



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

LUP-33-2024

SITE BACKGROUND

Applicant	World of Faith Family Worship Center, Inc.
Phone	770-874-8400
Email	chardy@woffamily.org
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Word of Faith Family Worship Center, Inc.
Property Location	Located on the west side of Riverside Parkway, and on the north side of The Bluffs
Address	7680 The Bluffs
Access to Property	The Bluffs

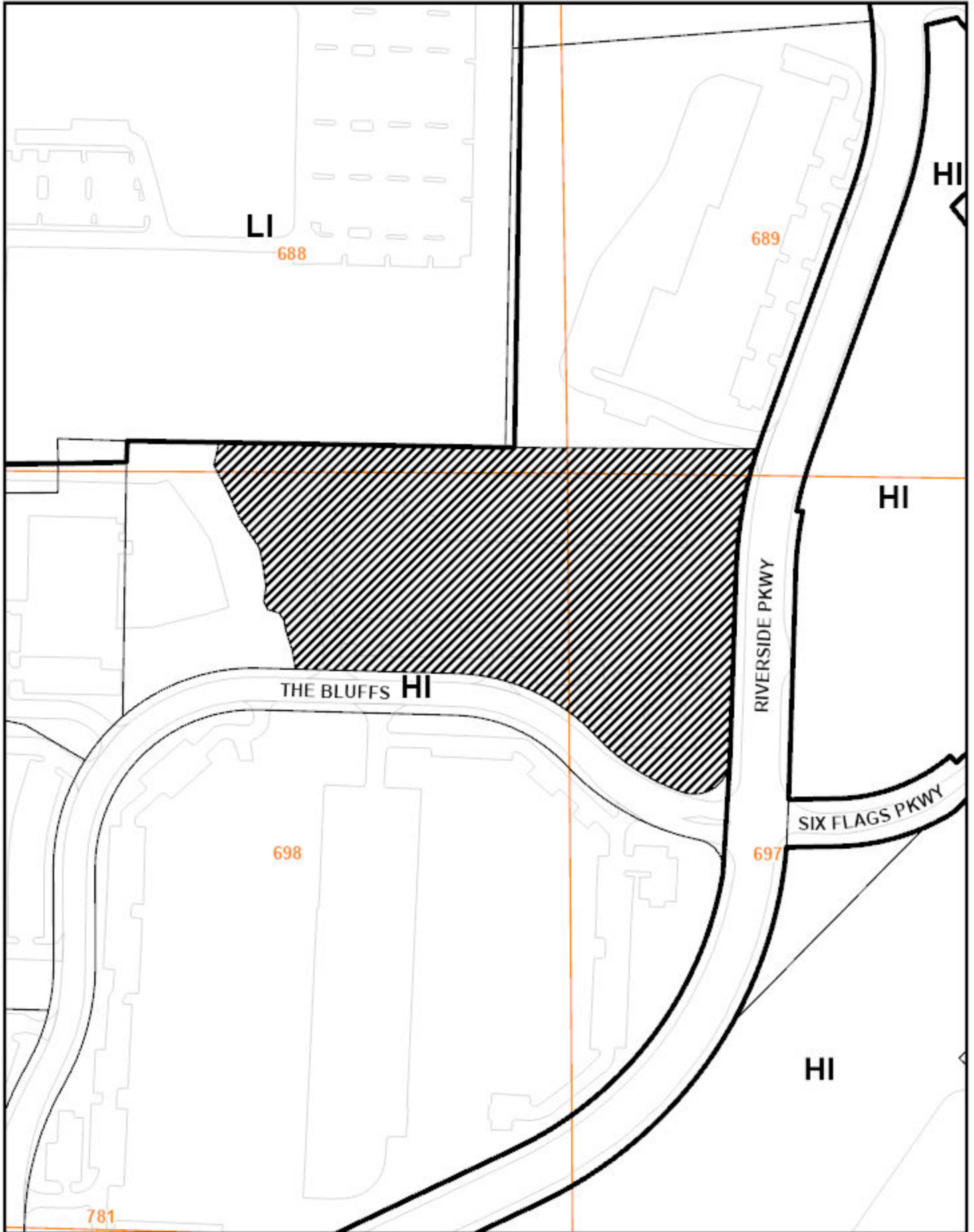
QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	HI
Current Use of Property	Church office, warehouse
Proposed Use	Daycare Facility (LUP renewal)
Future Land Use	PIA-ic
Site Acreage	7.52
District	18
Land Lot	697, 698
Parcel #	18069800020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

[Click here to enter text.](#)

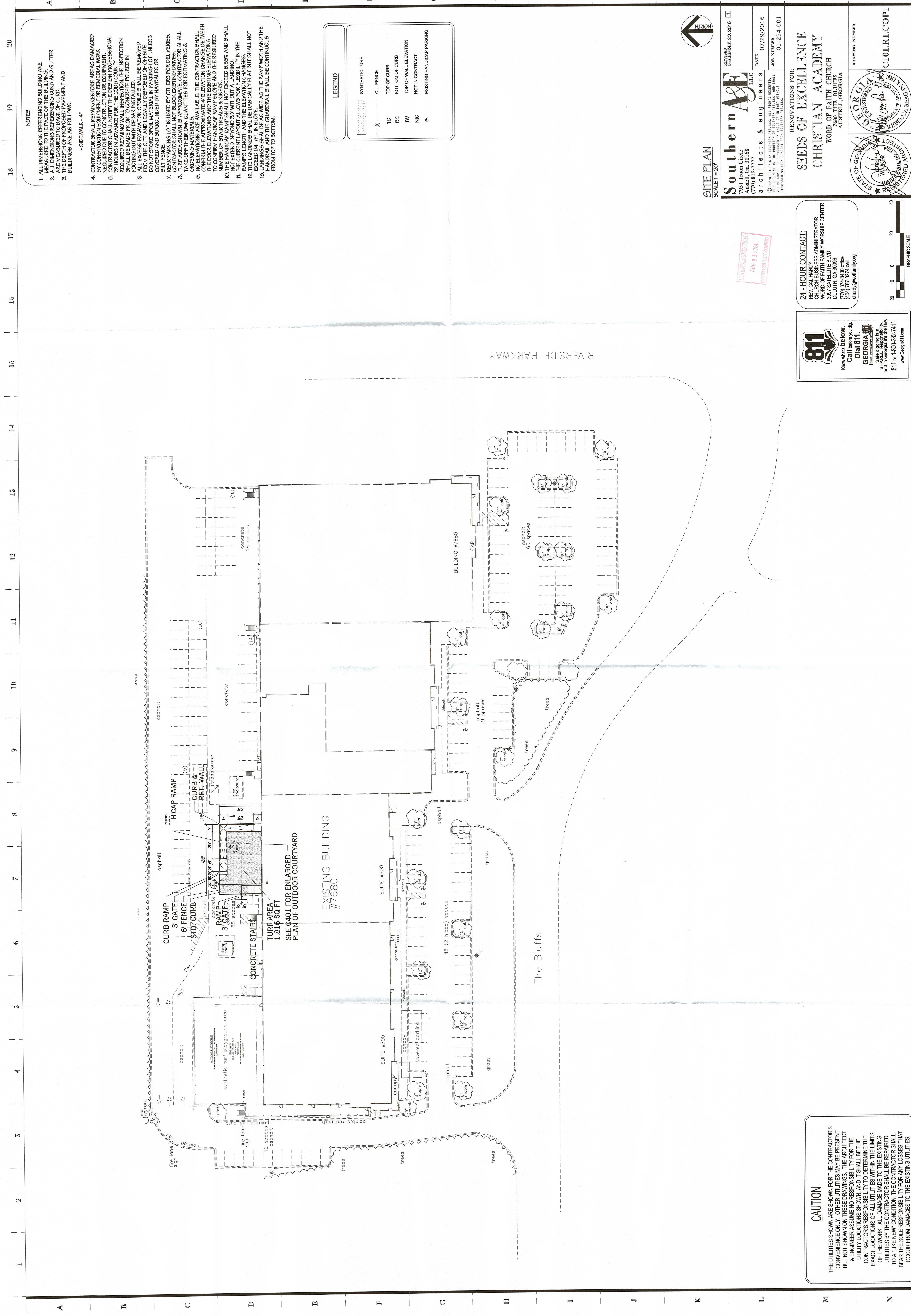
LUP-33 2024 Map



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

0 185 370 Feet

Zoning Boundary
 City Boundary



- NOTES**
1. ALL DIMENSIONS REFERENCING BUILDING ARE MEASURED TO THE FACE OF THE BUILDING.
 2. ALL DIMENSIONS REFERENCING CURB AND GUTTER ARE MEASURED TO BACK OF CURB.
 3. THE DEPTH OF PROPOSED PAVEMENT AND BUILDINGS ARE AS FOLLOWS:
- SIDEWALK - 4"
 4. CONTRACTOR SHALL REPAIR/RESTORE AREAS DAMAGED BY CONSTRUCTION OF THIS PROJECT.
 5. CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL 72 HOURS IN ADVANCE FOR THE CORPS COUNTY REQUIRED RETAINING WALL INSPECTION. THE INSPECTION SHALL BE CONDUCTED WITH THE CONTRACTOR PRESENT. ALL EXCESS EXCAVATION SPOILS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF OFFSITE. DO NOT STORE SPOIL MATERIAL IN PARKING LOT UNLESS SPOIL IS SURROUNDED BY FENCIBLES OR SILT FENCE.
 7. REAR PARKING LOT IS USED BY OTHERS FOR DELIVERIES. CONTRACTOR SHALL NOT BLOCK EXISTING DRIVES.
 8. TURF AREA SHOWN IS APPROXIMATE. CONTRACTOR SHALL VERIFY QUANTITIES FOR ESTIMATING & ORDERING MATERIALS.
 9. NO ELEVATIONS ARE AVAILABLE. THE CONTRACTOR SHALL CONFIRM THE APPROXIMATE 4' ELEVATION CHANGE BETWEEN THE DOOR ELEVATIONS AND THE EXISTING ELEVATION. NUMBER OF STAIR TREADS & RISERS.
 10. THE HANDICAP RAMP SHALL NOT EXCEED 2.33% AND SHALL NOT EXTEND BEYOND 30' WITHOUT A LANDING.
 11. THE CURRENT LAYOUT ALLOWS FOR LEVELS IN THE LANDINGS SHALL BE BASICALLY FLAT BUT SHALL NOT EXCEED 1/4" FT. IN SLOPE.
 12. LANDINGS SHALL BE AS WIDE AS THE RAMP WIDTH AND THE HANDRAIL AND THE GUARDRAIL SHALL BE CONTINUOUS FROM TOP TO BOTTOM.

LEGEND

[Symbol]	SYNTHETIC TURF
X	CL. FENCE
TC	TOP OF CURB
BC	BOTTOM OF CURB
TW	TOP OF WALL ELEVATION
NIC	NOT IN CONTRACT
[Symbol]	EXISTING HANDICAP PARKING



SITE PLAN
SCALE 1" = 20'

Southern A&E
7951 Truman Circle
Atlanta, GA 30168
(770) 819-7777

architects & engineers

REVISIONS FOR: **CHRISTIAN ACADEMY**
WORD OF FAITH CHURCH
AUSTELL, GEORGIA

REVISED: DECEMBER 22, 2016
DATE: 07/29/2016
JOB NUMBER: 01-294-001

RENOVATIONS FOR:
SEEDS OF EXCELLENCE
CHRISTIAN ACADEMY
WORD OF FAITH CHURCH
AUSTELL, GEORGIA

DRAWING NUMBER: C101.RI.COPI

STATE OF GEORGIA ARCHITECT REGISTERED ARCHITECT JOSEPH WALKER

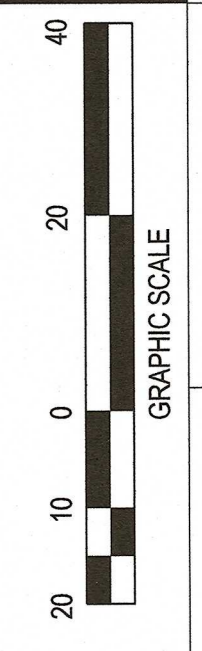
24 - HOUR CONTACT:
REV. CAL HARDY
CHURCH BUSINESS ADMINISTRATOR
WORD OF FAITH FAMILY WORSHIP CENTER
2077 SHILOH RD
DUNWOODY, GA 30088
(770) 874-8400 office
(404) 787-3274 cell
chardy@wcfamily.org

811
Know what's below.
Call before you dig.
Dial 811.
State digging is a SHARED responsibility.
811 or 1-800-282-7411
www.georgia811.com

CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTORS CONVENIENCE ONLY. OTHER UTILITIES MAY BE PRESENT BUT NOT SHOWN ON THESE DRAWINGS. THE ARCHITECT & ENGINEER ASSUME NO RESPONSIBILITY FOR THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE INCURRED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. THE CONTRACTOR SHALL BEAR THE SOLE RESPONSIBILITY FOR ANY LOSSES THAT OCCUR FROM DAMAGES TO THE EXISTING UTILITIES.

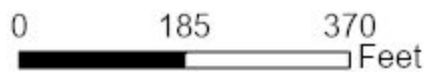
RECEIVED
AUG 01 2024
CORPS COUNTY ZONING



LUP-33 2024 Aerial Map



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-  Zoning Boundary
-  City Boundary

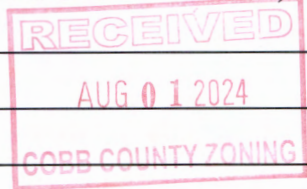


Application #: LUP- (2024)

PC Hearing Date: 10/01/2024

BOC Hearing Date: 10/15/2024

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



1. Type of business, or request? Daycare/Preschool
2. Number of employees? 36
3. Days of operation? Monday-Friday
4. Hours of operation? 6:30 a.m. - 6:30 p.m.
5. Number of clients, customers, or sales persons coming to the ~~XXXX~~ facility per day? 150 ;Per week? _____
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ;Other (Explain): Paved parking areas adjacent to structure.
7. Signs? No: _____ ; Yes: X . (If yes, then how many, size, and location): One, located on structure with name and suite number(s).
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): _____
None, other than employees' and clients' vehicles.
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.)
Approximately five (5) per week.
10. Does the applicant live in the house? Yes _____ ;No X
11. Any outdoor storage? No X ; Yes _____ (If yes, please state what is kept outside): Not Applicable.
12. Length of time requested (24 months maximum): 24 months.
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).
14. Any additional information? (Please attach additional information if needed):
None at this time.

WORD OF FAITH FAMILY WORSHIP CENTER, INC.

Applicant signature BY: Rev. Cal Hardy Date: July 31, 2024

Applicant name (printed): Reverend Cal Hardy, Business Administrator

ATTACHMENT TO APPLICATION FOR TEMPORARY LAND USE PERMIT

Application No.: LUP-_____ (2024)

Hearing Dates: October 1, 2024

October 15, 2024

Applicant/Titleholder: Word of Faith Family Worship
Center, Inc.

Parcel Identification No.: 18069800020

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Word of Faith Family Worship Center, Inc. is the Applicant and Property Owner of real property located at 7680 The Bluffs, N.W., Cobb County, Georgia (hereinafter "Property" or "Subject Property"). The Property has an existing structure on it, and Applicant has been operating its daycare facility known as Seeds of Excellence Christian Academy in the structure for the past approximately twelve years. Applicant is seeking renewal of its Temporary Land Use Permit. As part of the renewal, Applicant is placing a modular classroom structure on the Subject Property. Specific information concerning the structure will be provided during the Land Use Permit approval process.

