located on Burnt Hickory Road
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): Not Applicable.
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.)  
Not Applicable.
10. Does the applicant live in the house? Yes \_\_\_\_\_; No Church Facility Not Applicable--
11. Any outdoor storage? No x; Yes \_\_\_\_\_ (If yes, please state what is kept outside): Not Applicable.
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):  
None known at this time.

BURNT HICKORY CHURCH OF CHRIST, INC.

Applicant signature: BY: Rebecca Touchstone Date: May 7, 2015

Applicant name (printed): Rebecca Touchstone, Office Manager