

# SLUP-8 (2015)

**LEGEND**

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**USE CHART**

11	R	RESIDENTIAL	18.00
12	R	RESIDENTIAL	14.00
13	R	RESIDENTIAL	10.00
14	S	OFFICE/RETAIL	24.00
15	R	RESIDENTIAL	13.50
16	S	OFFICE/RETAIL	20.00

**NOTES:**

1. THIS MAP IS A PRELIMINARY MAP AND IS NOT TO BE USED FOR CONVEYANCE OF REAL ESTATE.
2. THE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED.
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**PLANNING BOARD**  
COUNTY OF BUCKS, PENNSYLVANIA

**PREPARED BY:**  
THE BLUMS & WENDE

**DATE:** JUL 2 2015

**PROJECT:** SLUP-8 (2015)

**CLIENT:** conroy & associates, P.C.

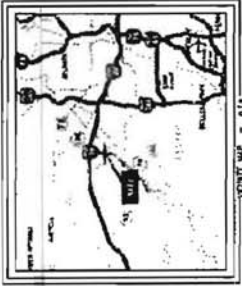
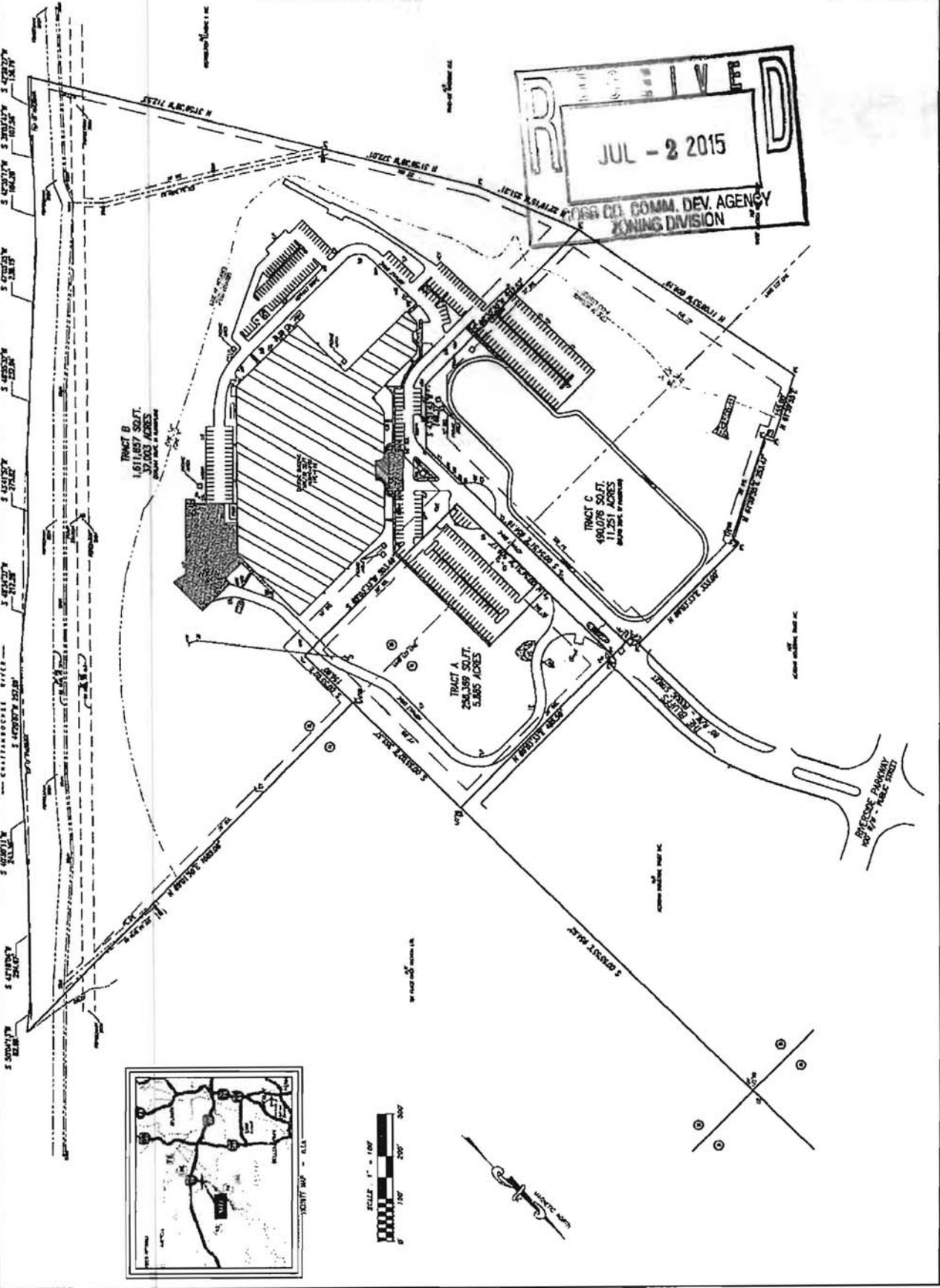
**ADDRESS:** 1000 N. 10TH ST., PHILADELPHIA, PA 19107

**PHONE:** (215) 261-1234

**FAX:** (215) 261-1234

**EMAIL:** info@blums.com

**WEBSITE:** www.blums.com



**APPLICANT:** The SAE School, Inc.  
**PHONE#:** (678) 239-3200 **EMAIL:** Jimmy.Arispe@SAEschool.org  
**REPRESENTATIVE:** Jimmy G. Arispe  
**PHONE#:** (678) 270-8767 **EMAIL:** Jimmy.Arispe@SAEschool.org  
**TITLEHOLDER:** Fifth Third Bank

**PETITION NO:** SLUP-8  
**HEARING DATE (PC):** 09-01-15  
**HEARING DATE (BOC):** 09-15-15  
**PRESENT ZONING:** HI

**PROPERTY LOCATION:** Southern terminus of The Bluffs, south of Riverside Parkway (260 The Bluffs).

**PROPOSED ZONING:** Special Land Use Permit  
**PROPOSED USE:** Private School

**ACCESS TO PROPERTY:** The Bluffs

**SIZE OF TRACT:** 54.139 acres  
**DISTRICT:** 18

**PHYSICAL CHARACTERISTICS TO SITE:** Office/warehouse building and open fields

**LAND LOT(S):** 780, 781, 785, 786, 869  
**PARCEL(S):** 1, 2, 3

**TAXES: PAID** X **DUE** \_\_\_\_\_  
**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** HI/Office-Warehouse Buildings  
**SOUTH:** Chattahoochee River  
**EAST:** HI/Undeveloped-Six Flags Over Georgia Parcel  
**WEST:** HI/Office-Warehouse uses;undeveloped lot

*Adjacent Future Land Use*  
 North: Priority Industrial Area (PIA), Sub-Category (IC)  
 East: Priority Industrial Area (PIA), Sub-Category (PRC)  
 South: Chattahoochee River - Fulton County - Industrial Zone  
 West: Priority Industrial Area (PIA), Sub-Category (IC)

**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-8



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: The SAE School, Inc.

PETITION NO.: SLUP-8

PRESENT ZONING: HI

PETITION FOR: SLUP

\*\*\*\*\*

**ZONING COMMENTS:**

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

Applicant is requesting a Special Land Use Permit for the purpose of a private school. The school will be housed in the existing 230,000 square-foot building and the two parcels to the front of the building will be utilized as fields for the school. No expansion is planned, but interior renovations will be made. The school will include Pre-K through 11<sup>th</sup> grade and will have 350 students. There will be 55-60 staff members. The hours of operation will be from 7 a.m. until 6 p.m. Carpool drop-off will be from 7:50 a.m. until 8:15 a.m. and pick-up will be from 3:45 p.m. until 4 p.m. The school will operate on a year-round (200-day) basis and plans to open in August of 2016.

**Historic Preservation:**

No comment.

**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.

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**WATER & SEWER COMMENTS:**

Applicant should be made aware that sewer fees will be assessed for private school if they exceed fees credited for previous development.

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**TRAFFIC COMMENTS:**

Recommend an internal traffic circulation plan. Recommend applicant be required to meet all Cobb County Standards and Ordinances related to project improvements.

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**FIRE COMMENTS:**

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

**APPLICANT:** The SAE School, Inc.

**PETITION NO.:** SLUP-8

**PRESENT ZONING:** HI

**PETITION FOR:** SLUP

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a Special Land Use Permit for the purpose of a private school. The site includes three (3) parcels totaling 54.139 acres, located south of Riverside Parkway at the terminus of The Bluffs.

Comprehensive Plan

The parcel is within a Priority Industrial Area (**PIA**) future land use category with a sub-category of Industrial Compatible (**IC**).

The purpose of the Priority Industrial Area (PIA) future land use category is to support the strategic protection of the most important Industrial and Industrial Compatible land areas in unincorporated Cobb County. The PIA provides protection for industrial areas that can support future job growth for industrial, manufacturing, office/ warehouse, technology, biomedical, and distribution uses. Typical uses are determined through the Priority Industrial Area and its subcategories. Allowable Zoning is determined by the Priority Industrial Area subcategories although all PIA sites encourage zoning categories that would allow for the placement of technology and biomedical development and non-polluting manufacturing centers.

The following professional evaluation and data analysis should be conducted when the Planning Commission and the Board of Commissioners are considering a land use change that alters a PIA property or areas adjacent to PIA properties from its existing Industrial or Industrial Compatible land use category to any other future land use category. In addition, the same professional evaluation and data analysis should be conducted, by the applicant, when the Planning Commission and the Board of Commissioners are requested to consider a change to a PIA property or areas adjacent to PIA properties that alter its zoning designation to one which is not compatible with the Priority Industrial Area. Finally, the policy relating to “Adjacency to viable industrial areas” should be considered by the Planning Commission and the Board of Commissioners when a zoning change occurs to a property adjacent to PIA properties:

- ◆ *Job impacts:* Consider the number of existing and future industrial jobs lost, existing and future job opportunities for residents with less than a four-year degree, and job density at the site.
- ◆ *Tax Base Impacts:* Evaluate and compare the tax base impacts between potential uses with the existing zoning and the proposed zoning; as well as, comparing tax base impacts to job impacts.
- ◆ *Viability:* Prioritize developments with immediate uses over potential uses without users lined up.
- ◆ *Transition:* Consider the cost of transitioning a property from one use to another through zoning. Properties made non-conforming may suffer years of deferred maintenance until a viable use surfaces.
- ◆ *Adjacency to viable industrial areas:* Consider negative impacts of residential users on adjacent and viable industrial sites, such as land price uncertainty and conflicts with residents. If a residential project is being considered adjacent to a PIA site, the Planning Commission and Board of Commissioners should consider requiring additional and enhanced buffering and screening requirements on the residential project in order to protect the residential land users as well as the viability of the adjacent industrial users.

Adjacent Future Land Use

North: Priority Industrial Area (**PIA**), Sub-Category (**IC**)

East: Priority Industrial Area (**PIA**), Sub-Category (**PRC**)

South: Chattahoochee River – Fulton County – **Industrial Zone**

West: Priority Industrial Area (**PIA**), Sub-Category (**IC**)

APPLICANT: The SAE School, Inc.

PETITION NO.: SLUP-8

PRESENT ZONING: HI \_\_\_\_\_

PETITION FOR: SLUP \_\_\_\_\_

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**PLANNING COMMENTS:** Continued

Master Plan/Corridor Study  
N/A

Historic Preservation  
No Comment.

Design Guidelines  
Is the parcel in an area with Design Guidelines?     Yes         No  
If yes, design guidelines area \_\_\_\_\_ N/A \_\_\_\_\_  
Does the current site plan comply with the design requirements?    N/A

Incentive Zones  
Is the property within an Opportunity Zone?         Yes         No  
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone?         Yes         No  
The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?         Yes         No  
The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts  
Is this property within the Cumberland Special District #1 (hotel/motel fee)?  
 Yes         No

Is this property within the Cumberland Special District #2 (ad valorem tax)?  
 Yes         No

Is this property within the Six Flags Special Service District?  
 Yes         No

**APPLICANT: The SAE School, Inc.**

**PETITION NO.: SLUP-8**

**PRESENT ZONING: HI**

**PETITION FOR: SLUP**

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**STORMWATER MANAGEMENT COMMENTS**

No comments.

## STAFF RECOMMENDATIONS

### SLUP-8      THE SAE SCHOOL, INC.

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

- (1) *Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.*  
**The proposed private school use will utilize the existing building. The single use of a school, with its restricted hours, may prove to be less intense than the other uses in the area.**
- (2) *Whether or not the use is otherwise compatible with the neighborhood.*  
**The proposed use of a private school is permitted as a special exception in this zoning district, with a Special Land Use Permit. This area is a mix of industrial uses, institutional uses, recreational uses, including a smaller private school and a church daycare. There are other school uses located in other industrial areas that have not negatively affected the school or the industrial uses. Examples of this can be seen in Acworth with Acworth Elementary School and Barber Middle School (both on Cantrell Road and almost surrounded by industrial property), and in South Cobb with the Pace Academy Athletics complex on Riverview Road.**
- (3) *Whether or not the use proposed will result in a nuisance as defined under state law.*  
**The proposed school use will incorporate hours of operation that will be more limited than other uses that could be allowed under the current zoning district.**
- (4) *Whether or not quiet enjoyment of surrounding property will be adversely affected.*  
**Quiet enjoyment of surrounding property will not be adversely affected.**
- (5) *Whether or not property values of surrounding property will be adversely affected.*  
**Staff does not believe the proposed use will adversely affect property values. Destiny Christian Academy (DCA) on Factory Shoals Road (also in the P.I.A.) was approved by the Board of Commissioners in 2005 for a private school. Since DCA's approval, many large distribution centers have been built on Hartman Road, and westerly on Factory Shoals Road including two new large distribution centers being constructed (FedEx with 300,000 square feet and a distribution center with 576,000 square feet).**
- (6) *Whether or not adequate provisions are made for parking and traffic considerations.*  
**The property has ample parking and drive aisles to support the proposed use.**
- (7) *Whether or not the site or intensity of the use is appropriate.*  
**The intensity proposed will be less than if the property were used strictly for uses allowed under its current zoning, which allows the heaviest uses permitted by the Zoning Ordinance, and would operate seven days a week, 24 hours per day.**
- (8) *Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.*  
**N/A – this not a residential neighborhood.**
- (9) *Whether or not adequate provisions are made regarding hours of operation.*  
**The hours of operation of Monday through Friday from 7 a.m. until 4 p.m. will be more restrictive than the hours of adjacent and nearby properties.**



- (10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.*  
**Deliveries for the school will be less intense than deliveries the property has experienced in the past. The school has set times for student drop-off and pick-up.**
- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*  
**The existing building is located on the interior edge of large wooded buffers to the south, east and west. Staff would suggest more landscaping along northern property lines.**
- (12) *Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.*  
**The proposed use will not adversely affect neighboring properties in this manner. Staff's main concern with this application is with the co-mingling of passenger cars and heavy trucks. However, one must keep in mind that SAE's current location on Mableton Parkway has 23,600 trips per day, with a large portion being heavy trucks. The proposed location on The Bluffs has a fraction of the traffic, and Riverside Parkway has 13,300 trips per day. The proposed location has approximately half as much traffic as the current location.**
- (13) *Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.*  
**The requested use for a private school as a special exception with a Special Land Use Permit is a permitted use under the Heavy Industrial zoning district.**
- (14) *Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.*  
**Applicant has provided sufficient information.**
- (15) *In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.*  
**The proposed location for the private school is located in an area populated with Class A office warehouse developments, an amusement park, churches, another private school and a church daycare. The proposed use is permitted as a special exception in the Heavy Industrial zoning category with a Special Land Use Permit. The applicant is not proposing any additions and will utilize the existing building on the property and make interior renovations.**

Based on the above-analysis, Staff recommends APPROVAL subject to the following:

- Site plan received, with the District Commissioner approving minor modifications;
- Cobb County Department of Transportation to approve traffic flow plan;
- 25-foot landscape buffer be installed along the northern property lines;
- Fire Department 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.**

• *Job impacts:* Consider the number of existing and future industrial jobs lost, existing and future job opportunities for residents with less than a four-year degree, and job density at the site.

**The SAE School Response:**

At present, The SAE School provides 51 full and 2 part time jobs. Of these 53 positions, 15 do not require a four-year degree. At the time of our relocation to the site (July 2016), this will have grown to approximately 65 positions, bringing these jobs to a site that is currently vacant and not supporting any jobs. The school's growth plan calls for hiring 10-14 additional employees yearly over the next 10 years to a projection of approximately 165-200 full time & part-time positions on the site by 2025.

As a provider of educational services, most new positions will require a four-year degree. We anticipate that 20% of jobs created will not require a four-year degree, representing approximately 30-35 positions by 2025.

Additionally, employment numbers in the area will be positively impacted by the school's location to the site due to the number of families who are small business owners who look at the site location as an opportunity to expand their businesses to this area. Our student body pulls from 30 zip codes across the Atlanta Metro area and proximity to a child's school is considered a top relocation factor.

• *Tax Base Impacts:* Evaluate and compare the tax base impacts between potential uses with the existing zoning and the proposed zoning; as well as, comparing tax base impacts to job impacts.

**The SAE School Response:**

The 2013 Cobb County Tax Bill states the assessed value of the property at \$3,742,800 and associated property taxes at \$44,853.69.

The economic impact of the school locating on this property will prove to be a net positive tax impact for the county in variety of ways.

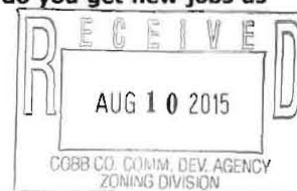
The county has already committed tremendous time and resources to the Riverside Redevelopment project. A key component of this project is to create a sense of identity for the area which includes the proposed property. An affordable preschool – 12<sup>th</sup> grade private project based learning school supports this vision perfectly and enhances the investment.

2% county sales tax revenues - Families as they travel to and from the school on a daily basis will be likely consumers of businesses along their routes. Simply by purchasing a weekly tank of gas locally, the yearly impact is \$450,000 in increased revenues. Other businesses, such as restaurants and retail, will also be impacted especially as the redevelopment of the surrounding area moves forward.

Residential areas around high quality schools experience the halo effect of increased property values. A case in point is the East Lake development and Drew Charter School. An impact of 5-10% valuations in the first 5 years would be a modest expectation.

Existing zoning for this building is limited to new hires in the industrial sector. With the approval of the SLUP to allow for the school usage, the property generates potential for tax revenues by drawing both employed and enrolled school families to the area to spend in retail locations and support other area businesses. Not only do you get new jobs as

The SAE School. 8.10.2015



outlined in the above response, you also get the associated families that the students bring.

Finally, the equivalent number of potential jobs are created in this scenario, but the school provides incentives for parents to bring their businesses to the area to be close to the school. By having additional businesses in the area the County would receive additional tax revenues and additional staff in the area. This compounding effect of adding more families and businesses to the area would increase the number of people who live in the surrounding area. The value of this is that these individuals are then paying property taxes on their homes.

*Viability:* Prioritize developments with immediate uses over potential uses without users lined up.

**The SAE School Response:**

There does not appear to be any potential uses or users lined up as this building has been for sale for quite some time. With the school relocating to this facility it adds a viable use to the building that is currently sitting empty.

*Transition:* Consider the cost of transitioning a property from one use to another through zoning. Properties made non-conforming may suffer years of deferred maintenance until a viable use surfaces.

**The SAE School Response:**

The cost of transitioning this property would be at the expense of the school. We are a non-traditional school environment and the current layout of the building is actually very much in line with our needs. The renovations that would be made to the building and site would still leave the same amount of office space as before and the same amount of warehouse space as before. The main configuration changes would involve removal of the modular office dividers, adding acoustic baffles and bringing natural light to more areas of the building. The warehouse space would be converted into gymnasium and auditorium spaces and would be easily converted back to current state for the same approximate cost. It should be noted that The SAE School intends for this to be our permanent campus and is under contract to purchase the property. This is not a leasehold improvement scenario, so the risk of this deferred maintenance is very minimal.

*Adjacency to viable Industrial areas:* Consider negative impacts of residential users on adjacent and viable industrial sites, such as land price uncertainty and conflicts with residents.

**The SAE School Response:**

If a residential project is being considered adjacent to a PIA site, the Planning Commission and Board of Commissioners should consider requiring additional and enhanced buffering and screening requirements on the residential project in order to protect the residential land users as well as the viability of the adjacent industrial users.

Currently, there are no residential neighborhoods adjacent to the property. However, if one is being considered then the school would be viewed as an asset. Good school systems bring up the home values in an area and lead to stability of prices even during times of recession. The school would benefit the owners of both residential and commercial neighbors by providing a stable business that provides jobs and educational benefit for those nearby.

The SAE School, 8.10.2015

