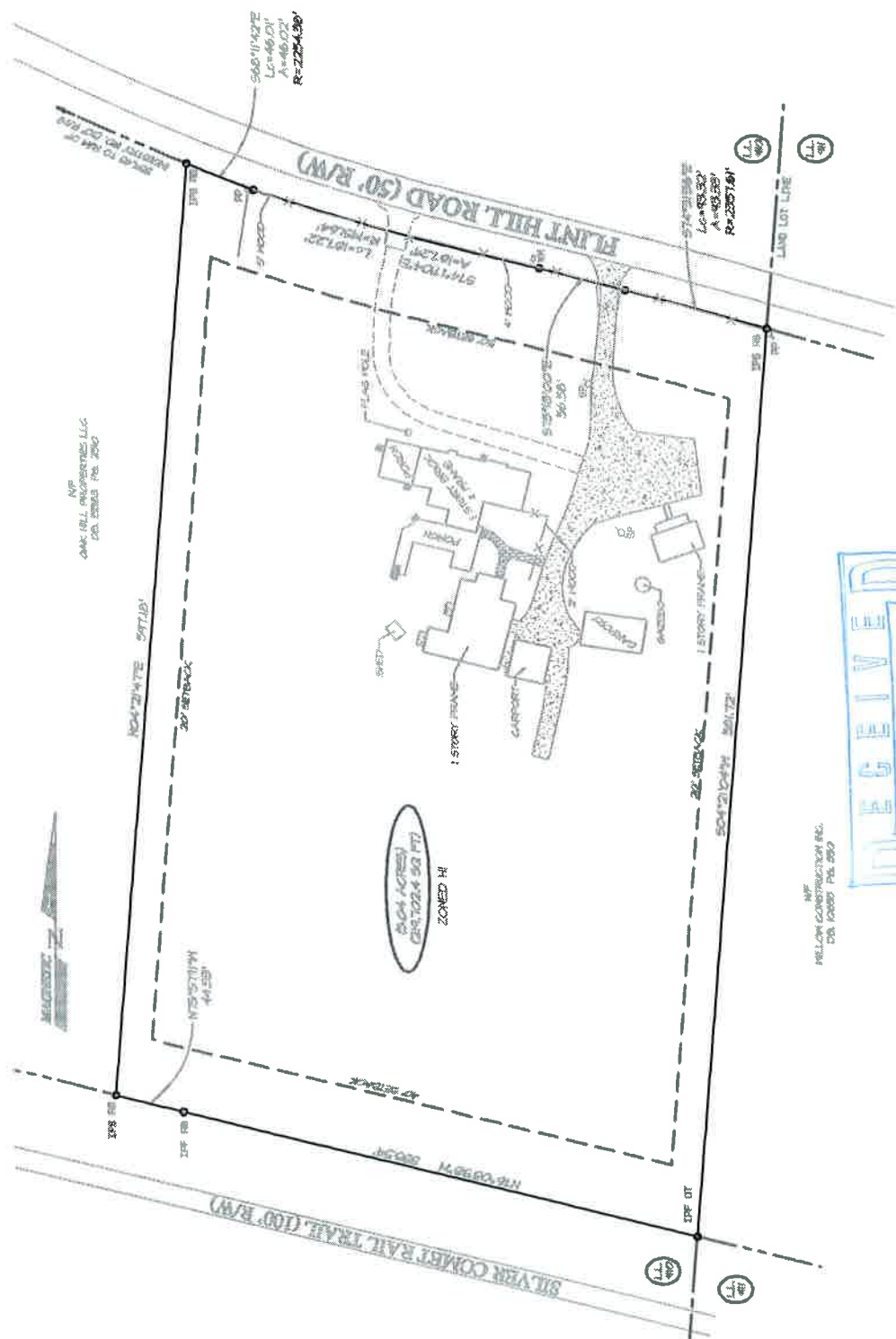


SLUP-8  
(2011)



NP  
OAK HILL PROPERTIES LLC  
2011-05-20 10:20 AM

SURVEY FOR  
**OAK HILL PROPERTIES LLC**  
LOCATED IN LAND LOT 910  
198 DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA  
DATE OF SURVEY: MAY 19, 2011  
DATE OF DRAWING: MAY 26, 2011

**H. B. & P.  
SURVEYING, INC.**

850 KENNESAW AVE. C-8  
MARIETTA, GA. 30060  
PHONE (770) 425-6141  
FAX (770) 425-8579

JOB # 11-031\_B

SCALE: 1" = 50'  
GRAPHIC SCALE

**RECEIVED**  
JUL - 7 2011  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**LEGEND**

- IPF -- IRON PIN FOUND
- IPB -- IRON PIN SET
- RB -- REBAR
- OT -- OPEN TOP
- NF -- NAIL FOUND
- SA -- SOLID ROD
- CB -- CATCH BASIN
- WM -- WATER METER
- HM -- HANNOLE
- PP -- POWER POLE
- SP -- SERVICE POLE

ACCORDING TO AN EXAMINATION OF THE OFFICIAL F.I.P.M. FLOOD MAPS, THIS PROPERTY DOES NOT HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USER SOKKIA SET 46.11

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 250,000 FEET AND AN ANGULAR ERROR OF 3" PER ANGLE POINT AND HAS ADJUSTED USING: **NO ADJUSTMENT**

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 257,536 FEET.



EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE PROPERTY: (1) RECORDS OF OTHER SURVEYS; (2) UNRECORDED EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; (3) BUILDING SETBACK LINES; (4) RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT MAY BE APPROPRIATE AND CURRENT TITLE SEARCH ANY DISCLOSE.

**ZONING NOTES**

DEVELOPMENT: H

MIN LOT AREA: 40,000 SQ. FT.

MIN LOT WIDTH AT FRONT SETBACK: 50 FT.

MIN FRONT YARD SETBACK: 50 FT.

MIN SIDE YARD: 20 FT.

MIN REAR YARD: 40 FT.

NP  
MELLOW CONSTRUCTION INC.  
2011-05-20 10:20 AM

**APPLICANT:** I Can Christian Academy, Inc.  
770-627-3424

**REPRESENTATIVE:** Parks F. Huff 770-422-7016  
Sams, Larkin & Huff, LLP

**TITLEHOLDER:** Oak Hill Properties, LLC

**PROPERTY LOCATION:** Southeast intersection of Flint Hill Road  
and Industry Road

**ACCESS TO PROPERTY:** Flint Hill Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing one story  
frame house.

**FUTURE LAND USE MAP:** Industrial Compatible

**PETITION NO:** SLUP-8

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

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

**PRESENT ZONING:** HI

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** Private School

**SIZE OF TRACT:** 5.04 acres

**DISTRICT:** 19

**LAND LOT(S):** 910

**PARCEL(S):** 9, 12

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** GC/ Unity Construction Company
- SOUTH:** HI/ Silver Comet Trail, wooded
- EAST:** HI/ Willow Construction
- WEST:** HI/ heavy equipment storage

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

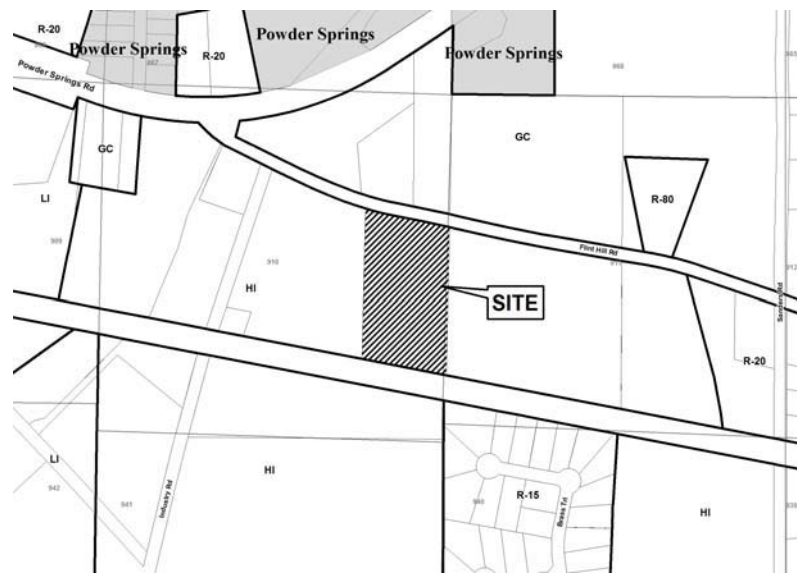
**BOARD OF COMMISSIONERS DECISION**

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

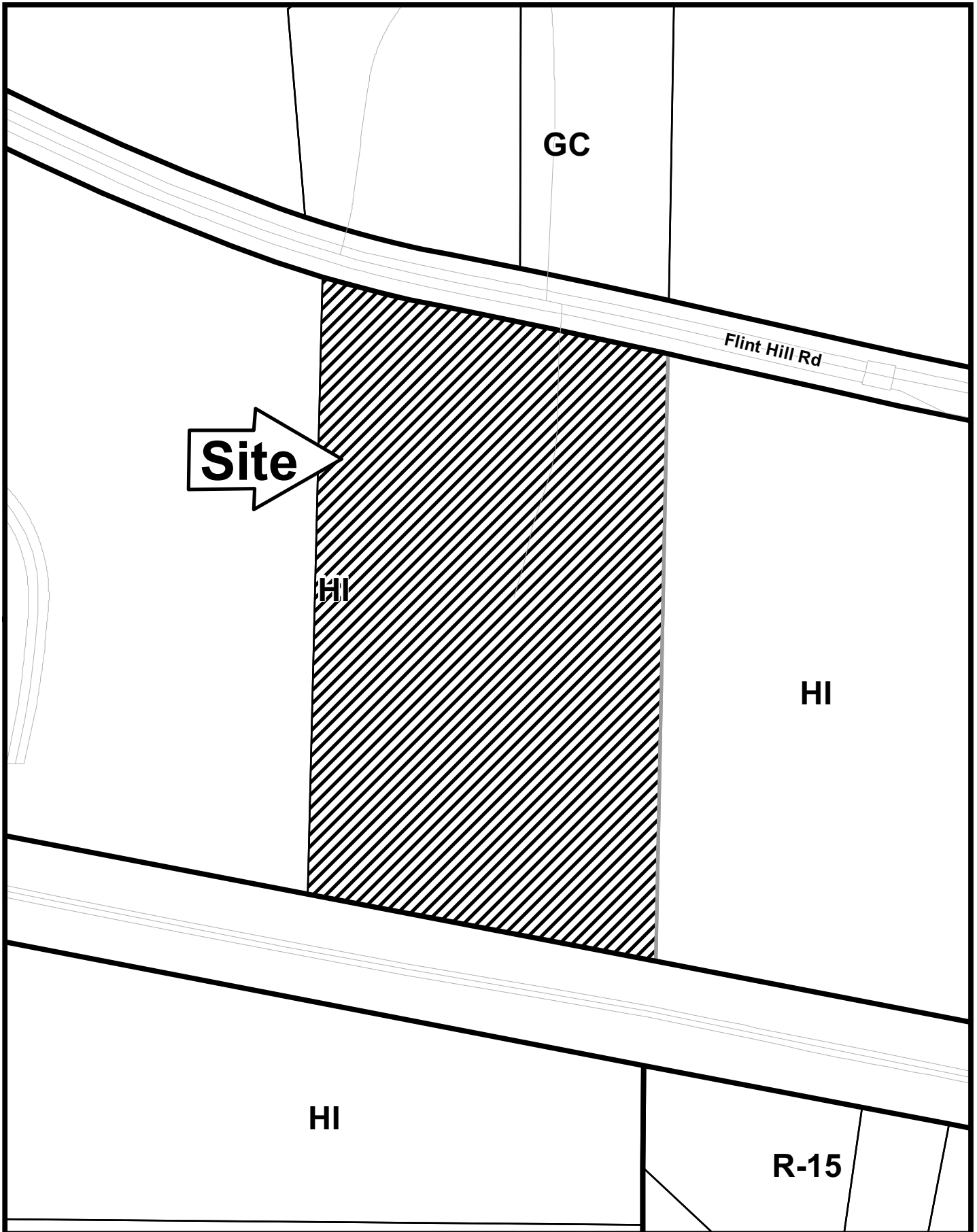
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

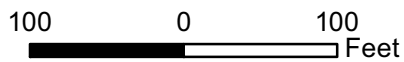
**STIPULATIONS:**





# SLUP-8



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



-  City Boundary
-  Zoning Boundary

APPLICANT: I Can Christian Academy, Inc.

PETITION NO.: SLUP-8

PRESENT ZONING: HI

PETITION FOR: SLUP

\*\*\*\*\*

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

The applicant is requesting a Special Land Use Permit (SLUP) for a private school to be operated on the subject property. The required five (5) acre minimum will be met through the combination of property at both 3948 and 3941 Flint Hill Road. It is anticipated that the school will teach Pre-K through grade school classes and also offer after school tutoring.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Department of Environmental Health has no record of existing septic system. Connection to sewer required. An offsite sanitary sewer easement is most likely necessary. Property is in the Flint Hill Road Area 1 Special Assessment Area with a fee of \$600 per acre in addition to the standard System Development Fee.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend no parking on the right-of-way.

Flint Hill Road is classified as a minor collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

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 Flint Hill Road, a minimum of 30' from the roadway centerline.

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

\*\*\*\*\*

**APPLICANT:** I Can Christian Academy, Inc.

**PETITION NO.:** SLUP-8

**PRESENT ZONING:** HI

**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.

## STAFF RECOMMENDATIONS

### SLUP-8 I CAN CHRISTIAN ACADEMY, INC.

Though zoned HI, Heavy Industrial district, the property consists of single story, frame and brick homes that have been converted to use as a school. The applicant wishes to continue utilizing the property for this use and is expected to provide documentation of agreeable stipulations to ensure that this use does not conflict with surrounding properties. Therefore, based on the above analysis, Staff recommends CONTINUING this application until the next meeting to allow for the applicant to provide more details regarding the request.

**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.**