

**NOVEMBER 20, 2018 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM OB-61

PURPOSE

To consider amending the site plan for the Northwest Family YMCA (YFMA of Metropolitan Atlanta, Inc.) regarding application SLUP-21 of 1998, for property located on the east side of Dennis Kemp Lane, north of Stilesboro Road in Land Lots 195 and 224 of the 20th District (1700 Dennis Kemp Lane).

BACKGROUND

The subject property was granted a Special Land Use Permit (SLUP) in 1998 for a YMCA facility. All SLUP’s are approved site plan specific and the applicant would like to add a 1,632-square foot modular building to the rear parking lot. The proposed building would be used for classes for children and seniors, for meeting space, for training space and for workshops. The applicant selected the location for the modular building based on the fact it will be shielded from view by the existing building and trees. If approved, all other stipulations would remain in effect.

STAFF COMMENTS

Stormwater Management: Subject to relocation of existing storm water line or modular building location so that building is not located over storm pipe.

Water and Sewer: Connection to on-site water and sewer required.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan amendment.

ATTACHMENT

Other Business application and minutes.

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 11/20/2018

RECEIVED
OCT 16 2018
COB CO. COMM. DEV. AGENCY
ZONING DIVISION
08-061-2018

Applicant: Northwest Family YMCA (YMCA of Metropolitan Atlanta, Inc.) Phone #: 404-588-9622
(applicant's name printed)

Address: 1700 Dennis Kemp Lane, Kennesaw, GA 30152 E-Mail: jeffko@ymcaatlanta.org

Jeff Kowalczyk Address: 101 Marietta St., NW, Suite 1100, Atlanta, GA 30303
(representative's name, printed)

Jeff Kowalczyk Phone #: 404-267-5326 E-Mail: jeffko@ymcaatlanta.org
(representative's signature)

Signed, sealed and delivered in presence of:
Dorothy Pauline Anderson My Commission Expires January 7, 2022
Notary Public

Dorothy Pauline Anderson
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires January 7, 2022

Titleholder(s) : Young Mens Christian Association of Metropolitan Atlanta, Inc. Phone #: 404-588-9622
(property owner's name printed)

Address: 101 Marietta St., NW, Suite 1100, Atlanta, GA 30303 E-Mail: jeffko@ymcaatlanta.org

Ed Munn
(Property owner's signature)

Signed, sealed and delivered in presence of:
Dorothy Pauline Anderson My commission expires: 01-07-2022
Notary Public

Dorothy Pauline Anderson
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires January 7, 2022

Commission District: 1 **Zoning Case:** SLUP-21 of 1998

Size of property in acres: 11.81 **Original Date of Hearing:** 09-01-1998

Location: 1700 Dennis Kemp Lane, Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 195, 224 **District(s):** _____

State specifically the need or reason(s) for Other Business: _____

To assist with serving our community, the Northwest YMCA would like to offer additional classes for children, youth, teens, adults and seniors. The YMCA has become an integral part of the community since opening the Northwest branch in 2000. Our programs have been so well received in the past eighteen years that we find ourselves needing to utilize a modular unit so that more people can participate and be part of the YMCA. The unit would be located inside our property, in the rear of our parking lot - away from any street frontage, shielded by trees. This would allow

us to offer classes to children and youth in art & crafts, dance, and movement; group exercise classes for teens and adults; educational classes in tutoring; exercise and educational programs designed specifically for seniors; as well as offering a place for meetings, trainings, and workshops.

The YMCA is open to and serves all, with programs that build a healthy mind, body and spirit. Financial assistance is available based on need. The YMCA actively seeks to identify and involve those in need. With approval of this application, the Northwest Y seeks to continue these efforts.


2018 YMCA Program Guide attached.

(List or attach additional information if needed)

OB-61-2018
Proposed
Site
Plan
1/2

LEGEND

... (Detailed legend items including survey symbols, easements, etc.) ...



1700 DENNIS KEMP DRIVE

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OCT 16 2018
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ZONING DIVISION

REFERENCE PLATS:

1. FINAL PLAT OF BIRDSTONE SUBDIVISION - UNCA, PREPARED BY GASKINS SURVEYING CO., DATED MARCH 21, 2000, RECORDED IN PLAT BOOK 102 PAGE 3, COBB COUNTY RECORDS.
2. FINAL PLAT OF KENTWATER SUBDIVISION, UNIT II, PREPARED BY GASKINS SURVEYING CO., DATED APRIL 19, 2000, REVISIONS JULY 19, 2000, RECORDED IN PLAT BOOK 102, PAGE 44, AFORESAID RECORDS.
3. FINAL PLAT FOR WELLSBORO AND SEWELL, PREPARED BY GASKINS SURVEYING CO., DATED MARCH 22, 2002, LATEST REVISIONS NOVEMBER 9, 2002, RECORDED IN PLAT BOOK 204, PAGE 31, AFORESAID RECORDS.
4. FINAL PLAT FOR PALLADIUM TERRACE OFFICE PARK (A CONDOMINIUM), BLOCK 'A', PREPARED BY HENRIKSEN ENGINEERING, INC., DATED MARCH 14, 2002, RECORDED IN CONCY BOOK 7, PAGE 36, AFORESAID RECORDS.
5. FINAL PLAT OF PARKWOOD AT BIRDSTONE, UNIT I, PREPARED BY GASKINS SURVEYING CO., DATED AUGUST 08, 1996, LATEST REVISIONS OCTOBER 10, 1997, RECORDED IN PLAT BOOK 170 PAGE 24, AFORESAID RECORDS.

LEGAL DESCRIPTION

All that tract or parcel of land here and being in Land No. 86-224 of the 83rd District, East Section of Cobb County, Georgia and being more particularly described as follows:

To, as well as the POINT OF BEGINNING, commencing at a point at the inter-section of the intersection of the right-of-way of ... (Detailed legal description text) ...

PROPERTY IS ZONED: OI
(Office Institutional District)

SETBACKS:
FRONT - 40'
SIDE - 15'
REAR - 30'

LEGAL DESCRIPTION (continued):

The area of the TRACT OF BEGINNING commencing at a point at the inter-section of the intersection of the right-of-way of ... (Detailed legal description text) ...

TOTAL ACRES: 11.8127 Acres
614,562.24 Sq. Ft.

TOTAL PARKING: 195 Spaces
(Includes 8 HC spaces)

ALTA/ACOM LAND TITLE SURVEY FOR
YOUNG MEN'S CHRISTIAN ASSOCIATION OF COBB COUNTY GEORGIA,
WACHOVIA BANK, N.A.
AND
LAWYERS TITLE INSURANCE CORPORATION

LAND LOTS 105 & 204 20TH DISTRICT 2ND SECTION
COBB COUNTY GEORGIA
SCALE 1" = 60' REVISED APRIL 24, 2003

PLAT NO. 01-120044

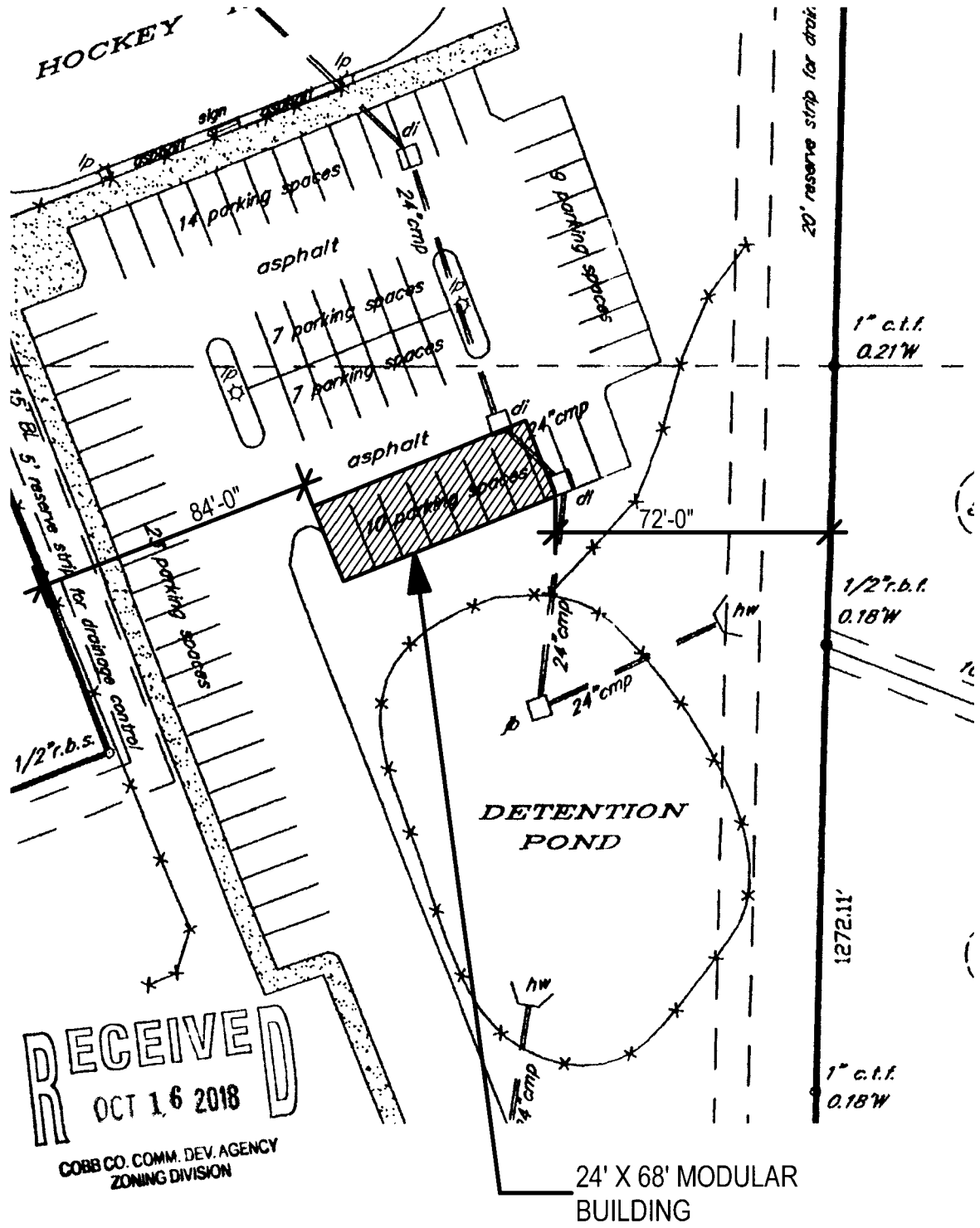
COOPER CARUSO ARCHITECTS
SNITTOCCO ARCHITECTS

EXISTING SURVEY Scale: 1" = 60'-0"

Northwest Family YMCA
YMCA of Metropolitan Atlanta

B

OB-61-2018
 Proposed
 Site plan
 2/2



RECEIVED
 OCT 16 2018
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

24' X 68' MODULAR
 BUILDING



PROPOSED MODULAR TRAILER LOCATION Scale: 1" = 60'-0"
 Northwest Family YMCA
 YMCA of Metropolitan Atlanta



Application for Special Land Use Permit

RECEIVED
OCT 16 2018

Cobb County

(type or print clearly)

COBB COUNTY
ZONING DIVISION

Application No. SLUP-21
Hearing Date: 09-01-98
Hearing Date: 09-15-98

Applicant YMCA of Cobb County Business Phone (770) 578-2787 Home Phone (770) 984-2246

Tom McCleskey Address 1055 East Piedmont Road, Marietta, GA 30062-4993

(representative's name, printed)

Tom McCleskey
(representative's signature)

Business Phone (770) 578-2787

Signed, sealed and delivered in presence of:

Virginia L. Wendel
Notary Public

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires April 5, 1999

Titleholder YMCA of Cobb County Business Phone (770) 578-2787 Home Phone (770) 984-2246

Signature *Tom McCleskey* Address 1055 East Piedmont Road, Marietta, GA 30062-4993

(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

Virginia L. Wendel
Notary Public

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires April 5, 1999

Present Zoning O & I

For the Purpose of YMCA

Location Stilesboro at Mars Hill
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 195, 224 District 20th, 2nd Sect.

Size of Tract 8.79 Acre(s)

Application for Special Land Use Permit Cobb County

(type or print clearly)

Application No. SLUP-21
Hearing Date: 09-01-98
Hearing Date: 09-15-98

Applicant YMCA of Cobb County Business Phone (770)578-2787 Home Phone (770)984-2246

Tom McCleskey Address 1055 East Piedmont Road, Marietta, GA 30062-4993
(representative's name, printed)

Tom McCleskey Business Phone (770) 578-2787
(representative's signature)

Signed, sealed and delivered in presence of:

Virginia L. Wendel
Notary Public

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires April 5, 1999

Titleholder James T. Willoughby
Joseph I. Sewell, Jr. Business Phone (770)425-9980 Home Phone _____

Signature James T. Willoughby Address 1781 Brookstone Walk, Acworth, GA 30101
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

Virginia L. Wendel
Notary Public

My commission expires: Notary Public, Cobb County, Georgia
My Commission Expires April 5, 1999

Present Zoning O & I

For the Purpose of YMCA

Location Stilesboro at Mars Hill Road
(street address, if applicable; nearest intersection, etc.)

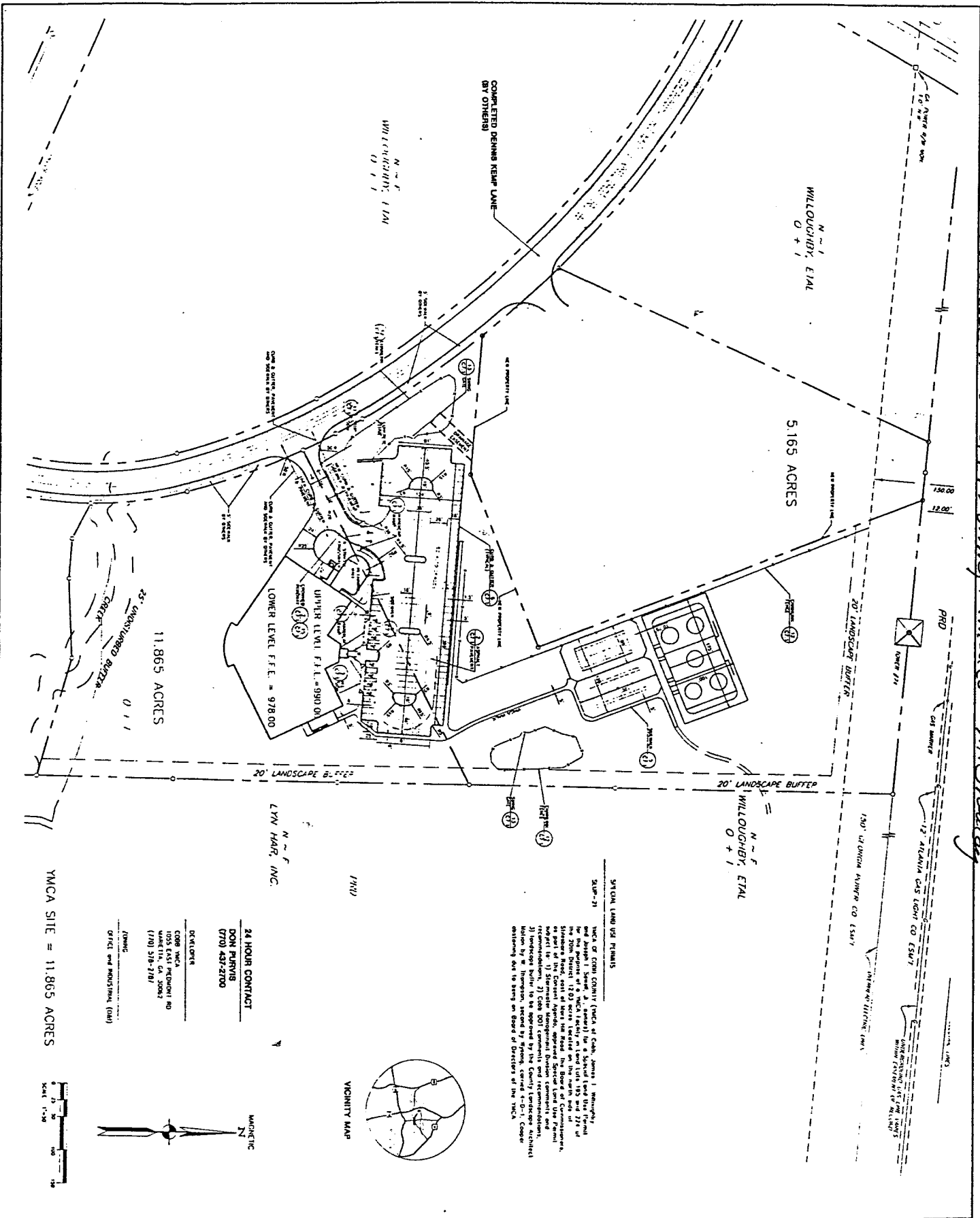
Land Lot(s) 195 & 224 District 20th, 2nd Section

Size of Tract 3.24 Acre(s)

Special Land Use Permits

SLUP-21 . **YMCA OF COBB COUNTY** (YMCA of Cobb, James T. Willoughby and Joseph I. Sewell, Jr., owners) for a **Special Land Use Permit** for the purpose of a YMCA Facility in Land Lots 195 and 224 of the 20th District. 12.03 acres. Located on the north side of Stilesboro Road, east of Mars Hill Road. The Board of Commissioners, as part of the Consent Agenda, **approved Special Land Use Permit subject to: 1) Stormwater Management Division comments and recommendations; 2) Cobb DOT comments and recommendations; 3) landscape buffer to be approved by the County Landscape Architect.** Motion by W. Thompson, second by Wysong, carried 4-0-1, Cooper abstaining due to being on Board of Directors of the YMCA.

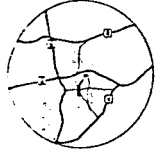
*Other Business Item #5 (SLUP-21 of 1998) Y.M.C.A. of Cobb County
as referenced in 2/16/99 Zoning Minutes M. Bradley*



Large site plan on file in Zoning Office file.

SPECIAL LAND USE PERMITS

SLUP-21
 Y.M.C.A. OF COBB COUNTY (YMCA) of Cobb County, Georgia, hereby requests that the Board of Commissioners approve the Special Land Use Permit for the proposed 4.5-acre facility for the purpose of a YMCA facility on land zoned R-10 and R-20 of the 20th District (100 acres located on the north end of Starwood Road, south of West Hill Road) The Board of Commissioners, upon receipt of this application, shall consider the application subject to (1) Staff and Planning Division comments and recommendations, (2) Cobb DOT comments and recommendations, (3) other permits that may be required for the proposed facility, and (4) any other conditions that may be required for the proposed facility. The Board of Commissioners shall have the authority to approve or deny the Special Land Use Permit on the basis of the information submitted and on the basis of the Board of Directors of the YMCA of Cobb County.



VICINITY MAP

24 HOUR CONTACT
 DON RIVINS
 (770) 437-2700

DEVELOPER
 COBB Y.M.C.A.
 1000 EAST PINEHURST RD
 WADSWORTH, GA 30082
 (770) 518-7187

AGENCY
 OFFICE AND INDUSTRIAL (I/M)



YMCA SITE = 11.865 ACRES

RELEASED FOR SITE PERMIT

PROJECT NO. CC-87120	SHEET NO. C3	<p>NORTHWEST YMCA KENNESAW, GEORGIA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">SHEET TITLE</th> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> <tr> <td style="width: 50%;"> </td> <td style="width: 50%;"> </td> </tr> </table>	SHEET TITLE																															
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<p>THE FACILITY GROUP</p>		<p>Facility Engineers, Inc. 2233 Lake Park Drive, Suite 100 Smyrna, Georgia 30080</p>																																	

ORIGINAL DATE OF APPLICATION 09-15-98

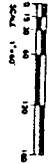
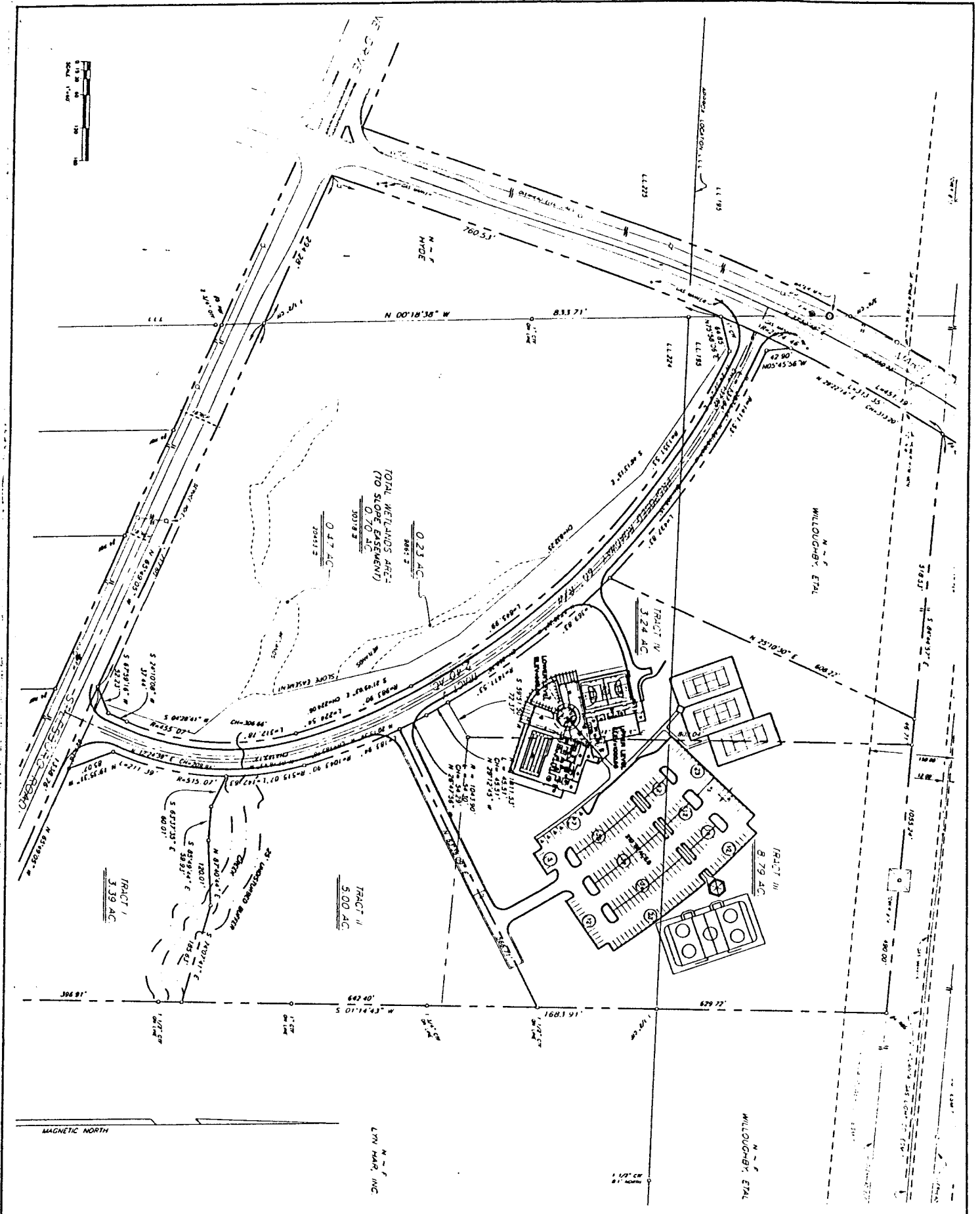
APPLICANTS NAME YMCA OF COBB COUNTY

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 02-16-99 ZONING HEARING:

OTHER BUSINESS ITEM #3 -- TO CONSIDER SITE PLAN
AMENDMENT (SLUP-21 OF 1998) FOR YMCA OF COBB COUNTY

To consider Site Plan Amendment regarding SLUP-21 of September 15, 1998 (YMCA of Cobb County), for property located on the north side of Stilesboro Road, east of Mars Hill Road in Land Lots 195 and 224 of the 20th District. The Board of Commissioners **approved** the Site Plan Amendment as submitted (reduced copy attached and made a part hereof), further subject to all other previously approved conditions/stipulations remaining in effect. Motion by Cooper, seconded by W. Thompson. Vote 4-0, J. Thompson absent.



PRELIMINARY - NOT FOR CONSTRUCTION

DATE: _____
 SHEET NO. **P&T120**
 PROJECT NO. **CSP1**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	
2	ISSUED FOR CONSTRUCTION	
3	ISSUED FOR RECORD	
4	ISSUED FOR AS-BUILT	
5	ISSUED FOR FINAL	
6	ISSUED FOR CLOSURE	
7	ISSUED FOR ABANDONMENT	
8	ISSUED FOR REVISION	
9	ISSUED FOR CORRECTION	
10	ISSUED FOR AMENDMENT	
11	ISSUED FOR SUPPLEMENT	
12	ISSUED FOR ADDITION	
13	ISSUED FOR DELETION	
14	ISSUED FOR MODIFICATION	
15	ISSUED FOR REDESIGN	
16	ISSUED FOR RECONSTRUCTION	
17	ISSUED FOR REPAIR	
18	ISSUED FOR MAINTENANCE	
19	ISSUED FOR INSPECTION	
20	ISSUED FOR TESTING	
21	ISSUED FOR ANALYSIS	
22	ISSUED FOR REPORT	
23	ISSUED FOR REVIEW	
24	ISSUED FOR APPROVAL	
25	ISSUED FOR RECORDATION	
26	ISSUED FOR ARCHIVING	
27	ISSUED FOR DESTRUCTION	
28	ISSUED FOR REMOVAL	
29	ISSUED FOR REDEMPTION	
30	ISSUED FOR REDEMPTION	

Facility Engineers, Inc.
 2233 Lake Park Drive
 Suite 100
 Smyrna, Georgia 30080