

APPLICANT: East Cobb United Methodist Church

770-971-3643

REPRESENTATIVE: Steven H. Ragsdale

678-517-9024

TITLEHOLDER: Trustees of the East Cobb United Methodist Church

(complete list on file in the Zoning Office)

PROPERTY LOCATION: Located on the north side of Roswell

Road, east of Sewell Mill Road

(2325 Roswell Road).

ACCESS TO PROPERTY: Roswell Road

PHYSICAL CHARACTERISTICS TO SITE: Existing church

PETITION NO: LUP-9

HEARING DATE (PC): 4-07-09

HEARING DATE (BOC): 4-21-09

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(renewal)

PROPOSED USE: Preschool And
Instructional Daycare

SIZE OF TRACT: 5.32 acres

DISTRICT: 16

LAND LOT(S): 987

PARCEL(S): 13

TAXES: PAID Exempt DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ wooded

SOUTH: R-20/ Marietta Campground

EAST: R-20, NRC/ wooded, YMCA

WEST: R-20/ Marietta Campground Cemetery

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

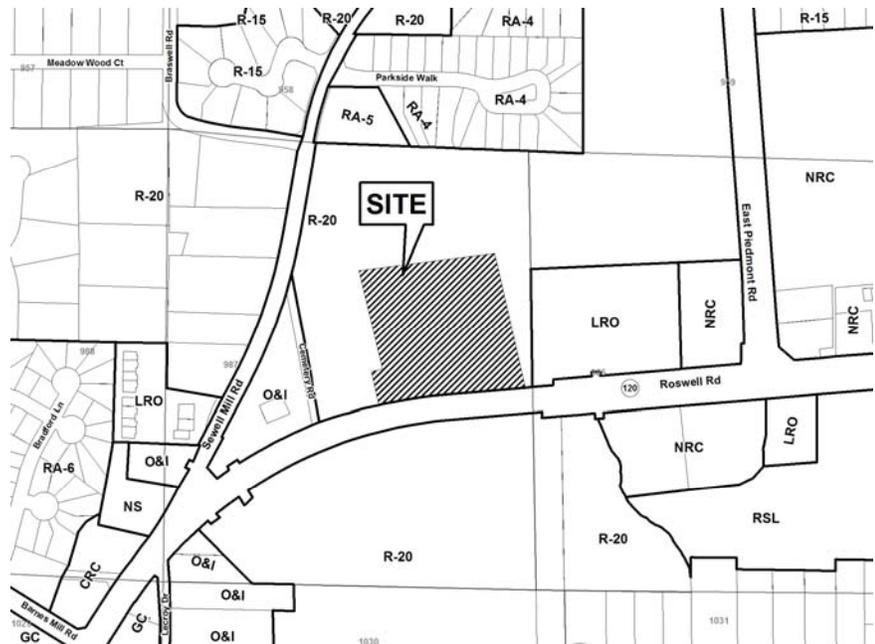
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

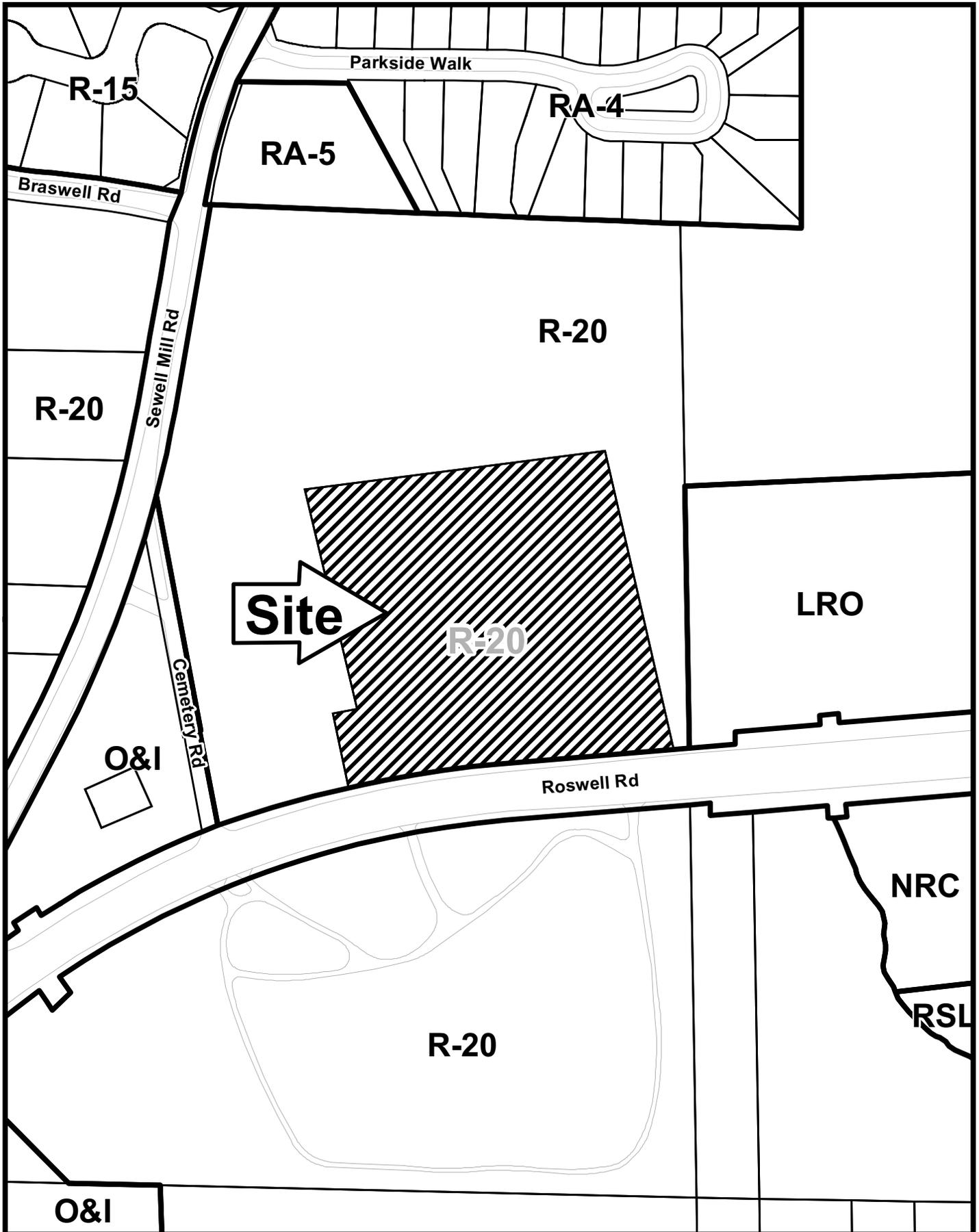
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

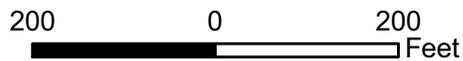
STIPULATIONS:



LUP-9



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



- City Boundary
- Zoning Boundary

APPLICANT: East Cobb United Methodist Church

PETITION NO.: LUP-9

PRESENT ZONING: R-20

PETITION FOR: LUP

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

Applicant is requesting the renewal of a Temporary Land Use Permit for a preschool and instructional daycare center. The church anticipates 93 students, with the hours of operation being Monday through Friday, 7 a.m. until 6 p.m. The center will be located in the existing building and no new expansion is planned. No complaints have been received regarding the previously approved LUP. The previous stipulations are attached for review (see Exhibit "A").

Historic Preservation: No comment.

Cemetery Preservation: Zoning petition shows the presence of the Marietta Campground cemetery on the west boundary of the church complex. If the petitioned use noted in the application does not infringe upon or modify in any way the boundaries or grounds of the Marietta Campground cemetery, the Cobb Cemetery Preservation Commission has no objection to the petition. Should the petitioned use impact the boundaries or grounds, the applicant must conform to all State and local laws and ordinances.

WATER & SEWER COMMENTS:

Records show address connected to water and sewer.

TRAFFIC COMMENTS:

Roswell Rd is identified as a Cobb County roadway safety and operational improvement project.

FIRE COMMENTS:

No comments.

DRAINAGE COMMENTS

No site improvements are proposed. No significant stormwater impacts are anticipated.

STAFF RECOMMENDATIONS

LUP-9 EAST COBB UNITED METHODIST CHURCH

It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The area contains a mixture of residential uses, institutional uses, commercial uses and a historical use (Marietta Campground). The property is designated as Public Institutional on the *Cobb County Comprehensive Plan*. The property has been used for an institutional use for many years prior to this request. The applicant has the required infrastructure relating to parking and drop-off/pick-up facilities. There have been no complaints regarding the previous LUP. Based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan received by the Zoning Division on February 4, 2009, with the District Commissioner approving minor changes;
- Maximum 93 students;
- Hours of operation be Monday through Friday from 7:00 a.m. to 6:00 p.m.;
- No on-street parking; and
- Cemetery Preservation 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.

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MAY 20, 2003
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LUP-8 **EAST COBB UNITED METHODIST CHURCH** for a **Land Use Permit** for the purpose of
Preschool and Instructional Daycare in Land Lot 987 of the 16th District. Located on the
north side of Roswell Road, east of Sewell Mill Road.

MOTION: Motion by Olens, second by W. Thompson, as part of the Consent
Agenda, to approve **Land Use Permit** for **24 months subject to:**

- J maximum of 93 students
- J hours of operation to be Monday through Friday from 7 a.m. until 6 p.m.
- J **no on-street parking**
- J **Cemetery Preservation Division comments**
- J **exclusion of Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously