

LUP-3
(2013)

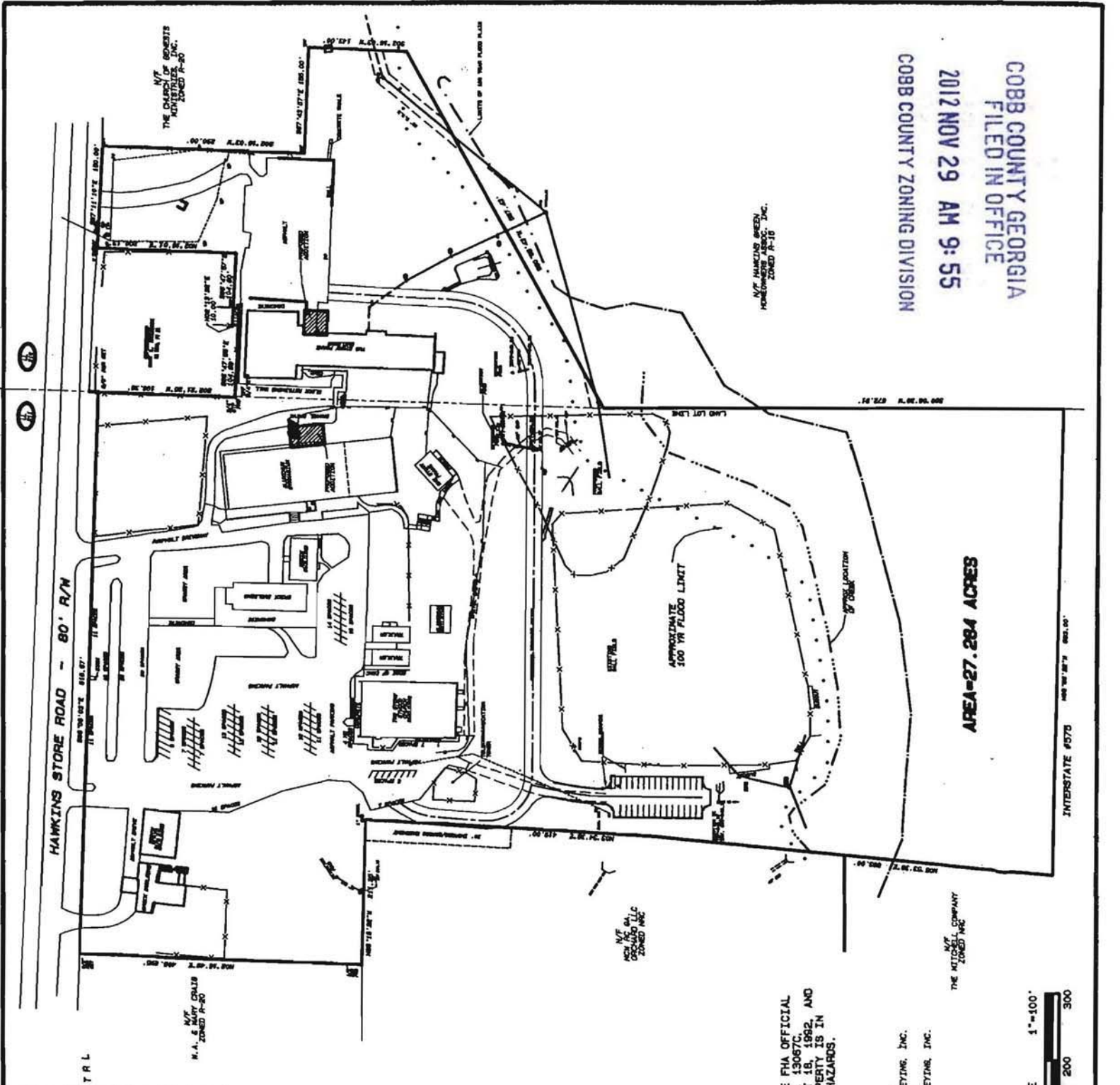
BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
1838 LORNE HOSKELL ROAD
MARIETTA, GEORGIA 30068
(770) 571-0078

00100ZON.PRD
SPECIAL LAND
USE PERMIT
PLAN
50100

REVISONS

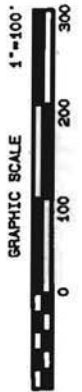
NO.	DATE	REASON FOR REVISION

SPECIAL LAND USE PERMIT PLAN
SHILOH HILLS CHRISTIAN SCHOOL
LOCATED IN
COBB COUNTY, GEORGIA
LAND LOTS 210 & 211, 18TH DISTRICT, 2ND SECTION.
DATE: 10/06/2004
SCALE: 1"=100 FT.
PREPARED FOR
SHILOH HILLS CHRISTIAN SCHOOL



COBB COUNTY GEORGIA
FILED IN OFFICE
2012 NOV 29 AM 9:55
COBB COUNTY ZONING DIVISION

SERIES 182-27-28A



SITE LOCATION MAP (NTS)

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

I HAVE THIS DATE EXAMINED THE FHA OFFICIAL FLOOD HAZARD MAP COMMUNITY NO. 13067C, 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 BAPTIST CHURCH, PREPARED BY ARMSTRONG LAND SURVEYING, INC. DATED: DECEMBER 20, 1994
 2. SURVEY FOR SHILOH BAPTIST CHURCH, PREPARED BY ARMSTRONG LAND SURVEYING, INC. DATED: DECEMBER 20, 1994

HAWKINS STORE ROAD - 80' R/W
N.A. & MARY COLLIS ZONED R-30
M-1
M-2
APPROXIMATE 100 YR FLOOD LIMIT
THE MITCHELL COMPANY ZONED M-2
M-1 MARKING SPREAD ZONED R-10
N.Y. GORRITS AUTHORIZED ZONED R-30
LIMITS OF 100 YEAR FLOOD PLAIN

APPLICANT: Shiloh Hills Christian School
770-926-7729

REPRESENTATIVE: John D. Ward
404-502-2514

TITLEHOLDER: Shiloh Hills Baptist Church of Cobb County, Inc.

PROPERTY LOCATION: South side of Hawkins Store Road, west
and north of Interstate 575
(260 Hawkins Store Road).

ACCESS TO PROPERTY: Hawkins Store Road

PHYSICAL CHARACTERISTICS TO 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-3

HEARING DATE (PC): 02-05-13

HEARING DATE (BOC): 02-19-13

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Educational Programs

SIZE OF TRACT: 27.284 acres

DISTRICT: 16

LAND LOT(S): 211

PARCEL(S): 17

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** _____

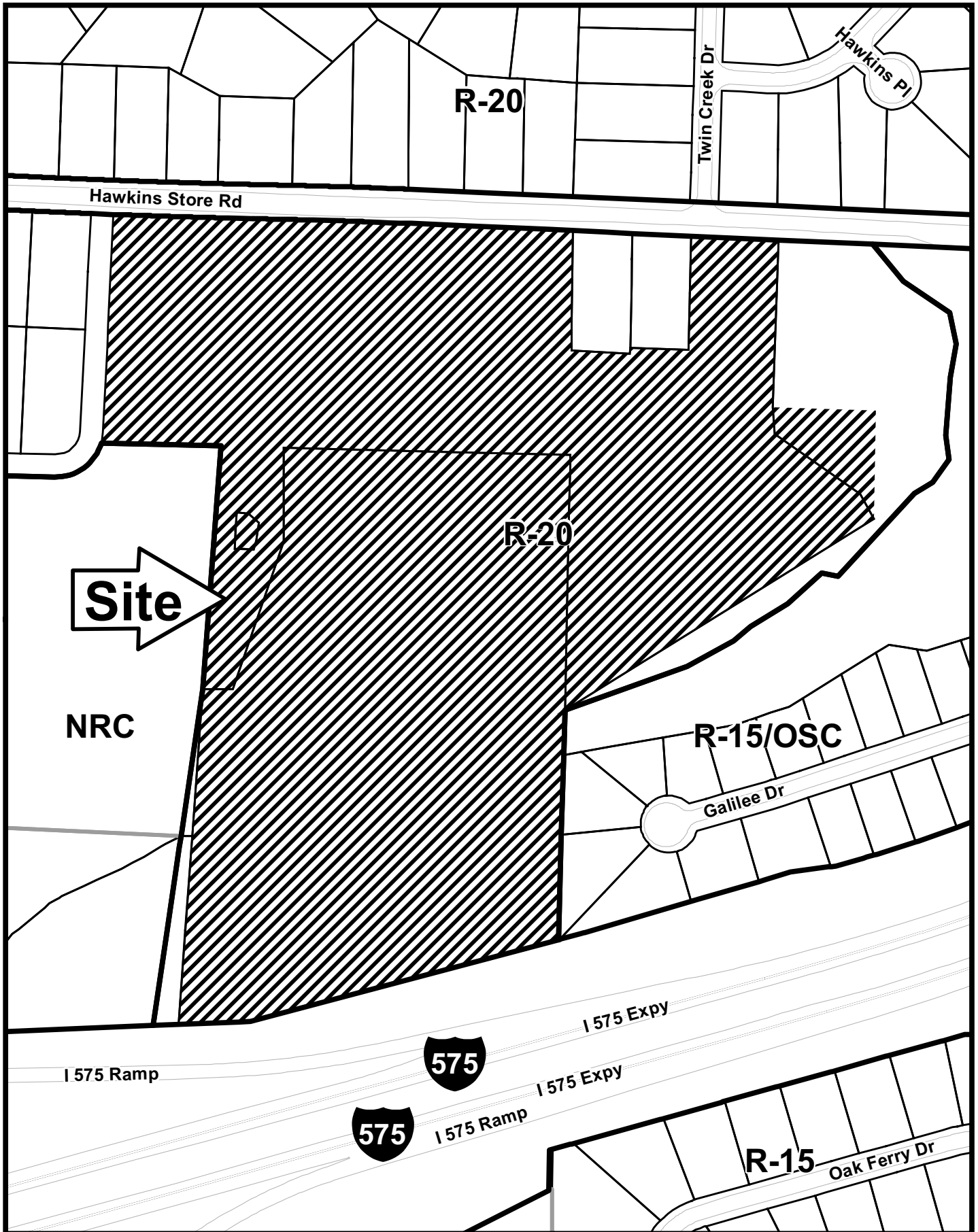
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

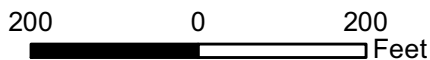
STIPULATIONS:



LUP-3



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



City Boundary
Zoning Boundary

APPLICANT: Shiloh Hills Christian School

PETITION NO.: LUP-3

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a renewal of a Temporary Land Use Permit last approved in 2011 (LUP-6) that added a 2, 3, and 4 year old child development program to the existing K-12 program that was begun in 1995 after being granted a Special Land Use Permit for a private school (SLUP-28). The hours of the child development program will be Monday through Friday from 7 a.m. to 6 p.m. There will be 20 children per day, 100 per week.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Shiloh Hills Christian School

PETITION NO.: LUP-3

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comment (renewal).

STAFF RECOMMENDATIONS

LUP-3 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. As a renewal, the applicant has proven that it has the required infrastructure relating to parking and drop-off/pick-up facilities. 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 24 months subject to:

- Site Plan received by the Zoning Division on November 29, 2012;
- Fire Department comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Water and Sewer Division comments and recommendations; and
- Department of Transportation 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.

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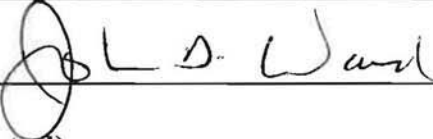
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Application #: LUP-3
PC Hearing Date: 2-5-13
BOC Hearing Date: 2-19-13

TEMPORARY LAND USE PERMIT WORKSHEET

1. Type of business? 2-, 3-, and 4-year-old child development
2. Number of employees? 3 - 4
3. Days of operation? Monday - Friday
4. Hours of operation? 7:00 AM - 6:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 20 ; Per week? 100
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Paved parking lot provided by school
7. Signs? No: ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): None
9. Deliveries? No ; Yes _____ (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes _____ ; No
11. Any outdoor storage? No ; Yes _____ (If yes, please state what is kept outside): _____
12. Length of time requested: As long as allowed
13. Any additional information? (Please attach additional information if needed):
This program was added to existing K-5 - 12th grade program and established according to State regulations under Bright From The Start.

Applicant signature:  Date: 11/27/12
Applicant name (printed): John D. Ward