



**APPLICANT:** The SAE School  
678-270-8767

**REPRESENTATIVE:** Garvis L. Sams, Jr. 770-422-7016  
Sams, Larkin & Huff, LLP

**TITLEHOLDER:** Riverview Industries, L.P.

**PROPERTY LOCATION:** End of Armstrong Place, southwesterly of  
Nichols Drive  
(1648 and 1649 Armstrong Place).

**ACCESS TO PROPERTY:** Armstrong Place

**PHYSICAL CHARACTERISTICS TO SITE:** Industrial site

**PETITION NO:** SLUP-2

**HEARING DATE (PC):** 05-07-13

**HEARING DATE (BOC):** 05-21-13

**PRESENT ZONING:** PVC

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** Private School  
(Pre-K through Eighth Grade)

**SIZE OF TRACT:** 7.92 acres

**DISTRICT:** 18

**LAND LOT(S):** 175, 176

**PARCEL(S):** 2, 9

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** HI/Industrial Site
- SOUTH:** HI/Industrial Site
- EAST:** PVC/Existing Industrial Site
- WEST:** City Limits of Smyrna

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

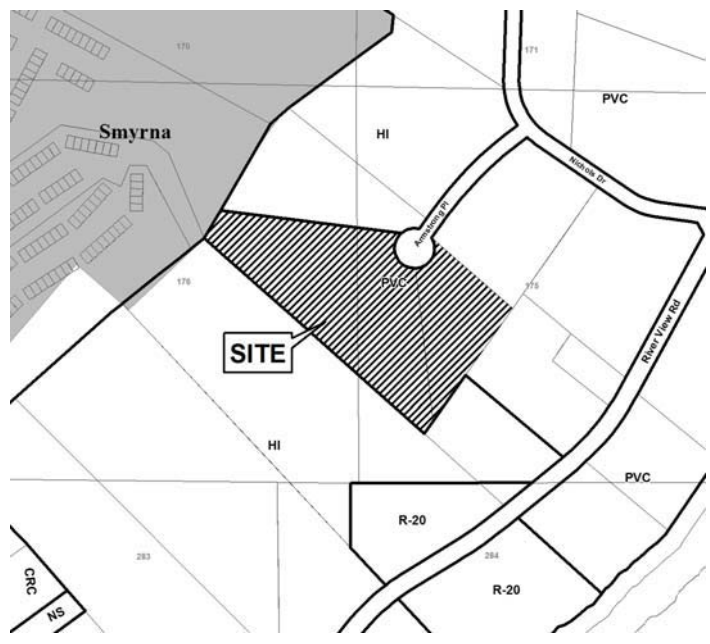
**BOARD OF COMMISSIONERS DECISION**

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

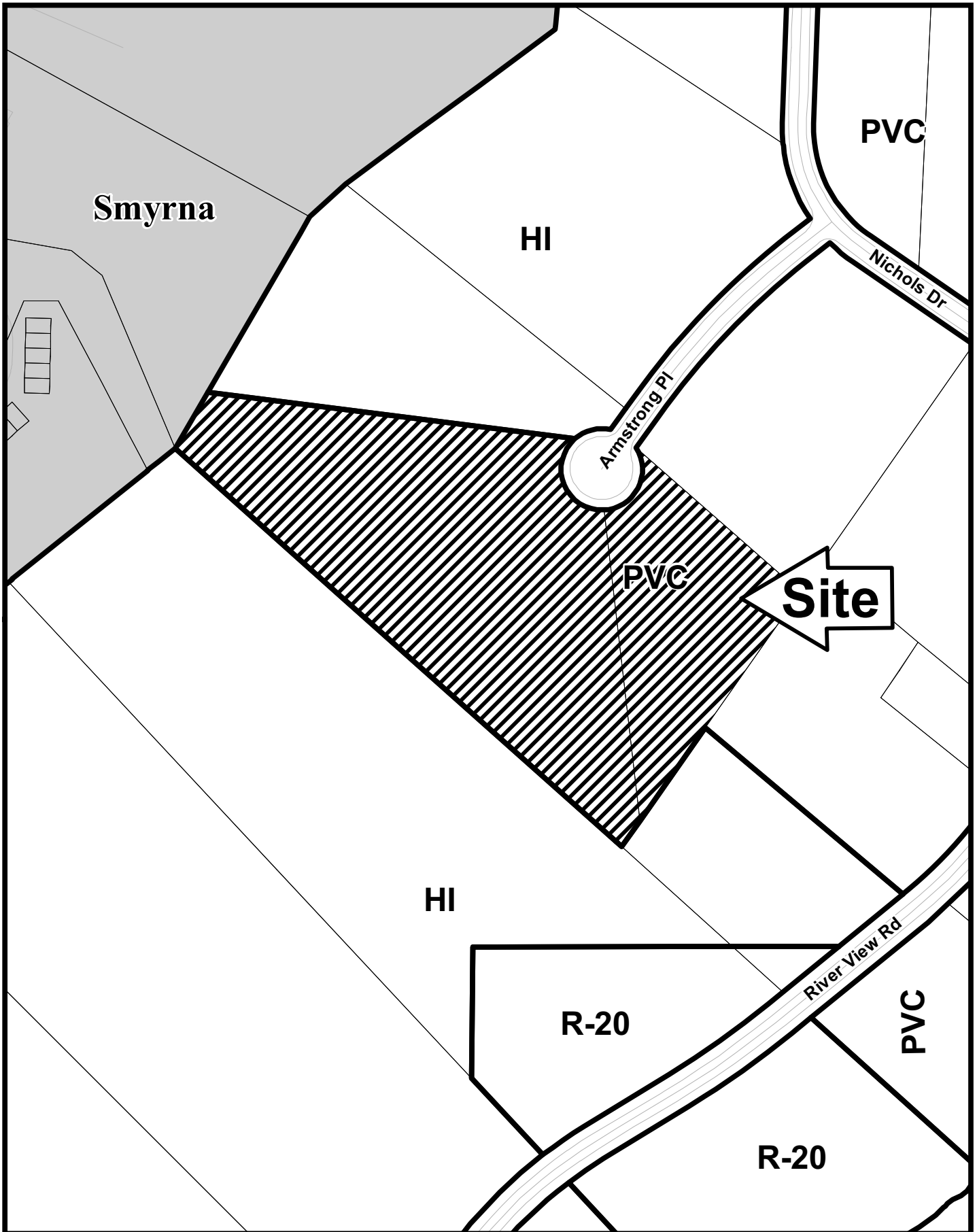
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

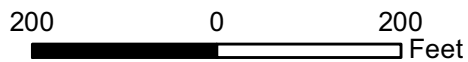
**STIPULATIONS:**





# SLUP-2



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** The SAE School

**PETITION NO.:** SLUP-2

**PRESENT ZONING:** PVC

**PETITION FOR:** SLUP

\*\*\*\*\*

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

The applicant is requesting a Special Land Use Permit in order to operate a private school on the subject property. It is the applicant’s stated intention to operate from this location for a period not to exceed thirty-six months as a temporary location until such time it has completed construction upon a to-be-purchased thirty acre site nearby within the City of Smyrna.

The school will consist of three (3) one-story buildings totaling 21,600 square foot of modular classroom buildings serving grades Pre-K through Eighth Grade. The maximum number of students will be 300 with a maximum of 40 staff.

On the surface, the proposal meets some but not all of the requirements for a private school as set out per Section 134-271 (7). The site exceeds the minimum five (5) acres required at 7.916 acres; it also appears to have more than the required minimum 100 feet of public road frontage. However, as an overall parking and landscaping plan is required to be approved by staff, at the time of filing, no landscape plan has been filed. Moreover, the Code requires one paved parking space per 300 square feet of gross floor area (a required 72); with the current plan falling short of this minimum requirement by providing 111 spaces, of which only 14 are actually paved to meet strict ADA requirements, the remainder being gravel.

More specifically, the property that is the site of this request was rezoned to the PVC planned village commercial district by zoning case Z-28 of 2010. The proposed school site was approved under this rezoning to a plan that depicted this area as “A-1 Highland District” a mixed use development district requiring a 100 foot buffer to the southwest where it abuts existing industrial uses. This approved plan depicted dozens of townhomes and single-family residences on the parcels that are proposed for this private school.

Rezoning case Z-28 also put into place by the Board of Commissioners’ approved stipulations several requirements agreed to by the rezoning applicant that became binding upon the subject property. These include but are not limited to:

- Protective covenants recorded as each phase of the property is developed and property owner associations formed (#4, page 15);
- Architectural Design Regulations put into effect controlling such issues as signage and other “usual and necessary” restrictions (#5, page 15);
- Prior to the issuance of building permits, staff shall review architectural and landscape plans for conformity to Z-28 approved plans and aforementioned architectural guidelines (#19, page 20);
- Requirements for approvals of appropriate building facades including dictated materials (#1, page 21);
- Provision of appropriate bike parking (#3, page 27);
- Specific requirements concerning trees to be planted and overall landscaping plans approved (#5, 6, page 27);
- Recital within any deeds, leases, etc. notifying tenants of proximity to heavy industrial uses and waiver of rights to file cause of action relative to potential nuisance of said uses (#7, page 34); and particularly
- “Major modifications or revisions to the zoning proposal shall come back for review by the Board of Commissioners in the form of the filing of an Other Business Item Application.

**APPLICANT:** The SAE School

**PETITION NO.:** SLUP-2

**PRESENT ZONING:** PVC

**PETITION FOR:** SLUP

\*\*\*\*\*

**ZONING COMMENTS: Continued**

Staff has not received as part of the current request documentation of these requirements being met, particularly, BOC approval of a differing site plan for this site from townhomes and single-family residences to a private school.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Connection to sanitary sewer will be required.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend an internal circulation plan be submitted to Cobb County DOT for review and approval.

Recommend no parking on Armstrong Place or Nichols Drive right-of-way.

Recommend driveways be paved with a treated hardened surface for a length of 25' or to the edge of the County right-of-way, whichever is greater.

Recommend the applicant provide emergency access in a flood event.

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

**APPLICANT:** The SAE School

**PETITION NO.:** SLUP-2

**PRESENT ZONING:** PVC

**PETITION FOR:** SLUP

\*\*\*\*\*

**FIRE COMMENTS:**

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)

APPLICANT: The SAE School

PETITION NO.: SLUP-2

PRESENT ZONING: PVC

PETITION FOR: SLUP

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Chattahoochee River FLOOD HAZARD INFO: Zone AE

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS:  YES  NO  POSSIBLY, NOT VERIFIED

Location: identified on the site plan

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE:  YES  NO  POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (\_\_\_\_\_ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: **50'**, 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream – Stamps Lake.  
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on the existing detention pond as well as the downstream lake.

APPLICANT: The SAE School

PETITION NO.: SLUP-2

PRESENT ZONING: PVC

PETITION FOR: SLUP

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS – Continued**

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill \_\_\_\_\_ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown \_\_\_\_\_
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. The existing pad grade for this parcel is located well outside the 100-year floodplain. However, there is no direct road access for ingress/egress or emergency response during flood events. Some type of emergency access should be provided, possibly through the adjacent parcel to the City of Smyrna River Line Park.
2. This parcel is located within the Chattahoochee River Corridor and is therefore subject to the provisions of the Metropolitan River Protection Act (MRPA). A MRPA review by the ARC will be required prior to permitting.
3. The existing detention pond will likely need to be modified to meet current stormwater management requirements for the proposed site.
4. There is a substantial amount of trash and debris (including numerous truck tires) that have been dumped on the site. All trash must be removed and any additional environment compliance issues addressed.



THIS

PAGE

INTENTIONALLY

LEFT

BLANK

## STAFF RECOMMENDATIONS

### **SLUP-2      THE SAE SCHOOL**

The applicant is requesting a Special Land Use Permit (SLUP) in order to operate a private school from the subject property. Anticipated to be a temporary site until a permanent campus is constructed in the nearby city limits of Smyrna, it will be composed of three (3) buildings totaling 21,600 square feet. Adhering to some minimum requirements of the County Code outlined in Section 134-271 (7) relative to private schools (having the required acreage), but not others (failing to provide the requisite paved parking); if approved, the request will necessarily included those variances.

However, and more specifically, the site of the proposed private school is property zoned PVC planned village commercial district per Z-28 of 2010 and subject to that case's many stipulations as approved by the Board of Commissioners and agreed to by that case's applicant.

Moreover, this request may not be appropriate for the area in which it is being made due to existing and future uses anticipated within this part of the County. Delineated by the *Cobb County Comprehensive Plan* as Industrial, this area is forecasted for a range of potential uses many of which include types that could be disruptive and possibly even harmful to children. While the subject property and several adjacent parcels were rezoned to the PVC zoning district, other parcels (including those immediately to the north and south) remain zoned HI heavy industrial district. In fact, many of the properties included in and rezoned by Z-28 of 2010 to the PVC district remain occupied by industrial users and are continuously marketed to such users as anticipated by that rezoning case's stipulations that recognized the industrial nature of the area and the right of property owners to continue usage of their property as industrial until such time as the proposed redevelopment occurred.

Based upon the above analysis, the fact that nearby properties including those adjacent to and a part of properties rezoned by Z-28 of 2010 remain used for industrial purposes, and staff's opinion that the current request requires BOC's approval to amend that previous zoning case, staff recommends DENIAL of the current application and recommends the applicant file a request for site plan amendment as an Other Business Item to the Board of Commissioners.

**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.**

## STATEMENT OF PROPOSED SITE IMPROVEMENTS

The SAE School (“SAE”) is purchasing an approximate thirty (30) acre tract of land within the City of Smyrna which is near the subject property and upon which SAE plans to construct its permanent private school. The subject property is proposed to be utilized by SAE for a period not to exceed thirty-six (36) months (unless extended by the District Commissioner) for the purposes of establishing a temporary location for SAE’s facilities until the permanent private school site can be fully constructed.

The School site will consist of approximately 21,600 sq. ft. of modular classroom buildings with associated parking, outside classroom areas and sports fields. The grades served will be Pre K through Eighth Grade and will include a maximum number of three-hundred (300) students with a maximum number of forty (40) individuals serving as faculty and staff.

The buildings to be erected will be modular construction one-story in height with ground-level installation of foundation landscaping. SAE’s carpool component is planned on a staggered schedule to minimize potential traffic impact with an on-site circulation pattern to hold the anticipated number of vehicles on the subject property. Additionally, SAE is implementing a carpool finder service and establishing an HOV line (3 or more students) to encourage effective carpooling and to further reduce the number of trips generated by the school.

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
JAMES A. BALLI

SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770-422-7016  
TELEPHONE  
770-426-6583  
FACSIMILE

JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

April 3, 2013



**VIA HAND DELIVERY**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
1150 Powder Springs Road, Suite 400  
Marietta, GA 30064

Re: Application of The SAE School for a Special Land Use Permit (SLUP-2)

Dear John:

You will recall that this firm has been engaged by and represents The SAE School concerning the above-captioned Special Land Use Permit Application which is scheduled to be heard and considered by the Planning Commission and Board of Commissioners during the May zoning cycle. In that regard, we have attended a preliminary meeting with members of your staff and the representatives of other divisions. At the initial meeting, DOT Review Engineer Jane Strickin, informed us of DOT's position with respect to several different issues. One of those issues dealt with the dropping-off and picking-up of students at the private school.

We informed Ms. Stricklin that SAE will be implementing a carpool finder service, establishing an HOV line (3 or more students) to encourage effective carpooling and to further reduce the number of trips generated by the school. In response, Ms. Stricklin requested that we provide more definitive drop-off/pick-up plans. Following that suggestion, enclosed please find the requisite number of copies of the site plan which has been revised to reflect the queuing and stacking of vehicles during daily drop-off and pick-up times. You will note that the revisions show a counterclockwise circular pattern for the dropping-off and picking-up of students which reflects the queuing of cars on the site. Additionally, the revised site plan shows one hundred eleven (111) spaces for parking, single queuing capacity of twenty one (21) vehicles and double queuing capacity of thirty four (34) vehicles.

Additionally, SAE will provide staggered hours for the dropping-off and picking-up of students. For instance, grades K-2 will be dropped off at 8:00 a.m., grades 3-5 at 8:15 a.m., and grades 6-8 at 8:30 a.m. Commensurate pick-up times will be staggered in a likewise fashion. Additionally, SAE will accommodate about ten percent (10%) of the students who will be dropped-off at 7:00 a.m. based upon the children's parents' work schedules.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

**VIA HAND DELIVERY**

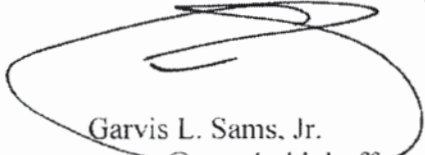
Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
April 3, 2013  
Page 2

---

In all respects, SAE will provide crossing guards, school personnel and volunteer parents in order to ensure that children stay away from between the vehicles and in order to ensure an orderly, safe and productive transportation scenario. We will, of course, be providing a Letter of Agreeable Stipulation/Conditions. However, I wanted to provide this information to you, DOT and other interested parties as soon as possible. With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.  
[gsams@samslarkinbuff.com](mailto:gsams@samslarkinbuff.com)

GLS,Jr./snw  
Enclosures

cc: Members, Cobb County Board of Commissioners (Via E-Mail w/attachment)  
Members, Cobb County Planning Commission (Via E-Mail w/attachment)  
Mr. Robert L. Hosack, Jr., AICP, Director (Via E-Mail w/attachment)  
Mr. Jason A. Campbell, Planner III (Via E-Mail w/attachment)  
Ms. Jane Stricklin, P.E., DOT Review Engineer (Via E-Mail w/attachment)  
Mr. David Breaden, P.E., Stormwater Management Division (Via E-Mail w/attachment)  
Ms. Karen L. King, Assistant County Clerk (Via E-Mail w/attachment)  
Ms. Lori Barton, Deputy County Clerk (Via E-Mail w/attachment)  
Ms. Robin Meyer, MIC (Via E-Mail w/attachment)  
Ms. Shelia Edwards, MIC (Via E-Mail w/attachment)  
Mr. Ben Clopper, P.E., MIC (Via E-Mail w/attachment)  
Mr. Jimmy Arispe, The SAE School (Via E-Mail w/attachment)



SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
JAMES A. BALLI

SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770•422•7016  
TELEPHONE  
770•426•6583  
FACSIMILE

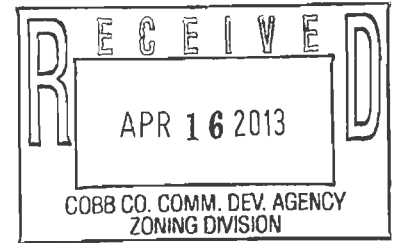
JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

April 16, 2013

VIA EMAIL

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
1150 Powder Springs Road, Suite 400  
Marietta, GA 30064



Re: Application of The SAE School for a Special Land Use Permit (SLUP-2)

Dear John:

As you know, this firm has been engaged by and represents The SAE School ("SAE") concerning the above-captioned Special Land Use Permit Application ("SLUP"). The Application is scheduled to be heard and considered by the Cobb County Planning Commission on May 7, 2013 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on May 21, 2013.

In accordance with the dialogue which we have established with the County's professional staff, representatives of the Mableton Improvement Coalition ("MIC") and others, this letter will serve as SAE's expression of agreement with the following stipulations which, upon the SLUP Application being approved, shall become conditions and a part of the requested SLUP and binding upon the subject property thereafter. The referenced stipulations are as follows, to wit:

1. The stipulations and conditions set forth herein shall be in addition to all of the prior stipulations and conditions which are currently in place concerning the property which constitutes the subject matter of the above-captioned SLUP Application by way of the stipulations/conditions in connection with No. Z-28 (2010) which was approved by the Board of Commissioners on March 15, 2011 when the subject property was a part of an overall rezoning to PVC for a Mixed-Use Development (Riverview Landing).
2. The subject property shall be developed and utilized as a private school which will commence by accommodating Pre-K through 8<sup>th</sup> Grade on a temporary basis (a maximum of thirty-six [36] months) or until SAE's permanent school site can be fully developed and constructed, whichever event first occurs.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
April 16, 2013  
Page 2

- 
3. The school site (7.92 acres) will consist of approximately 21,600 sq. ft. of modular classroom buildings with associated parking, outside classroom areas and sports fields.
  4. The grades served will include a maximum number of three-hundred (300) students with a maximum number of forty (40) individuals serving as faculty and staff.
  5. The buildings to be erected will be modular construction (DCA approved), one-story in height with ground-level installation of foundation landscaping.
  6. The architectural style and composition of the modular buildings shall be consistent (both exterior and interior) with the photograph being submitted contemporaneously herewith.
  7. SAE signage shall be ground-based, monument-style and consistent with provisions of the Cobb County Sign Ordinance. Additionally, entrance signage located on Armstrong Place shall be incorporated into the Landscape Plan for the school and shall be fully landscaped and irrigated.
  8. The submission of a Landscape Plan during the Plan Review Process which shall be subject to review and approval by the County Arborist.
  9. Subject to recommendations from the Cobb County Department of Transportation ("DOT") regarding traffic and transportation issues including the paving of the driveway aprons for ingress/egress to and from the site at the cul-de-sac on Armstrong Place.
  10. SAE will be implementing a carpool finder service and establishing an HOV line (3 or more students) to encourage effective carpooling and to further reduce the number of trips generated by the school. In that regard, SAE shall comply with the revised drop-off/pick-up site plan which was filed under separate cover on April 3, 2013. Said plan reflects the queing and stacking of vehicles during daily drop-off and pick-up times and depicts a counter-clockwise circular pattern for the dropping off and picking up of students. Single queing capacity will accommodate twenty-one (21) vehicles and double queing capacity will accommodate thirty-four (34) vehicles.



SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
April 16, 2013  
Page 3

---

SAE will provide staggered hours for the dropping off and picking up of students. For instance, grades K-2 will be dropped off at 8:00 a.m.; grades 3-5 at 8:15 a.m.; and, grades 6-8 at 8:30 a.m. Commensurate pick-up times will be staggered in a likewise fashion. Additionally, SAE will accommodate approximately ten percent (10%) of the students who will be dropped off at 7:00 a.m. based upon the children's parents' respective work schedules.

11. Subject to recommendations from the Cobb County Stormwater Management Division with respect to stormwater management, detention and hydrological issues, including the placement, configuration and details regarding detention and water quality on the subject property.<sup>1</sup>
12. Compliance with the recommendations from the Cobb County Water System with respect to the availability and accessibility of water and sewer for the site.
13. Subject to recommendations from the Cobb County Fire Department.
14. Subsequent to the expiration of thirty-six (36) months, unless said time frame is extended by the District Commissioner, the subject property shall be developed in conformity to the Master Plan regarding Riverview Landing (No. Z-28 [2010]).
15. The District Commissioner shall have the authority to approve minor modifications to these stipulations and the site plan as the development proposal proceeds through the Plan Review Process and thereafter.

Please do not hesitate to contact me or SAE's CEO/Head of Schools, Jimmy Arispe, should you or your staff require any additional information or documentation prior to this Application's appearance before the Planning Commission and Board of Commissioners next month.

---

<sup>1</sup> Although the subject property is not located in or adjacent to existing flood plain areas along Riverview Road, SAE has established an easement which provides an "escape route" via a walking path to the existing soccer park adjacent to The Enclave at Oakdale Subdivision.

SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
April 16, 2013  
Page 4

---

With kind regards, I am

Very truly yours,

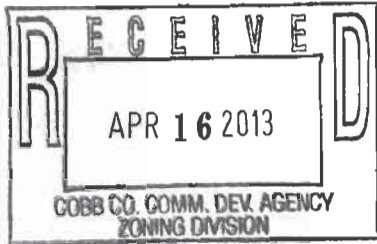
SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.  
[gsams@samslarkinhuff.com](mailto:gsams@samslarkinhuff.com)

GLS,Jr./dsj  
Attachment

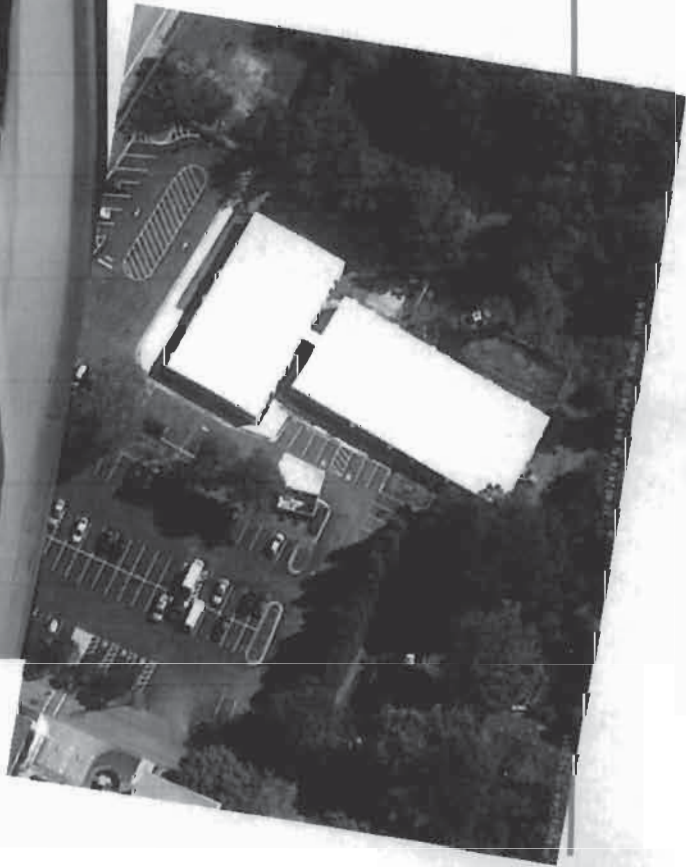
cc: Members, Cobb County Board of Commissioners (Via email w/attachment)  
Members, Cobb County Planning Commission (Via email w/attachment)  
Mr. Robert L. Hosack, Jr., AICP, Director (Via email w/attachment)  
Mr. Dana Johnson, AICP, Planning Manager (Via email w/attachment)  
Mr. Jason A. Campbell, Planner III (Via email w/attachment)  
Mr. David Breaden, P.E., Cobb County Stormwater Management  
(Via email w/attachment)  
Ms. Jane Stricklin, PE, Cobb County DOT (Via email w/attachment)  
Ms. Karen L. King, Assistant County Clerk (Via email w/attachment)  
Ms. Lori Barton, Deputy County Clerk (Via email w/attachment)  
Mr. Ben Clopper, P.E., MIC (Via email w/attachment)  
Ms. Robin Meyer, MIC (Via email w/attachment)  
Ms. Shelia Edwards, MIC (Via email w/attachment)  
Mr. Jimmy Arispe, CEO/Head of Schools, The SAE School (Via email w/attachment)



# Stage One – School Development



- Modular Construction**
- 300 Students capacity
  - Admissions & Administrative offices
  - 60 day construction window



SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
JAMES A. BALLI

SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770•422•7016  
TELEPHONE  
770•426•6583  
FACSIMILE

JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

April 18, 2013

**VIA EMAIL**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
Suite 400  
1150 Powder Springs Road  
Marietta, GA 30064

Re: Application of The SAE School for a Special Land Use Permit (SLUP-2)

Dear John:

You will recall that this firm has been engaged by and represents The SAE School ("SAE") concerning the above-captioned SLUP Application. Earlier this week, on April 16, 2013, we submitted a letter of agreeable stipulations/conditions concerning the Application. Since that time, continued discussions with your staff and with representatives of the Mableton Improvement Coalition ("MIC") have precipitated a reconsideration of one of the stipulations and the addition of another.

With respect to the foregoing, rather than the language in stipulation no. 14 included in my April 16<sup>th</sup> letter, please substitute the following language for the original language:

"14. Subsequent to the expiration of thirty-six (36) months, unless said time frame is extended by the Cobb County Board of Commissioners by way of the filing and approval of an Other Business Application, the subject property shall be developed in conformity to the Master Plan regarding Riverview Landing (No. Z-28 [2010])."

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

**VIA EMAIL**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
April 18, 2013  
Page 2

---

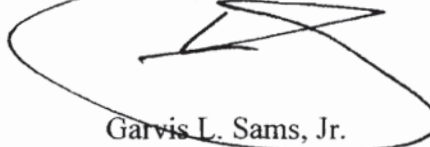
Additionally, with respect to SAE's parking lot, drives and parking spaces, please add the following stipulation:

“SAE agrees to delineate its parking lot, drives and parking spaces, including asphalt and graveled areas, with concrete wheel blocks (commonly found in parking lots) anchored with rebar. The size, shape and configuration of the parking spaces shall comport with Cobb County Development Regulations regarding same. Additionally, the outside edge of the parking lot shall be marked by either concrete wheel blocks, railroad ties or other approved elevated components which shall be relatively immobile and which clearly delineate the edge of the parking lot.”

Please do not hesitate to contact me should you or your staff require additional information or documentation prior to the formulation of your SLUP Analysis and the Application's appearance before the Planning Commission and Board of Commissioners next month. With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.  
[gsams@samslarkinhuff.com](mailto:gsams@samslarkinhuff.com)

GLS,Jr./dsj

**SAMS, LARKIN & HUFF**

A LIMITED LIABILITY PARTNERSHIP

**VIA EMAIL**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
April 18, 2013  
Page 3

---

cc: Members, Cobb County Board of Commissioners (via email)  
Members, Cobb County Planning Commission (via email)  
Mr. Robert L. Hosack, Jr., AICP, Director (via email)  
Mr. Dana Johnson, AICP, Planning Manager (via email)  
Mr. Jason A. Campbell, Planner III (via email)  
Mr. David Breaden, P.E., Cobb County Stormwater Management  
(via email)  
Ms. Jane Stricklin, PE, Cobb County DOT (via email)  
Ms. Karen L. King, Assistant County Clerk (via email)  
Ms. Lori Barton, Deputy County Clerk (via email)  
Mr. Ben Clopper, P.E., MIC (via email)  
Ms. Robin Meyer, MIC (via email)  
Ms. Shelia Edwards, MIC (via email)  
Mr. Jimmy Arispe, CEO/Head of Schools, The SAE School (via email)