

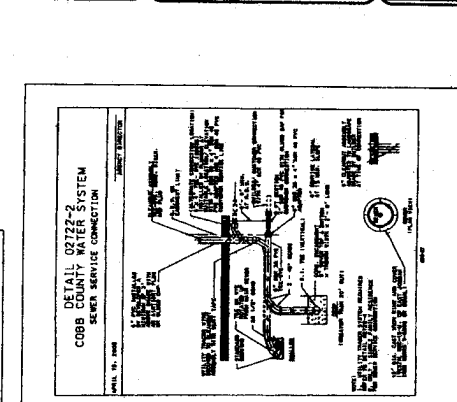
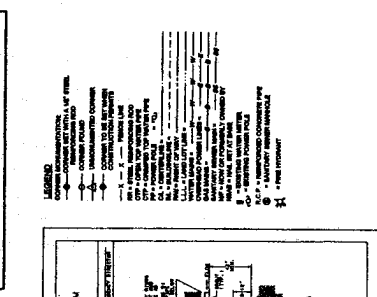
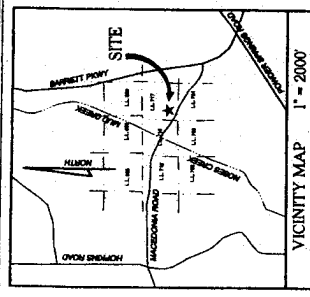
JUBILEE CHRISTIAN CHURCH INTERNATIONAL
LOCATED IN LAND LOT 217
19TH DISTRICT, 2ND SECTION,
COBB COUNTY, GEORGIA

SITE & UTILITY PLAN

RUSSELL COMPANY
1000 W. BENTLEY AVENUE
ATLANTA, GA 30331
(404) 525-1899

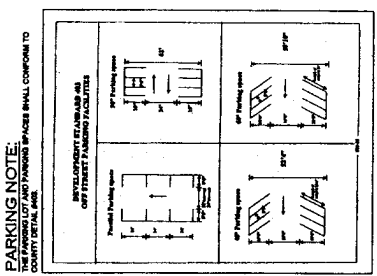
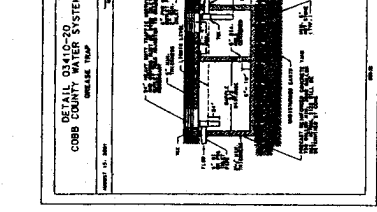
DATE: _____
DESCRIPTION: _____

IF YOU DIG GEORGIA...
1-800-282-2411
770-623-4344
METRO ATLANTA ONLY
UNIFORM TO THE LAW



WATER PRESSURE TEST RESULTS
CONDUCTED BY: _____
DATE: _____
RESULTS: _____

COMB COUNTY UTILITIES NOTES
1. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION FOOTING.
2. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED DRIVEWAY.
3. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED SIDEWALK.



PAVEMENT SECTION DETAIL
TOTAL AREA = 4.09 ACRES
PRESENT ZONING - R-20
SPECIAL LAND USE PERMIT (SLUP-15 OF 2007)
SETBACKS:
FRONT = 40'
SIDE = 10'
REAR = 30'
TOTAL NO. OF PARKING SPACES = 25
(INCLUDING 2 HANDICAP SPACES)
TOTAL NO. OF SPACES REQ'D = 24

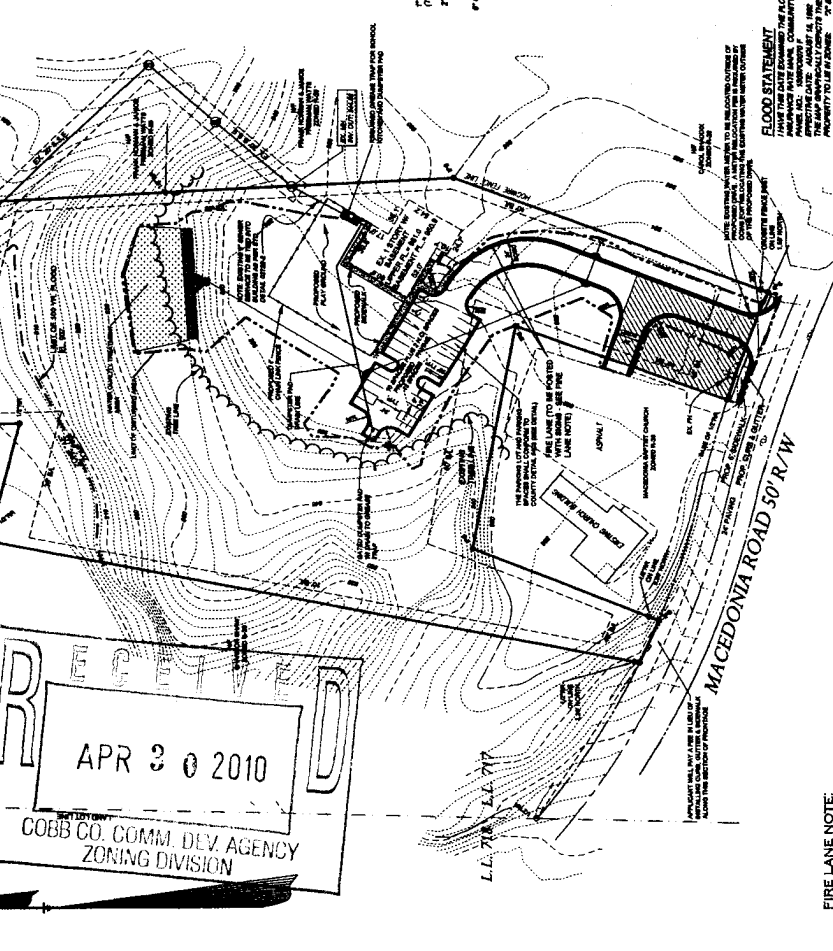
WETLANDS NOTE
ALL WETLANDS LOCATED WITHIN THE BOUNDARIES OF THIS PROJECT ARE LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN AND SHALL BE CONSIDERED AS RESTRICTED AREAS BY THIS PROJECT.

PARKING LOT LIGHTING NOTE
THE LIGHTING PLAN FOR THIS PROJECT IS SUBJECT TO THE APPROVAL OF THE COBB COUNTY UTILITIES DEPARTMENT. THE LIGHTING PLAN SHALL BE SUBMITTED TO THE COBB COUNTY UTILITIES DEPARTMENT FOR REVIEW AND APPROVAL. THE LIGHTING PLAN SHALL BE SUBMITTED TO THE COBB COUNTY UTILITIES DEPARTMENT FOR REVIEW AND APPROVAL.

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FLOOD STATEMENT
THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AND SHALL BE CONSIDERED AS RESTRICTED AREAS BY THIS PROJECT.

TECHNICAL DATA
SCALE: 1" = 40' (SEE SHEET 1)
DATE: APR 30 2010

COMB COUNTY UTILITIES NOTES
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WATER PRESSURE TEST RESULTS
CONDUCTED BY: _____
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APR 30 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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

REPRESENTATIVE: Olajide A. Opaleye
678-384-0656

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

PROPERTY LOCATION: Located on the north side of Macedonia
Road, east of Hopkins Road.
(3000 Macedonia Road)

ACCESS TO PROPERTY: Macedonia Road

PHYSICAL CHARACTERISTICS TO SITE: Existing buildings

PETITION NO: LUP-21

HEARING DATE (PC): 7-08-10

HEARING DATE (BOC): 7-20-10

PRESENT ZONING: R-20

PROPOSED ZONING: LUP
(Renewal and additional children)

PROPOSED USE: Child Care Learning
Center

SIZE OF TRACT: 4.69 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** _____

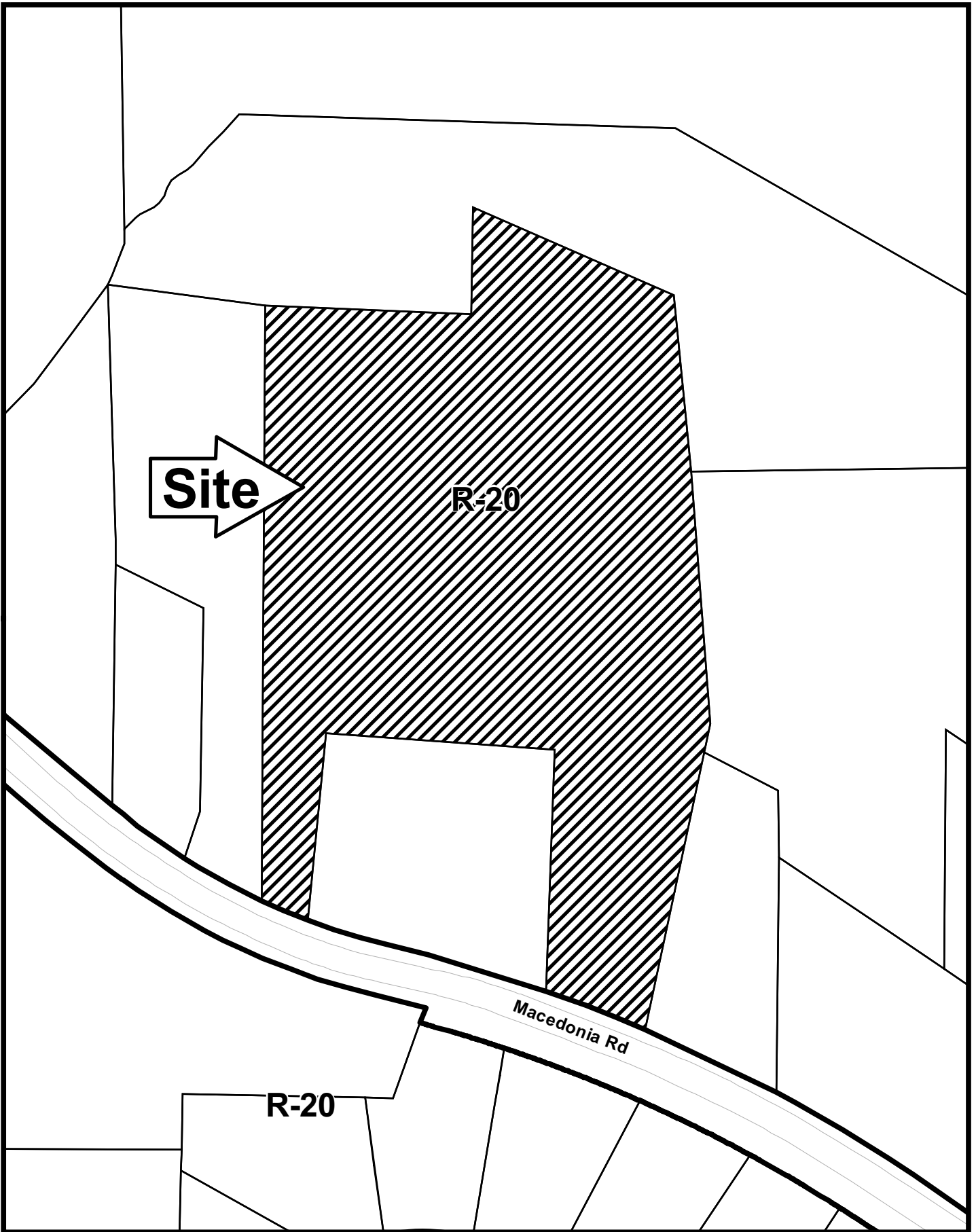
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

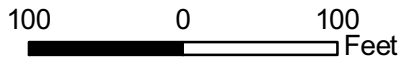
STIPULATIONS:



LUP-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: Jubilee Christain Church International

PETITION NO.: LUP-21

PRESENT ZONING: R-20

PETITION FOR: LUP

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

The applicant is requesting a Temporary Land Use Permit to renew and amend the previously granted LUP regarding the child care learning facility. The applicant would like to amend the maximum number of children from 65 to a maximum of 85 children. The children would range in age from infants to second grade. The applicant likes 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 comment.

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.

WATER & SEWER COMMENTS:

Records show address (3000 Macedonia Rd) connected to water and sewer.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

No Comments.

STORMWATER MANAGEMENT COMMENTS:

No comments.

STAFF RECOMMENDATIONS

LUP-21 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. However, Staff would agree with previous decision to limit the proposal to 65 children, which limits the stress on the surrounding properties in this residential area. Based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan received by the Zoning Division dated April 30, 2010, with the District Commissioner approving minor modifications to the site plan;
- Maximum of 65 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.

ORIGINAL DATE OF APPLICATION: 05-19-09

LUP-21 (2010)
Exhibit "A"
Prior stipulations

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 05-19-09 ZONING HEARING:

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

MOTION: Motion by Olens, second by Ott, as part of the Consent Agenda, to delete Special Land Use Permit to a **Land Use Permit, for 12 months subject to:**

- **site plan received by the Zoning Division dated February 6, 2008, with the District Commissioner approving minor modifications to the site plan (attached and made a part of these minutes)**
- **maximum of 65 children, with the youngest being infants**
- **all previous stipulations of SLUP-15 of 2007 not in conflict with these stipulations**
- **Water and Sewer Division comments and recommendations**
- **Cobb - Marietta Water Authority comments and recommendations**
- **Fire Department comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously

ORIGINAL DATE OF APPLICATION: 11-20-07APPLICANTS 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 19th 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 2nd 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