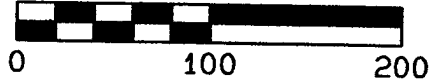


SLUP-6  
(2011)

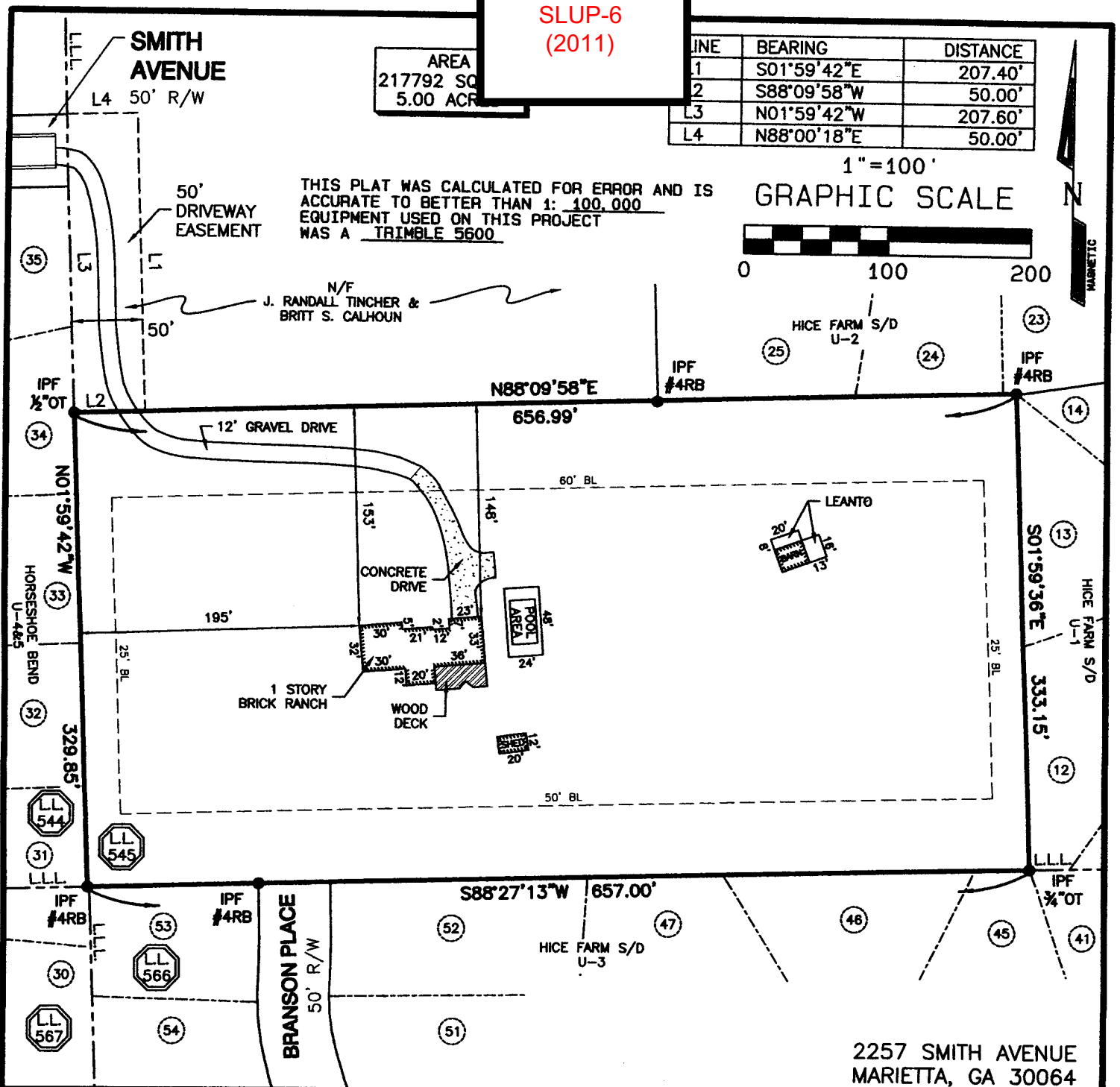
AREA  
217792 SQ  
5.00 ACR

LINE	BEARING	DISTANCE
L1	S01°59'42"E	207.40'
L2	S88°09'58"W	50.00'
L3	N01°59'42"W	207.60'
L4	N88°00'18"E	50.00'

1" = 100'  
GRAPHIC SCALE

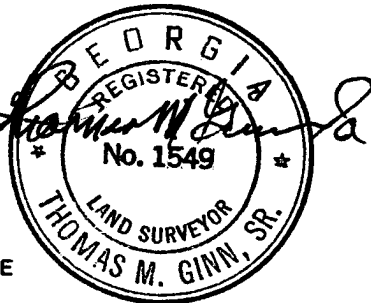


THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1: 100,000  
EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600



2257 SMITH AVENUE  
MARIETTA, GA 30064

"F.I.A. OFFICIAL FLOOD HAZARD  
MAP" COMMUNITY NUMBER 130052  
PAGE 946, DATED 12-10-2008  
SHOWS THIS PROPERTY NOT TO BE  
IN AN AREA HAVING SPECIAL FLOOD  
HAZARDS.



ALL MATTERS OF TITLE ARE  
EXCEPTED.

SOUTHERN SURVEYING & MAPPING CO., INC.  
4076 EBENEZER ROAD, N.E.  
MARIETTA, GEORGIA 30066  
PHONE (770) 926-7759

SURVEY FOR:

**SUZANNAH KOLBECK**

LAND LOT- 545	
DISTRICT- 19	SECTION- 2
COUNTY- COBB	STATE- GEORGIA
DATE- 3/30/2011	SCALE 1" = 100'
REVISED-	A KR13-11

**APPLICANT:** Honey Fern School

404-725-0603

**REPRESENTATIVE:** Suzannah Kolbeck

404-725-0603

**TITLEHOLDER:** Suzannah Kolbeck

**PROPERTY LOCATION:** Off of a private easement on the southeast side of Smith Avenue and on the north side of Branson Place

**ACCESS TO PROPERTY:** Driveway from Smith Avenue

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**FUTURE LAND USE MAP:** Low Density Residential

**PETITION NO:** SLUP-6

**HEARING DATE (PC):** 09-08-2011

**HEARING DATE (BOC):** 09-20-2011

**PRESENT ZONING:** R-80

**PROPOSED ZONING:** Special Land Use Permit

**PROPOSED USE:** Private School

**SIZE OF TRACT:** 5.0 acres

**DISTRICT:** 19

**LAND LOT(S):** 545

**PARCEL(S):** 4

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-80/ single-family house

**SOUTH:** RA-4/ Hice Farm

**EAST:** RA-4/ Hice Farm

**WEST:** R-15/ Horseshoe Bend

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

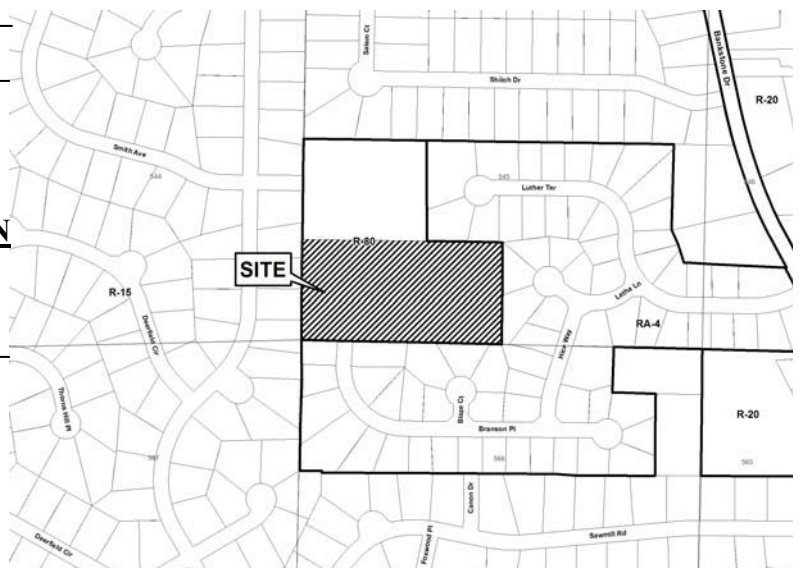
**BOARD OF COMMISSIONERS DECISION**

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

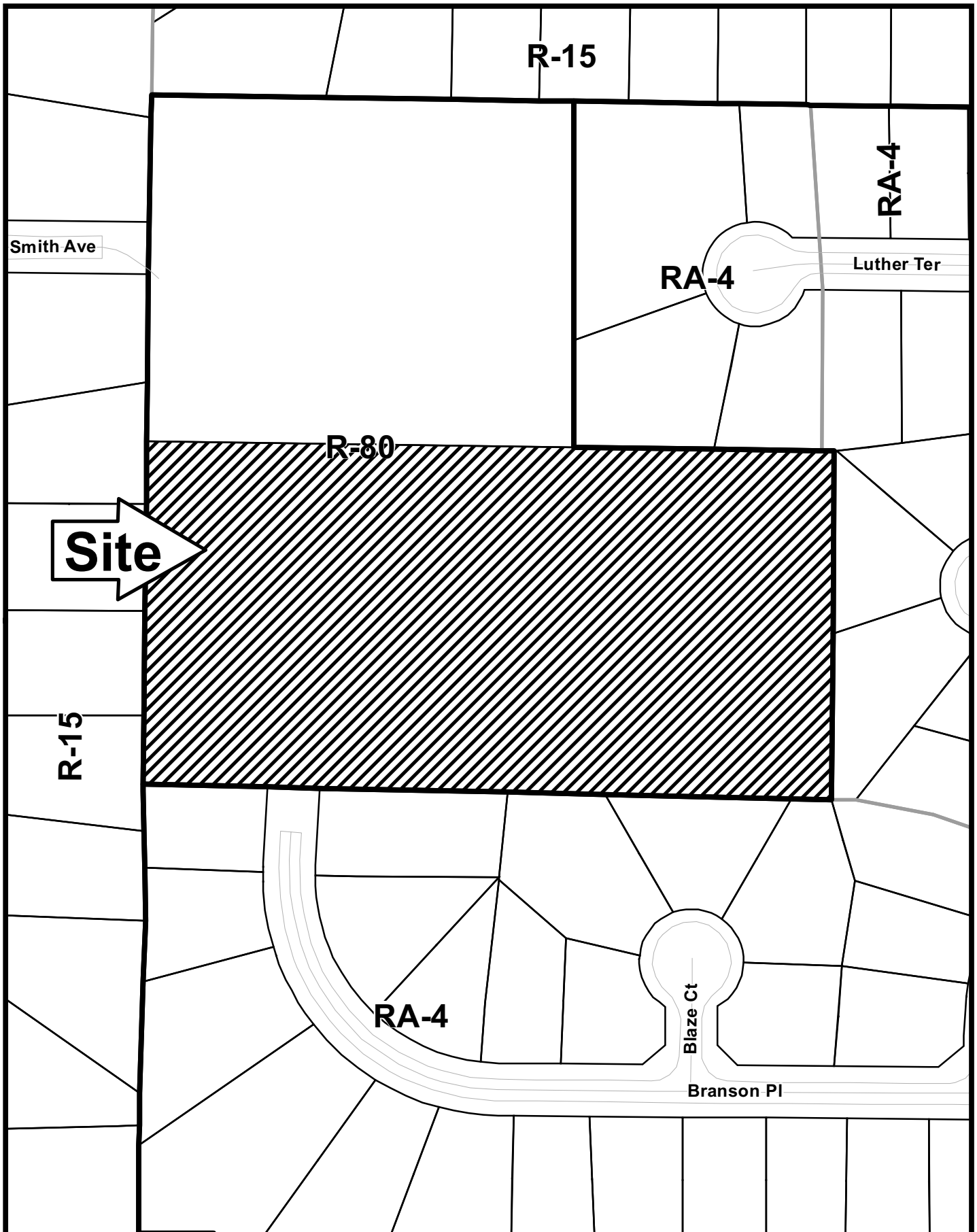
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

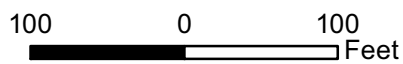
**STIPULATIONS:**



# SLUP-6



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



- City Boundary
- Zoning Boundary

**APPLICANT:** Honey Fern School

**PETITION NO.:** SLUP-6

**PRESENT ZONING:** R-80

**PETITION FOR:** SLUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Special Land Use Permit (SLUP) to operate a private school from her residence. Operations are proposed Tuesday through Friday 9 a.m. to 3 a.m. The property contains the necessary 5 acres required but has only 50 feet of public roadway frontage but also is accessed from a separate 50 foot driveway easement. The applicant is also the owner of the property, resident of the property and Executive Director of the school. It is anticipated that there will be eight (8) students between grades 6-12 and one (1) teacher (the applicant). One of the eight (8) students will be the applicant's child. It has been indicated that there are no proposed improvements to be made to the property.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Address connected to water. Department of Environmental Health approval required for continued use of existing septic system.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on the right-of-way.

\*\*\*\*\*

**APPLICANT:** Honey Fern School

**PETITION NO.:** SLUP-6

**PRESENT ZONING:** R-80

**PETITION FOR:** SLUP

\*\*\*\*\*

**FIRE COMMENTS:**

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

**ACCESS:** Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

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 occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

**HYDRANT:** Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8” supply lines to all hydrants.

**APPLICANT: Honey Fern School**

**PETITION NO.: SLUP-6**

**PRESENT ZONING: R-80**

**PETITION FOR: SLUP**

\*\*\*\*\*

<b>DRAINAGE COMMENTS</b>
--------------------------

No site improvements are proposed. No comments.

## STAFF RECOMMENDATIONS

### SLUP-6 HONEY FERN SCHOOL

The applicant's property is located in an area surrounded by single-family uses on lots that are several times smaller. Also, the property is designated as Low Density Residential on the *Cobb County Comprehensive Plan*. While the applicant is also the owner and will continue to reside at the property while operating the school, the potential exists for the operation to expand and contribute to burdensome traffic and intense use at the location especially given its location in relation to surrounding subdivisions. Though, currently, only eight (8) students are proposed for the school, the potential is that the use could intensify over time and possibly encourage more requests of a similar nature in this single-family residential area. For these reasons, Staff recommends **DENIAL**.

**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-6  
September 2011

Applicant: Honey Fern School  
2257 Smith Avenue  
Marietta, GA 30064

Land Lot: 545  
District: 19

Commission District: 4

Special Land Use Permit for the purpose of a private school.

Grades: 6-12

Number of Students: 8

Number of Teachers: 1