

SLUP-17  
(2014)

PLAT TO ACCOMPANY VARIANCE APPLICATION FOR  
**JUBILEE CHRISTIAN CHURCH INTL.**  
**(GLORY TABERNACLE), INC.**

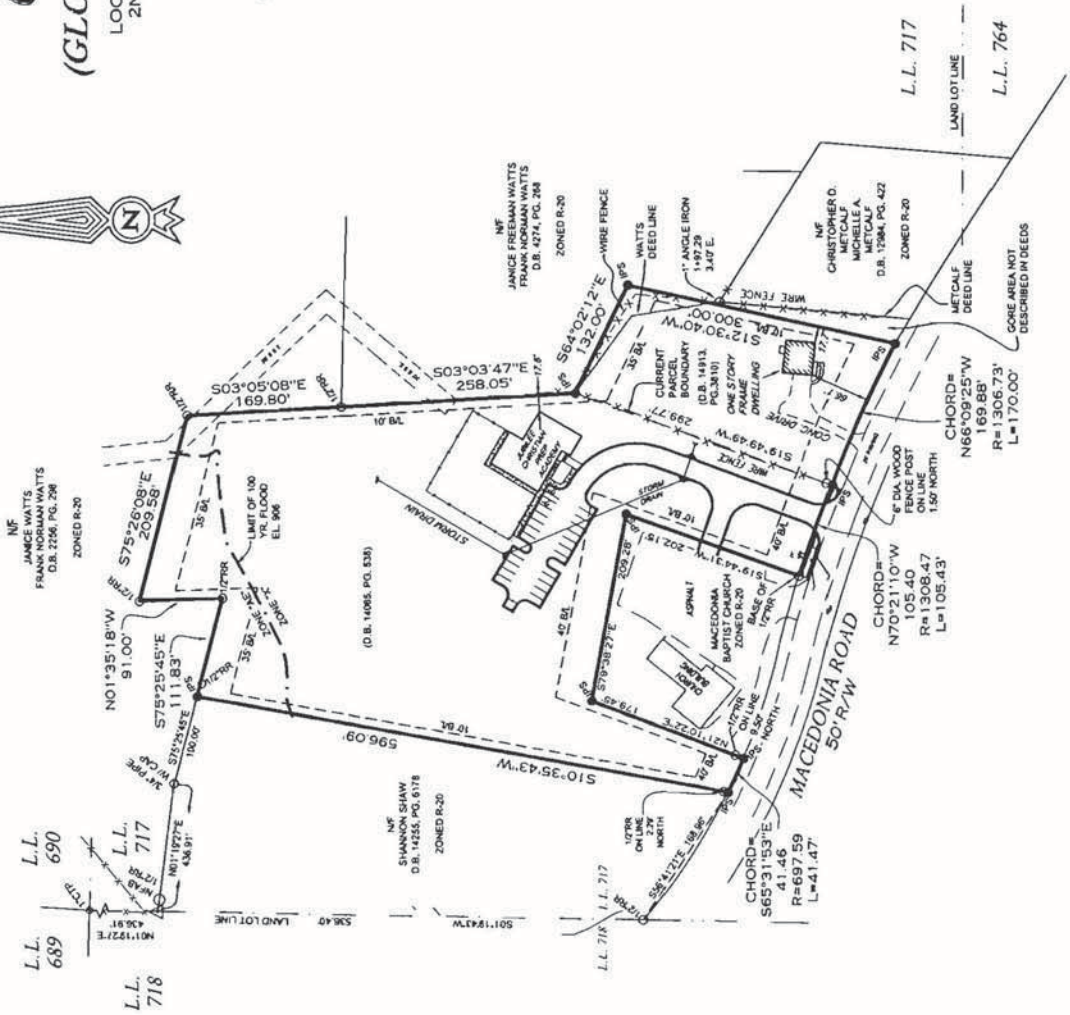
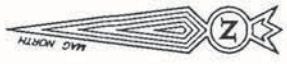
LOCATED IN LAND LOT 717, 19TH DISTRICT,  
2ND SECTION, COBB COUNTY, GEORGIA

AREA = 5.707 ACRES  
(248,599 SQ. FT.)  
INCLUDING 0.49 ACRES WITHIN THE  
100 YEAR FLOODPLAIN



COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 JUN -5 PM 3:42  
COBB COUNTY ZONING DIVISION

NOTE:  
THIS PLAT IS PREPARED WITHOUT THE BENEFIT OF A  
CURRENT TITLE REPORT. SOME ITEMS AFFECTING  
TITLE MAY NOT BE INCLUDED IN THIS SURVEY.  
THERE MAY BE UNRECORDED UTILITY EASEMENTS  
WITH THE SUBJECT PROPERTY THAT ARE NOT SHOWN.



- LEGEND**
- CORNER MONUMENTATION
  - PS = CORNER SET WITH A 1/2" STEEL ANGLE AND 1/2" ROD
  - CORNER FOLKING
  - UNMONUMENTED CORNER
  - CONVEY TO SET WHEN CONVEY TO SET MONUMENTS
  - X — X — FENCE LINE
  - RR = STEEL REINFORCING ROD
  - ODP = OPEN TOP WATER PIPE
  - CTP = CRIMPED TOP WATER PIPE
  - PP = POWER POLE
  - BA = BUILDINGLINE
  - RW = RIGHT OF WAY
  - L.L. = LAND LOT LINE
  - O.V. = OVERHEAD POWER LINES
  - GAS MAINS
  - SANITARY SEWER MAIN
  - NF = NOW OR FORMERLY OWNED BY
  - NFAB = NAIL FOUND AT BASE
  - D.B. = DEED BOOK
  - P.M. = PLAT BOOK
  - P.M. = CONCRETE RIGHT OF WAY MONUMENT

**FLOOD STATEMENT**  
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13067C0001Y & EFFECTIVE DATE, MARCH 4, 2013. THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONES: "X" & "AE". "X" AREAS DE TERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. "AE" = SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

**TECHNICAL DATA**  
TRAVERSE PRECISION: 1/32,000  
ANGLE ERROR: 8 SECONDS  
EQUIPMENT: TOPCON GTS-100  
PLAT PRECISION: 1/55,228



**THE RUSSELLE COMPANY INC.**  
PROFESSIONAL LAND SURVEYORS  
2981 POWDER SPRINGS ROAD  
MARIETTA, GEORGIA 30064  
VOICE: (770) 943-5903  
FAX: (770) 943-5904  
WWW.CRUSSELLE.COM

REVISIONS	
DATE	DESCRIPTION

PROJ. NO. CO1800 FILE. CO1800-15-13LDWO  
FIELD SURVEY DATE: 7/8/13  
PLAT DATE: 7/10/13  
SCALE: 1" = 100'

**APPLICANT:** Jubilee Christian Church Intl. Glory and Tabernacle, Inc.

**PHONE#:** (678) 521-8115 **EMAIL:** phuff@slhb-law.com

**REPRESENTATIVE:** Parks F. Huff, Esq.

**PHONE#:** (770) 422-7016 **EMAIL:** phuff@slhb-law.com

**TITLEHOLDER:** Jubilee Christian Church Intl. Glory and  
Tabernacle, Inc.

**PROPERTY LOCATION:** North side of Macedonia Road, east of  
Hopkins Road  
(3000 and 3066 Macedonia Road).

**ACCESS TO PROPERTY:** Macedonia Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing school  
building and one-story converted house

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/Wooded

**SOUTH:** R-20/Wooded, Macedonia Baptist Church, Chancellors Ridge Subdivision

**EAST:** R-20/Wooded

**WEST:** R-20/Wooded, single-family house

**PETITION NO:** SLUP-17

**HEARING DATE (PC):** 08-05-14

**HEARING DATE (BOC):** 08-19-14

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPOSED USE:** School, Worship Services  
and Pre-K Program

**SIZE OF TRACT:** 5.7 acres

**DISTRICT:** 19

**LAND LOT(S):** 717

**PARCEL(S):** 8, 9

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

**COMMISSION DISTRICT:** 4

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

**BOARD OF COMMISSIONERS DECISION**

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

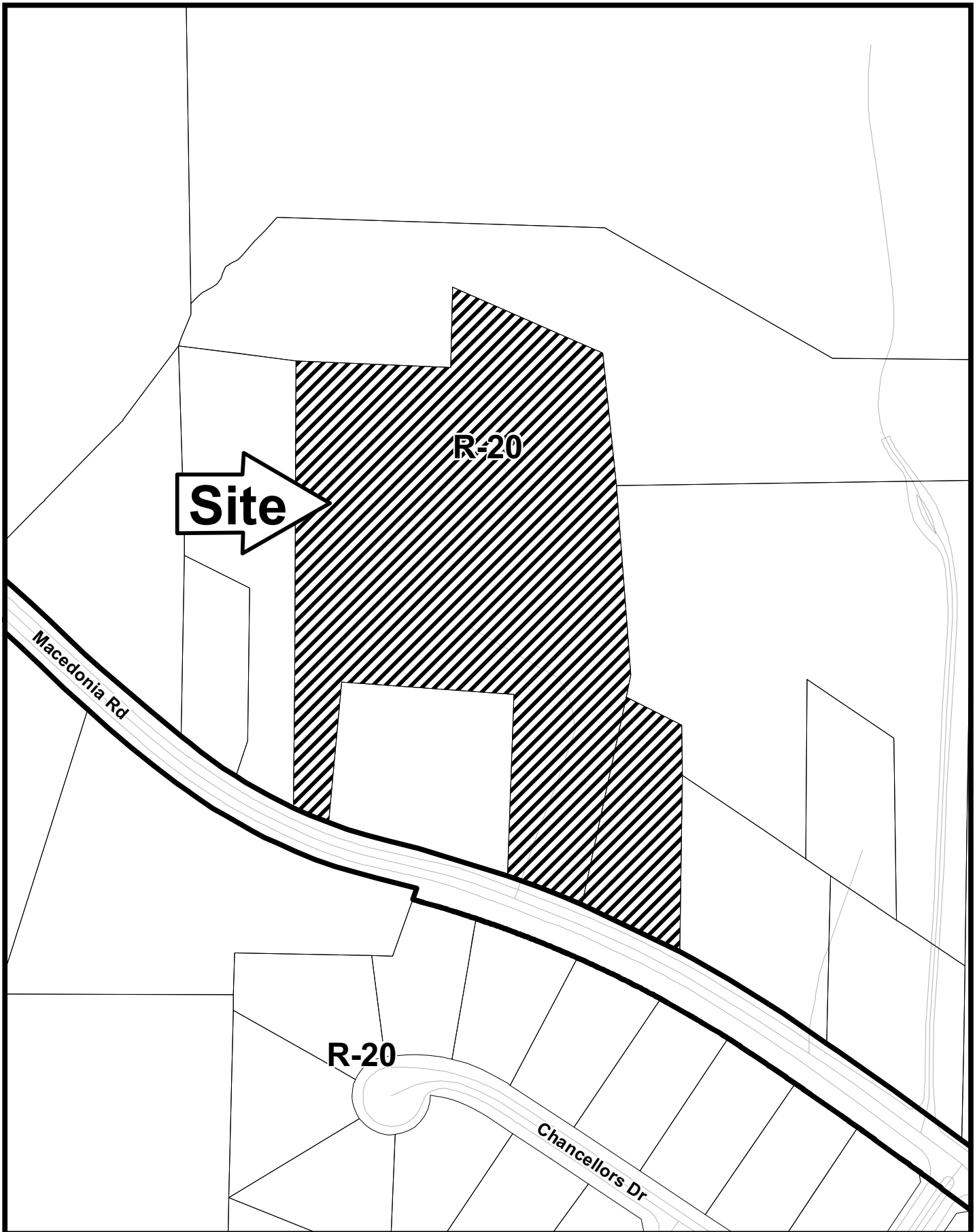
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

**STIPULATIONS:**



# SLUP-17



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

0 100 200 Feet



City Boundary  
Zoning Boundary

**APPLICANT:** Jubilee Christian Church Intl. Glory and Tabernacle, Inc. **PETITION NO.:** SLUP-17

**PRESENT ZONING:** R-20

**PETITION FOR:** SLUP

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

Applicant is requesting a Special Land Use Permit (SLUP) for the purpose of amending the previously approved SLUP-7 of 2009 (minutes attached). The current request will amend the previous SLUP by adding additional property and to add worship services in the converted house and to increase the number of children to 75. The school and pre-school will provide services to children from infancy to second grade. The hours of operation will be Monday through Friday during traditional work hours and the house will be used for worship services on Sundays and Wednesday evenings. The applicant proposes to keep the residential look of the existing house so it will look consistent with the nearby residences on large tracts. Applicant proposes to maintain the existing vegetative buffer or amend where needed to buffer existing residential neighbors.

The applicant is requesting the following contemporaneous variances:

1. Reduce to minimum lot size for a church with a private school from the required eight acres to 5.7 total acres; and
2. Reduce the required 50-foot setback to 17.7 feet for the existing house that will be used for worship services.

**Historic Preservation:** No comments.

**Cemetery Preservation:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

The house is currently served by a septic system. Depending on the intended usage of the house, it may have to connect to sanitary sewer and pay applicable sewer fees.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend access from the existing church driveway and removing the residential driveway access from Macedonia Road.

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

\*\*\*\*\*

**FIRE COMMENTS:**

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

**APPLICANT: Jubilee Christian Church Intl., Inc.**

**PETITION NO.: SLUP-17**

**PRESENT ZONING: R-20**

**PETITION FOR: SLUP**

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
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Subject for Plan Review for any future site revisions.

## STAFF RECOMMENDATIONS

### **SLUP-17      JUBILEE CHRISTIAN CHURCH INTL GLORY AND TABERNACLE, INC.**

The applicant's proposal is located on a major road close to a major signalized intersection. The applicant's proposal is located within close proximity to another institutional use, such as Macedonia Baptist Church. The applicant's proposal is consistent with the *Cobb County Comprehensive Plan*, which delineates this property to be within a Public/Institutional, Low & Medium Density Residential Land Use Categories, which allows for churches and schools. It is Staff's opinion the applicant's proposal would not adversely affect the adjacent property based on the buffering due to the floodplain and building location. Based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan received by the Zoning Division on June 5, 2014, with the District Commissioner approving minor modifications to the site plan;
- Maximum of 75 children, with the youngest being infants;
- All previous stipulations not in conflict with these stipulations (see previous minutes attached);
- Water and Sewer comments and recommendations;
- Fire department comments; 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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SPECIAL LAND USE PERMIT STATEMENT FOR  
APPLICATION OF JUBILEE CHRISTIAN CHURCH INTERNATIONAL  
(GLORY TABERNACLE), INC.

COMES NOW, JUBILEE CHRISTIAN CHURCH INTERNATIONAL  
(GLORY TABERNACLE), INC., and, pursuant to §134-37 (e) of the Cobb County Zoning  
Ordinance, files this Statement and shows the following:

1. The school originally received a SLUP in 2007 for 4.6 acres for a school. Since that time, they have acquired a house and 1.1 acres. The request is to amend the SLUP to add the additional property and to add worship services in the converted house and to increase the maximum number of children from 50 to 75. The school and preschool will provide services to children from infancy to second grade. The additional property and uses will not have a negative effect on the neighborhood or area. The school already co-exists with the community and the acquisition of this house and 1.1 acres for an area for worship services will not negatively impact the area.
2. The proposed SLUP is compatible with the neighborhood which includes the existing school and a church already located in front of the school. There have not been any complaints from neighbors regarding the existing SLUP.
3. The proposed use will not create a nuisance. The hours of operation will be Monday thru Friday during traditional work hours and the house will be used for worship services on Sunday.

COBB COUNTY ZONING DIVISION  
2014 JUN -5 PM 3:42

COBB COUNTY GEORGIA



4. The use will not impact the quiet enjoyment of surrounding properties. Jubilee will not change the existing house so it will keep its basic residential character.
5. The proposed use will complement the surrounding properties and will adversely affect their values.
6. Jubilee will provide adequate parking and the traffic generated will not have an impact based upon the operation of the existing school and the use of the house for worship services will be at times the school is not in use.
7. Jubilee proposes to keep the residential look of the existing house so it will look consistent with the nearby residences on large tracts. The intensity is appropriate given the surrounding church and existing school
8. The proposed use hours of operation will not negatively affect nearby residences.
9. The hours of operation will be restricted to typical school hours Monday thru Friday and worship services on Sunday and Wednesday evening.
10. The applicant will limit the hours of any deliveries, which will be minimal to typical business hours with no weekend or night deliveries.
11. Jubilee will maintain the existing vegetative buffer or amend where needed to

[2]

buffer existing residential neighbors.

12. Jubilee has been a valuable neighbor providing schooling alternatives for the surrounding community. There is a demand for the addition of worship space which is being satisfied by the addition of the 1.1 acres and the house.
  
13. The applicant is requesting to reduce the minimum lot size for a church and a school from eight acres to 5.7 total acres. Additionally, there is a reduction from 50 feet to 17.7 feet for the existing house that will be used for worship services.

The foregoing provides the factors to be considered in recommending approval of a Special Land Use Permit Application. Additional Details will be submitted during the pendency of the application.

Respectfully submitted, this the 5<sup>th</sup> day of June, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

\_\_\_\_\_  
PARKS F. HUFF  
Attorney for Applicant  
Ga. Bar No. 375010

SLUP-17 (2014)  
Previous Minutes

ORIGINAL DATE OF APPLICATION: \_\_\_\_\_ 05-19-09 \_\_\_\_\_

APPLICANTS NAME: JUBILEE CHRISTIAN CHURCH INTERNATIONAL  
(GLORY TABERNACLE), INC.

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

**BOC DECISION OF 05-19-09 ZONING HEARING:**

**JUBILEE CHRISTIAN CHURCH INTERNATIONAL (GLORY TABERNACLE), INC.**  
(owner) requesting a **Special Land Use Permit** for the purpose of Amending Previous Stipulations in Land Lot 717 of the 19<sup>th</sup> District. Located on the north side of Macedonia Road, east of Hopkins Road.

MOTION: Motion by Olens, second by Ott, as part of the Consent Agenda, to delete Special Land Use Permit to a **Land Use Permit, for 12 months subject to:**

- **site plan received by the Zoning Division dated February 6, 2008, with the District Commissioner approving minor modifications to the site plan (attached and made a part of these minutes)**
- **maximum of 65 children, with the youngest being infants**
- **all previous stipulations of SLUP-15 of 2007 not in conflict with these stipulations**
- **Water and Sewer Division comments and recommendations**
- **Cobb - Marietta Water Authority comments and recommendations**
- **Fire Department comments and recommendations**
- **Cobb DOT comments and recommendations**

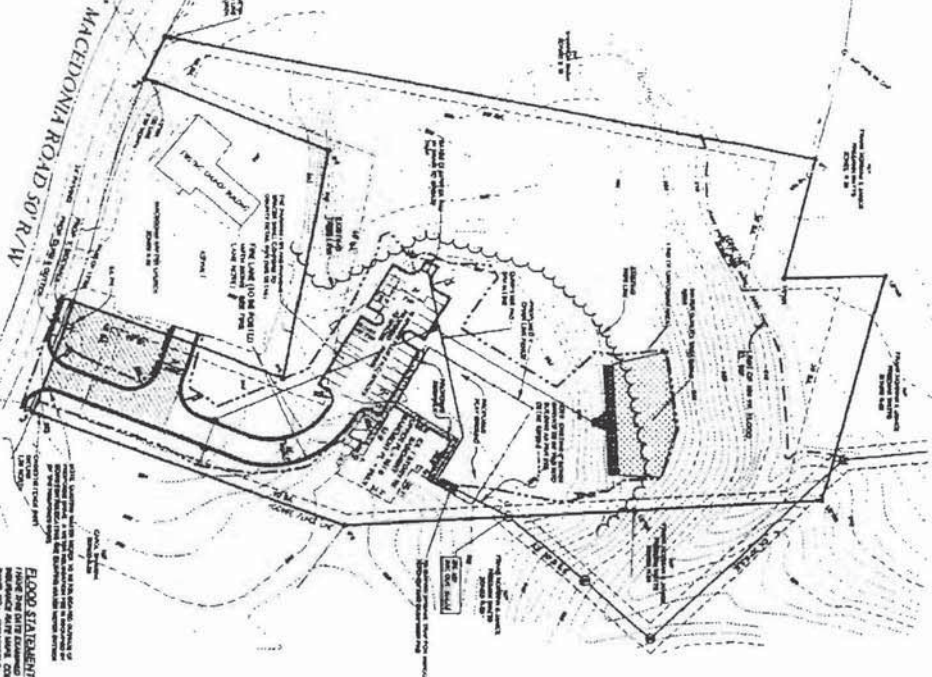
VOTE: **ADOPTED** unanimously

Min. Bk. 58 Petition No. SLUP-17  
 Doc. Type Site Plan  
 Meeting Date 5-19-2009

**FIRE LANE NOTE:**  
 ALL FIRE LANE AREAS SHALL BE MAINTAINED CLEAR OF ALL OBSTACLES AND SHALL BE KEPT OPEN AT ALL TIMES FOR THE PASSAGE OF FIRE TRUCKS AND OTHER EMERGENCY VEHICLES. THE FIRE LANE SHALL BE KEPT OPEN AT ALL TIMES FOR THE PASSAGE OF FIRE TRUCKS AND OTHER EMERGENCY VEHICLES. THE FIRE LANE SHALL BE KEPT OPEN AT ALL TIMES FOR THE PASSAGE OF FIRE TRUCKS AND OTHER EMERGENCY VEHICLES.

**WETLANDS NOTE:**  
 ALL WETLANDS AREAS SHALL BE MAINTAINED CLEAR OF ALL OBSTACLES AND SHALL BE KEPT OPEN AT ALL TIMES FOR THE PASSAGE OF FIRE TRUCKS AND OTHER EMERGENCY VEHICLES. THE WETLANDS SHALL BE KEPT OPEN AT ALL TIMES FOR THE PASSAGE OF FIRE TRUCKS AND OTHER EMERGENCY VEHICLES.

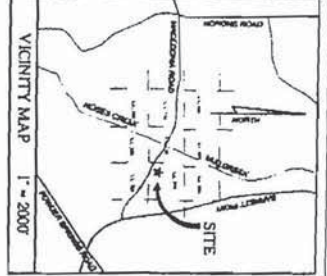
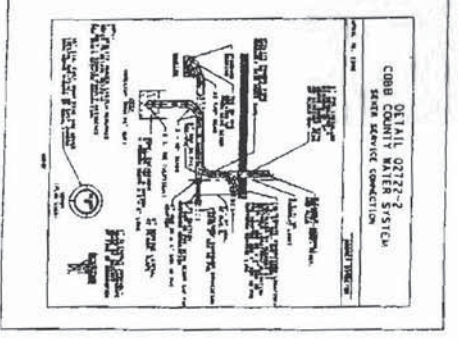
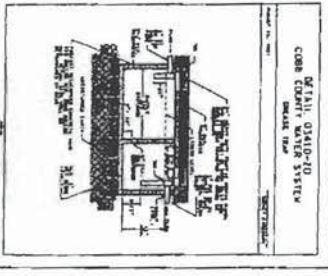
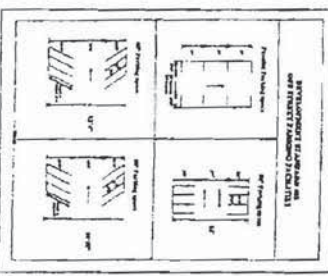
**PARKING LOT LIGHTING NOTE:**  
 ALL PARKING LOT LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MARIETTA STANDARDS FOR PARKING LOT LIGHTING. THE LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MARIETTA STANDARDS FOR PARKING LOT LIGHTING.



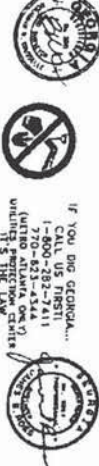
**IMPERVIOUS AREA = 0.66 AC.**  
**DISTURBED AREA = 1.40 ACRES**  
**24 HOUR CONTACT:**  
**WILLIAM GAUSE**  
**PHONE: 404-323-1959**

**FLOOD STATEMENT:**  
 THE PROPOSED DEVELOPMENT IS LOCATED IN AN AREA THAT IS NOT SUBJECT TO FLOODING AS SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF MARIETTA.

**TECHNICAL DATA:**  
 THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF MARIETTA STANDARDS FOR SITE PLANS.



**PAYMENT SECTION DETAIL**  
 TOTAL AREA = 4.69 ACRES  
 PRESENT ZONING: R-20  
 SPECIAL LAND USE PERMIT (SLUP-17 OF 2007)  
 SETBACKS:  
 FRONT - 40'  
 SIDE - 10'  
 REAR - 25'  
 TOTAL NO. OF PARKING SPACES = 25  
 TOTAL NO. OF SERVICE VEHICLES = 24  
 NOTES:  
 1. MAINTAIN EXISTING SIDEWALKS AND CURBS.  
 2. MAINTAIN EXISTING UTILITIES AND CONDUITS.  
 3. MAINTAIN EXISTING TREES AND LANDSCAPE.  
 4. MAINTAIN EXISTING DRIVEWAYS AND PATIOWAYS.  
 5. MAINTAIN EXISTING FENCES AND WALLS.  
 6. MAINTAIN EXISTING SIGNAGE AND MARKINGS.  
 7. MAINTAIN EXISTING LIGHTING AND ELECTRICAL SYSTEMS.  
 8. MAINTAIN EXISTING SECURITY SYSTEMS.  
 9. MAINTAIN EXISTING RECORDS AND DOCUMENTATION.  
 10. MAINTAIN EXISTING COMMUNITY RELATIONS AND PUBLIC AFFAIRS.  
 11. MAINTAIN EXISTING ENVIRONMENTAL MONITORING AND REPORTING.  
 12. MAINTAIN EXISTING HISTORIC AND CULTURAL RESOURCES.  
 13. MAINTAIN EXISTING ARCHITECTURAL AND ARTISTIC QUALITIES.  
 14. MAINTAIN EXISTING SCENIC AND VISUAL QUALITIES.  
 15. MAINTAIN EXISTING SOUND AND VIBRATION QUALITIES.  
 16. MAINTAIN EXISTING AIR QUALITY AND CLIMATE QUALITIES.  
 17. MAINTAIN EXISTING SOIL AND WATER QUALITIES.  
 18. MAINTAIN EXISTING ENERGY AND RESOURCE CONSERVATION.  
 19. MAINTAIN EXISTING SAFETY AND SECURITY.  
 20. MAINTAIN EXISTING ACCESSIBILITY AND UNIVERSAL DESIGN.  
 21. MAINTAIN EXISTING TRANSPORTATION AND TRAVEL QUALITIES.  
 22. MAINTAIN EXISTING COMMUNITY CHARACTER AND COHESION.  
 23. MAINTAIN EXISTING ECONOMIC AND SOCIAL BENEFITS.  
 24. MAINTAIN EXISTING CULTURAL AND HERITAGE QUALITIES.  
 25. MAINTAIN EXISTING RECREATION AND OPEN SPACE QUALITIES.  
 26. MAINTAIN EXISTING EDUCATIONAL AND RESEARCH QUALITIES.  
 27. MAINTAIN EXISTING HEALTH AND WELL-BEING QUALITIES.  
 28. MAINTAIN EXISTING QUALITY OF LIFE QUALITIES.  
 29. MAINTAIN EXISTING SUSTAINABILITY AND RESILIENCE QUALITIES.  
 30. MAINTAIN EXISTING INTEGRITY AND ETHICS QUALITIES.



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**RUSSELLE COMPANY**  
 PROFESSIONAL LAND DEVELOPMENT DESIGN  
 1000 W. BERRY STREET, SUITE 200  
 MARIETTA, GA 30060  
 TEL: 404-323-1959  
 WWW.RUSSELLECOMPANY.COM

**SITE & UTILITY PLAN**

**JUBILEE CHRISTIAN CHURCH INTERNATIONAL**  
 LOCATED IN LAND LOT 717  
 18TH DISTRICT, 2ND SECTION,  
 COBB COUNTY, GEORGIA

**JUBILEE CHRISTIAN CHURCH**  
 700 SENECA PLANE ROAD  
 MARIETTA, GA 30066  
 770-323-1959  
**GAUSE CONSTRUCTION CO., INC.**  
 218 PEARL STREET  
 MARIETTA, GA 30060  
 404-323-1959

APPLICANT: Jubilee Christain Church International

PETITION NO.: SLUP

PRESENT ZONING: R-20

PETITION FOR: SLUP

\*\*\*\*\*

**PLANNING COMMENTS:** Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Special Land Use Permit to amend the previous SLUP stipulations regarding the private school. There are two stipulations the applicant specifically wants to amend. First, the applicant would like to amend the maximum number of children from 50 to a maximum of 90 children. Second, the applicant would like to amend the minimum age from 4 years old to as young as an infant. The applicant would like to have the lower age for the convenience of the customer (one place to drop off their kids instead of two places), and to provide a base for children to graduate up through the school. The hours of operation would be Monday through Friday from approximately 7:30 am to 6:00 pm. The private school teaches Pre-K through fourth-grade. The private school would follow the Cobb County Board of Education schedule. The current stipulations are attached for review (see Exhibit "A").

**Historic Preservation:** No comments.

**Cemetery Preservation:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Water and sewer available to site.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

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

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**STORMWATER MANAGEMENT COMMENTS:**

No revisions to the existing stormwater management plan for this site are required since no site improvements are proposed.

APPLICANT: Jubilee Christain Church International

PETITION NO.: SLUP

PRESENT ZONING: R-20

PETITION FOR: SLUP

\*\*\*\*\*

**FIRE COMMENTS:**

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor.

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 occupiable floor level. Aerial fire apparatus roads shall be a minimum with of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius or Hammerhead turnaround – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office.

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

\*\*\*\*\*

**COBB COUNTY-MARIETTA WATER AUTHORITY COMMENTS:**

CCMWA requests to review the plans for this project as soon as they are available in order to determine the extent of impact upon our facilities. The owner/developer will be financially responsible for any impacts to CCMWA facilities from the project. Contact Chuck Byrge at (770) 426-8788 to coordinate plan review.

ORIGINAL DATE OF APPLICATION: 11-20-07APPLICANTS NAME: JUBILEE CHRISTIAN CHURCH INTERNATIONAL  
(GLORY TABERNACLE), INC.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE  
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 12-18-07 ZONING HEARING:**

**JUBILEE CHRISTIAN CHURCH INTERNATIONAL (GLORY TABERNACLE), INC.** (owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lot 717 of the 19<sup>th</sup> District. Located on the north side of Macedonia Road, east of Hopkins Road.

**MOTION:** Motion by Lee, second by Thompson, as part of the Consent Agenda, to **approve** Special Land Use Permit **subject to:**

- **site plan received by the Zoning Division September 6, 2007, with the District Commissioner approving minor modifications to the site plan (attached and made a part of these minutes)**
- **letter of agreeable conditions from Mr. Parks Huff, dated November 27, 2007 (attached and made a part of these minutes)**
- **Applicant to create at least a thirty foot (30') long landing at its entrance in close proximity to the grade of Macedonia Road to accommodate safe movement in and out of the site**
- **no day care use**
- **private school limited to fifty (50) children for Pre-K through 2<sup>nd</sup> grade**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**

**VOTE:** **ADOPTED** unanimously





SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

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

COBB COUNTY, GEORGIA  
FILED IN OFFICE

2007 NOV 27 PM 4:40

COBB COUNTY CLERK'S OFFICE  
770-422-7016

TELEPHONE

770-426-6583

FACSIMILE

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GARVIS L. SAMS, JR.  
JOEY L. LARKIN  
PARKS F. HUFF  
JAMES A. BALLI\*  
MELISSA P. HAISTEN

OF COUNSEL  
DAVID P. HARTIN

\*ALSO LICENSED TO PRACTICE  
IN ALABAMA

November 27, 2007

PAGE 5 OF

Min. Bk. 54 Petition No. SLUP-15  
Doc. Type Letter of agreeable  
Conditions  
Meeting Date 12-18-07

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III  
Cobb County Zoning Department  
Suite 300  
191 Lawrence Street  
Marietta, Georgia 30060-1661

Re: Application of Jubilee Christian Church International  
(Glory Tabernacle), Inc. for Special Land Use Permit (No. SLUP- 15)

Dear John:

I represent Jubilee Christian Church relating to their Special Land Use Permit Application for a private school on their property known as 3000 Macedonia Road. The Applicant owns an approximate 4.6 acre tract that wraps around the Macedonia Baptist Church. However, Jubilee Christian Church is not affiliated with or associated with the Baptist church.

Jubilee Christian has long desired to use the subject property for an outreach program. There is a partially complete building on the property which the church originally envisioned housing missionaries. Jubilee proposes to use this building to house a private school for up to approximately 50 children. Jubilee Christian recognizes a need for early and intensive education programs for children, especially underprivileged children. Jubilee also recognizes that the Cobb County School System has reduced its involvement in the state funded Early Intervention Program that was designed to give children the early intervention that they need to succeed. Therefore, Jubilee proposes to target the private school for compliance with the state funded Pre-K Program and to teach children from Pre-K through second grade. Following is a list of stipulations and conditions that my client is willing to become a part of the grant of the Special Land Use Permit.

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III  
Cobb County Zoning Department  
November 27, 2007

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- 1) The subject property will only be used for a private school and will not be used for a church or as a day care center.
- 2) The Applicant will comply with the Cobb County Department of Transportation recommendations, including, but not limited to, allowing Macedonia Baptist Church to use the school's proposed entrance as the entrance for the church. The present entrance for the Baptist church is not in an optimal location and the visibility would be greatly improved if their driveway was closed and their access was limited to the private school's entrance. The Applicant will work with the church and the County DOT to accommodate this request and to reach the appropriate agreements.
- 3) The Applicant will comply with the recommendations of the Stormwater Management Division and provide either onsite detention or the appropriate drainage easements to the creek that lies on the adjacent property which would potentially allow for the payment of a fee in lieu of onsite detention.
- 4) The school will teach a 4-year old Pre-K program, a Kindergarten program and a 1<sup>st</sup> and 2<sup>nd</sup> grade. The school will seek compliance with the state funded Pre-K program.
- 5) The school will be limited to 50 children and it is anticipated that they will have seven (7) to nine (9) teachers and staff. Any increase in the number of students will be approved via a modification of this stipulation.
- 6) The hours of operation of the school will be Monday through Friday from 7:00 a.m. to 6:00 p.m.
- 7) The Applicant will install curb, gutters and sidewalk along its primary road frontage. For the secondary road frontage, the Applicant will pay a fee in lieu of installing a short section.
- 8) The applicant will work with the Cobb DOT during plan review process to move the entrance as far eastward on the property as practical, including (with the approval of the DOT) varying from the DOT development standards on the proximity of a driveway to an adjacent property line.

SAMS, LARKIN & HUFF  
A LIMITED LIABILITY PARTNERSHIP

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- 9) The applicant shall create at least a 30 foot long landing at its entrance in close proximity to the grade of Macedonia Road to accommodate safe movement in and out of the site.

With the agreed to stipulations, the proposed private school on almost 5 acres will blend in with the surrounding church and large tract residential properties.

Please contact me if you need any additional information regarding this proposal.

Sincerely,

SAMS, LARKIN & HUFF, LLP



Parks F. Huff

[phuff@samslarkinhuff.com](mailto:phuff@samslarkinhuff.com)

PFH/brl

cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery  
Members, Cobb County Planning Commission – VIA First Class Mail  
Ms. Karen King, Deputy County Clerk – (2 copies) VIA Hand Delivery  
Mr. Steve Innes, Cobb County Water System (VIA Email)  
Mr. John Morey, Cobb County DOT (VIA Email)  
Mr. Dave Breaden, P. E., Cobb County Water System (VIA Email)  
Mr. Tim McKay, Cobb County DOT (VIA Email)  
Pastor Olajaide Opaleye  
Mr. Bisi Oluyemi