

LUP-20  
(2009)



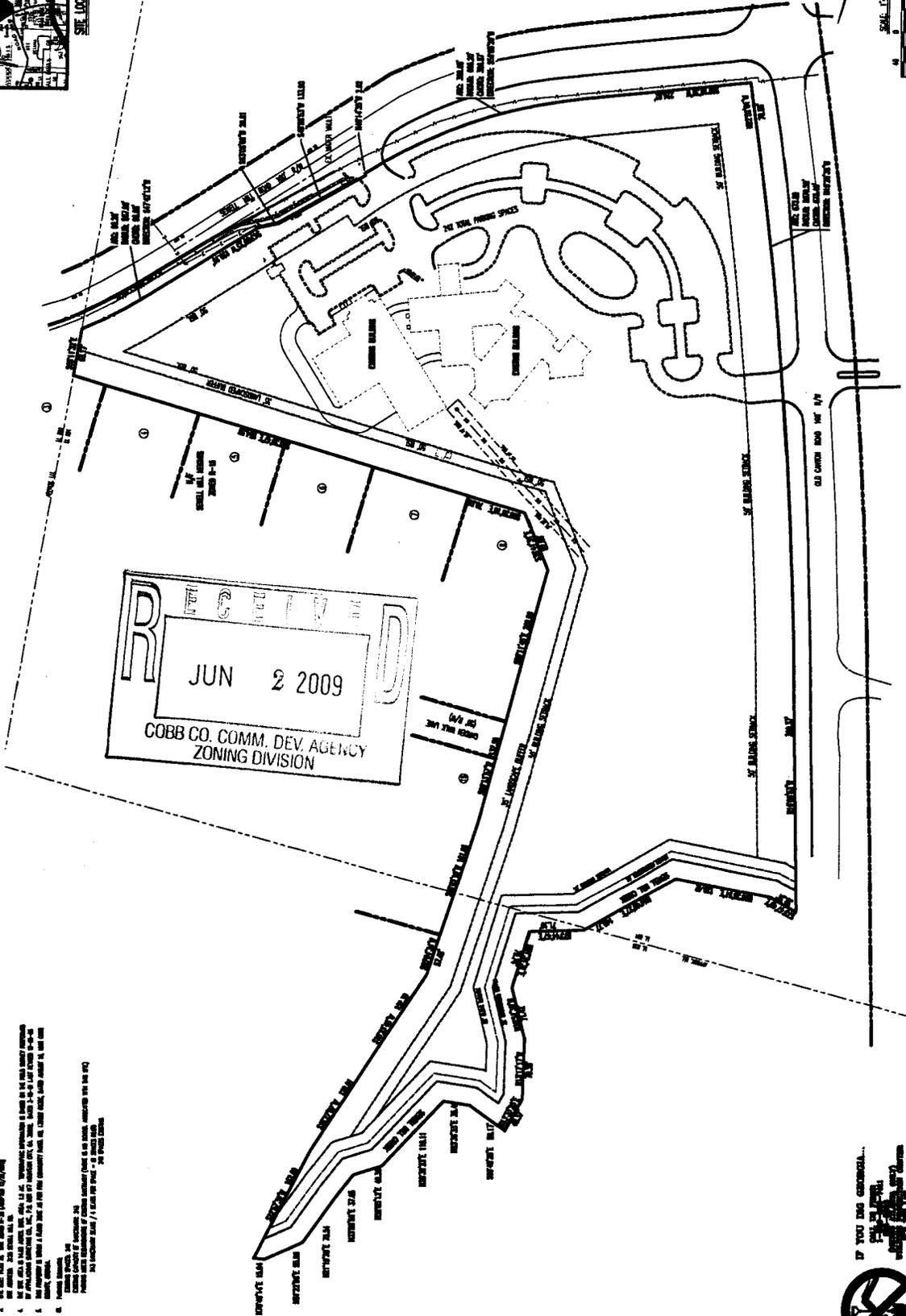
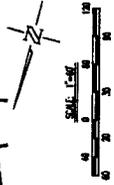
EASTMAN PRESBYTERIAN CHURCH  
3125 SEMELL MILL ROAD  
15TH DISTRICT, 2ND SECTION, LAND LOT 87B, PARCEL 1  
COBB COUNTY, GEORGIA

SHEET TITLE: SITE PLAN  
DATE: 05-27-09  
JOB NO: 31-0000  
CONTRACT NO: 11  
SHEET NUMBER: 1-1

31-0000 (1) OF 10 SHEETS



SITE LOCATION



- NOTES:**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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**APPLICANT:** Eastminster Presbyterian Church of Marietta, Inc.  
770-977-2976

**REPRESENTATIVE:** Sams, Larkin & Huff, LLP  
Parks F. Huff 770-422-7016

**TITLEHOLDER:** Eastminster Presbyterian Church of Marietta, Inc.

**PROPERTY LOCATION:** Located at the northeast intersection of  
Sewell Mill Road and Old Canton Road, and at the western terminus of  
Garden Lane Drive

**ACCESS TO PROPERTY:** Sewell Mill Road, Old Canton Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing church

**PETITION NO:** LUP-20

**HEARING DATE (PC):** 08-04-09

**HEARING DATE (BOC):** 08-18-09

**PRESENT ZONING:** R-20, R-30

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Child Care And Preschool

**SIZE OF TRACT:** 14.5 acres

**DISTRICT:** 16

**LAND LOT(S):** 838, 891

**PARCEL(S):** 2, 1

**TAXES: PAID** Exempt **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Manning subdivision
- SOUTH:** R-20/ Roswell Downs subdivision, wooded
- EAST:** R-20/ Teague subdivision
- WEST:** R-20/ Temple Kol Emeth

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

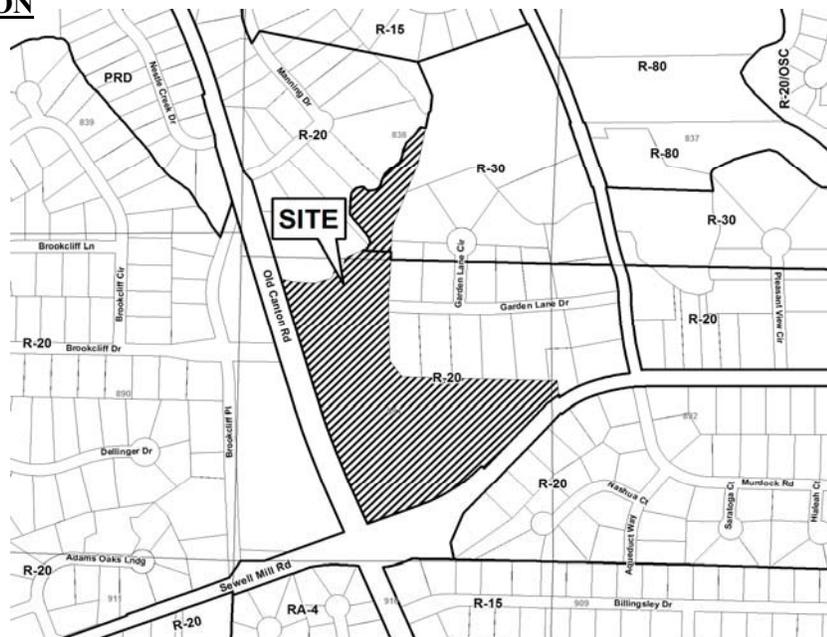
**BOARD OF COMMISSIONERS DECISION**

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

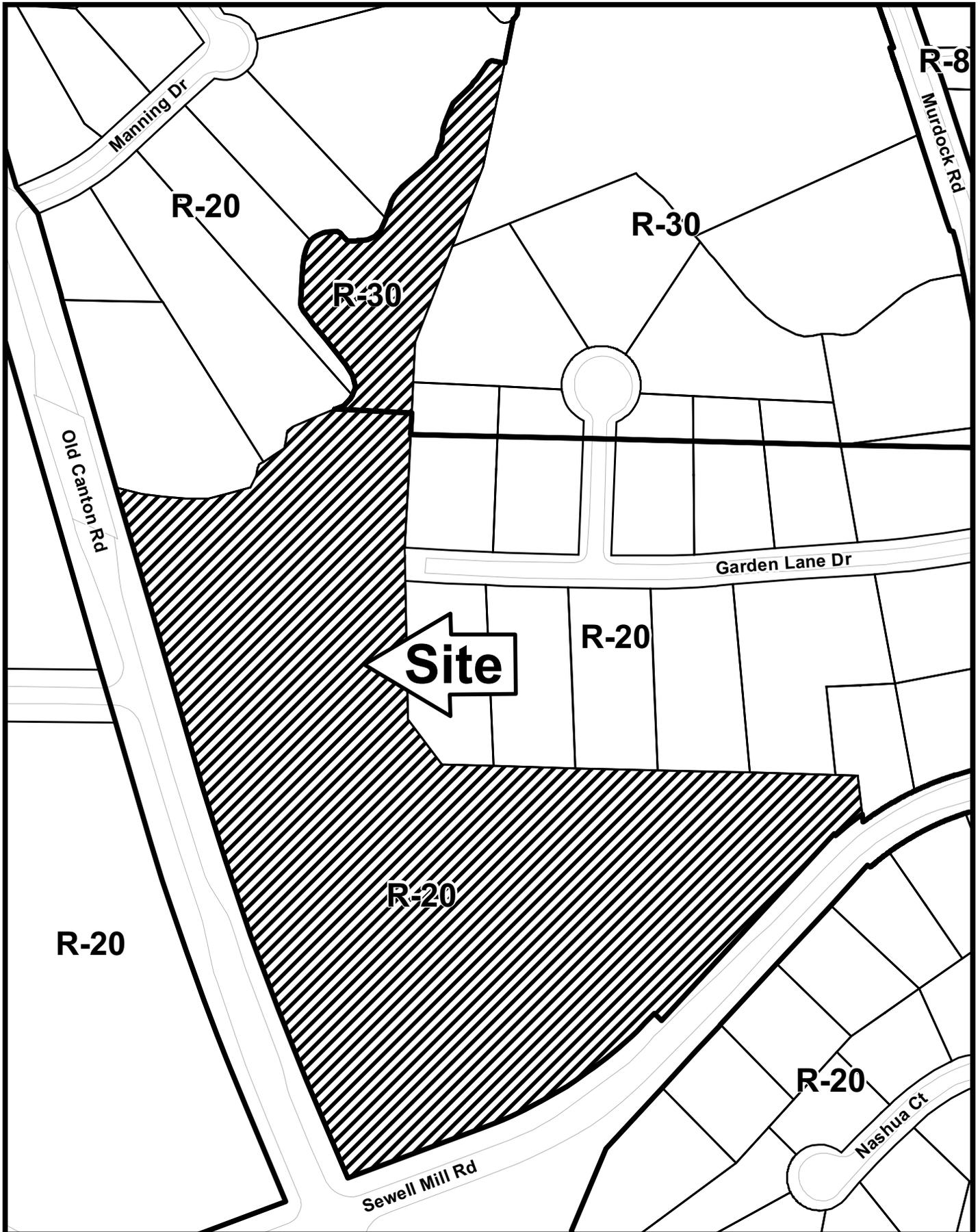
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

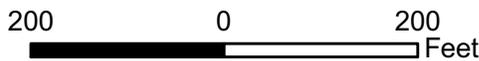
**STIPULATIONS:**



# LUP-20



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Eastminster Presbyterian Church of Marietta, Inc.      **PETITION NO.:** LUP-20

**PRESENT ZONING:** R-20      **PETITION FOR:** LUP

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

The applicant is requesting a Temporary Land Use Permit to provide child care and preschool to non-members of the church. The church currently has a Pre-K daycare program for the members only, but would like to expand to provide a “mother’s morning out” service. The applicant’s proposal would enroll approximately 165 children. The daycare program operates Monday through Friday, from 9:00 a.m. to 1:00 p.m. The existing facility would be utilized, and there would be 12 employees. There will be no new additions, no new signage, and no change in the current pick-up/drop-off operation. The applicant would like the application approved for 24 months.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comments.

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**WATER & SEWER COMMENTS:**

Water and sewer available and records show connected.

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**TRAFFIC COMMENTS:**

Recommend a left turn lane on Old Canton Road.

Recommend a right-in-right-out driveway with painted island for entrance on Sewell Mill Road.

Recommend replacing all disturbed sidewalk, curb and gutter along the road frontage.

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

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**FIRE COMMENTS:**

Must obtain a new Certificate of Occupancy to enable the existing structure to be used for a daycare.

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**STORMWATER MANAGEMENT COMMENTS:**

No site improvements are proposed. No comments.

## STAFF RECOMMENDATIONS

### **LUP-20      EASTMINSTER PRESBYTERIAN CHURCH OF MARIETTA, INC.**

The applicant's property is located on an arterial roadway, near a signalized intersection. The applicant's proposal is consistent with the *Cobb County Comprehensive Plan*, which designates this property to be in the Institutional Land Use Category. It is Staff's opinion that the applicant's proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The area contains residential uses and religious uses. The applicant has the required infrastructure relating to parking and drop-off/pick-up facilities. The applicant is already running the Pre-K program for the members of the church, and the proposal would add an insignificant number of non-member children to the program. The property has been used for an institutional use for many years prior to this request. 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. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- Site plan received by the Zoning Division on June 2, 2009;
- Fire Department comments; 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.**