



**APPLICANT:** St. Benedict's Episcopal Church, LLC  
678-279-4300

**PETITION NO:** SLUP-9

**REPRESENTATIVE:** Moore Ingram Johnson & Steele, LLP  
John H. Moore 770-429-1499

**HEARING DATE (PC):** 07-01-08

**HEARING DATE (BOC):** 07-15-08

**TITLEHOLDER:** Cooper Lake Investments, LLC

**PRESENT ZONING:** OI

**PROPOSED ZONING:** SLUP

**PROPERTY LOCATION:** Located on the west side of South Atlanta Road and on the east side of West Atlanta Road, south of Daniel Street.

**PROPOSED USE:** Private School

**ACCESS TO PROPERTY:** South Atlanta Road and West Atlanta Road

**SIZE OF TRACT:** 3.553 acres

**DISTRICT:** 17

**PHYSICAL CHARACTERISTICS TO SITE:** Existing church

**LAND LOT(S):** 694, 695

**PARCEL(S):** 2, 3, 4

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** NS/ Commerical building
- SOUTH:** GC/ Mortgage Company
- EAST:** UVC/ Ivy Walk
- WEST:** R-20, NRC/ Single-family houses

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

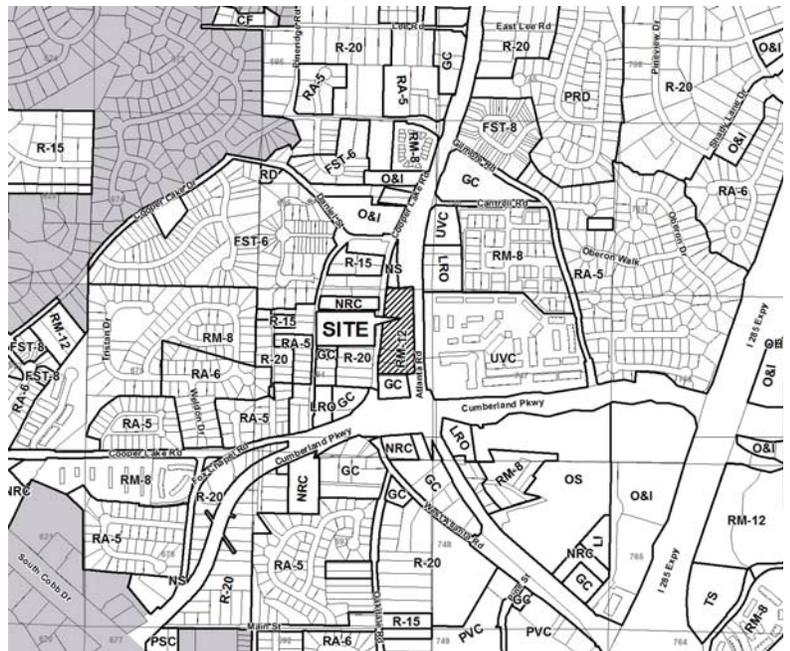
**BOARD OF COMMISSIONERS DECISION**

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

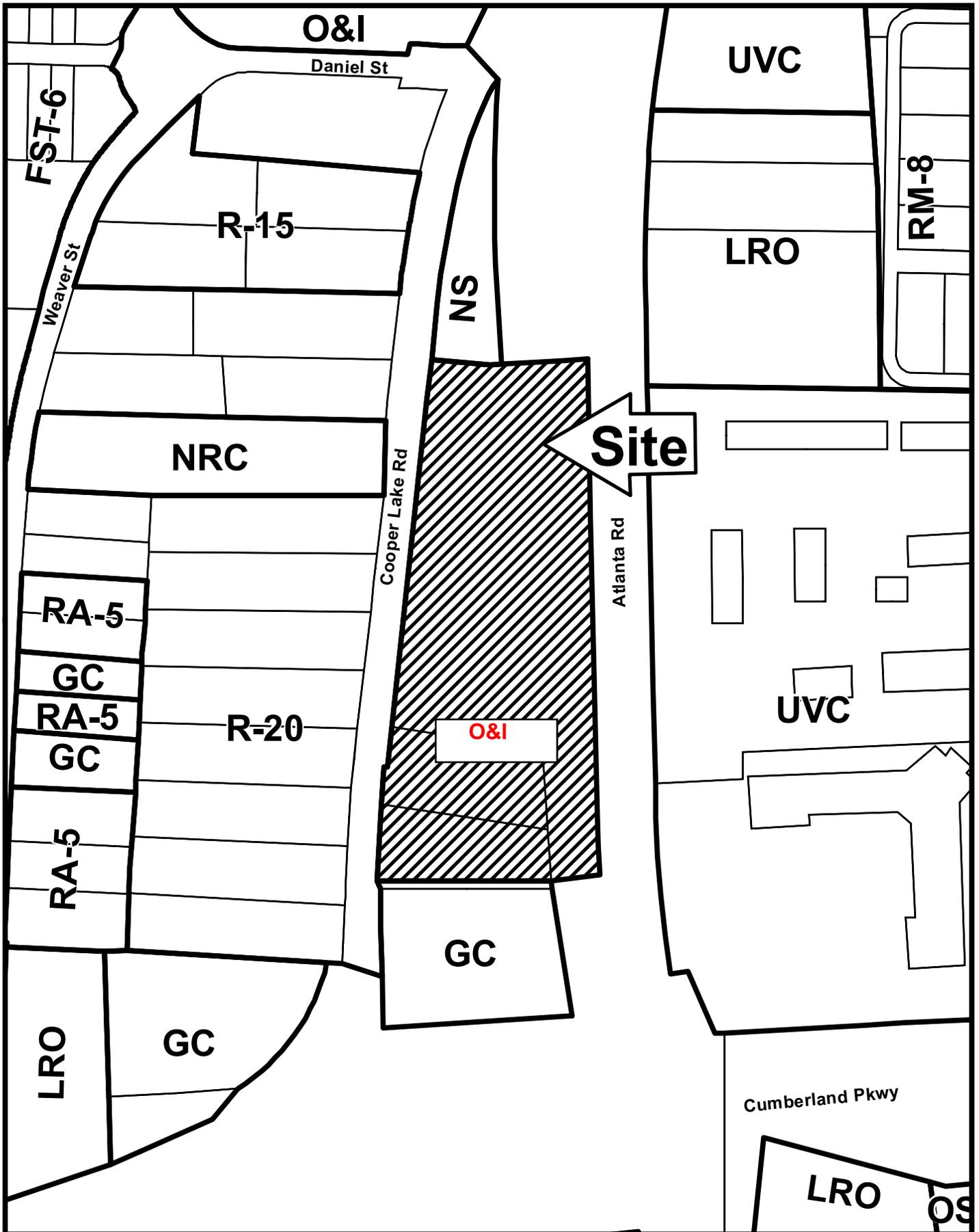
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

**STIPULATIONS:**



# SLUP-9



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



 City Boundary  
 Zoning Boundary

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PETITION NO.: SLUP-9

PRESENT ZONING: OI

PETITION FOR: SLUP

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**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 preschool to fifth-grade. Initially there would be 80 children, with a maximum of 280 children phased in over the next few years. The school would be open Monday through Friday, from 6:30 a.m. to 6:30 p.m. The applicant has developed a traffic circulation plan and detailed plan for staggered drop-off and pick-up times to minimize traffic problems due to the school activities. The applicant will renovate and refurbish the existing church building.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

Water and sewer available and records show connected.

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**TRAFFIC COMMENTS:**

Recommend restricted access along Atlanta Road. Recommend a deceleration lane along Atlanta Road. Recommend the applicant develop and present a detailed circulation plan describing how traffic will be handled for all school functions. Recommend minimizing the number of curb cuts along Cooper Lake Road. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

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**FIRE COMMENTS:**

Obtain Certificate of Occupancy.

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<b>DRAINAGE COMMENTS</b>
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No building expansion or site improvements are proposed at this time. Minor parking lot changes may be required to improve circulation or meet DOT access requirements. If additional impervious area is less than 5000 square feet then no stormwater management will be required. However, any redevelopment or significant site changes will be required to meet current Stormwater Management requirements.

## STAFF RECOMMENDATIONS

### **SLUP-9 ST. BENEDICT'S EPISCOPAL CHURCH, LLC**

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. Schools are found in all land use areas of the County. The area contains a mixture of residential and non-residential land uses, such as single-family houses, condominiums, offices, retail, restaurants, and banks. The applicant has the required infrastructure relating to parking and drop-off/pick-up facilities, and the applicant has developed a detailed transportation plan to offset anticipated problems. The property has been used for an institutional use, being the church, for many years prior to this request. The applicant's proposal would place a reasonable and feasible use on the property instead of the property having an abandoned appearance. Based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan received by the Zoning Division May 1, 2008, with the District Commissioner approving minor modifications;
- Operation of the school subject to the zoning stipulations from Z-21 of 2008 (on file in the Zoning Division);
- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations;
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

**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.**