

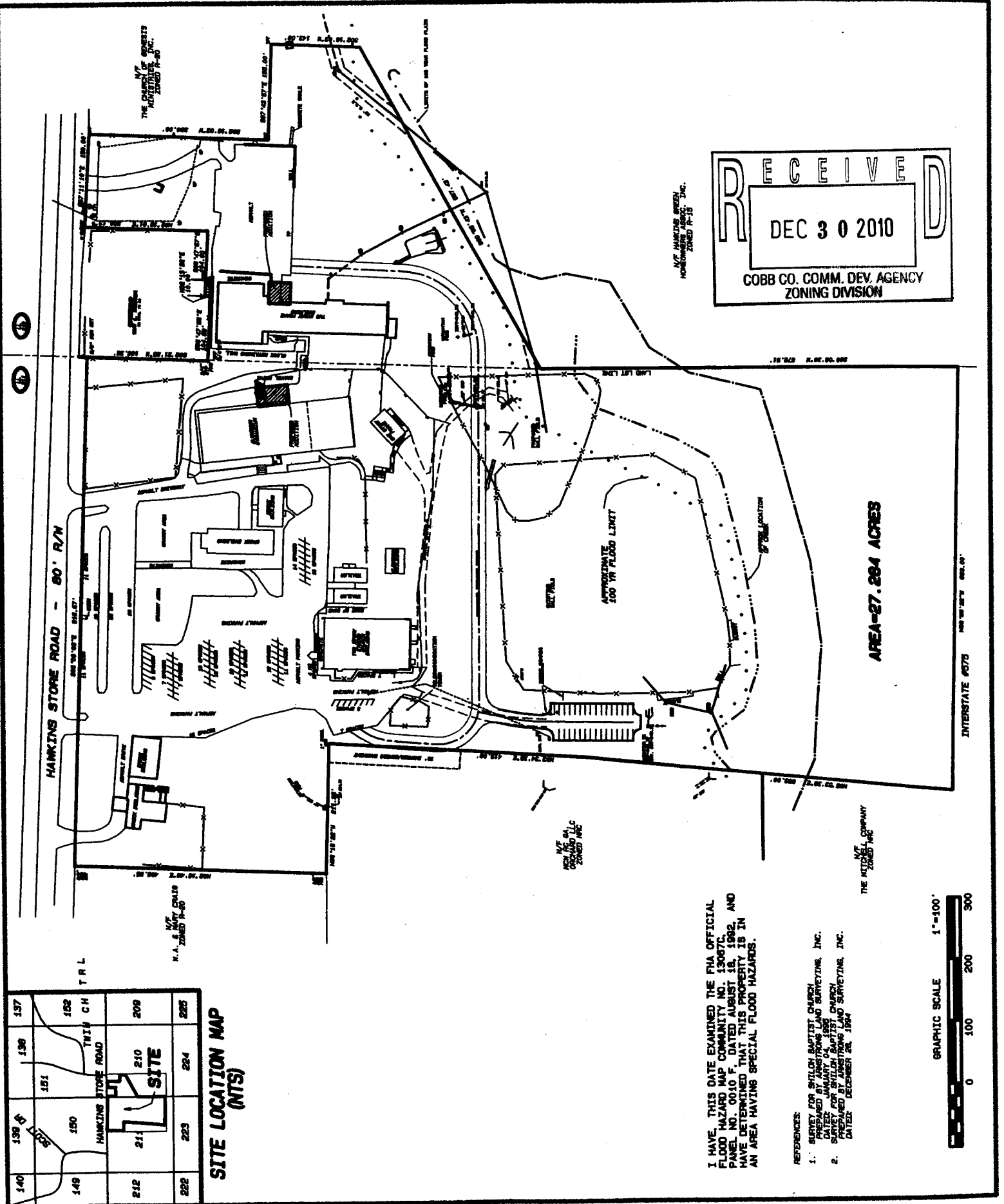
LUP-6  
(2011)

**BETTERTON**  
SURVEYING & DESIGN, INC.  
LAND SURVEYING/PLANNING  
SUBDIVISION & COMMERCIAL SITE DESIGN  
1528 LOMER ROSSELL ROAD  
DEKALB COUNTY, GEORGIA 30088  
(770) 871-0078

00108200N.PRD  
SPECIAL LAND  
USE PERMIT  
PLAN  
00108

SPECIAL LAND USE PERMIT PLAN  
SHILOH HILLS CHRISTIAN SCHOOL  
LOCATED IN  
LAND LOTS 210 & 211, 18TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA  
DATE: 10/08/2004  
SCALE: 1"=100 FT.  
PREPARED FOR  
THE CHURCH OF CHRIST  
SHILOH HILLS CHRISTIAN SCHOOL  
ZONED P-10

NO DATE BASHN FOR REVISION  
REVISIONS



SITE LOCATION MAP  
(NTS)

**APPLICANT:** Shiloh Hills Christian School

770-926-7729

**REPRESENTATIVE:** John D. Ward

404-502-2514

**TITLEHOLDER:** Shiloh Hills Baptist Church of Cobb County

**PROPERTY LOCATION:** On the south side of Hawkins Store

Road, east of Bells Ferry Road

(260 Hawkins Store Road).

**ACCESS TO PROPERTY:** Hawkins Store Road

**PHYSICAL CHARACTERISTICS OF SITE:** Existing church and

private school.

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/Shiloh Hills and Twin Creek Subdivisions

**SOUTH:** I-575

**EAST:** R-15(OSC)/Hawkins Green Subdivision

**WEST:** NRC/Existing Retail Center and R-20/Single-family Residence

**PETITION NO:** LUP-6

**HEARING DATE (PC):** 03-01-11

**HEARING DATE (BOC):** 03-15-11

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Land Use Permit

**PROPOSED USE:** Daycare Educational

Program

**SIZE OF TRACT:** 27.28 acres

**DISTRICT:** 16

**LAND LOT(S):** 210, 211

**PARCEL(S):** 1, 3, 4, 17, 18

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

**COMMISSION DISTRICT:** 3

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

**BOARD OF COMMISSIONERS DECISION**

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

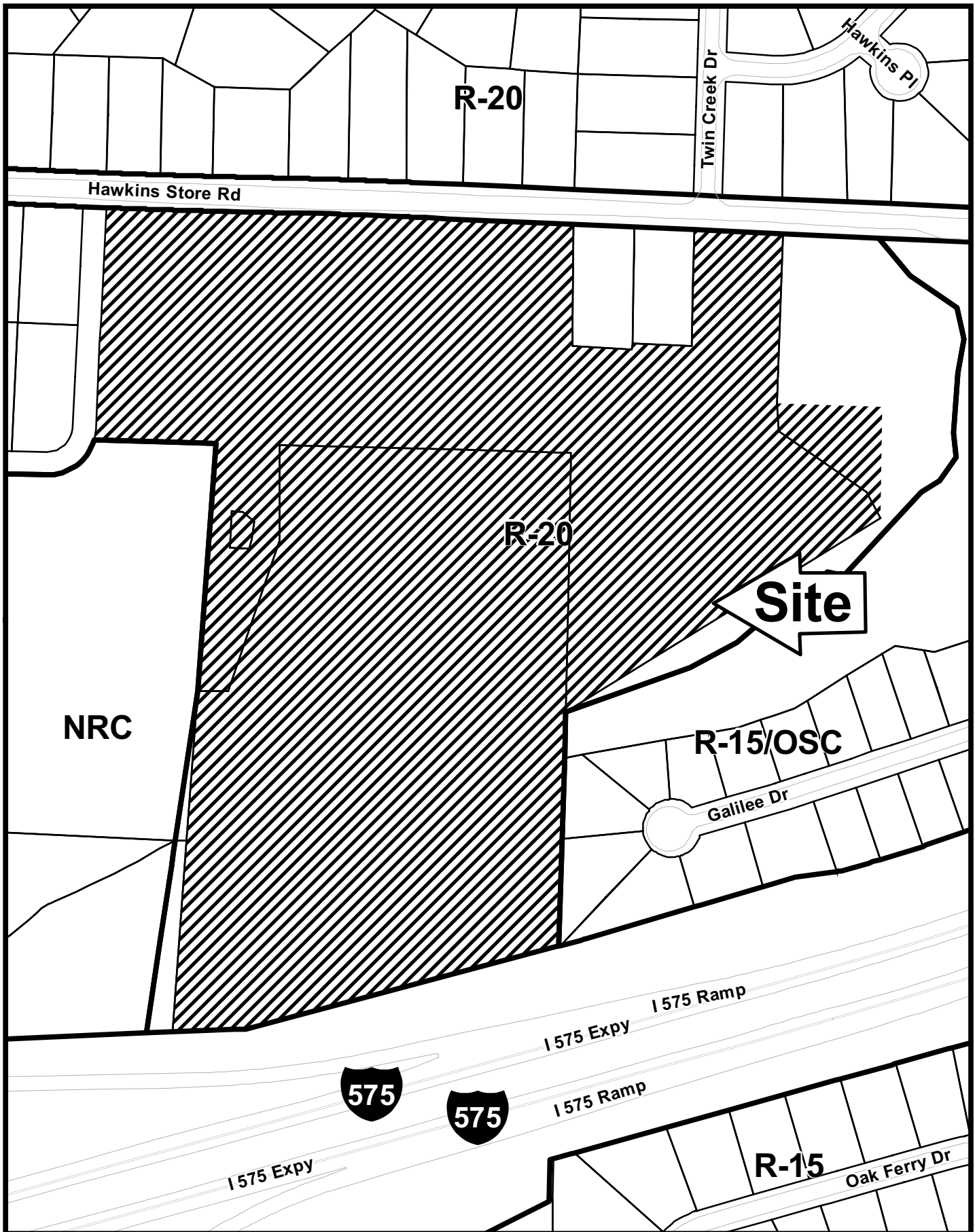
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

**STIPULATIONS:**



# LUP-6



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

50 0 50  
Feet



City Boundary  
Zoning Boundary

**APPLICANT:** Shiloh Hills Christian School

**PETITION NO.:** LUP-6

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

**ZONING COMMENTS:** **Staff Member Responsible:** Jason A. Campbell

Applicant is requesting a Land Use Permit for the purpose of adding a 2-, 3- and 4-year old child development program. The hours of operation will be Monday through Friday from 7 a.m. until 6 p.m. There will be 20 children per day, 100 per week. These programs will be added to the existing K-5 – 12<sup>th</sup> grade program and will be established according to state regulations per Bright from the Start. The private school has been in operation since 1995 and the applicant was last granted a Special Land Use Permit for the private school in 2004 (SLUP-28) as indicated on the attached minutes.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Records show address connected to both water and sewer.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

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

\*\*\*\*\*

**FIRE COMMENTS:**

**C/O:** Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process.

**APPLICANT: Shiloh Hills Christian School**

**PETITION NO.: LUP-6**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

\*\*\*\*\*

**DRAINAGE COMMENTS**

No comments.

## STAFF RECOMMENDATIONS

### **LUP-6            SHILOH HILLS CHRISTIAN SCHOOL**

It is Staff's opinion that the applicant's proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The applicant has the required infrastructure relating to parking and drop-off/pick-up facilities. The applicant is already running the Pre-K program for the members of the church, and the proposal would add an insignificant number of nonmember children to the program. The property has been used for an institutional use for many years prior to this request. Based on the above analysis, Staff recommends APPROVAL for 12 months subject to:

- Site plan received by the Zoning Division on December 30, 2010;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- Cobb 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: 12-21-04

**Exhibit  
LUP-6 March 2011**

APPLICANTS NAME: SHILOH HILLS CHRISTIAN SCHOOL

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

**BOC DECISION OF 12-21-04 ZONING HEARING:**

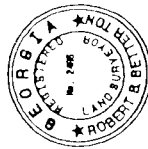
**SHILOH HILLS CHRISTIAN SCHOOL**, (Shiloh Hills Baptist Church of Cobb County, Inc., owner) for a **Special Land Use Permit** for the purpose of Building Additions to a Previously Approved SLUP in Land Lots 210 and 211 of the 16<sup>th</sup> District. Located on the south side of Hawkins Store Road, east of Bells Ferry Road.

MOTION: Motion by Lee, second by Goreham, to approve Special Land Use Permit subject to:

- site plan received by the Zoning Division October 7, 2004 (copy attached and made a part of these minutes)
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendation
- Cobb DOT comments and recommendations

VOTE: **ADOPTED** unanimously

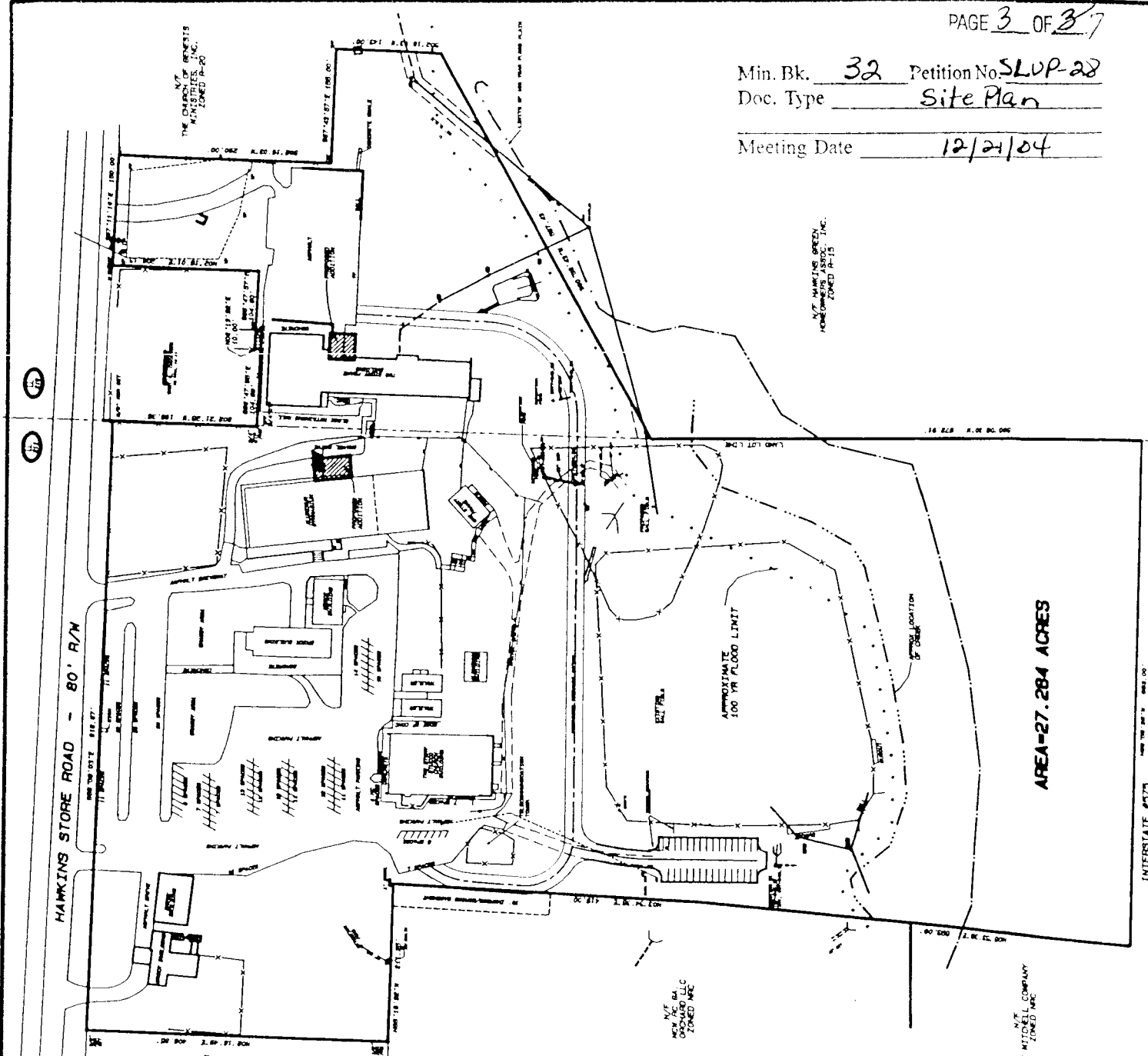
SPECIAL LAND USE PERMIT PLAN  
 SHILOH HILLS CHRISTIAN SCHOOL  
 LOCATED IN  
 LAND LOTS 210 & 211, 16TH DISTRICT, 2ND SECTION  
 COOK COUNTY, GEORGIA  
 PREPARED FOR  
 SHILOH HILLS CHRISTIAN SCHOOL  
 SCALE: 1"=100 FT.

**BETTERTON**  
 SURVEYING & DESIGN, INC.  
 LAND SURVEYING/PLANNING  
 SUBDIVISION & COMMERCIAL SITE DESIGN  
 1808 LOWER KENNEL ROAD  
 MARIETTA, GEORGIA 30068  
 (770) 971-9078

00100ZON.PRD  
 SPECIAL LAND  
 USE PERMIT  
 PLAN  
 00100

Min. Bk. 32 Petition No. SLUP-28  
 Doc. Type Site Plan  
 Meeting Date 12/21/04



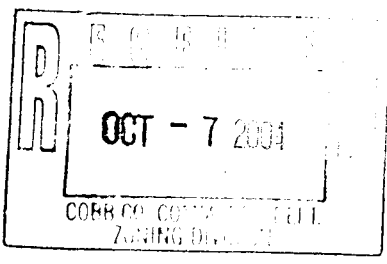
AREA=27.284 ACRES

INTERSTATE #575

140	139	138	137
149	150	151	152
212	211	210	209
222	223	224	225

HAWKINS STORE ROAD  
 T.M.W. CH  
**SITE**

SITE LOCATION MAP (NTS)



I HAVE, THIS DATE EXAMINED THE FIA OFFICIAL FLOOD HAZARD MAP COMMUNITY NO. 13087C, PANEL NO. 0010 F, DATED AUGUST 18, 1992, AND HAVE DETERMINED THAT THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

- REFERENCES:
1. SURVEY FOR SHILOH CHRISTIAN SCHOOL, PREPARED BY JANSING LAND SURVEYING, INC. DATED JANUARY 04, 1999, COMPOUND LOTS 210 & 211, 16TH DISTRICT, 2ND SECTION, COOK COUNTY, GEORGIA. DATED: DECEMBER 28, 1994
  2. SURVEY FOR SHILOH CHRISTIAN SCHOOL, PREPARED BY JANSING LAND SURVEYING, INC. DATED: DECEMBER 28, 1994



N/E A. & MARY GRATE ZONED R-20

N/E HAWKINS GREEN HOMEOWNERS ASSOC. INC. ZONED R-15

THE MITCHELL COMPANY ZONED M-2

THE CHARLES W. BARNETT MINISTRIES, INC. ZONED R-20



ORIGINAL DATE OF APPLICATION: 12-21-04APPLICANTS NAME: SHILOH HILLS BAPTIST CHURCH

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

**BOC DECISION OF 06-19-07 ZONING HEARING:**

**OTHER BUSINESS ITEM #1 – TO CONSIDER A SITE PLAN AMENDMENT  
FOR SHILOH HILLS BAPTIST CHURCH REGARDING APPLICATION SLUP-  
28 (SHILOH HILLS BAPTIST CHURCH OF COBB COUNTY, INC.) FROM  
DECEMBER 21, 2004**

To consider a site plan amendment for Shiloh Hills Baptist Church regarding application SLUP-28 (Shiloh Hills Baptist Church of Cobb County, Inc.) of December 21, 2004 for property located on the south side of Hawkins Store Road, East of Bells Ferry Road in Land Lots 210 and 211 of the 16<sup>th</sup> District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for site plan amendment. By consensus, the Board ruled this to be a minor amendment. Thereafter, the public hearing was opened. There being no public comment, the public hearing was closed and the following motion was made:

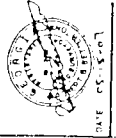
MOTION: Motion by Lee, second by Thompson, to **approve** Other Business Item #1 for site plan amendment by Shiloh Hills Baptist Church regarding application SLUP-28 (Shiloh Hills Baptist Church of Cobb County, Inc.) of December 21, 2004 for property located on the south side of Hawkins Store Road, East of Bells Ferry Road in Land Lots 210 and 211 of the 16<sup>th</sup> District, **subject to:**

- site plan received by the Zoning Division May 18, 2007 (attached and made a part of these minutes)
- elevation drawing received by the Zoning Division May 18, 2007, *with final architectural design to be approved by the District Commissioner (Exhibit C – attached and made a part of these minutes)*
- departmental comments and recommendations (Exhibit E - attached and made a part of these minutes)
- all other previous zoning stipulations and conditions to remain in effect

VOTE: **ADOPTED** unanimously

**SITE PLAN**  
**SITE IMPROVEMENTS**  
LOCATED IN  
LAND LOTS 210 & 211  
15TH DISTRICT, SEBASTIA  
COBB COUNTY, GEORGIA  
PREPARED FOR  
MAY 18, 2007

**BETTERTON**  
SURVEYING & DESIGN, INC.  
LAND SURVEYING, PLANNING  
SUCCESSION & COMMERCIAL DESIGN  
1111 SOUTH MARITTA PARKWAY, SUITE A  
WOODBRIDGE, GEORGIA 30090

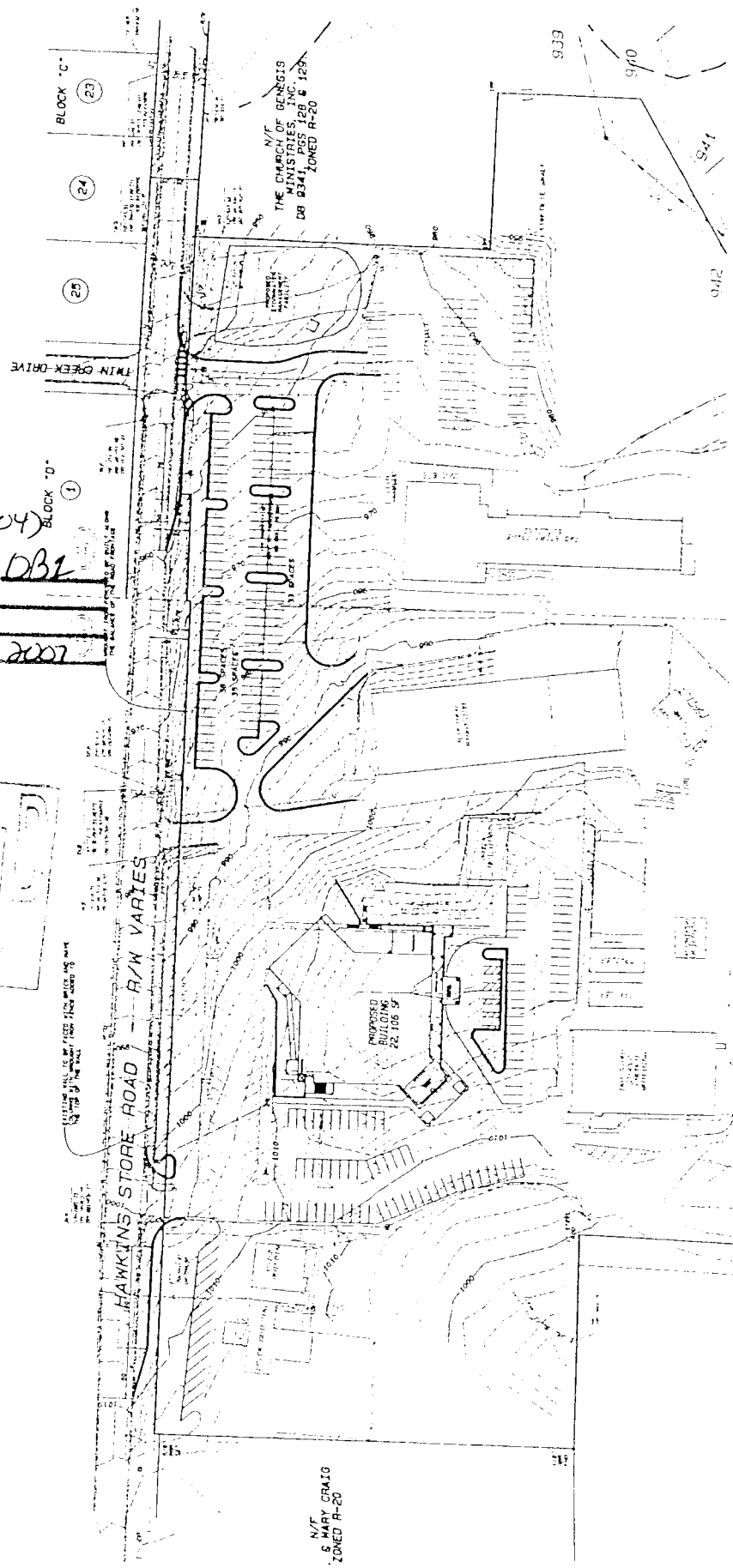


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(SLUP-28 of '04) BLOCK 'D'  
Min. Bk. 50 Petition No. DB1  
Doc. Type Site Plan  
Meeting Date June 19, 2007

**RECEIVED**  
MAY 18 2007  
COBB CO. COMM. DEV. AGY.  
ZONING DIVISION

- SURVEY NOTES:**
1. BOUNDARY SURVEY COMPLETED FROM SURVEY OF OTHERS.
  2. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE OFFICIAL SURVEYING ACT OF GEORGIA, CHAPTER 37, ARTICLE 1, PARAGRAPH 1, AND THE OFFICIAL SURVEYING ACT OF GEORGIA, CHAPTER 37, ARTICLE 1, PARAGRAPH 2, AS AMENDED BY CHAPTER 100, ACT OF 1992, AND HAS BEEN DETERMINED THAT A PORTION OF THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE OFFICIAL SURVEYING ACT OF GEORGIA, CHAPTER 37, ARTICLE 1, PARAGRAPH 1, AND THE OFFICIAL SURVEYING ACT OF GEORGIA, CHAPTER 37, ARTICLE 1, PARAGRAPH 2, AS AMENDED BY CHAPTER 100, ACT OF 1992.
  3. ALL INFORMATION AT ALL CORNERS UNLESS OTHERWISE NOTED.
- SURVEY REFERENCES:**
1. PLAT OF 100 ACRES, SUBDIVISION, DATED 1/28/77, RECORDED IN BOOK 84, PAGE 10.
  2. SURVEY OF 100 ACRES, SUBDIVISION, DATED MARCH 17, 1984, RECORDED IN PLAT BOOK 98, PAGE 10.
  3. SURVEY OF 100 ACRES, SUBDIVISION, DATED MARCH 17, 1984, RECORDED IN PLAT BOOK 98, PAGE 10.
  4. SURVEY OF 100 ACRES, SUBDIVISION, DATED MARCH 17, 1984, RECORDED IN PLAT BOOK 98, PAGE 10.



N/T  
M. A. S. MARY CRAIG  
ZONED R-20

Stamp Address, Inc.  
P.O. Box 3386  
Atlanta, GA 30302  
404-523-2509

Shiloh Hills Baptist Church  
SANCTUARY  
75 Hawk on Grove Road, Kennewick, WA 98544

DATE: 06/19/07  
DRAWN BY: [blank]  
CHECKED BY: [blank]  
DATE: 06/19/07  
BY: [blank]

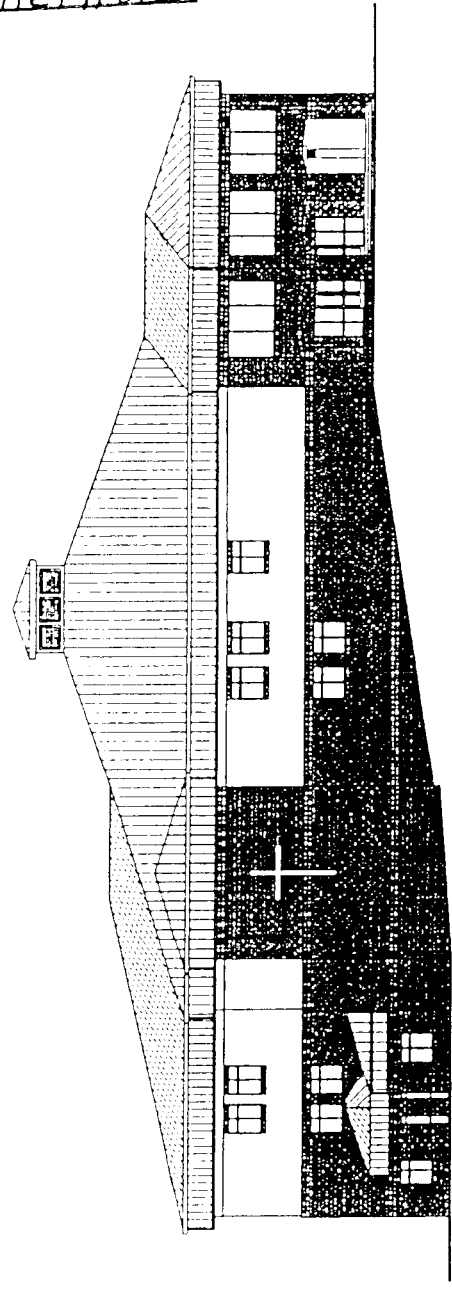
WEST ELEVATION  
PD6

Exhibit "C"  
Other Business #1  
Page 1 of 1

(SLUP-28 of '04)  
Min. Bk. 50 Petition No. OB #1  
Doc. Type Elevation  
drawing  
Meeting Date June 19, 2007

PAGE 6 OF 7

RECEIVED  
MAY 18 2007  
SBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



WEST ELEVATION

1" = 20'-0"

APPLICANT: Shiloh Hills Baptist Church

PETITION NO.: Other Business # 1

**TRANSPORTATION COMMENTS**

Min. Bk. 50 Petition No. SLUR 28-2004  
 Doc. Type Departmental  
Comments PAGE 7 OF 7  
 Meeting Date June 19, 2007

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Hawkins Store Rd	N/A	Major Collector	40 mph	Cobb County	80'

**COMMENTS AND OBSERVATIONS**

Hawkins Store Road is classified as a Major Collector and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Install sidewalk, curb and gutter along road frontage.

As necessitated by this development for egress from Hawkins Store Road, a deceleration lane will be required at each entrance.

There shall be a maximum of three curb cuts along Hawkins Store Road. The western driveway shall be full access; the center driveway shall be an exit only; and the eastern driveway shall be aligned with Twin Creek Drive with restrictions for left turns into the site.

**RECOMMENDATIONS**

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns; a) donation of right-of-way on the south side of Hawkins Store Road, a minimum of 40' from the roadway centerline.

Recommend installing sidewalk, curb and gutter along both frontages.

Recommend a deceleration lane at each entrance point along Hawkins Store Road.

Recommend full access at the western driveway.

Recommend exit maneuvers only at the center driveway.

Recommend realigning the eastern driveway with Twin Creek Drive.

Recommend restricting left turns into the site from Hawkins Store Road at the eastern driveway.

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

**STORMWATER MANAGEMENT**

Stormwater Management is not opposed to granting this site plan amendment. The applicant's Engineer has met with SWM to discuss the need for detention which has been provided for on the proposed plan.

**WATER AND SEWER**

Water is available. Sewer is available and connection necessary.

**PLICANT:** Shiloh Hills Christian School

**PETITION NO.:** SLUP-28

**PRESENT ZONING:** R-20

**PETITION FOR:** SLUP

\*\*\*\*\*

**PLANNING COMMENTS:** Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Special Land Use Permit for the purpose of making additions to the school and gymnasium on the property. A Special Land Use Permit was originally granted in 1986 for the operation of a private college and in 1987 the Cobb County Health Department, Douglas County Health Department and the Cobb-Douglas Mental Health Center opened an alcohol and drug treatment center on the property. The treatment center vacated the property in the early 1990's. The private school has been in operation since 1995 and serves grades K-12. Applicant was granted a site plan amendment in 2002 for additions to buildings previously approved on SLUP-9 of 2000. The new SLUP application is for an addition needed to accommodate the installation of a new elevator in the entrance building and a science laboratory classroom in the gymnasium (Family Life Center). Some administrative offices will be relocated to the new addition to the school building and the old administration area will be renovated to provide a library.

**Historic Preservation:** After reviewing various county resources including historic and archeological resource surveys, documented Civil War trench maps, and historic aerial maps, staff finds no known historic properties affected by this application. No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Existing buildings 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:**