

UNITED METHODIST CHURCH  
 4 Of The 18th District, 2nd Section  
 Cobb County, Georgia

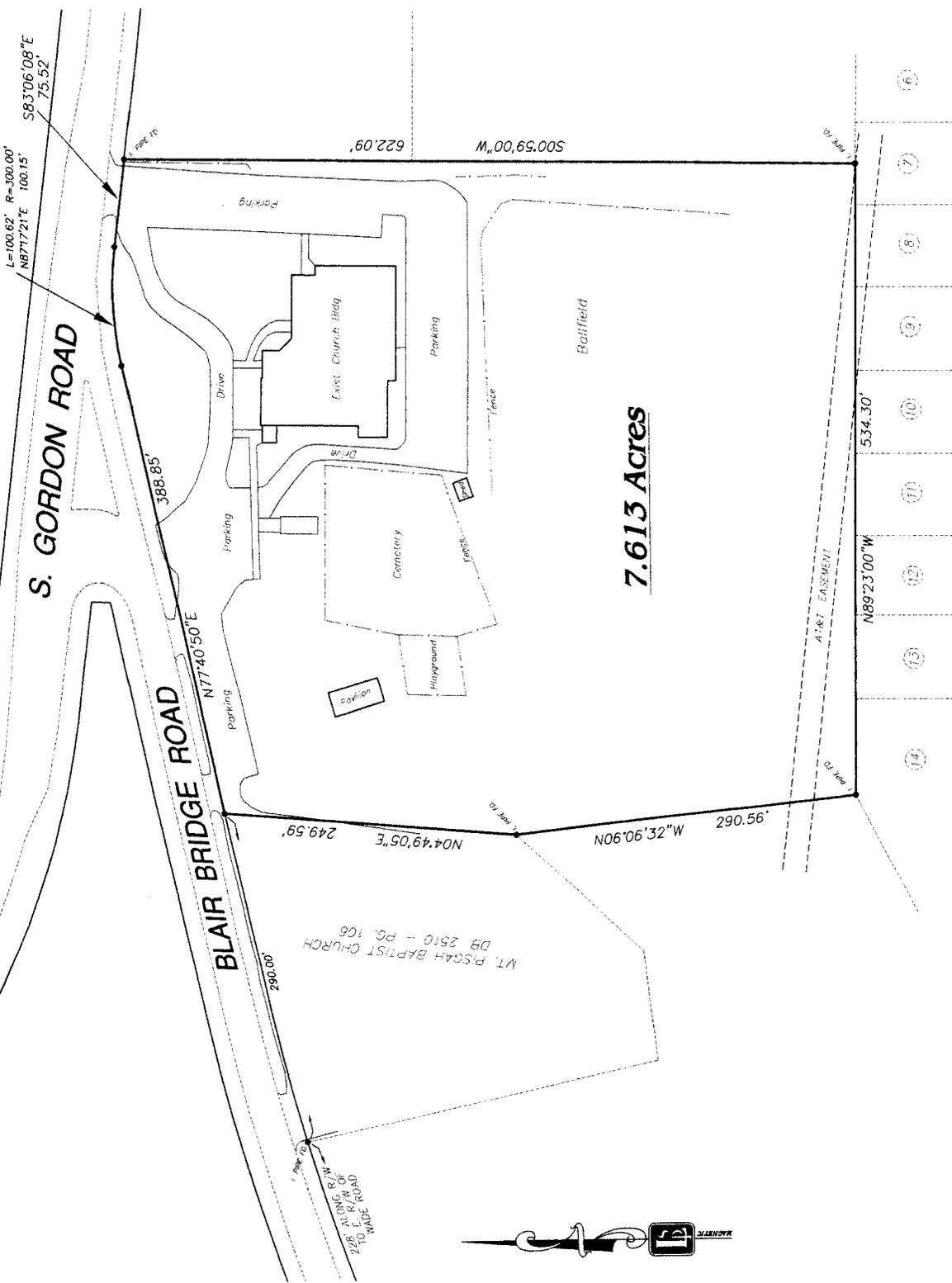
SLUP-21  
 (8002)

3838 Highway 52  
 Douglasville, GA 30135  
 Phone: (770) 489-9650  
 Fax: (770) 489-9651

LANDMARK  
 SURVEYING & PLANNING, INC.



Survey of:



7.613 Acres

CREEKSIDE AT WADE FARM



MT. PISGAH BAPTIST CHURCH  
 DB 2510 - PG. 106

SURVEYOR'S CERTIFICATION:  
 IT IS HEREBY CERTIFIED THAT IN MY OPINION THIS  
 IS A TRUE AND CORRECT REPRESENTATION OF THE  
 SURVEY AND THAT THE SAME HAS BEEN PREPARED IN  
 CONFORMITY WITH THE MINIMUM STANDARDS AND  
 REQUIREMENTS OF THE LAW.

*Ricky L. Nixon*  
 RICKY L. NIXON, R.L.S.  
 DATE: 6/24/04



**APPLICANT:** Mantevius Jackson  
404-277-1214

**REPRESENTATIVE:** Mantevius Jackson  
404-277-1214

**TITLEHOLDER:** Trinity United Methodist Church

**PROPERTY LOCATION:** Located at the southeasterly intersection of South Gordon Road and Blair Bridge Road.

**ACCESS TO PROPERTY:** South Gordon Road and Blair Bridge Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing church

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/ Single-family house, Mt Pisgah Baptist Church
- SOUTH:** RA-5/ Creekside at Wade Farm subdivision
- EAST:** PSC/ Single-family house
- WEST:** PSC, RA-5/ parking lot, Creekside at Wade Farm subdivision

**PETITION NO:** SLUP-21

**HEARING DATE (PC):** 10-07-08

**HEARING DATE (BOC):** 10-21-08

**PRESENT ZONING:** PSC

**PROPOSED ZONING:** Special Land Use  
Permit

**PROPOSED USE:** Private School And  
Daycare

**SIZE OF TRACT:** 7.6 acres

**DISTRICT:** 18

**LAND LOT(S):** 414

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

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

**COMMISSION DISTRICT:** 4

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

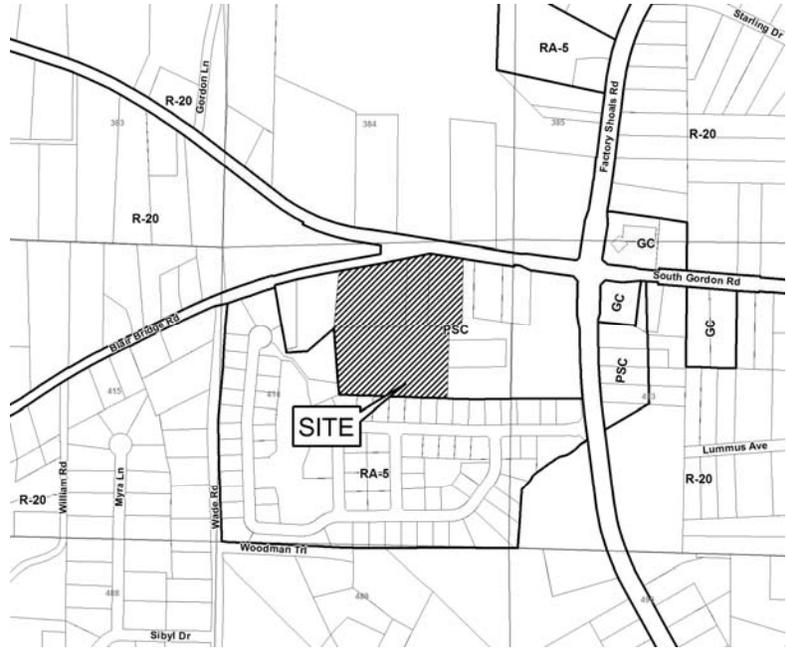
**BOARD OF COMMISSIONERS DECISION**

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

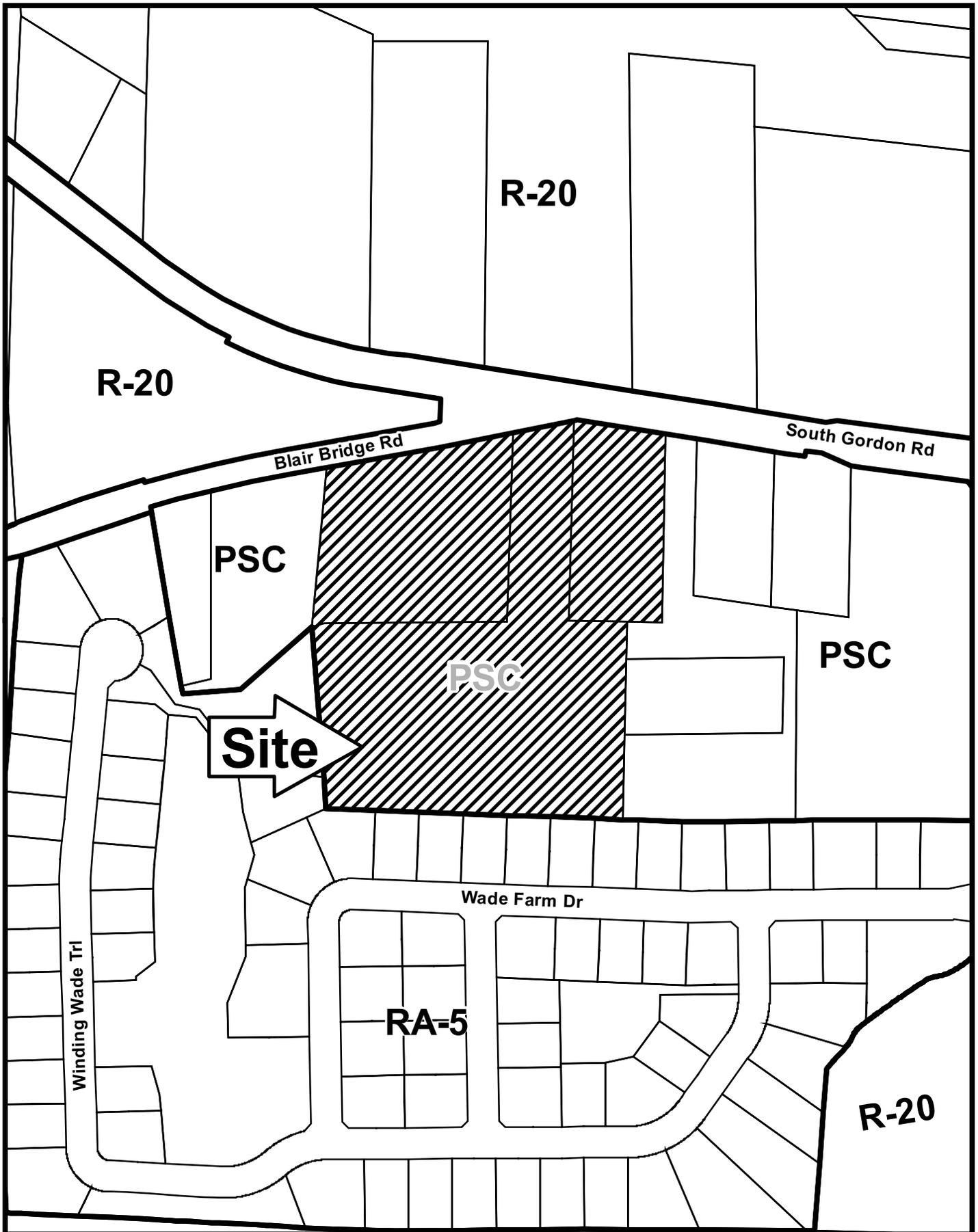
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

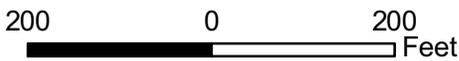
**STIPULATIONS:**



# SLUP-21



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Mantevius Jackson

PETITION NO.: SLUP-21

PRESENT ZONING: PSC

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 which would follow the Board of Education schedule. The private school would be for children from preschool to fifth-grade. There would be 50 children, with eight staff members. The school would be open Monday through Friday, from 6:30 a.m. to 6:00 p.m. There would be before school and after school care available to the students. The applicant has a traffic circulation plan to minimize traffic problems due to the school activities. The existing facility will be used; no additions or expansions are needed.

**Historic Preservation:** No comment.

**Cemetery Preservation:** On the grounds of the Trinity Methodist Church is located their cemetery (District 18, Land Lot 414). The Cemetery Preservation Commission has no objection to the creation of a private school and day-care on the church property. It will not affect the cemetery.

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**WATER & SEWER COMMENTS:**

Water available and connected. Sewer not available to tract. Health Dept approval required for existing septic system for proposed daycare additional use

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**DEPARTMENT OF TRANSPORATION COMMENTS:**

Recommend removing one curb cut on Blair Bridge Road.  
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.

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**FIRE DEPARTMENT COMMENTS:**

Architectural plans must be submitted to the Cobb County Fire Marshal's Office prior to occupancy.

APPLICANT: Mantevius Jackson

PETITION NO.: SLUP-21

PRESENT ZONING: PSC

PETITION FOR: SLUP

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**DRAINAGE COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Seybert Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS:  YES  NO  POSSIBLY, NOT VERIFIED

Location: \_\_\_\_\_

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE:  YES  NO  POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (\_\_\_\_\_ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream \_\_\_\_\_.  
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream \_\_\_\_\_.

**APPLICANT: Mantevius Jackson**

**PETITION NO.: SLUP-21**

**PRESENT ZONING: PSC**

**PETITION FOR: SLUP**

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DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill \_\_\_\_\_ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

ADDITIONAL COMMENTS

1. No site improvements are proposed at this time. Therefore, no stormwater management measures will be required. However, any future expansion on the site will be required to meet the current County Stormwater Management requirements.

## STAFF RECOMMENDATIONS

### SLUP-21      MANTEVIUS JACKSON

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 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, retail, a gas station, churches and a public school (Bryant Elementary). 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 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;
- 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.**