



**APPLICANT:** Jubilee Christian Church International  
(Glory Tabernacle), Inc.

**REPRESENTATIVE:** Olajide Opaleye  
678-873-3600

**TITLEHOLDER:** Jubilee Christian Church International (Glory  
Tabernacle), Inc.

**PROPERTY LOCATION:** Located on the north side of Macedonia  
Road, east of Hopkins Road.

**ACCESS TO PROPERTY:** Macedonia Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing building

**PETITION NO:** SLUP-7

**HEARING DATE (PC):** 05-05-09

**HEARING DATE (BOC):** 05-19-09

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Special Land Use  
Permit

**PROPOSED USE:** Amending Previous  
Stipulations

**SIZE OF TRACT:** 4.6 acres

**DISTRICT:** 19

**LAND LOT(S):** 717

**PARCEL(S):** 9

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/ wooded

**SOUTH:** R-20/ wooded, Macedonia Baptist Church, Chancellors Ridge subdivision

**EAST:** R-20/ wooded

**WEST:** R-20/ wooded, single-family house

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

**BOARD OF COMMISSIONERS DECISION**

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

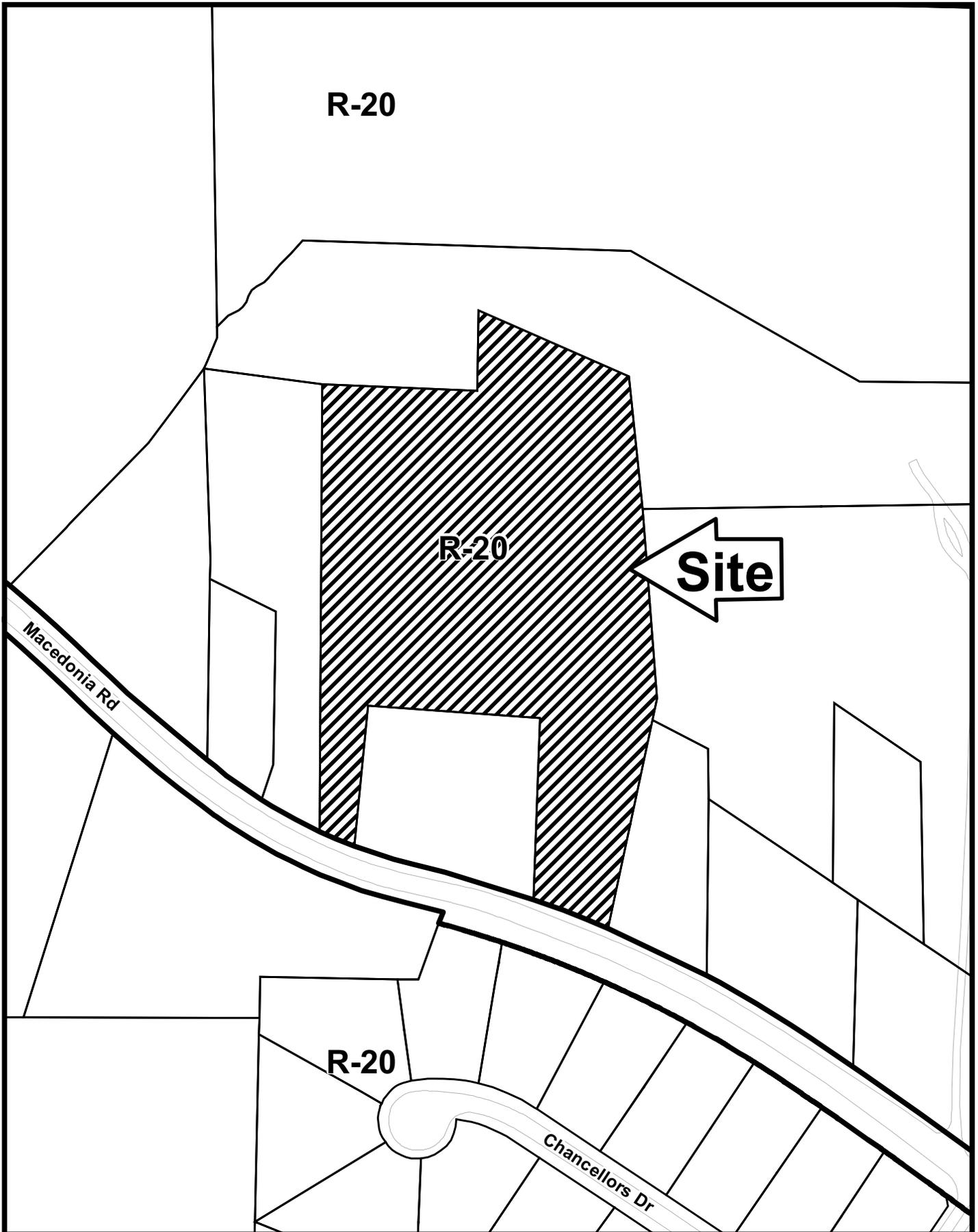
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

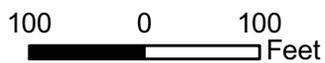
**STIPULATIONS:**



# SLUP-7



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



City Boundary  
Zoning Boundary

**APPLICANT:** Jubilee Christain Church International

**PETITION NO.:** SLUP-7

**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 to amend the previous SLUP stipulations regarding the private school. There are two stipulations the applicant specifically wants to amend. First, the applicant would like to amend the maximum number of children from 50 to a maximum of 90 children. Second, the applicant would like to amend the minimum age from 4 years old to as young as an infant. The applicant would like to have the lower age for the convenience of the customer (one place to drop off their kids instead of two places), and to provide a base for children to graduate up through the school. The hours of operation would be Monday through Friday from approximately 7:30 am to 6:00 pm. The private school teaches Pre-K through fourth-grade. The private school would follow the Cobb County Board of Education schedule. The current stipulations are attached for review (see Exhibit "A").

**Historic Preservation:** No comments.

**Cemetery Preservation:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

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**WATER & SEWER COMMENTS:**

Water and sewer available to site.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

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**STORMWATER MANAGEMENT COMMENTS:**

No revisions to the existing stormwater management plan for this site are required since no site improvements are proposed.

APPLICANT: Jubilee Christain Church International

PETITION NO.: SLUP-7

PRESENT ZONING: R-20

PETITION FOR: SLUP

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**FIRE COMMENTS:**

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus roads shall be a minimum with of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal’s Office.

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

\*\*\*\*\*

**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-7      JUBLIEE CHRISTAIN CHURCH INTERNATIONAL**

The applicant's proposal is located on a major road close to a major signalized intersection. The applicant's proposal is located within close proximity to another institutional use, such as Macedonia Baptist Church. The applicant's proposal is consistent with the *Cobb County Comprehensive Plan*, which delineates this property to be within a Public/Institutional, Low & Medium Density Residential Land Use Categories, which allows for churches and schools. It is Staff's opinion the applicant's proposal would not adversely affect the adjacent property based on the buffering due to the floodplain and building location. The applicant will develop the required infrastructure relating to parking and drop-off/pick-up facilities to smoothly operate a school. Additionally, the applicant has fulfilled the DOT previous concerns regarding site distance. Based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan received by the Zoning Division dated February 6, 2008, with the District Commissioner approving minor modifications to the site plan;
- Maximum of 90 children, with the youngest being infants;
- All previous stipulations not in conflict with these stipulations (see Exhibit "A");
- Water and Sewer comments and recommendations;
- CCMWA comments;
- Fire department comments; 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.**

SLUP-7/2009 Exhibit "A"  
Current stipulations

# Application for Special Land Use Permit Cobb County, Georgia

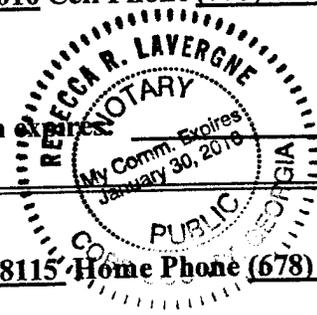
(Cobb County Zoning Division - 770-528-2035)

PC Hearing Date: 11/6/07  
BOC Hearing Date: 11/20/07

**Applicant** Jubilee Christian Church International  
(Glory Tabernacle), Inc. Business Phone (678) 521-8115  
(applicant's name printed)  
**Address** 2080 Rockdale Circle, Snellville, GA 30078 Home Phone (678) 521-8115  
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100  
Parks F. Huff Address Marietta, GA 30064  
(representative's name, printed)  
[Signature] Business Phone (770) 422-7016 Cell Phone (770) 426-6583  
(representative's signature)

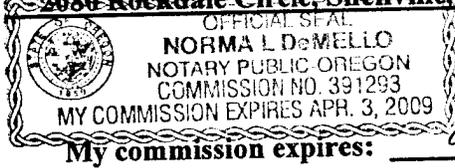
Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public

My commission expires



**Titleholder** Jubilee Christian Church Intl.  
(Glory Tabernacle), Inc. Business Phone (678) 521-8115 Home Phone (678) 521-8115  
(titleholder's name, printed)  
**Signature** [Signature] Address 2080 Rockdale Circle, Snellville, GA 30078  
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:  
[Signature]  
Notary Public



My commission expires: April 3, 2009

**Present Zoning** R-20 **Size of Tract** 4.6 **Acre(s)**  
**For the Purpose of** School  
**Location** 3000 Macedonia Road  
(street address, if applicable; nearest intersection, etc.)  
**Land Lot(s)** 717 **District(s)** 19

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application.  
Jubilee Christian Church Intl. (Glory Tabernacle), Inc.

By: [Signature]  
Parks F. Huff, Attorney for Applicant

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any exist, provide documentation with this application.

Jubilee Christian Church Intl. (Glory Tabernacle), Inc.  
By: [Signature]  
Parks F. Huff, Attorney for Applicant

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APPLICATION

ORIGINAL DATE OF APPLICATION: 11-20-07

APPLICANTS NAME: JUBILEE CHRISTIAN CHURCH INTERNATIONAL  
(GLORY TABERNACLE), INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE  
COBB COUNTY BOARD OF COMMISSIONERS

**BOC DECISION OF 11-20-07 ZONING HEARING:**

**JUBILEE CHRISTIAN CHURCH INTERNATIONAL (GLORY TABERNACLE), INC.** (owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lot 717 of the 19<sup>th</sup> District. Located on the north side of Macedonia Road, east of Hopkins Road. *(Continued by the Planning Commission from their November 6, 2007 hearing; therefore was not considered at this hearing)*

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APPLICATION

ORIGINAL DATE OF APPLICATION: 11-20-07

APPLICANTS NAME: JUBILEE CHRISTIAN CHURCH INTERNATIONAL  
(GLORY TABERNACLE), INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE  
COBB COUNTY BOARD OF COMMISSIONERS

**BOC DECISION OF 12-18-07 ZONING HEARING:**

**JUBILEE CHRISTIAN CHURCH INTERNATIONAL (GLORY TABERNACLE), INC.** (owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lot 717 of the 19<sup>th</sup> District. Located on the north side of Macedonia Road, east of Hopkins Road.

MOTION: Motion by Lee, second by Thompson, as part of the Consent Agenda, to **approve** Special Land Use Permit **subject to:**

- **site plan received by the Zoning Division September 6, 2007, with the District Commissioner approving minor modifications to the site plan (attached and made a part of these minutes)**
- **letter of agreeable conditions from Mr. Parks Huff, dated November 27, 2007 (attached and made a part of these minutes)**
- **Applicant to create at least a thirty foot (30') long landing at its entrance in close proximity to the grade of Macedonia Road to accommodate safe movement in and out of the site**
- **no day care use**
- **private school limited to fifty (50) children for Pre-K through 2<sup>nd</sup> grade**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously



SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW  
SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
JAMES A. BALLI\*  
MELISSA P. HAISTEN

OF COUNSEL  
DAVID P. HARTIN

\*ALSO LICENSED TO PRACTICE  
IN ALABAMA

COBB COUNTY GEORGIA  
FILED IN OFFICE

2007 NOV 27 PM 4:40

COBB COUNTY GEORGIA  
770-422-7016 OFFICE

TELEPHONE  
770-426-6583  
FACSIMILE

WWW.SAMSLARKINHUFF.COM

November 27, 2007

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Min. Bk. 54 Petition No. SLUP-15  
Doc. Type Letter of agreeable  
Conditions  
Meeting Date 12-18-07

**VIA HAND DELIVERY**

Mr. John P. Pederson, Planner III  
Cobb County Zoning Department  
Suite 300  
191 Lawrence Street  
Marietta, Georgia 30060-1661

Re: Application of Jubilee Christian Church International  
(Glory Tabernacle), Inc. for Special Land Use Permit (No. SLUP- 15)

Dear John:

I represent Jubilee Christian Church relating to their Special Land Use Permit Application for a private school on their property known as 3000 Macedonia Road. The Applicant owns an approximate 4.6 acre tract that wraps around the Macedonia Baptist Church. However, Jubilee Christian Church is not affiliated with or associated with the Baptist church.

Jubilee Christian has long desired to use the subject property for an outreach program. There is a partially complete building on the property which the church originally envisioned housing missionaries. Jubilee proposes to use this building to house a private school for up to approximately 50 children. Jubilee Christian recognizes a need for early and intensive education programs for children, especially underprivileged children. Jubilee also recognizes that the Cobb County School System has reduced its involvement in the state funded Early Intervention Program that was designed to give children the early intervention that they need to succeed. Therefore, Jubilee proposes to target the private school for compliance with the state funded Pre-K Program and to teach children from Pre-K through second grade. Following is a list of stipulations and conditions that my client is willing to become a part of the grant of the Special Land Use Permit.

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III  
Cobb County Zoning Department  
November 27, 2007

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Petition No. SLUP-15  
Meeting Date 12-18-07  
Continued

PAGE 2 OF \_\_\_\_\_

- 1) The subject property will only be used for a private school and will not be used for a church or as a day care center.
- 2) The Applicant will comply with the Cobb County Department of Transportation recommendations, including, but not limited to, allowing Macedonia Baptist Church to use the school's proposed entrance as the entrance for the church. The present entrance for the Baptist church is not in an optimal location and the visibility would be greatly improved if their driveway was closed and their access was limited to the private school's entrance. The Applicant will work with the church and the County DOT to accommodate this request and to reach the appropriate agreements.
- 3) The Applicant will comply with the recommendations of the Stormwater Management Division and provide either onsite detention or the appropriate drainage easements to the creek that lies on the adjacent property which would potentially allow for the payment of a fee in lieu of onsite detention.
- 4) The school will teach a 4-year old Pre-K program, a Kindergarten program and a 1<sup>st</sup> and 2<sup>nd</sup> grade. The school will seek compliance with the state funded Pre-K program.
- 5) The school will be limited to 50 children and it is anticipated that they will have seven (7) to nine (9) teachers and staff. Any increase in the number of students will be approved via a modification of this stipulation.
- 6) The hours of operation of the school will be Monday through Friday from 7:00 a.m. to 6:00 p.m.
- 7) The Applicant will install curb, gutters and sidewalk along its primary road frontage. For the secondary road frontage, the Applicant will pay a fee in lieu of installing a short section.
- 8) The applicant will work with the Cobb DOT during plan review process to move the entrance as far eastward on the property as practical, including (with the approval of the DOT) varying from the DOT development standards on the proximity of a driveway to an adjacent property line.

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

**VIA HAND DELIVERY**

Mr. John P. Pederson, Planner III  
Cobb County Zoning Department  
November 27, 2007

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Petition No. SLUP-15  
Meeting Date 12-18-07  
Continued

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- 9) The applicant shall create at least a 30 foot long landing at its entrance in close proximity to the grade of Macedonia Road to accommodate safe movement in and out of the site.

With the agreed to stipulations, the proposed private school on almost 5 acres will blend in with the surrounding church and large tract residential properties.

Please contact me if you need any additional information regarding this proposal.

Sincerely,

SAMS, LARKIN & HUFF, LLP

  
Parks F. Huff  
[phuff@samslarkinhuff.com](mailto:phuff@samslarkinhuff.com)

PFH/brl

cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery  
Members, Cobb County Planning Commission – VIA First Class Mail  
Ms. Karen King, Deputy County Clerk – (2 copies) VIA Hand Delivery  
Mr. Steve Innes, Cobb County Water System (VIA Email)  
Mr. John Morey, Cobb County DOT (VIA Email)  
Mr. Dave Breaden, P. E., Cobb County Water System (VIA Email)  
Mr. Tim McKay, Cobb County DOT (VIA Email)  
Pastor Olajaide Opaleye  
Mr. Bisi Oluyemi