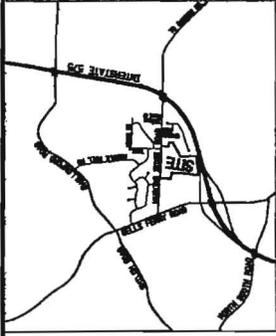


LUP-5  
(2015)

SURVEY FOR:  
SHILOH HILLS BAPTIST CHURCH  
LOCATED IN  
LAND LOTS 210 & 211  
18TH DISTRICT, GEORGIA  
COBB COUNTY, GEORGIA  
PREPARED FOR:  
SHILOH HILLS BAPTIST CHURCH

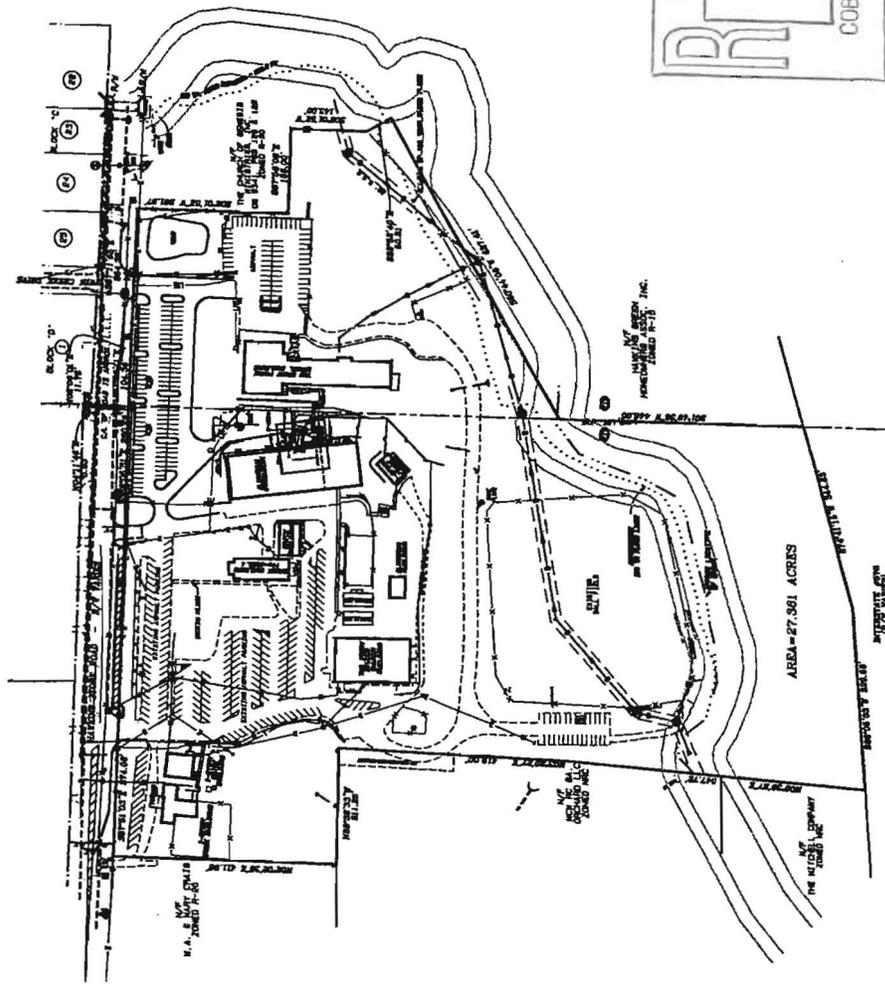
**BETTERTON**  
SURVEYING & DESIGN, INC.  
LAND SURVEYORS  
RECORDING & CONSTRUCTION DEPARTMENT  
1444 SOUTH MARLETTA PARKWAY, SUITE A  
DUBLIN, GEORGIA 30098  
(770) 499-0248

DATE OF SURVEY: AUGUST 13, 2008  
SCALE: 1" = 40'  
JOB NO.: 08148  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
1 OF 1



LOCATION MAP  
SCALE 1" = 200'

**RECEIVED**  
DEC - 1 2014  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



- SHAWEE NOTES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- SHAWEE REFERENCES:**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



**APPLICANT:** Shiloh Hills Christian School

**PETITION NO:** LUP- 5

**PHONE#:** 770-926-7729 **EMAIL:** school@shilohhills.com

**HEARING DATE (PC):** 02-03-15

**REPRESENTATIVE:** Terry Farrant

**HEARING DATE (BOC):** 02-17-15

**PHONE#:** 770-3 -6496 **EMAIL:** terry.farrant@shilohhills.com

**PRESENT ZONING:** R-20

**TITLEHOLDER:** Shiloh Hills Baptist Church of Cobb County

**PROPOSED ZONING:** Land Use Permit

**PROPERTY LOCATION:** South side of Hawkins Store Road and  
on the north side of I-575

**PROPOSED USE:** Educational Program

(260 Hawkins Store Road)

**ACCESS TO PROPERTY:** Hawkins Store Road

**SIZE OF TRACT:** 27.761 acres

**DISTRICT:** 16

**PHYSICAL CHARACTERISTICS TO SITE:** Existing church and  
private school

**LAND LOT(S):** 210, 211

**PARCEL(S):** 1

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** R-20/Shiloh Hills and Twin Creek Subdivisions

**SOUTH:** I-575

**EAST:** R-15(OSC)/Hawkins Green Subdivision

**WEST:** NRC/Retail Center and R-20/Single-family residence

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

**BOARD OF COMMISSIONERS DECISION**

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

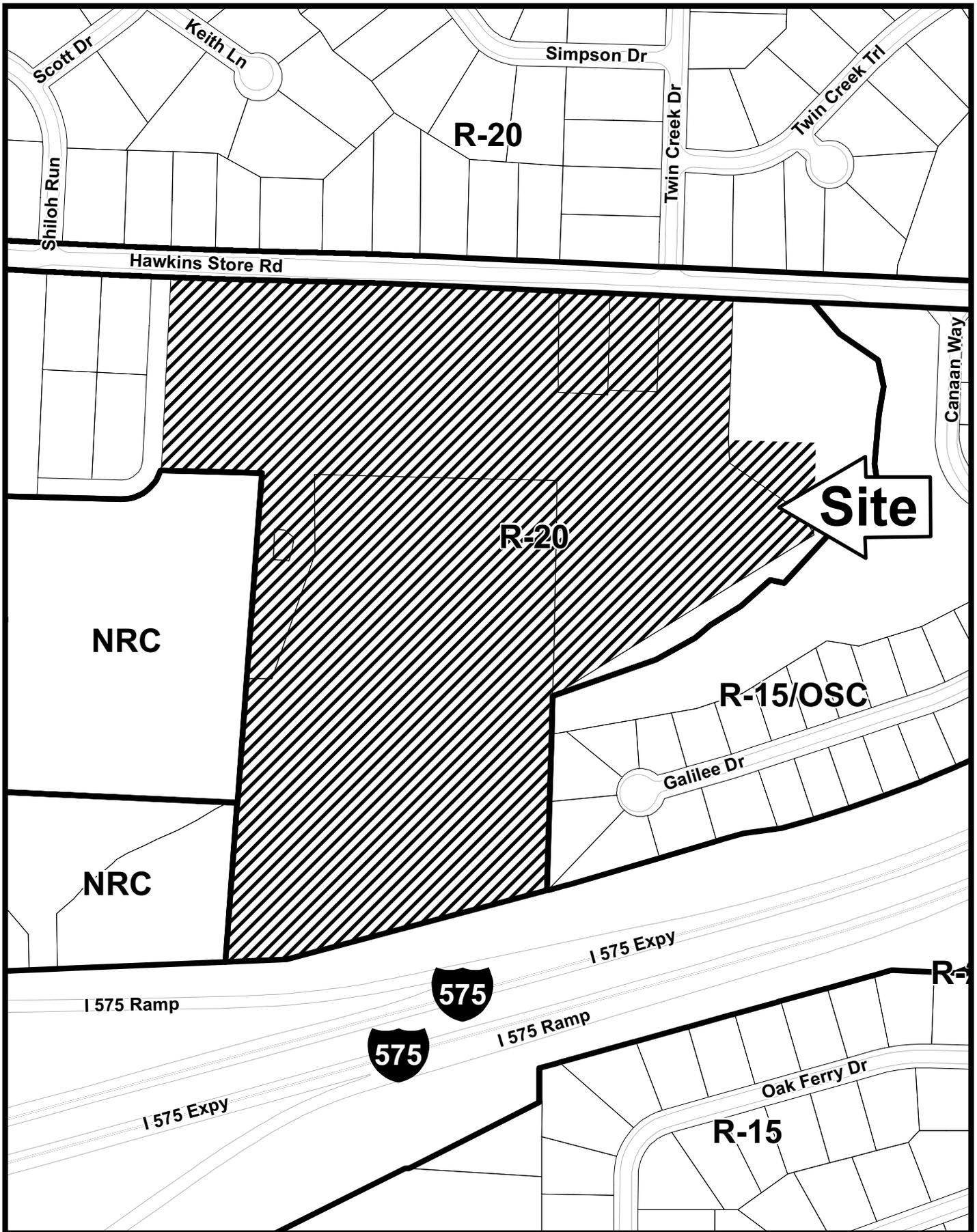
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

**STIPULATIONS:**



# LUP-5



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

0 200 400 Feet



City Boundary  
Zoning Boundary

**APPLICANT:** Shiloh Hills Christian School

**PETITION NO.:** LUP-5

**PRESENT ZONING:** R-20

**PETITION FOR:** LUP

\*\*\*\*\*

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

Applicant is requesting a renewal of its Temporary Land Use Permit last approved as LUP-3 in 2013 (minutes attached). The program is for three and four year-old child development in addition to the K-12 program that was started in 1995. The hours of operation are Monday through Friday from 7 a.m. until 6 p.m. There will be 25-30 children per day, 125-150 per week. There will be three to five employees. Applicant has indicated that the program operates according to state regulations under Bright from the Start.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Additional sewer fee for increase in student population may be due at Building Permitting.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

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: Shiloh Hills Christian School**

**PETITION NO.: LUP-5**

**PRESENT ZONING: R-20**

**PETITION FOR: LUP**

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

No comments.

## STAFF RECOMMENDATIONS

### LUP-5      SHILOH HILLS CHRISTIAN SCHOOL

Staff believes the 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.

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*  
**The existing use up for renewal provides educational programs for three- and four-year olds and has been in existence for a number of years with no complaints.**
- (2) *Parking and traffic considerations.*  
**The use is established and has had traffic concerns reviewed as part of previous approvals.**
- (3) *Number of nonrelated employees.*  
**Three to five employees are anticipated for this renewal.**
- (4) *Number of commercial and business deliveries.*  
**The applicant does not anticipate commercial deliveries.**
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*  
**This use is located in area having single-family residential, retail and office uses.**
- (6) *Compatibility of the business use to the neighborhood.*  
**The existing use has served residents of this area for several years and no complaints have been submitted to Code Enforcement.**
- (7) *Hours of operation.*  
**This activity is Monday through Friday from 7 a.m. until 6 p.m. and has not caused a complaint to be made with the Code Enforcement Division.**
- (8) *Existing business uses in the vicinity.*  
**Most of the western portion of this property abuts developed, retail uses.**
- (9) *Effect on property values of surrounding property.*  
**The use has existed for several years with no complaints. No expansion is proposed.**

CONTINUED ON NEXT PAGE

**LUP-5 SHILOH HILLS CHRISTIAN SCHOOL (Continued)**

*(10)Circumstances surrounding neighborhood complaints.*

**There are no Code Enforcement complaints regarding this use.**

*(11)Intensity of the proposed business use.*

**This application is a renewal of an existing educational program and there are no expansions planned.**

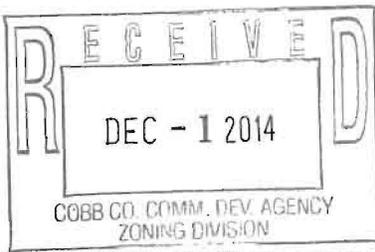
*(12)Location of the use within the neighborhood.*

**This renewal is located within an area having, single-family residential, retail and office uses.**

Based on the above-analysis, Staff recommends **APPROVAL** for 24 months subject to:

- Site plan received by the Zoning Division on December 1, 2014;
- 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.**



Application #: LUP-5  
 PC Hearing Date: 2-3-15  
 BOC Hearing Date: 2-17-15

**TEMPORARY LAND USE PERMIT WORKSHEET**  
**(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)**

1. Type of business, or request? 3 and 4 year old child development
2. Number of employees? 3-5
3. Days of operation? Monday - Friday
4. Hours of operation? 7:00AM - 6:00PM
5. Number of clients, customers, or sales persons coming to the house per day? 25-30 ; Per week? 125-140
6. Where do clients, customers and/or employees park?  
 Driveway: \_\_\_\_\_ ; Street: \_\_\_\_\_ ; Other (Explain): Paved parking lot provided by school
7. Signs? No: X ; 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 X ; 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 X
11. Any outdoor storage? No X ; Yes \_\_\_\_\_ (If yes, please state what is kept outside): \_\_\_\_\_
12. Length of time requested (24 months maximum): As long as allowed
13. Is this application a result of a Code Enforcement action? No \_\_\_\_\_ ; Yes \_\_\_\_\_ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed):  
This program is established and continues to operate according to State regulations under Bright From the Start.  
 Applicant signature: Terry Farrant Date: 11/20/14

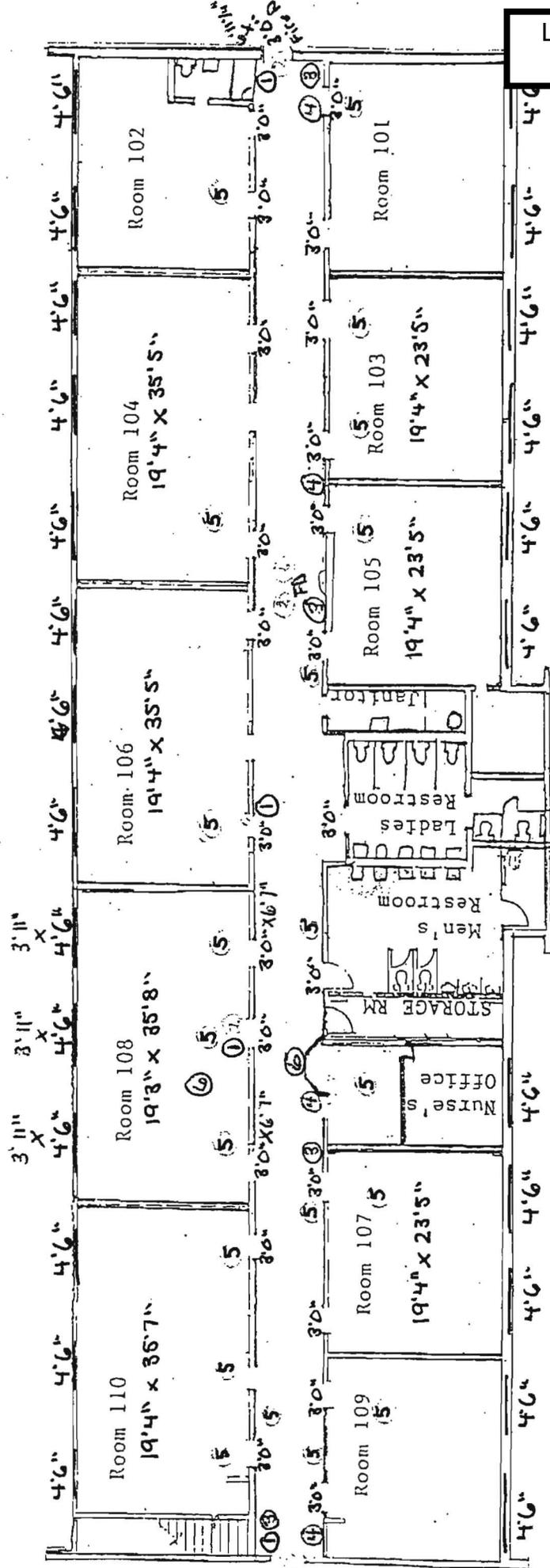
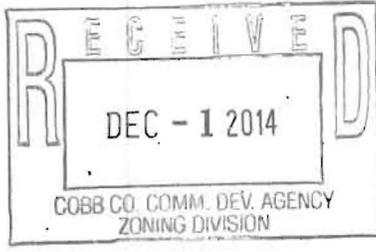
Applicant name (printed): Terry Farrant

- ① Emergency lighting
- ② Fire extinguishers
- ③ Fire alarm devices
- ④ Smoke detectors
- ⑤ Horn strobe light

Rm #108 3 yr olds "DayCare"  
 Rm #110 4 yr olds

Shiloh Hills Christian School  
 Main Building  
 First Floor

Contact: Terry Farrantor Patty Barnhorn  
 770-926-7729

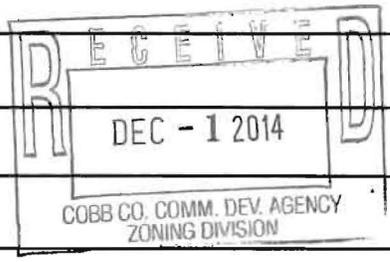


**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS  
TO ACCOMPANY APPLICATION FOR LAND USE PERMIT**

LUP-5 (2015)  
Consent Form

By signature, it is hereby acknowledged that I give my consent/or have no objection that Shiloh Hills Baptist Church intends to make an application for a Land Use Permit for the purpose of Education Purposes on the premises described in the application.

Signature	Printed name	Address
<u>Ginger Peterson</u>	Ginger Peterson	74 Hawkins Store Rd., NW 30144
<u>Maria Huertas</u>	Maria Huertas	12 Hawk in store Rd, NW 30144
<u>Matt Bledsoe</u>	Matt Bledsoe	51 Yvette Court, Kennesaw 30144
<u>Michael Dabrusco</u>	Michael Dabrusco	4218 Galilee Dr, Kennesaw 30144
<u>Gene Klumpp</u>	Gene Klumpp	19 Hawkins Store Rd 30144
<u>Thomas Howard</u>	Thomas Howard	10 Yvette Ct NE Kennesaw 30144
<u>Eli Velasquez</u>	Eli Velasquez	262 Hawkins Store Rd. Kennesaw Ga
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		



ORIGINAL DATE OF APPLICATION: 02-19-13APPLICANTS NAME: SHILOH HILLS CHRISTIAN SCHOOLTHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE  
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 02-19-13 ZONING HEARING:**

**SHILOH HILLS CHRISTIAN SCHOOL** (Shiloh Hills Baptist Church of Cobb County, Inc., owner) requesting a **Land Use Permit (Renewal)** for the purpose of Educational Programs in Land Lot 211 of the 16<sup>th</sup> District. Located on the south side of Hawkins Store Road, west and north of Interstate 575 (260 Hawkins Store Road).

MOTION: Motion by Lee, second by Goreham, to **approve** Land Use Permit for **24 months** subject to:

- **Site Plan received by the Zoning Division on November 29, 2012 (attached and made a part of these minutes)**
- **Fire Department comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Cobb DOT comments and recommendations**

VOTE: **ADOPTED** unanimously

LUP-3  
 (2013)

**BETTERTON**  
 SURVEYING & DESIGN, INC.  
 LAND SURVEYING/PLANNING  
 SUBDIVISION & COMMERCIAL SITE DESIGN  
 1000 LANE NORTH, SUITE 100, MARIETTA, GEORGIA 30066  
 (770) 575-8822

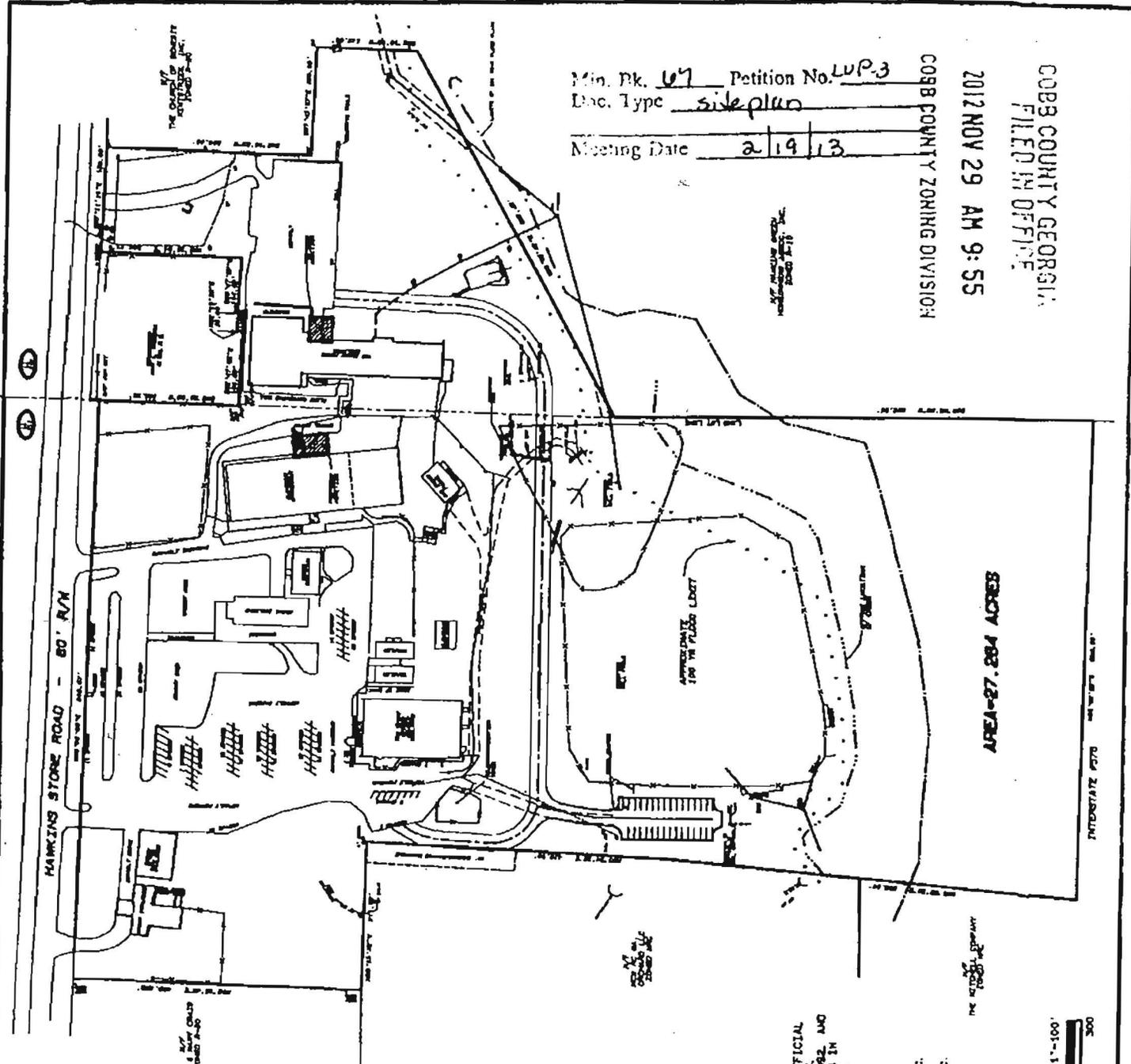
001000  
 SPECIAL LAND USE PERMIT PLAN  
 PREPARED FOR

001000  
 SPECIAL LAND USE PERMIT PLAN  
 PREPARED FOR  
 SHILOH HILLS CHRISTIAN SCHOOL  
 LOCATION: SHILOH HILLS CHRISTIAN SCHOOL  
 LAND LOTS 208 & 211, 10TH DISTRICT, 2ND SECTION,  
 COBB COUNTY, GEORGIA  
 DATE: 12/18/2008  
 SCALE: 1"=100 FT.

REVISION	DATE	BY	REASON FOR REVISION

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

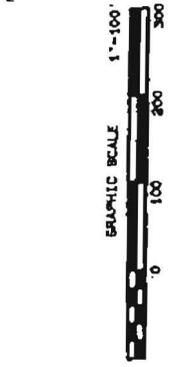
Min. Pk. 67 Petition No. LUP-3  
 Dec. Type side plan  
 Meeting Date 2/19/13



**SITE LOCATION MAP (NTS)**

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

NOTES:  
 1. SHILOH HILLS CHURCH  
 2. SHILOH HILLS CHURCH  
 3. SHILOH HILLS CHURCH  
 4. SHILOH HILLS CHURCH  
 5. SHILOH HILLS CHURCH  
 6. SHILOH HILLS CHURCH  
 7. SHILOH HILLS CHURCH  
 8. SHILOH HILLS CHURCH  
 9. SHILOH HILLS CHURCH  
 10. SHILOH HILLS CHURCH



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).