

APPLICANT: Lakeview Seventh-Day Adventist Church
770-222-1511

REPRESENTATIVE: Pastor Peter Kulakov
770-222-1511

TITLEHOLDER: Georgia-Cumberland Association of Seventh-Day
Adventists, Inc.

PROPERTY LOCATION: Located at the southwest intersection of
Macedonia Road and Forest Hill Road.

ACCESS TO PROPERTY: Macedonia Road

PHYSICAL CHARACTERISTICS TO SITE: Existing church

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ McEachern Cove subdivision, Tapp Middle School
- SOUTH:** City of Powder Springs/ Glenbrook Acres subdivision
- EAST:** City of Powder Springs/ Single-family house
- WEST:** R-20/ Single-family house

PETITION NO: SLUP-2

HEARING DATE (PC): 02-03-09

HEARING DATE (BOC): 02-17-09

PRESENT ZONING: R-20

PROPOSED ZONING: Special Land Use
Permit

PROPOSED USE: Private School

SIZE OF TRACT: 21.9 acres

DISTRICT: 19

LAND LOT(S): 724, 725

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

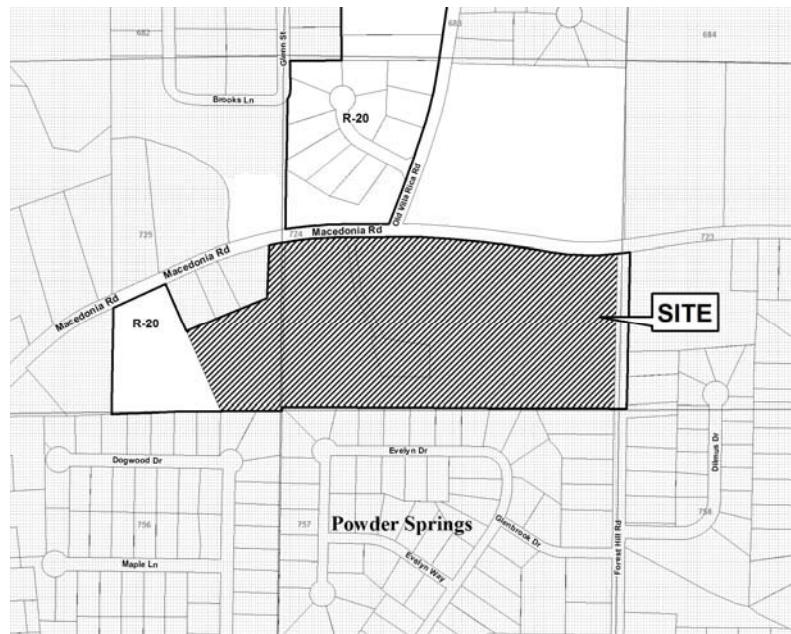
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

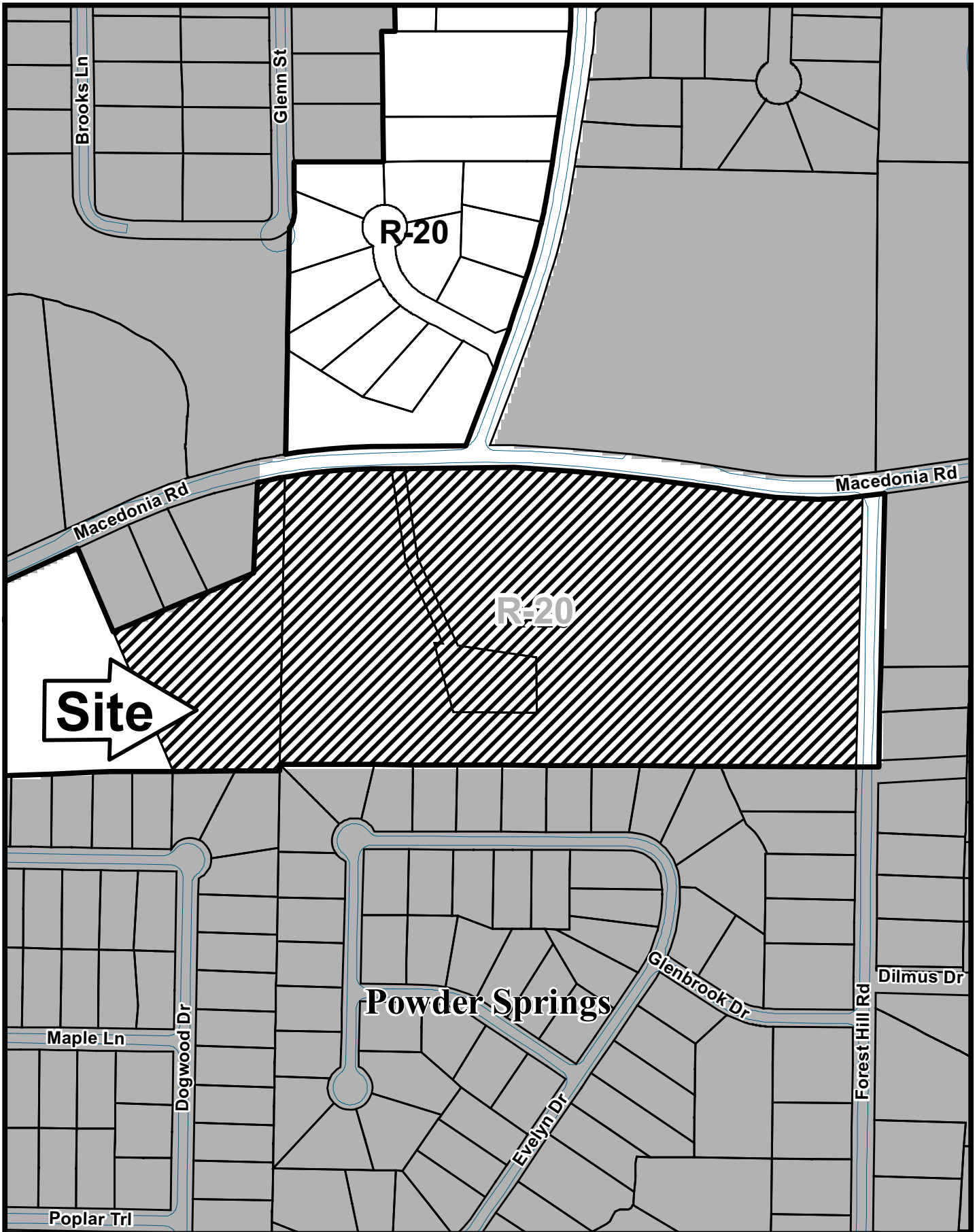
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

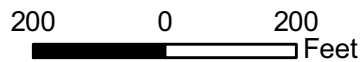
STIPULATIONS:





SLUP-2



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Lakeview Seventh-Day Adventist Church

PETITION NO.: SLUP-2

PRESENT ZONING: R-20

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 which would follow the Board of Education schedule. The private school would be for children in pre-Kindergarten and Kindergarten. There would initially be 30 children, with two teachers and two teacher’s assistants. The students would graduate up a grade each year with eighth grade being the top grade taught at the private school. The existing facility will be used; no additions or expansions are needed.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

City of Powder Springs service area.

TRAFFIC COMMENTS:

Recommend installing sidewalk, curb and gutter along the road frontages.

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.

Hydrant must be located within 500’ of the most remote portion of the building.

STORMWATER MANAGEMENT COMMENTS:

Subject to Stormwater Management Division plan review comments (LDP# 080225).

COBB COUNTY-MARIETTA WATER AUTHORITY COMMENTS:

CCMWA requests to review the plans for this project as soon as they are available in order to determine the extent of impact upon our facilities. The owner/developer will be financially responsible for any impacts to CCMWA facilities from the project. Contact Chuck Byrge at (770) 426-8788 to coordinate plan review.

STAFF RECOMMENDATIONS

SLUP-2 LAKEVIEW SEVENTH-DAY ADVENTIST CHURCH

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; there is a public school right across the street. The area contains a mixture of residential uses, a public school, a public park, and some commercially zoned property in the City of Powder Springs. The applicant has the required infrastructure relating to parking and drop-off/pick-up facilities. 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 4, 2008, with the District Commissioner approving minor changes;
- Fire Department comments;
- Cobb County-Marietta Water Authority Comments;
- Stormwater Management 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.