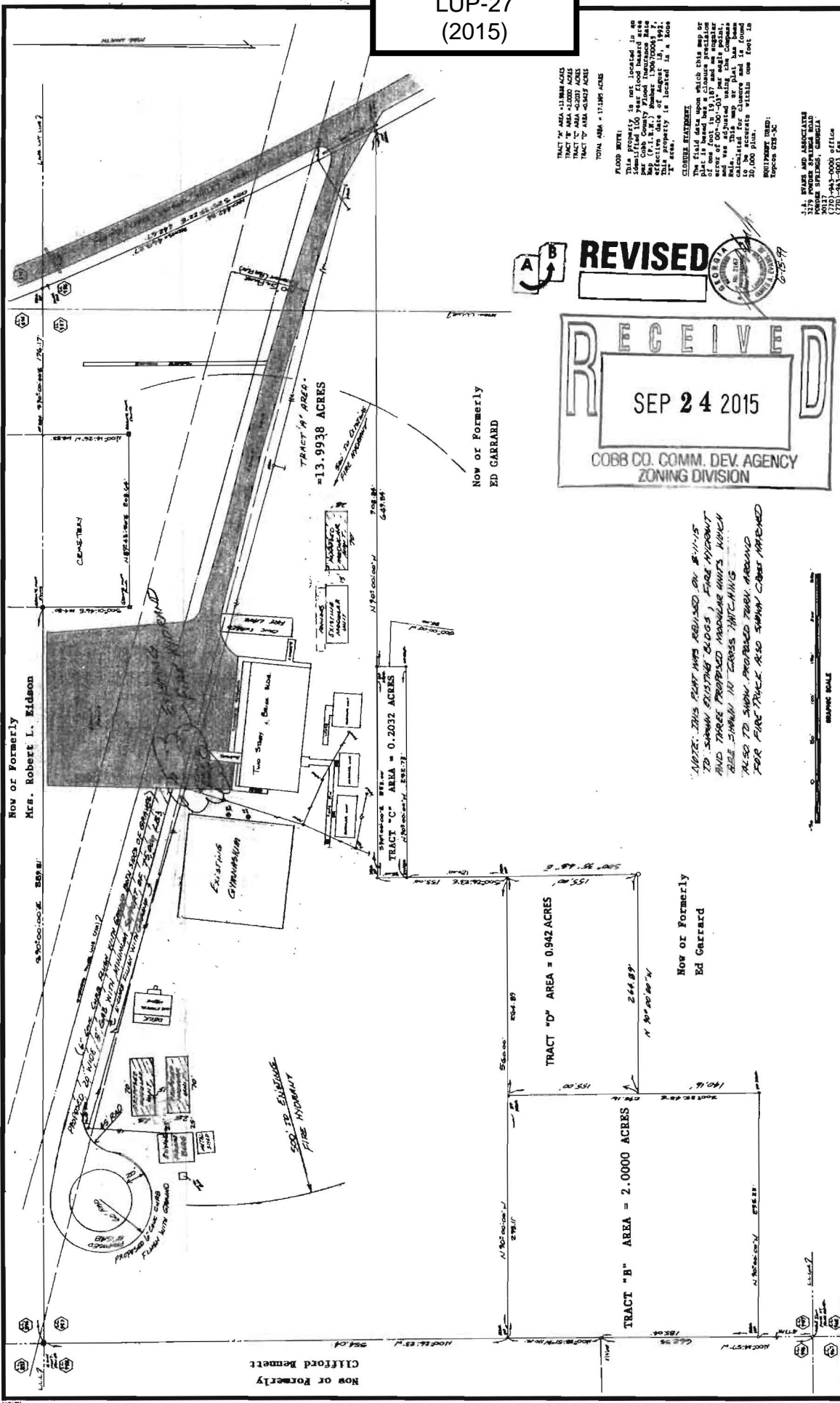


LUP-27  
(2015)



FLOOD HAZARD  
TRACT 'A' AREA - 13.9938 ACRES  
TRACT 'B' AREA - 2.0000 ACRES  
TRACT 'C' AREA - 0.2032 ACRES  
TRACT 'D' AREA - 0.942 ACRES  
TOTAL AREA - 17.1398 ACRES

**GLORIEA ESTATE**  
The field data upon which this map is based is based on a change procedure from the 1991 Flood Hazard Map. The 1991 Flood Hazard Map was prepared by the Cobb County Flood Insurance Map Commission. The Commission was established by the Cobb County Board of Commissioners in 1991. The effective date of August 15, 1991. The property is located in a Zone 1 area.

**J.A. EVANS & ASSOCIATES**  
3175 POWERS SPRINGS ROAD  
DUBLIN, GEORGIA 30128  
(770) 443-0000 OFFICE  
(770) 443-9003 FAX



REVISED



RECEIVED  
SEP 24 2015  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

*NOTE: THIS PART HAS BEEN REVISED ON 8-11-15 TO SHOW EXISTING BLDGS, FIRE HYDRANT AND THREE PROPOSED MANHOLE HOLES WHICH ARE SHOWN IN CROSS HATCHING. ALSO TO SHOW PROPOSED TRUCK ARROUND FOR FIRE TRUCK ALSO SHOW CABINET WAREHOUSE*

Now or Formerly  
Mrs. Robert L. Midson

Now or Formerly  
ED GARRARD

Now or Formerly  
Ed Garrard

J.A. EVANS & ASSOCIATES

SURVEY FOR  
PRAISE TABERNACLE CHURCH, INC.

LEGEND

REVISION	DATE	BY	DATE	LEGAL DOCUMENT FILE

THIS DRAWING IS THE PROPERTY OF THE FIRM AND IS NOT TO BE REPRODUCED OR UTILIZED BY OTHERS WITHOUT THE WRITTEN CONSENT OF J.A. EVANS & ASSOCIATES

**APPLICANT:** Praise Tabernacle Church

**PETITION NO:** LUP-27

**PHONE#:** (770) 943-2484 **EMAIL:** praisetab@aol.com

**HEARING DATE (PC):** 10-06-15

**REPRESENTATIVE:** Pastor Thomas Chapman

**HEARING DATE (BOC):** 10-20-15

**PHONE#:** (770) 943-2484 **EMAIL:** joe.white@praiseacademy

**PRESENT ZONING:** R-30

**TITLEHOLDER:** Praise Tabernacle Church, Inc.

**PROPOSED ZONING:** Land Use Permit  
(Renewal)

**PROPERTY LOCATION:** West side of Hiram Lithia Springs

**PROPOSED USE:** Mobile Classrooms

Road, north of Defoors Farm Drive

(4052 Hiram Lithia Springs Road)

**ACCESS TO PROPERTY:** Hiram Lithia Springs Road

**SIZE OF TRACT:** 16.19 acres

**DISTRICT:** 19

**PHYSICAL CHARACTERISTICS TO SITE:** Existing church

**LAND LOT(S):** 956,957

**PARCEL(S):** 2

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-30/ Single-family house, Morris Cemetery

**SOUTH:** R-20 (OSC)/ DeFoors Farm

**EAST:** R-30/ Single-family house

**WEST:** R-30/ Wooded

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

**BOARD OF COMMISSIONERS DECISION**

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

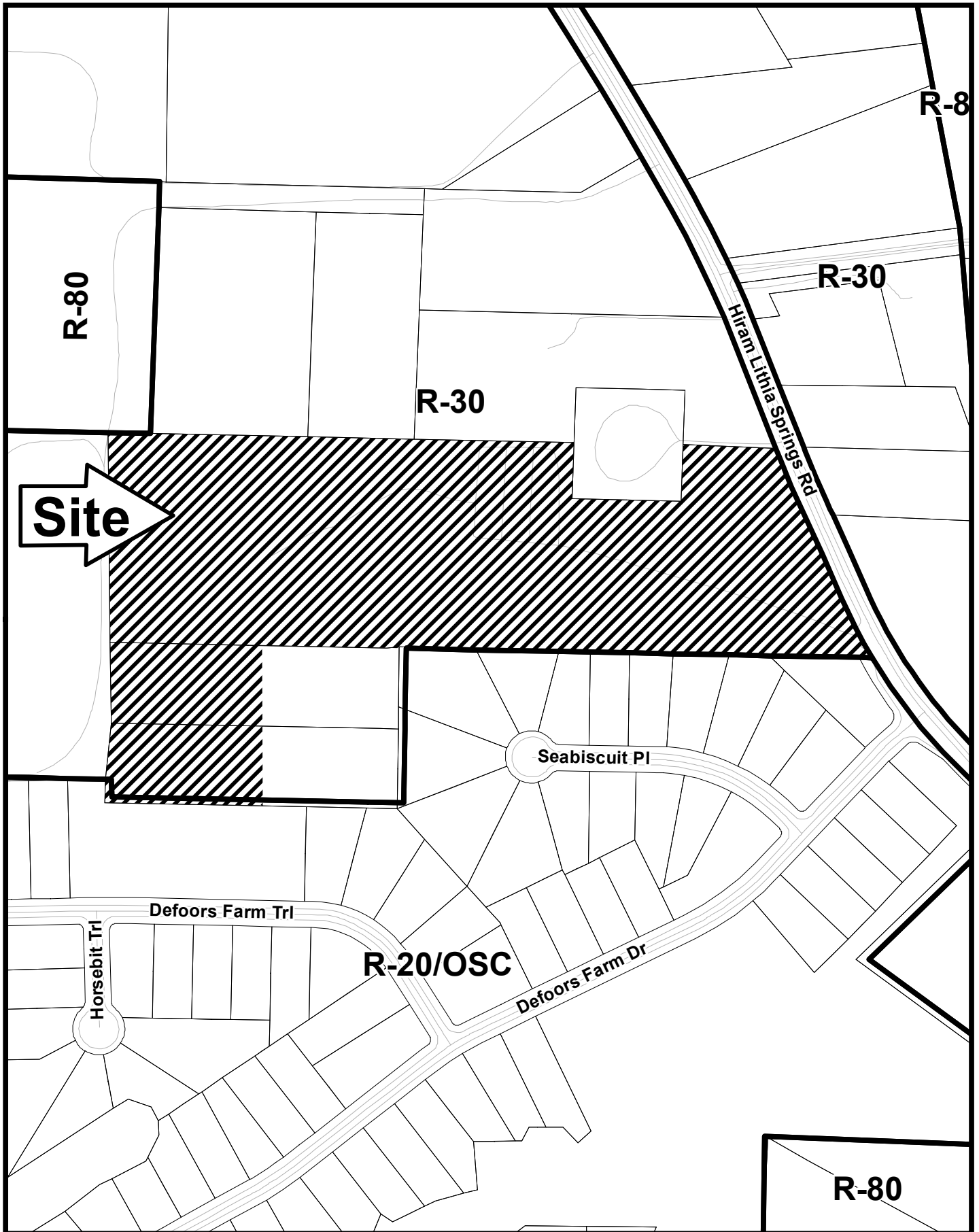
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

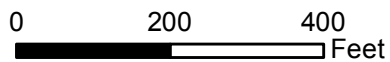
**STIPULATIONS:**





# LUP-27



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Praise Tabernacle Church

**PETITION NO.:** LUP-27

**PRESENT ZONING:** R-30

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Kim Wakefield

The applicant is requesting a renewal of their Land Use Permit (LUP) to have four (4) temporary classroom buildings, adjacent to the southern property line. The church plans to add the additional units marked as PROPOSED on the revised site plan received by the Zoning Division on September 24, 2015. The church has received LUP's since the late 1980's. There have been no complaints regarding this application.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:** No comment.

\*\*\*\*\*

**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: Praise Tabernacle Church**

**PETITION NO.: LUP-27**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
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No comments (Renewal).

## STAFF RECOMMENDATIONS

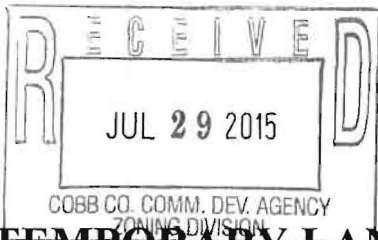
### LUP-27      PRAISE TABERNACLE CHURCH

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.*  
**Staff and visitors will park in existing parking lot.**
- (3) *Number of nonrelated employees.*  
**N/A**
- (4) *Number of commercial and business deliveries.*  
**The church has deliveries 2-3 times weekly.**
- (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-30 zoning category, places of worship are permitted.**
- (6) *Compatibility of the business use to the neighborhood.*  
**There are no known businesses surrounding the property. However, this use has been on the property for many years without adversely affecting the neighbors.**
- (7) *Hours of operation.*  
**Monday through Friday and Sunday.**
- (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 16 acres.**

Based on the above analysis, Staff recommends APPROVAL for 24 months.

**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-27  
PC Hearing Date: 10-6-15  
BOC Hearing Date: 10-20-15

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

1. Type of business, or request? Church
2. Number of employees? 45
3. Days of operation? Monday - Friday and Sunday
4. Hours of operation? 7:30am - 4:00pm M-F and Sunday 8:00am - 12:00pm
5. Number of clients, customers, or sales persons coming to the house per day? 375 ; Per week? 1875
6. Where do clients, customers and/or employees park? Church Parking Lot  
Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): \_\_\_\_\_

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7. Signs? No: \_\_\_\_\_ ; Yes: X . (If yes, then how many, size, and location): 2 signs, one for church and one for school at front of property
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): only cars

---

9. Deliveries? No \_\_\_\_\_ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)  
UPS and Fedex deliveries 2-3 times each week and USPS deliveries mail daily

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10. Does the applicant live in the house? Yes \_\_\_\_\_ ; No X
11. Any outdoor storage? No \_\_\_\_\_ ; Yes X (If yes, please state what is kept outside): Lawn mower ... yard equipment

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12. Length of time requested (24 months maximum): 24 months

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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).

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14. Any additional information? (Please attach additional information if needed):  
\_\_\_\_\_

Applicant signature: [Signature] Date: July 23/15  
Applicant name (printed): Thomas J. Chapman, Jr