

**LUP-30  
(2008)**

574°49'42"E 318.12'

38.0

CHURCH BLDG  
FRAME

80.4

GRAVEL

S21°06'17"W 150.81'

S46°08'29"E 128.49'  
S39°02'02"E 119.27'

N01°59'51"E 792.35'

5.512 ACRES

90.0

1 STORY  
FRAME

DIRT DRIVEWAY

S32°27'08"W 415.95'  
50' PLAT  
HOLLY SPRINGS ROAD  
NO EVIDENCE FOUND OF R/W (MGN)

S31°37'25"W  
49.80'

**RECEIVED**  
SEP 26 2008  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

LL 553

LL 552

N89°25'39"W 200.57'

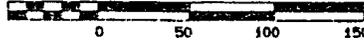
POB

LL 600

LL 601

THIS PLAT IS A COMPOSITE PREPARED FROM  
A PLAT FOR RONALD & WELTHA BROUSE DATED JULY 19, 1978  
& PLAT FOR HOLLY SPRINGS UNITED METHODIST CHURCH  
IN PB 108 PG 31. NO FIELD WORK WAS DONE ON THIS TRACT.

GRAPHIC SCALE 1"=50'



03164  
SHEET 1 OF 1  
COMPOSITE PLAT

**BETTERTON**  
SURVEYING & DESIGN, INC.  
LAND SURVEYING/PLANNING  
SUBDIVISION & COMMERCIAL SITE DESIGN  
1341 TERRELL HILL ROAD SUITE 150 MAJETTA, GEORGIA 30067  
678-483-0742



NO.	DATE	REASON FOR REVISION

**COMPOSITE PLAT**  
LOCATED IN:  
LAND LOT 552 16TH DISTRICT 2ND SECTION  
COBB COUNTY, GEORGIA  
DATE: SEPTEMBER 12, 2003  
PREPARED FOR:  
EMERSON UNITARIAN UNIVERSALIST CONGREGATION

**APPLICANT:** Emerson Unitarian Universalist Fellowship  
770-578-1533

**REPRESENTATIVE:** Donald B. King  
770-428-3316

**TITLEHOLDER:** Emerson Unitarian Universalist Fellowship

**PROPERTY LOCATION:** Located on the west side of Holly Springs Road, south of Frankie Lane (2799 Holly Springs Road).

**ACCESS TO PROPERTY:** Holly Springs Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing church

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Holly Woods subdivision
- SOUTH:** R-20/ single-family houses
- EAST:** R-20/ single-family houses, Pine Shadows subdivision
- WEST:** R-20/ Holly Springs subdivision

**PETITION NO:** LUP-30

**HEARING DATE (PC):** 12-02-08

**HEARING DATE (BOC):** 12-16-08

**PRESENT ZONING:** R-20

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

**PROPOSED USE:** Mobile Classroom

**SIZE OF TRACT:** 5.512 acres

**DISTRICT:** 16

**LAND LOT(S):** 552

**PARCEL(S):** 5

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

**COMMISSION DISTRICT:** 3

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

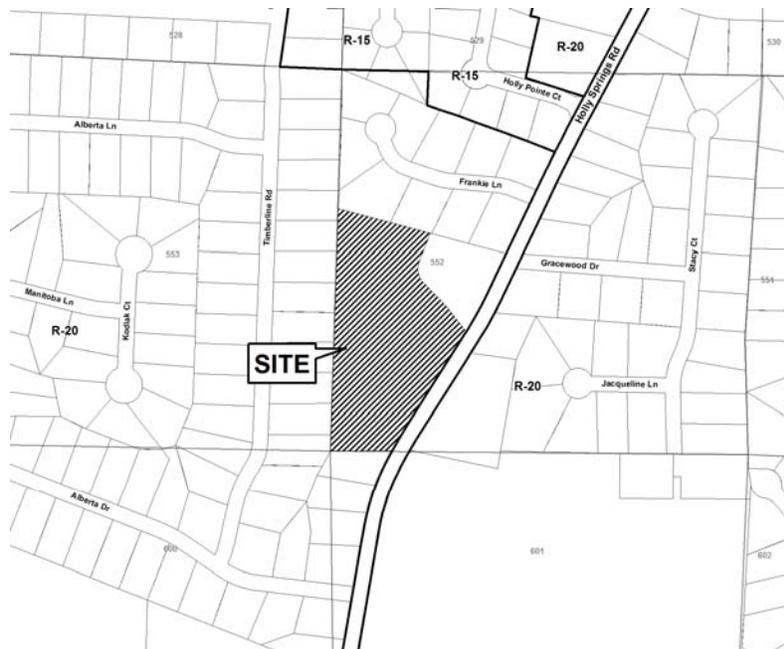
**BOARD OF COMMISSIONERS DECISION**

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

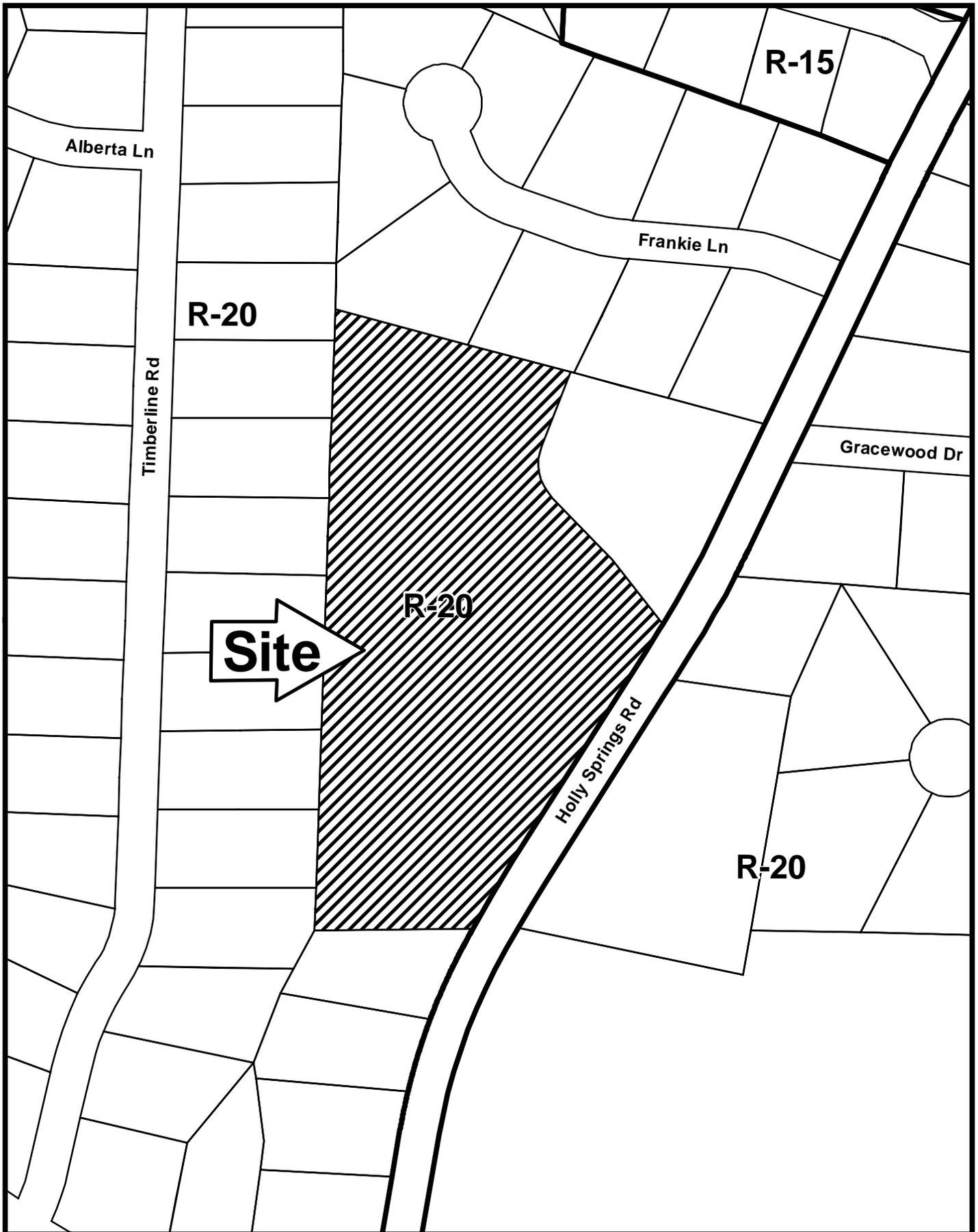
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

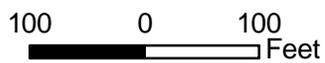
**STIPULATIONS:**



# LUP-30



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



**APPLICANT:** Emerson Unitarian Universalist Fellowship

**PETITION NO.:** LUP-30

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

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**PLANNING COMMENTS:** Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting the sixth renewal of this Temporary Land Use Permit to have one mobile classroom on this property. The classroom will be located on the west side of the property, behind the existing church building. The classroom will be used for Sunday school classes and religious education. This would be the sixth renewal of this request. The applicant has submitted a petition in support of the request from their neighbors to the west.

**Historic Preservation:** No comment.

**Cemetery Preservation:** The Holly Springs Memorial Cemetery is located on applicant's tract. Renewal of the Land Use Permit has no significant impact on the cemetery.

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**WATER & SEWER COMMENTS:**

Connected to water. Sewer not available to property. Applicant states no plumbing for mobile classroom.

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**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:**

No comments.

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**STORMWATER MANAGEMENT COMMENTS:**

No comments.

## STAFF RECOMMENDATIONS

### **LUP-30      EMERSON UNITARIAN UNIVERSALIST FELLOWSHIP**

The applicant's property is located on an arterial roadway. The applicant's proposal is consistent with the *Cobb County Comprehensive Plan*, which designates this property to be in the Public Institutional Land Use Category. The required infrastructure is in place to accommodate the proposed temporary trailers, and operation of the Sunday school. The applicant's application is a common request that many of churches in the County have had, without any negative effects to adjacent and nearby properties. Additionally, the applicant has submitted a petition in support of the request from the adjacent neighbors. Based on the above analysis, Staff recommends APPROVAL for 12 months, subject to:

- Site plan received by the Zoning Division September 26, 2008;
- Stormwater Management comments and recommendations; and
- DOT comments and recommendations.

**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.**