

**NOVEMBER 20, 2012 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM # 2

PURPOSE

To consider a site plan amendment for the Devereux Foundation regarding Special Land Use Permit application SLUP-1 of 2002 (Devereux Foundation, Inc), for property located on the southerly side of Stanley Road, and on the north side of Barrett Parkway in Land Lots 242 and 243 of the 20th District.

BACKGROUND

The applicant has a Special Land Use Permit to operate a treatment center on the subject property, which was approved site plan specific in 2002. The applicant would like to add an amphitheatre and classroom building to their campus, which would be located near the center of the property. The proposed building would be one story in height with a siding exterior and a standing seam metal roof. If approved, all previous stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan amendment.

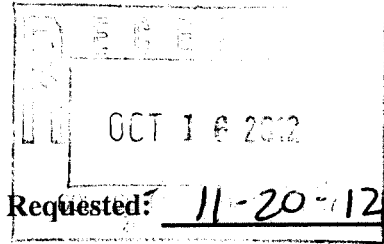
ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 11-20-12



2

Applicant: Devereux Foundation
Ralph Davia / Greyden Engineering Phone #: 770 573 4801
(applicant's name printed)

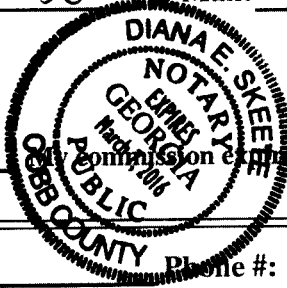
Address: 555 Sun Valley Dr. Ste J-1 E-Mail: rdavia@greydenllc.com

Address: _____
(representative's name, printed)

[Signature] Phone #: 770 355 8070 E-Mail: rdavia@greydenllc.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] Commission Expires: March 7, 2016
Notary Public



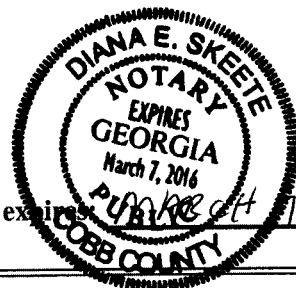
Titleholder(s): The Devereux Foundation Phone #: 770-427-0147
(property owner's name printed)

Address: 1291 Stanley Road, Kennesaw, GA 30152 E-Mail: gskinner@devereux.org

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: March 7, 2016
Notary Public



Commission District: 1 Zoning Case: SLUP-1 of Feb 19, 2002

Date of Zoning Decision: 2-19-02 Original Date of Hearing: 2-19-02

Location: 1291 Stanley Rd. Kennesaw, GA 30152
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 25 District(s): 17th

State specifically the need or reason(s) for Other Business: _____

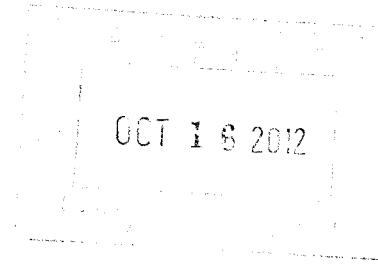
For Site Plan Amendment to Special Land Use Permit.

(List or attach additional information if needed)

GREYDEN
ENGINEERING

Tuesday, October 16, 2012

Terry Martin
Cobb County Zoning
1150 Powder Springs Road
Marietta, GA 30061



RE: Devereux School Class Rooms and Outdoor Amphitheater (SPR-2012-00259)

Dear Sir:

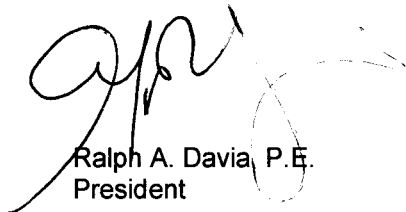
The enclosed information is presented in support of the request by Devereux of Georgia to allow for a site plan revision for the construction of a proposed classroom/outdoor amphitheater. The primary purpose of the structure will be for special activities for the patients. The secondary use of the structure will be as an outdoor amphitheater for the patients only. No public events will be held at the amphitheater.

The attached drawings present an overview of the site showing the proposed structure and its site alignment. Additional drawings will be prepared for the construction plans that will provide more details.

Thank you very much for your consideration on this matter. We feel that this amendment to the existing Special Land Use Permit will improve the ability of Devereux to provide for the patients needs.

Please call me if you have any questions concerning this matter.

Sincerely,



Ralph A. Davia, P.E.
President

Greyden Engineering, LLC
555 Sun Valley Drive, Ste.J-1
Roswell Georgia 30076
Ph: 770.573.4801 • Fax: 678.302.6362



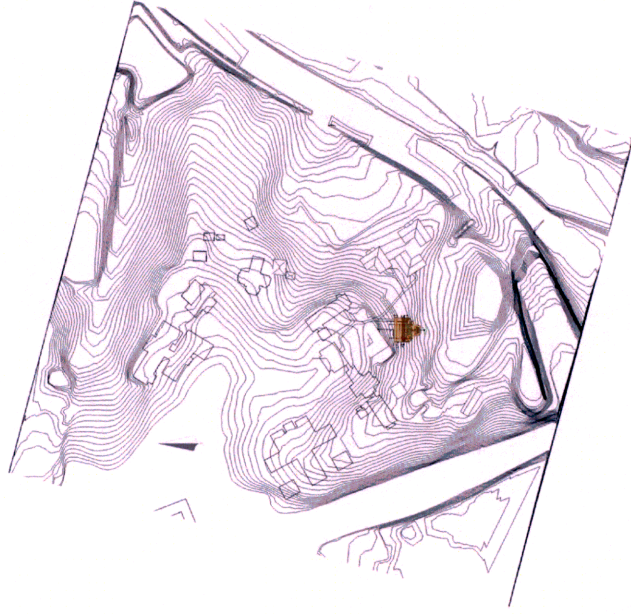
This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



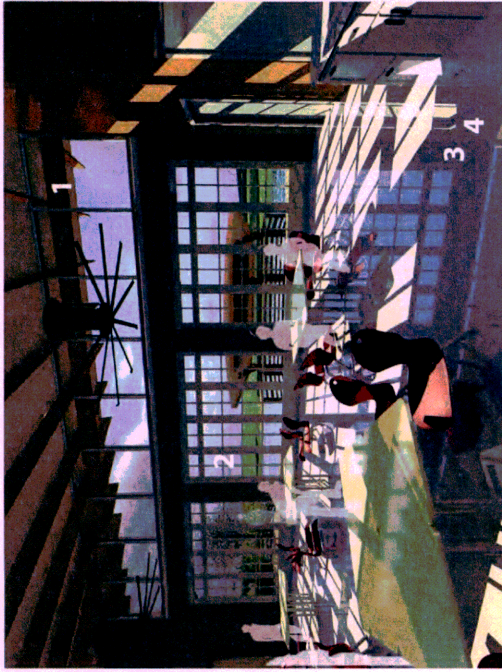


Sustainability by Design

James McCox Foundation Outdoor Classroom
Devereux Georgia



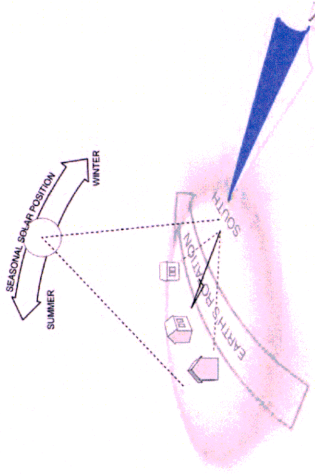
Passive Solar Design Implementation



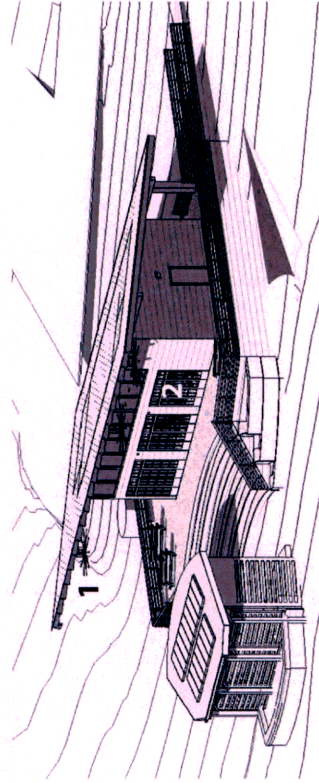
1. **Control**, large overhang
2. **Aperture**, South facing Windows
3. **Absorber**, Dark concrete surface
4. **Thermal mass**, concrete foundation
5. **Distribution** by conduction and radiation*

*not shown on diagram

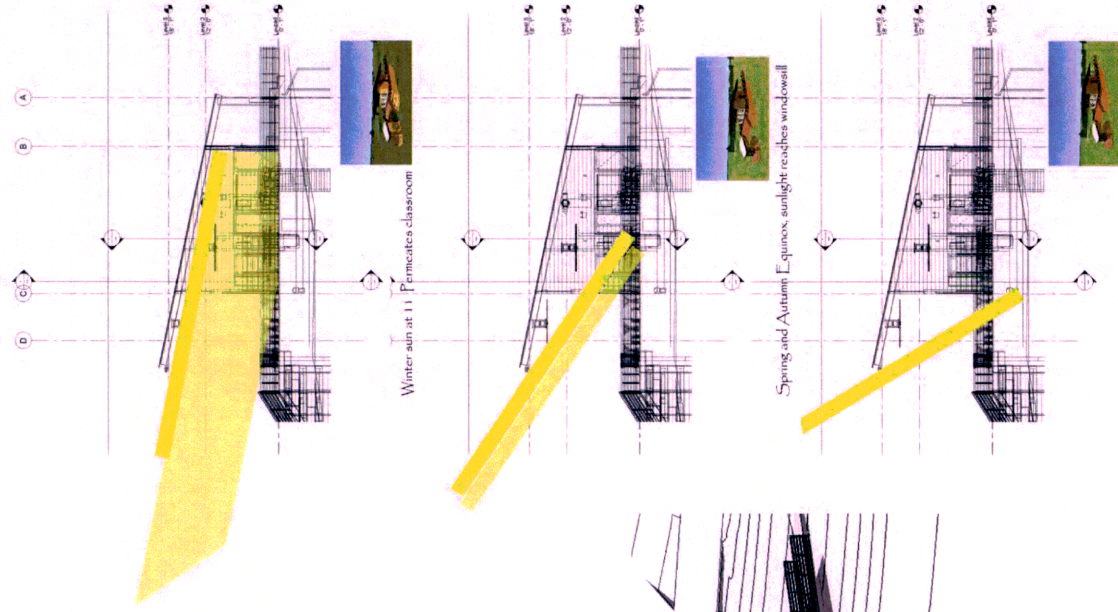
Solar positioning considerations oriented to within 30 degrees of due south.



Winter classroom



The classroom is oriented to the South, with the largest apertures on that side



Winter sun at 11 Permacata classroom

Spring and Autumn Equinox, sunlight reaches window sill

Classroom is shaded from Summer midday sun

The Whole Building Design Guide from the Federal Energy Management Program has been used as the primary reference for this implementation

Passive Solar Design

Design guides

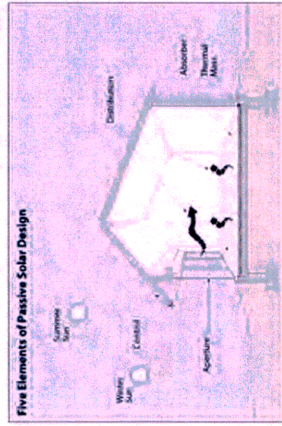
Cutting Losses. By reducing heat loss and gain, remaining energy loads can be effectively met with passive solar techniques. Approaches that contribute to minimizing heating and cooling loads include using advanced framing guidelines, properly installing insulation, using recommended insulation levels (International Code Council's International Energy Conservation Code, (703) 931-4533, www.intlcode.org or the U.S. Department of Energy's Insulation Fact Sheet, DOE/CE-0180, (800) DOE-EREC, www.ornl.gov/roofs+walls), reducing duct losses, and tightening the building envelope.

Site Orientation. The building's southern exposure must be clear of large obstacles (e.g., tall buildings, tall trees) that block the sunlight. Although a true southern exposure is optimal to maximize solar contribution, it is neither mandatory nor always possible. Provided the building faces within 30° of due south, south-facing glazing will receive about 90 percent of the optimal winter solar heat gain.

Heat Storage. *Thermal mass*, or materials used to store heat, is an integral part of most passive solar design. Materials such as concrete, masonry, wallboard, and even water absorb heat during sunlit days and slowly release it as temperatures drop. This dampens the effects of outside air temperature changes and moderates indoor temperatures. Avoid coverings such as carpet that inhibit thermal mass absorption and transfer.

Natural Cooling. Apt use of outdoor air often can reduce the cooling load. In many climates, opening windows at night to flush the house with cooler outdoor air and then closing windows and shades by day can greatly reduce the need for supplemental cooling. Cross-ventilation techniques capture cooling, flow-through breezes. Exhausting naturally rising warmer air through upper-level openings (stack effect: e.g., clerestory windows) or fans (e.g., whole-house fan) encourages lower-level openings to admit cooler, refreshing, replacement air.

The U.S. Dept. of Energy explains that a building needs five elements to constitute a complete passive solar design.



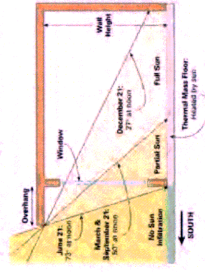
Control:

Site planning is a big part of passive solar design. In most of the U.S., building with the long axes in the East-West direction and the windows facing within 30 degrees of "True South" is part of solar design. Properly designed roof overhangs are also a big part of passive solar design. Most designs will want to shade the house, especially the windows in the summer, but let as much light (and heat) as possible come in during the winter. Roof overhangs can be designed to maximize this consideration.

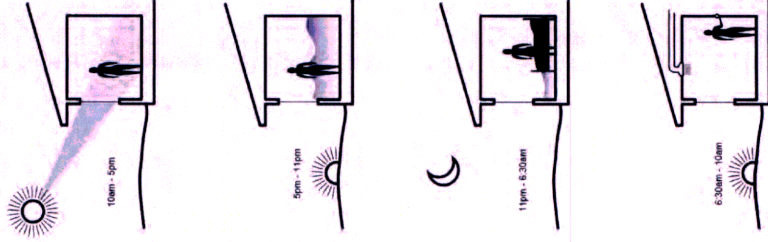
Overhang sizing rules

1. Draw the wall to be shaded to scale.
2. Draw the summer sun angle upward from the bottom of the glazing.
3. Draw the overhang until it intersects the summer sun angle line.
4. Draw the line at the winter sun angle from the bottom edge of the overhang to the wall.
5. Use a solid wall above the line where the winter sun hits. The portion of the wall below that line should be glazed.

Roof Overhang at 40 North Latitude



Thermal Mass in the Heating Season



Aperture:

The majority of the glass should face South or at least within 30 degrees of South.

Absorber

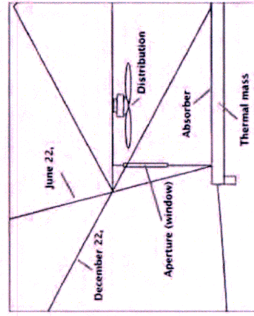
Usually this is the facing surface of the thermal mass or heat sink. The surface. It should be dark to absorb light and heat. Dark flooring works well

Thermal Mass

Often the thermal mass is just the inside of the absorber. In a monolithic slab floor with dark stain or set dark stone directly on the slab, the hard dark surface is the absorber and the heavy slab is the Thermal Mass. This is what stores the heat to spread it out over time.

Distribution

Distribution is the method by which the solar heat held in the Thermal mass circulates. A strictly passive design will use one or more of the three natural heat transfer modes—conduction, convection, and radiation exclusively.



http://activerain.com/blogsview/330707/Ok-You-say-the-#oogletchttp://activerain.com/image_store/uploads/6/2/6/8/7/arr12034068378626.jpg
http://apps1.eere.energy.gov/buildings/publications/pdfs/building_america/29236.pdf
 From Passive Solar Building Design - InterNACHI <http://www.nachi.org/passive-solar-building-design.htm#kzz2819MU7T9>
http://www.wbdg.org/resources/ps/heating.php#oogletchttp://www.wbdg.org/images/psbt_2.gif
<http://www.greenbuildingadvisor.com/blogs/dept/guest-blogs/cost-effective-passive-solar-design>
<http://passivesolar.sustainableresources.com/>
<http://www.harvestingrainwater.com/rainwater-harvesting-in/resources/sun-angles-and-passive-solar-designs/>

Sustainability by Design

Design features:

- Passive solar design
- Natural daylighting
- Natural ventilation
- Water conservation
- Use of recycled or recyclable materials
- Use of durable, long life materials,
- Minimal construction waste
- Use of renewable energy

Materials:

1. Standing seam metal roof is chosen for its durability and long life. Heat-reflective coating lowers cooling and heating load and mitigates heat island effect. This has 28% recycled content, and is, in turn, recyclable.
2. Structural Insulated panels for both walls and the roof provide superior insulation and air barrier, lowering energy demands. They also minimize construction waste.
3. Fiber cement cladding is chosen for its durability, very low maintenance and long life. It is made partially of recycled materials
4. The concrete foundation provides thermal mass for the absorption and slow dissipation of heat from the winter sun. In summer, when shaded from the midday sun, it remains cool, thus increasing human comfort and lowering energy demands.

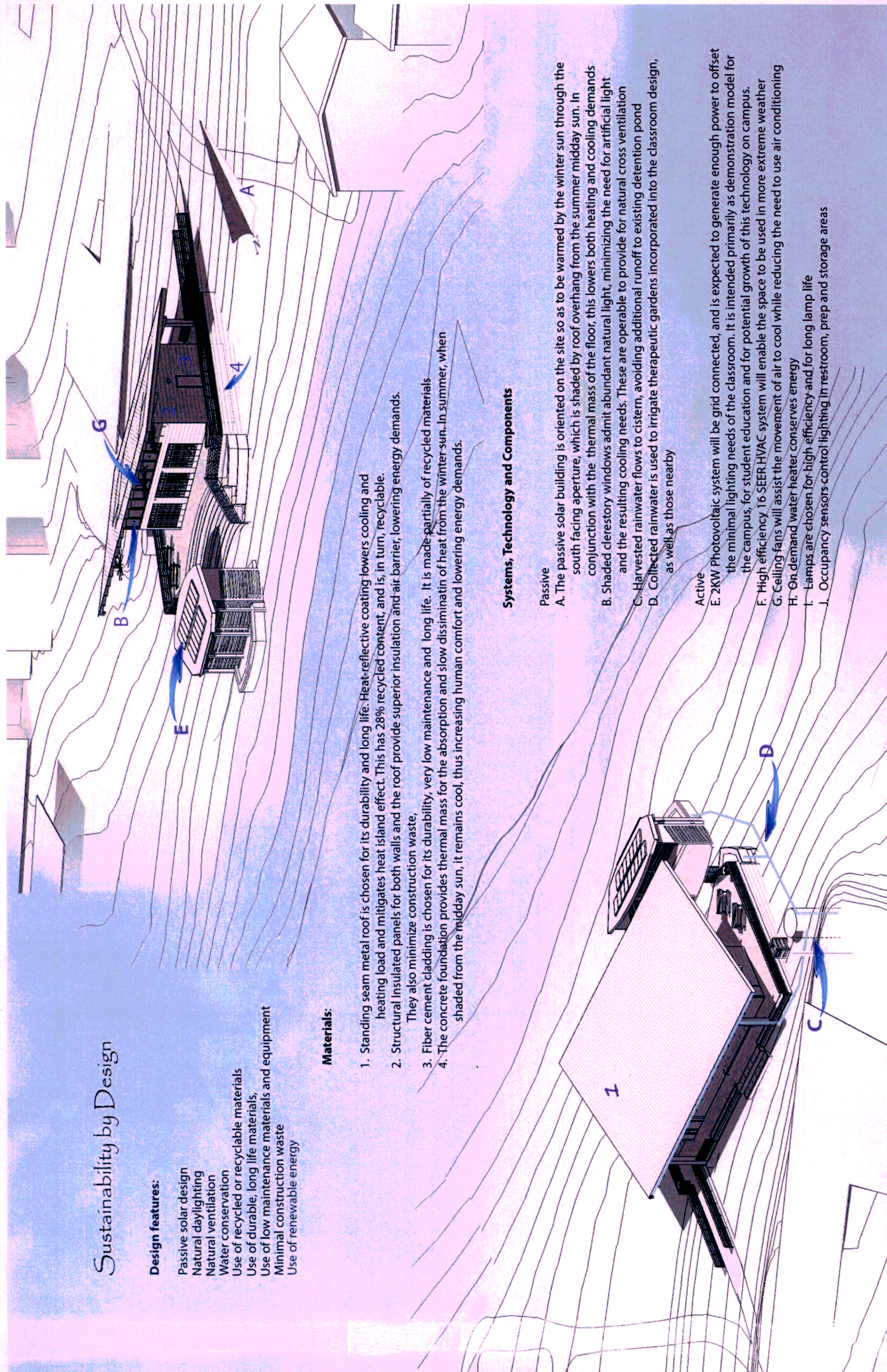
Systems, Technology and Components

Passive

- A. The passive solar building is oriented on the site so as to be warmed by the winter sun through the south facing aperture, which is shaded by roof overhang from the summer midday sun. In conjunction with the thermal mass of the floor, this lowers both heating and cooling demands
- B. Shaded clerestory windows admit abundant natural light, minimizing the need for artificial light and the resulting cooling needs. These are operable to provide for natural cross ventilation
- C. Harvested rainwater flows to cistern, avoiding additional runoff to existing detention pond
- D. Collected rainwater is used to irrigate therapeutic gardens incorporated into the classroom design, as well as those nearby

Active

- E. 2KW Photovoltaic system will be grid connected, and is expected to generate enough power to offset the minimal lighting needs of the classroom. It is intended primarily as demonstration model for the campus, for student education and for potential growth of this technology on campus.
- F. High efficiency 16 SEER HVAC system will enable the space to be used in more extreme weather
- G. Ceiling fans will assist the movement of air to cool while reducing the need to use air conditioning
- H. On demand water heater conserves energy
- I. Lamps are chosen for high efficiency and for long lamp life
- J. Occupancy sensors control lighting in restroom, prep and storage areas



1/9

ORIGINAL DATE OF APPLICATION: 02-19-02

APPLICANTS NAME: MARTIN AND MARTHA STONE

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

BOC DECISION OF 02-19-02 ZONING HEARING:

DEVEREUX FOUNDATION, INC. for a **Special Land Use Permit** for the purpose of Revision to Master Plan in Land Lots 242 and 243 of the 20th District. Located on the south side of Stanley Road, northeast of CSX Railroad.

Following the announcement of withdrawn and held cases, Chairman Byrne asked for opposition to SLUP-1. Hearing none, the following motion was made:

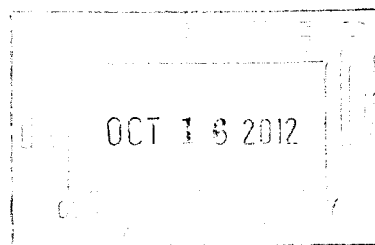
MOTION: Motion by Byrne, second by Askea, to **add** SLUP-1 to the consent agenda.

VOTE: **ADOPTED** unanimously

MOTION: Motion by Byrne, second by W. Thompson, as part of the consent agenda, to **approve** Special Land Use Permit subject to:

- revised site plan received December 6, 2001 (copy attached and made a part of these minutes)
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

VOTE: **ADOPTED** unanimously



3/a

ORIGINAL DATE OF APPLICATION: 02-19-02

APPLICANTS NAME: DEVEREUX FOUNDATION, INC.

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

BOC DECISION OF 10-19-02 ZONING HEARING:

**OTHER BUSINESS ITEM #7 – TO CONSIDER A SITE PLAN AMENDMENT
REGARDING SLUP-1 (DEVEREUX FOUNDATION, INC.) OF FEBRUARY 19,
2002**

To consider a site plan amendment regarding SLUP-1 (Devereux Foundation, Inc.) of February 19, 2002, for property located on the south side of Stanley Road, northeast of CSX Railroad in Land Lots 242 and 243 of the 20th District.

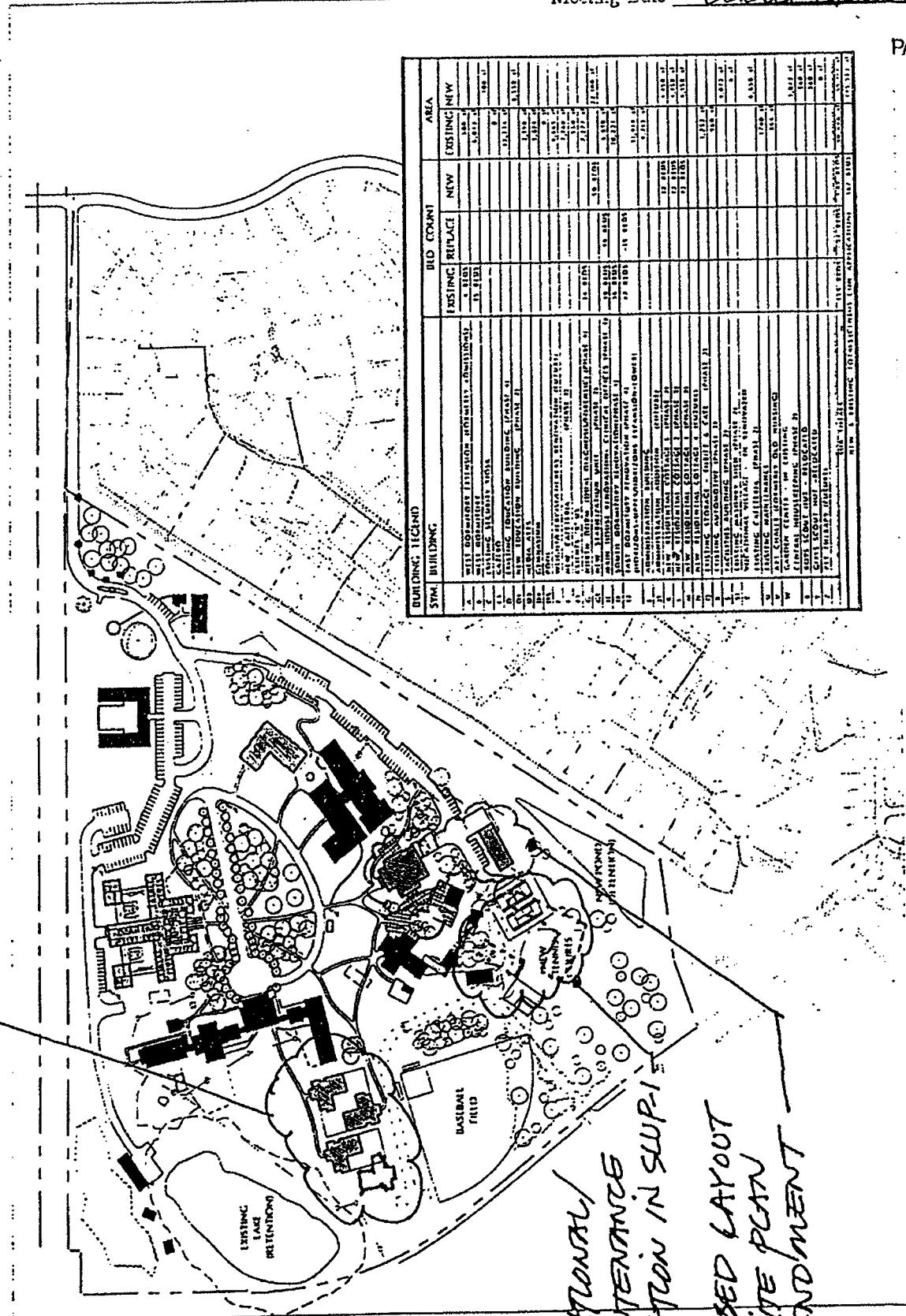
Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for site plan amendment. Following presentation, the following motion was made:

MOTION: Motion by Askea, second by W. Thompson, to **approve** site plan amendment regarding SLUP-1 (Devereux Foundation, Inc.) of February 19, 2002, for property located on the south side of Stanley Road, northeast of CSX Railroad in Land Lots 242 and 243 of the 20th District **subject to:**

- **site plan amendment (copy attached and made a part of these minutes)**
- **allowance of reduction in the number of residential cottages from six (6) units at 3,200 square feet each to four (4) units at 4,000 square feet each**
- **all other previously approved conditions and stipulations shall remain in effect**

VOTE: **ADOPTED** unanimously

(6) COTTAGES APPROVED IN SLUP-1
 (4) COTTAGES IN SITE PLAN AMENDMENT



| SYM | BUILDING | EXISTING | | NEW | | AREA | |
|-----|----------|----------|-----|----------|-----|----------|-----|
| | | REPLACE | NEW | EXISTING | NEW | EXISTING | NEW |
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| 2 | WELL | | | 100 | | 100 | |
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VOCATIONAL MAINTENANCE LOCATION IN SLUP-1
 REUSED LAYOUT FOR SITE PLAN AMENDMENT

PAGE 6 OF 10

APPLICATION NO. SLUP-1

5/9

ORIGINAL DATE OF APPLICATION: 02-19-02

APPLICANTS NAME: DEVEREUX FOUNDATION, INC.

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

BOC DECISION OF 10-21-03 ZONING HEARING:

**OTHER BUSINESS ITEM #5 - TO CONSIDER A SITE PLAN AMENDMENT
REGARDING SLUP-1 (DEVEREUX FOUNDATION, INC.) OF FEBRUARY 19,
2002**

To consider a site plan amendment regarding SLUP-1 (Devereux Foundation, Inc.) of February 19, 2002, for property located on the south side of Stanley Road, northeast of CSX Railroad in Land Lots 242 and 243 of the 20th District.

Mr. Mark Danneman, Zoning Division Manager, presented information regarding request to amend site plan. Following presentation and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Olens, to **approve** site plan amendment regarding SLUP-1 (Devereux Foundation, Inc.) of February 19, 2002, for property located on the south side of Stanley Road, northeast of CSX Railroad in Land Lots 242 and 243 of the 20th District **subject to:**

- **site plan received in the Zoning Division on October 14, 2003, depicting twelve (12) foot high fence to be erected around the property (copy attached and made a part of these minutes)**
- **fence details (copy attached and made a part of these minutes)**
- **request letter from Mr. Michael J. Stieferman dated October 14, 2003 (copy attached and made a part of these minutes)**
- **all previously approved conditions/stipulations to remain in full force and effect**

VOTE: **ADOPTED** unanimously

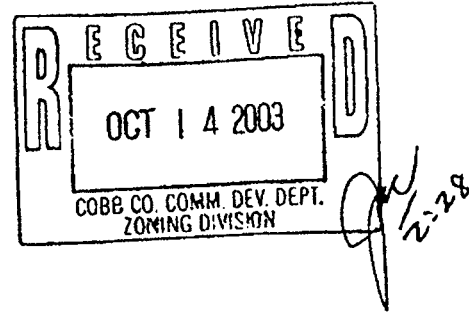


October 14, 2003

Min. Bk. 25 Petition No. (SLUP-1) 08/2/19/02 ^{OB#5} ^{8/9}
Doc. Type: Request Letter
Meeting Date 10/21/03 PAGE 9 OF

Mr. Mark Danaman
Cobb County Zoning Division Manager
191 Lawrence Street
Marietta, Georgia

RE: Devereux Fence
Special Land Use Permit



Dear Mr. Danaman:

The enclosed information is presented in support of the request by Devereux of Georgia to allow a security fence to be constructed that is in excess of the height presently permitted by their Special Land Use Permit. The primary purpose of the proposed fence is to increase the security of the site by constructing a containment fence that is in excess of the current allowable height. In pursuit of that objective we have also selected a fencing system that is as unobtrusive as possible.

The majority of the fence will consist of a 12-foot tall, patented system that is manufactured and installed by the First Defence Company. It has been installed in many locations where containment is the primary concern and consists of pleasingly curved posts and chain link fence. The total height above grade for this installation will be 12'. The top 5' of fence fabric will consist of 3/8" mesh (referred to as "no climb" mesh) and the lower portion will consist of the traditional 2" diamond shaped mesh. We believe this will provide a pleasing appearance in areas where the fence will be visible from the public right-of-way or from adjacent properties. In a remote, densely wooded, area and away from the general public view, a portion of the fence may consist of 16' to 20' tall vertical fence with 5' of no climb mesh at the top. This is due to the proximity of a cell tower fence that would require the removal of more trees to accommodate the curved fence design at this location. The alternative fence at this location would be consistent with the overall security of the total perimeter.

We have located the new fence so most of the presently wooded areas are outside the perimeter. This is particularly important on the North side of the Campus, which abuts Barrett Knoll subdivision. In this way the wooded area will screen the adjoining neighbors and yet site security personnel will have a clear view of the fence line. Portions of the new fence line will also be offset from the existing fence line along Barrett Parkway. This will allow the area outside the new fence to be cleared and maintained without the necessity of removing the trees that presently screen the site from view from the roadway. It will be necessary to remove some of the seedlings and small trees located adjacent to the portion of the fence in the area of the existing lake. Fortunately this will also serve to provide an enhanced view of the lake from Barrett Parkway.

URS Corporation
400 Northpark Town Center
1000 Abernathy Road, NE
Suite 900
Atlanta, GA 30328
Tel: 678.808.8800
Fax: 678.808.8400



Petition No. 08#5
(SLUP-1 of 2/19/02)
Meeting Date 10/21/03
Continued

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There will be three gates located in the fence perimeter. The only gate used for regular vehicle entrance will be in the area of the present guardhouse located on the driveway from Stanley Road. The proposed gate will consist of a 16' tall, motorized, gate that is a standard design for use with the curved fence. Of necessity, the gate will be vertical and will be hung from an overhead frame that will also form an overhang transition from the vertical gate to the curved fence. The frame height will allow for the passage of large trucks. The fence fabric will be vinyl coated for approximately 20' on either side of the gate. This will provide a softer appearance than the galvanized coating that will be on the remainder of the fence.

The other two gates will be located at the emergency entrance from Barrett Parkway and on the maintenance road to the stormwater detention basin. The entrance from Barrett Parkway will be normally locked and will be used by fire fighters to gain more rapid access to the site. This gate height will be in accordance with the Fire Department requirements. The gate to the detention basin will be 12' tall since it only needs to accommodate pick-up trucks and maintenance vehicles.

The attached drawings present an overview of the site showing the proposed fence alignment and several typical sections of the proposed fence and gate. Additional drawings will be prepared for the construction plans that will provide more details.

Thank you very much for your consideration on this matter. We feel that this amendment to the existing Special Land Use Permit will improve the security of the site while maintaining the esthetics of the area. Please call me if you have any questions concerning this matter.

Sincerely,


Michael J. Stiefeman, P.E.
Senior Project Manager