

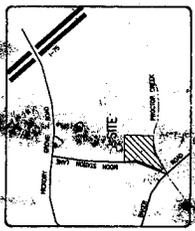
24 HOUR EMERGENCY CONTACT: DOUG HALL (678) 363-9636

JOB SITE SITE

SE

SLUP-3 (2009)

SUMMIT B
LAND LOT 25
4310
COBB



Location Map

Site Notes:

1. THE SITE CONTAINS 15.11 ACRES AND IS ZONED R-10.
2. THE PROPERTY IS CURRENTLY OCCUPIED BY AN EXISTING 100,000 SQ. FT. INDUSTRIAL BUILDING AND 100,000 SQ. FT. GARAGE.
3. THE PROPOSED DEVELOPMENT IS A 1,000,000 SQ. FT. INDUSTRIAL BUILDING AND 100,000 SQ. FT. GARAGE.
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10. THE PROPOSED DEVELOPMENT IS A 1,000,000 SQ. FT. INDUSTRIAL BUILDING AND 100,000 SQ. FT. GARAGE.

COBB COUNTY WATER SYSTEM

Service	Rate
Water	\$1.50 per 100 gallons
Sewer	\$1.50 per 100 gallons
Stormwater	\$1.50 per 100 gallons

Parameters

THE PROPOSED DEVELOPMENT IS A 1,000,000 SQ. FT. INDUSTRIAL BUILDING AND 100,000 SQ. FT. GARAGE. THE PROPOSED DEVELOPMENT IS A 1,000,000 SQ. FT. INDUSTRIAL BUILDING AND 100,000 SQ. FT. GARAGE.

Construction Narrative

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Fire Notes

FAILURE TO CALL 770-528-8310 OR 770-528-8312 TO SCHEDULE AN UNDERGROUND PIPE INSPECTION SHALL BE CAUSE FOR THE PIPE TO BE UNCOVERED, REGARDLESS OF THE STAGE OF CONSTRUCTION, WHEN ORDERED BY THE FIRE MARSHAL'S REPRESENTATIVE.

County General Notes

THE PROPOSED DEVELOPMENT IS A 1,000,000 SQ. FT. INDUSTRIAL BUILDING AND 100,000 SQ. FT. GARAGE. THE PROPOSED DEVELOPMENT IS A 1,000,000 SQ. FT. INDUSTRIAL BUILDING AND 100,000 SQ. FT. GARAGE.

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Utility List

UTILITY LIST
DATE 12/1/08

FIRE DEPT
SITE APPROVAL ONLY
DATE 12/1/08

GRAPHIC SCALE
1" = 100'

RECEIVED
DEC - 5 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REVISIONS

NO.	DATE	DESCRIPTION
1	12/1/08	ISSUED FOR PERMIT

Owner / Developer
SUMMIT BAPTIST CHURCH
4310 MOON STATION LAKE
CONTACT: DOUG HALL
(678) 363-9636

Civil Engineer
Prewer Engineering
11100
TUCKER, GA 30084
PHONE: 770-424-1247

Legend

Symbol	Description
1	EXISTING BUILDING
2	PROPOSED BUILDING
3	EXISTING DRIVEWAY
4	PROPOSED DRIVEWAY
5	EXISTING PAVEMENT
6	PROPOSED PAVEMENT
7	EXISTING CURB
8	PROPOSED CURB
9	EXISTING SIDEWALK
10	PROPOSED SIDEWALK
11	EXISTING UTILITY
12	PROPOSED UTILITY
13	EXISTING FENCE
14	PROPOSED FENCE
15	EXISTING TREE
16	PROPOSED TREE
17	EXISTING LANDSCAPE
18	PROPOSED LANDSCAPE
19	EXISTING SIGN
20	PROPOSED SIGN
21	EXISTING LIGHT
22	PROPOSED LIGHT
23	EXISTING WALL
24	PROPOSED WALL
25	EXISTING DOOR
26	PROPOSED DOOR
27	EXISTING WINDOW
28	PROPOSED WINDOW
29	EXISTING ROOF
30	PROPOSED ROOF
31	EXISTING FLOOR
32	PROPOSED FLOOR
33	EXISTING CEILING
34	PROPOSED CEILING
35	EXISTING MECHANICAL
36	PROPOSED MECHANICAL
37	EXISTING ELECTRICAL
38	PROPOSED ELECTRICAL
39	EXISTING PLUMBING
40	PROPOSED PLUMBING
41	EXISTING HVAC
42	PROPOSED HVAC
43	EXISTING INSULATION
44	PROPOSED INSULATION
45	EXISTING PAINT
46	PROPOSED PAINT
47	EXISTING FINISH
48	PROPOSED FINISH
49	EXISTING MATERIAL
50	PROPOSED MATERIAL

Sheet #
C-1
C-2
C-3
C-4
C-5
C-6
C-7
C-8
C-9
C-10

APPLICANT: Summit Baptist Church of Cobb County, Inc.
770-975-4595

REPRESENTATIVE: Aaron Johnson
770-975-4595

TITLEHOLDER: Summit Baptist Church of Cobb County, Inc.

PROPERTY LOCATION: Located on the east side of Moon Station Lane, north of Baker Road.

ACCESS TO PROPERTY: Moon Station Lane

PHYSICAL CHARACTERISTICS TO SITE: Existing church

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-15/ undeveloped
- SOUTH:** RM-12/ Summerfield subdivision
- EAST:** PRD/ Paces Club subdivision
- WEST:** R-20/ Single-family houses

PETITION NO: SLUP-3

HEARING DATE (PC): 02-03-09

HEARING DATE (BOC): 02-17-09

PRESENT ZONING: PSC, LI

PROPOSED ZONING: Special Land Use
Permit

PROPOSED USE: Private School

SIZE OF TRACT: 15.14 acres

DISTRICT: 20

LAND LOT(S): 52

PARCEL(S): 38

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

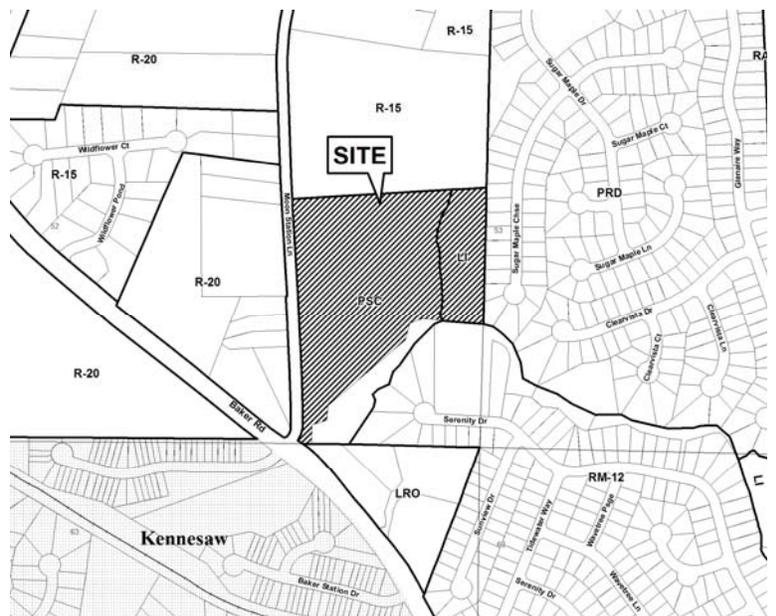
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

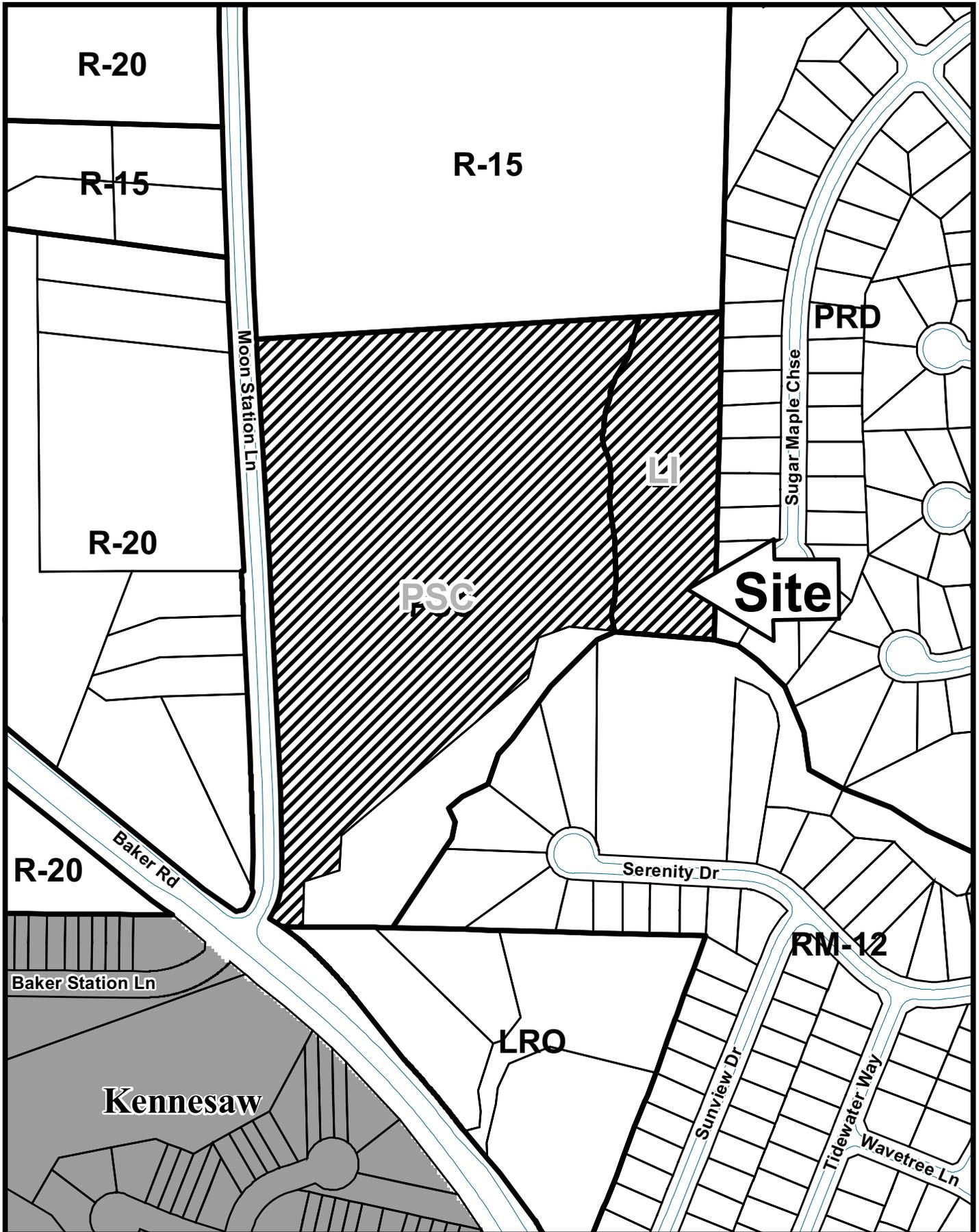
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

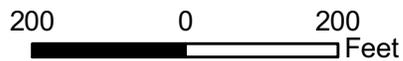
STIPULATIONS:



SLUP-3



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Summit Baptist Church of Cobb County, Inc.

PETITION NO.: SLUP-3

PRESENT ZONING: PSC, LI

PETITION FOR: SLUP

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

The applicant is requesting a Special Land Use Permit for a private school. The private school would be for children from kindergarten to twelfth-grade. Initially, there would be approximately 200 children per day, with thirty staff members; as the school grows, there would be a maximum enrollment of 300 children. The school would follow a “university model” for school attendance in which different grades would attend the school on different days. The school would be open Monday through Friday, from 9:00 a.m. to 3:30 p.m. The applicant has a traffic circulation plan to minimize traffic problems due to the school activities. The existing facility will be used, except that a pavilion will be built behind the church to allow children to play outside.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Records show connected to both water and sewer.

TRAFFIC COMMENTS:

Recommend installing 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.

FIRE COMMENTS:

Submit application for certificate of occupancy through Cobb County Fire Marshal’s Office.

STORMWATER MANAGEMENT COMMENTS:

No comments. No site improvements are proposed.

STAFF RECOMMENDATIONS

SLUP-3 SUMMIT BAPTIST CHURCH OF COBB COUNTY, INC.

The applicant's property is delineated as Public Institutional on the Future Land Use Map, which is normally associated with a church use or a school use. 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. Schools are found in all land use areas of the County. The area contains mostly residential land uses, with some low intensity offices. The applicant has the required infrastructure relating to parking and drop-off/pick-up facilities, and the applicant has a transportation plan to off set anticipated problems. The property has been used for an institutional use, being the church, for many years prior to this request. Based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan received by the Zoning Division on December 5, 2008, with the District Commissioner approving minor changes;
- Fire Department comments;
- Water and Sewer 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.