

SURVEY FOR
OAK HILL
PROPERTIES L.L.C.
LOCATED IN LAND LOT 910
198 DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
DATE OF SURVEY: MAY 18, 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

LEGEND

IPF	IRON PIN FOUND
IPB	IRON PIN SET
RB	REBAR
OT	OPEN TOP
NF	MAIL FOUND
SA	SOLID ROD
CB	CATCH BASIN
WM	WATER METER
HM	HANDHOLE
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 PLAT 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 PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 257,546 FEET.

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



EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SURVEYED PROPERTY:

- ADVERSE CLAIMS OR RIGHTS OF OTHER PARTIES
- RESTRICTIVE COVENANTS, BUILDING SETBACK LINES, ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS THAT MAY BE APPROPRIATE AND CURRENT TITLE SEARCH ANY DISCLOSE.

ZONING NOTES
OBSERVATION: 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.

NIP
OAK HILL PROPERTIES LLC
CONTRACT NO. 2007

NIP
MELLOW CONSTRUCTION INC.
CONTRACT NO. 2010

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** _____

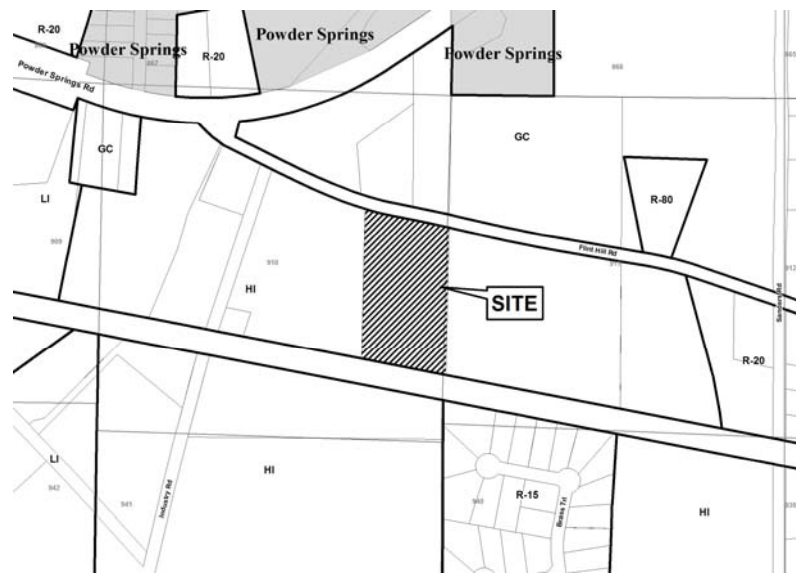
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

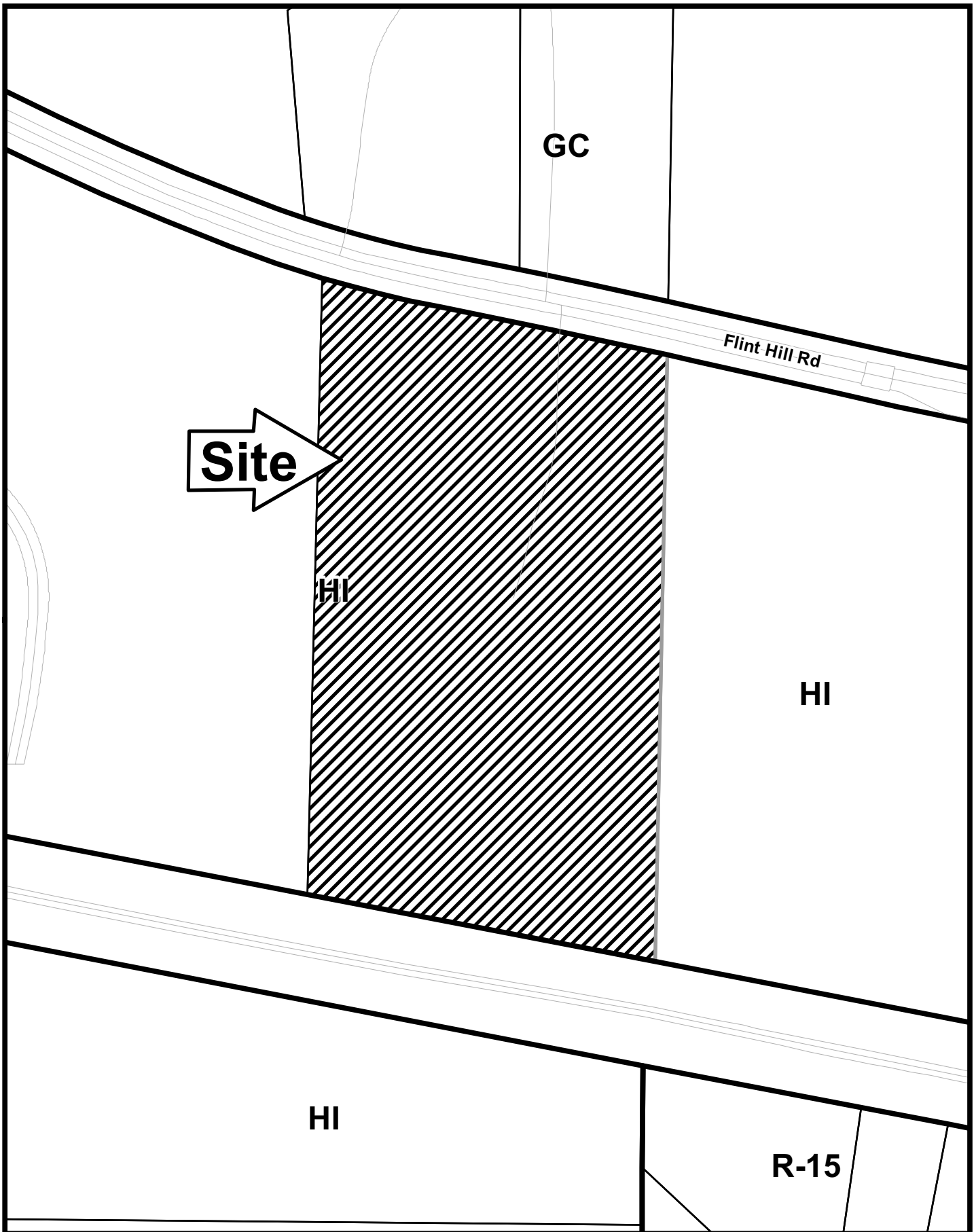
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

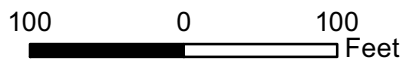
STIPULATIONS:





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 for two to four year olds as well as Kindergarten through sixth grade classes and also offer after school tutoring. The all day classes have up to 10 students and the after school tutoring adds up to another 10 students. The school day begins at 8 and goes to 3 with before school drop off around 7 and after school programs and after school tutoring until 6.

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.

APPLICANT: I Can Christian Academy, Inc.

PETITION NO.: SLUP-8

PRESENT ZONING: HI

PETITION FOR: SLUP

DRAINAGE COMMENTS

No site improvements are proposed at this time. However, since a significant portion of this site is impacted by 100-year floodplain any future additions or site improvements must comply with Cobb County's Flood Damage Prevention Ordinances.

STAFF RECOMMENDATIONS

SLUP-8 I CAN CHRISTIAN ACADEMY, INC.

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 a letter of agreeable stipulations to ensure that this use does not conflict with surrounding properties. The areas surrounding the property are low intensity contractors offices or other houses, and the Silver Comet Trail is located along the entire rear property line. The property seems to have enough room for the school to grow and to provide proper pick-up/drop-off facilities. Therefore, based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan received by the Zoning Division dated July 7, 2011, with the District Commissioner approving minor modifications;
- Pre-K through 6th grade only, with additional grades approved by the Board of Commissioners through the Other Business process;
- A 10 foot landscape buffer and 6 foot solid wooden fence be installed along both side property lines to provide screening;
- Fire Department comments;
- Stormwater Management comments;
- Water and Sewer comments; and
- Cobb DOT Comments;

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.