

APPLICANT: Cumberland Christian Academy, Inc.
(770) 819-6443

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

TITLEHOLDER: Sun Valley (Holloman Road) Partners, LLC

PROPERTY LOCATION: West side of Holloman Road, south of
Hiram Lithia Springs Road.

ACCESS TO PROPERTY: Holloman Road

PHYSICAL CHARACTERISTICS TO SITE: Former water park

PETITION NO: SLUP-7

HEARING DATE (PC): 05-06-14

HEARING DATE (BOC): 05-20-14

PRESENT ZONING: GC, R-30, R-15

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Private School and Its
Corporate Offices

SIZE OF TRACT: 33.781 acres

DISTRICT: 19

LAND LOT(S): 1247, 1248

PARCEL(S): 4, 7, 51, 1, 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-30, R-20/ Single-family residence, Martins Farm Subdivision
- SOUTH:** R-30/ Single-family residences, undeveloped
- EAST:** R-30, R-20/ Single-family residence, Kensington Place Subdivision
- WEST:** R-30/ undeveloped

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

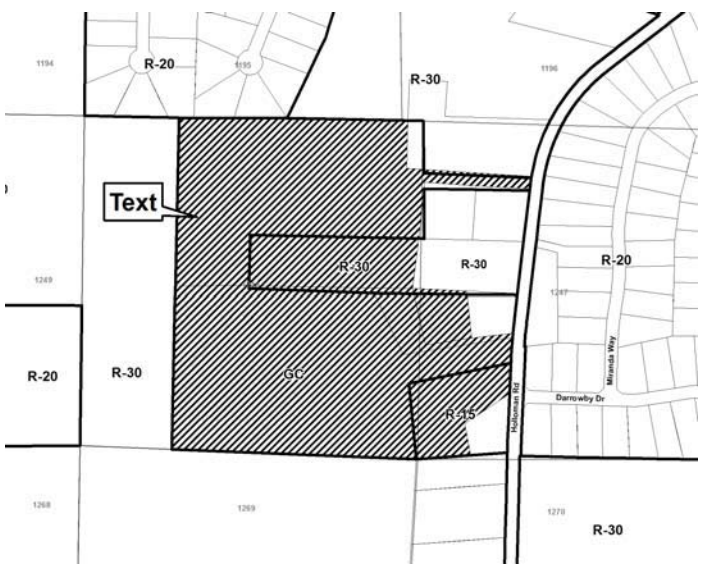
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

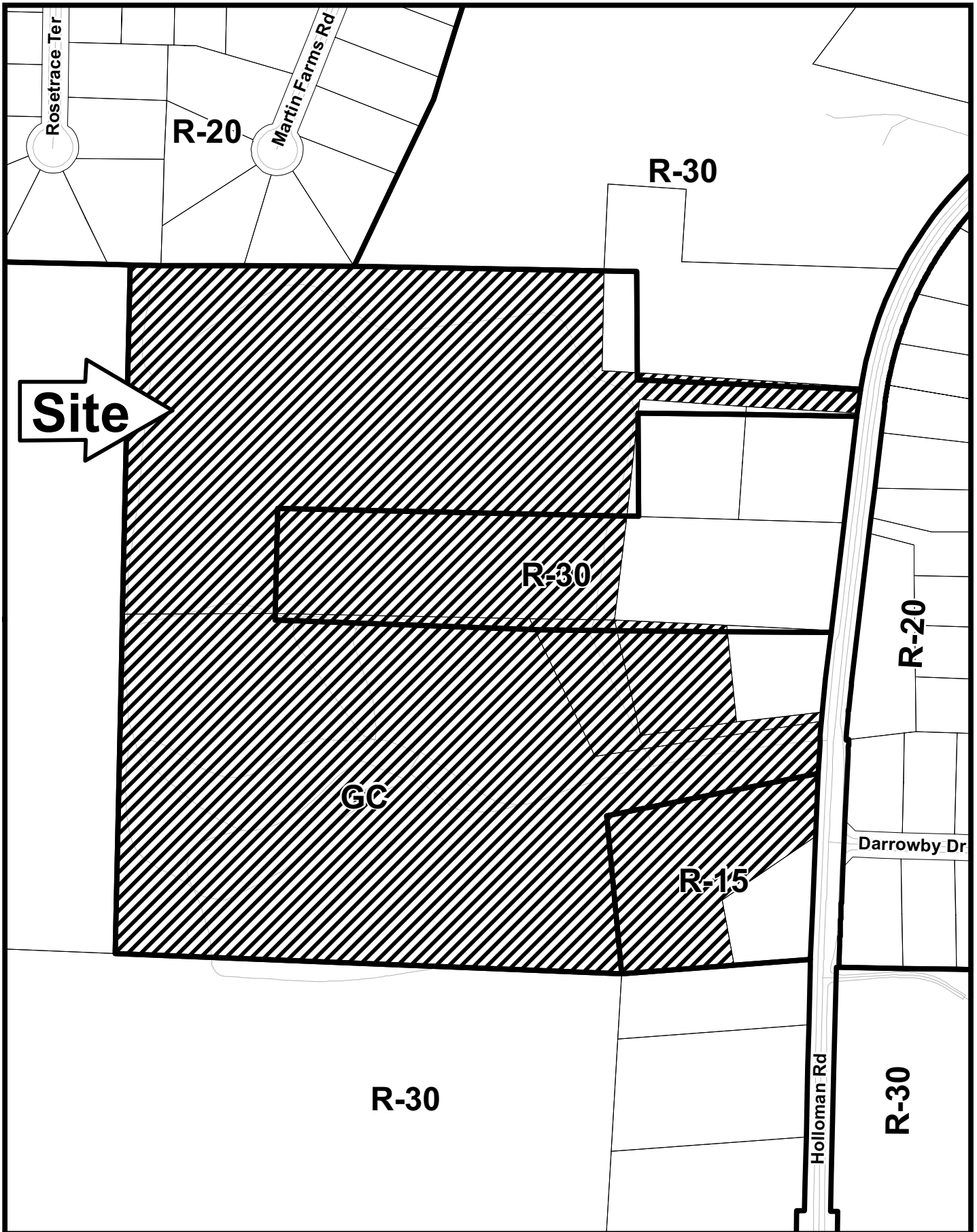
REJECTED _____ **SECONDED** _____

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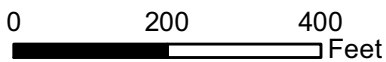
STIPULATIONS:





SLUP-7



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Cumberland Christian Academy, Inc.

PETITION NO.: SLUP-7

PRESENT ZONING: GC and R-30

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Special Land Use Permit (SLUP) in order to construct and operate a private school and corporate offices on the approximately 33.781 acres tract that is the former site of the Sun Valley Beach water park from 1973 to 2012. The campus will include classroom buildings, a cafeteria, a gymnasium, a pavilion, a lighted baseball field, a lighted soccer field, cross country trail, nature preserve and playground, and a tennis center. The school will begin operation serving Pre-K through 5th grade and housing its corporate offices in a temporary building of modular construction one story in height with ground level foundation landscaping. Ultimately, the school will house a maximum of 700 students and the necessary number of staff and faculty, and will have Pre-K to 12th grade students.

The school’s carpool component includes utilization of a staggered schedule with an on-site circulation pattern to minimize potential traffic impacts. Also, a carpool finder service will be implemented as well as an HOV land for three (3) or more students to encourage effective carpooling.

The applicant’s proposal meets the minimum standards set out by the Code for a private school of having at least 5 acres and a minimum public road frontage of 100 feet. Also, 228 parking spaces are shown being provided on site as well as preliminary landscaping.

There would need to be setback and landscape buffer variances for the existing and proposed buildings and driveways, particularly on the south and west property lines.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Property currently not connected to public water or public sewer. Connection to both will be required at Plan Review.

TRAFFIC COMMENTS:

Recommend a deceleration and left turn lane for the primary Holloman Road access.

Recommend curb, gutter, and sidewalk along the Holloman Road frontage.

Recommend an internal site traffic circulation plan.

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

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FIRE COMMENTS:

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.

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STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Sweetwater Creek FLOOD HAZARD INFO: Zone A

- 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: adjacent to stream and stream buffer

- 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 .
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 downstream receiving stream.

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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. This site was previously operated as Sun Valley Beach and has multiple access drives, buildings and recreational amenities. There is a stream that traverses the site, effectively splitting the parcel in half. The site is therefore encumbered by FEMA Zone A floodplain and County Stream Buffers.
2. There are improvements shown on the proposed site plan that are within the floodplain, stream buffer and impervious setback areas. Site plan revisions will likely be required in Plan Review or buffer variances obtained. Play fields and limited parking will be permitted in the floodplain, however, no fill or structures will be allowed in the regulatory floodplain. All new construction must meet current Cobb County Development Standards and Stormwater Management requirements.

STAFF RECOMMENDATIONS

SLUP-7 CUMBERLAND CHRISTIAN ACADEMY, INC.

The applicant is requesting a SLUP for the construction and operation of a private school which is to ultimately service 700 students and contain numerous buildings such as classrooms, cafeteria, gymnasium, as well as sports facilities for baseball, soccer, track, and tennis. Eventually serving grades Pre-K through 12th, the school will begin with grades Pre-K through 5th as well as its corporate offices.

Meeting the Code's prescribed minimum standards of 5 acres (33.781 acres) and 100 feet of public road frontage (approximately 300 feet), the school will begin with an original temporary building of modular construction that will be one story in height with ground level installation of foundation landscaping. The school has plans to minimize traffic impacts which include on-site circulation, carpool finder services, and an HOV lane.

The proposed use is a good redevelopment of an abandoned property. Additionally, schools are mostly found in the residential communities they serve. Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan in general conformity with that received by the Zoning Division March 6, 2014 with final approval by the District Commissioner after review in the Plan Review process;
- Landscape plan, with particular regard to parking areas, to be approved by the District Commissioner after review by County Arborist;
- Department of Transportation comments and recommendations;
- Fire Department comments and recommendations;
- Sewer and Water Division comments and recommendations;
- Stormwater Management Division 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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STATEMENT OF PROPOSED SITE IMPROVEMENTS

Cumberland Christian Academy, Inc. ("CCA") has entered into a contract to purchase an approximate 33.781 acre tract of land on the west side of Holloman Road south of its intersection with Hiram Lithia Springs Road. The subject property is the former site which was utilized by Sun Valley Beach from 1973 until 2012 and is proposed to be utilized by CCA for the purposes of establishing a permanent location for CCA's private school and corporate offices.

Ultimately, the unified campus design concept will include classroom buildings, a cafeteria, a gymnasium, a pavilion (existing), a lighted baseball field, a lighted soccer field, cross country trail, nature preserve and playground and a tennis center. Grades initially served will be Pre-K through 5th grade and will include the corporate offices. Ultimately, the grades served will be Pre-K through the 12th grade and will include a maximum number of 700 students and a commensurate number of individuals serving as faculty and staff.

The original building to be erected on a temporary basis will be of modular construction, one story in height with ground level installation of foundation landscaping. CCA's carpool component is planned on a staggered schedule to minimize potential traffic impact with an on-site circulation pattern to hold an anticipated number of vehicles on the subject property. Additionally, CCA 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.

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COBB COUNTY ZONING DIVISION