



REVISIONS

REVISION	DATE

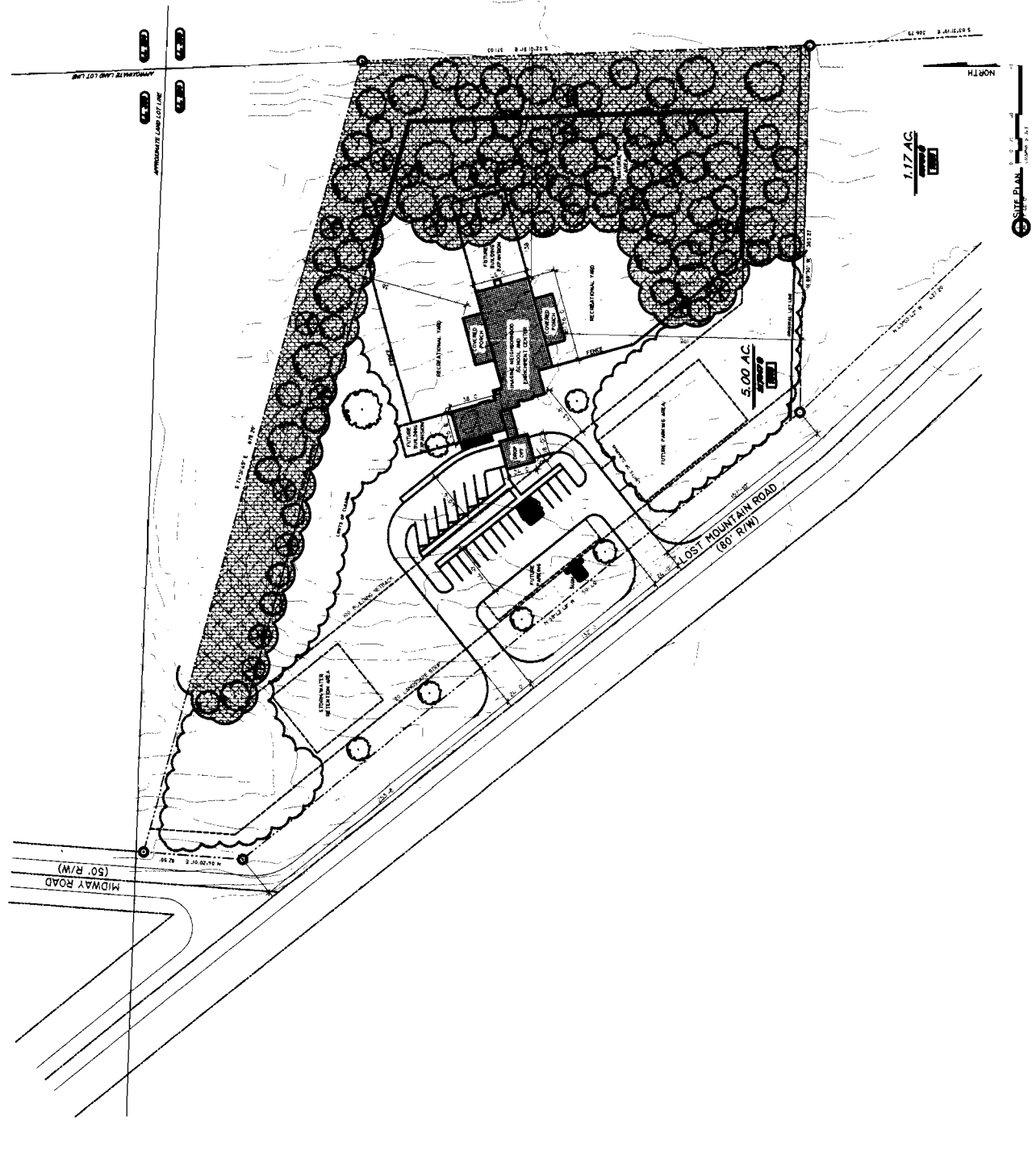
SCALE: 1" = 40'-0"  
 DRAWN: ADM  
 CHECK: ADM  
 DATE: 09-30-15  
 PROJECT NO. 1545  
 SHEET NO.

AI

**OCT - 1 2015**

- GENERAL SITE NOTES:**
1. SITE SURVEY INFORMATION TAKEN FROM USGSING
  2. SITE CONTROL INFORMATION TAKEN FROM THE
  3. COB COUNTY WEBSITE. ANY CEMETERIES, GRAVE
  4. SITES, HAZARDOUS WASTE DISPOSAL AREAS OF
  5. PREVIOUS OR WETLAND AREAS BEING FOUND ON
  6. THE SITE.
- GENERAL SITE NOTES:**
1. LOT SIZE 8 ACRES, 272,617 SQUARE FEET
  2. PARCEL USE - LAND USE 300
  3. COUNTY REQUIRED SETBACKS:
  4. FRONT 20' MINIMUM
  5. REAR 10'
  6. LEFT 10'
  7. RIGHT 10'
  8. ACTUAL SETBACKS FROM BUILDING AS PROPOSED:
  9. REAR 10'
  10. FRONT 20'
  11. LEFT 10'
  12. RIGHT 10'
  13. PARKING - 20 SPACES REQUIRED

**PRELIMINARY**  
 FOR PERMITTING ONLY  
 NOT FOR CONSTRUCTION



**APPLICANT:** Christa Thomas

**PETITION NO:** SLUP-13

**PHONE #:** (678) 761-0559 **EMAIL:** imagine.christa@gmail.com

**HEARING DATE (PC):** 12-01-15

**REPRESENTATIVE:** Christa Thomas

**HEARING DATE (BOC):** 12-15-15

**PHONE #:** (678) 761-0559 **EMAIL:** imagine.christa@gmail.com

**PRESENT ZONING:** R-30

**TITLEHOLDER:** Sue A. Hilton, as Trustee of the Sue A. Hilton

Revocable Trust

**PROPOSED ZONING:** Special Land

**PROPERTY LOCATION:** Southeast corner of Lost Mountain

Use Permit

Road and Midway Road

**PROPOSED USE:** Private School

(1515 Lost Mountain Road)

**ACCESS TO PROPERTY:** Lost Mountain Road

**SIZE OF TRACT:** 5.0 acres

**DISTRICT:** 19

**PHYSICAL CHARACTERISTICS TO SITE:** Undeveloped

**LAND LOT(S):** 308

property

**PARCEL(S):** 1

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

**COMMISSION DISTRICT:** 1

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-30/Single-family Residences
- SOUTH:** R-30/Single-family Residences
- EAST:** R-30/Single-family Residences
- WEST:** R-80/Mirror Lake Estates Subdivision

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

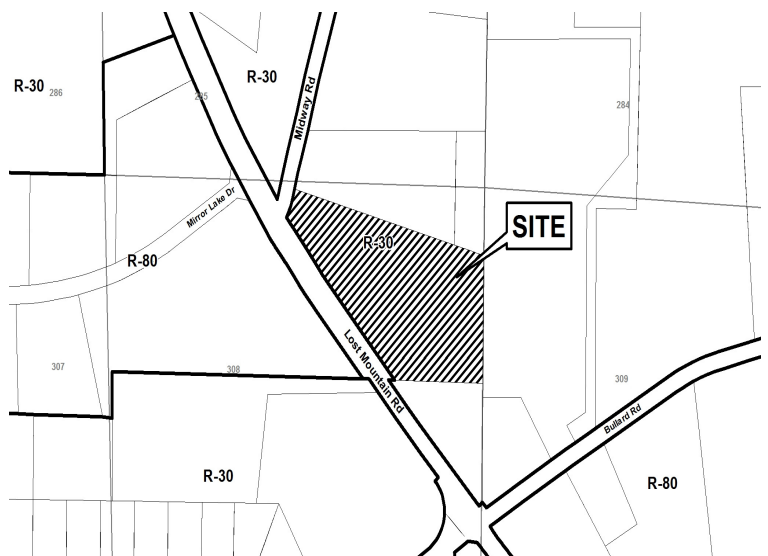
**BOARD OF COMMISSIONERS DECISION**

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

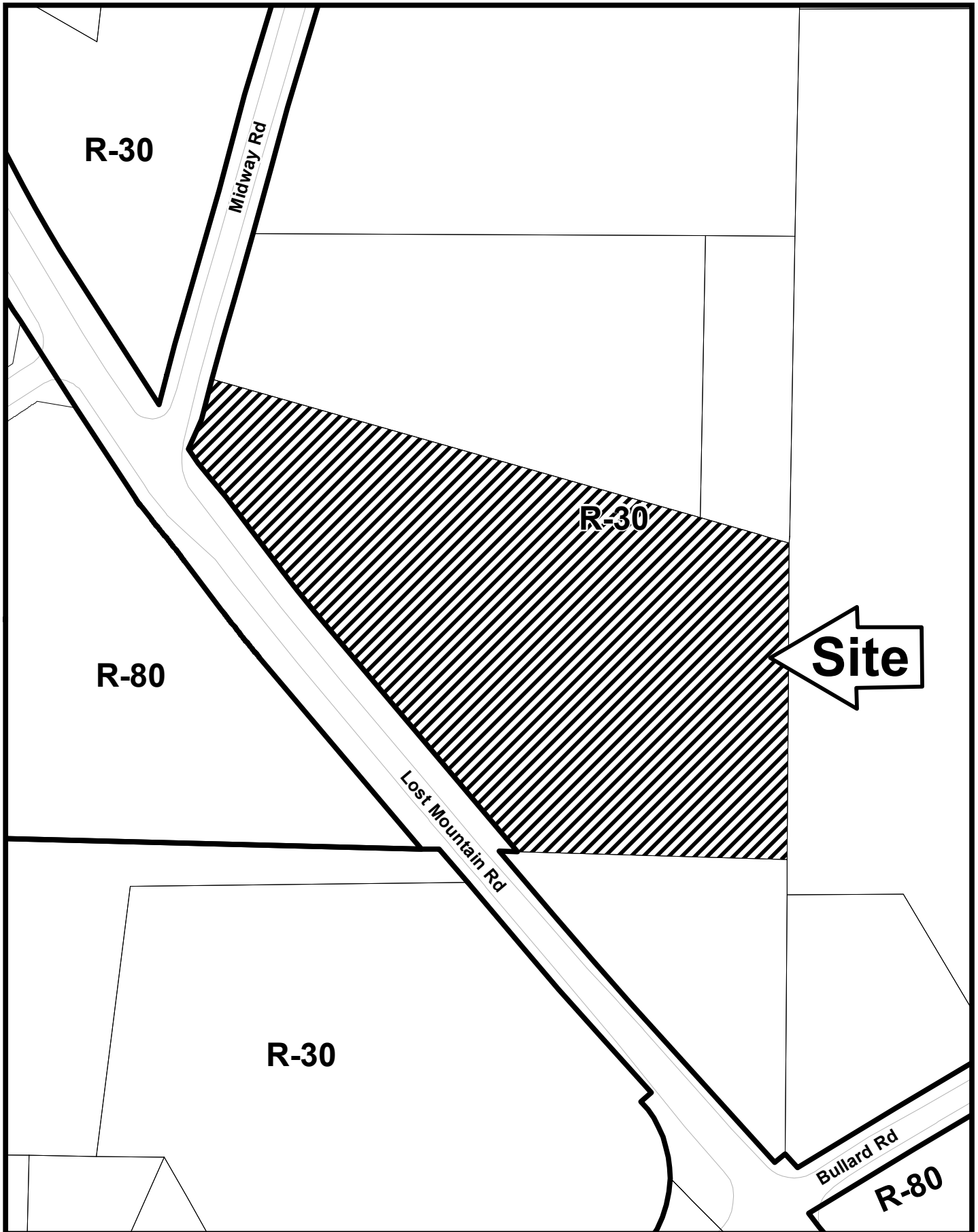
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

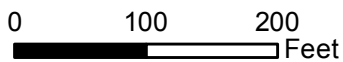
**STIPULATIONS:**





# SLUP-13



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Christa Thomas

PETITION NO.: SLUP- 13

PRESENT ZONING: R-30

PETITION FOR: SLUP

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**ZONING COMMENTS:** Staff Member Responsible: Kim Wakefield

The applicant is requesting a Special Land Use Permit for the purpose of a private school. The school will be new construction with possible additions in the future depending on the success of the school. The school will include pre-school through Kindergarten the initial year with an addition of a grade level year subsequent year. There will also be an after school program for their students only. Additionally, they will allow the school to be used for a Home School hybrid meeting location. The first year they project there to be approximately 47 children. There will be 8 staff members. The hours of operation will be 6:30 a.m. until 6:30 p.m.

**Historic Preservation:** No comment.

**Cemetery Preservation:**

No Comment.

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**WATER & SEWER COMMENTS:**

If sewer is determined to be unavailable during Plan Review, use of on-site wastewater treatment would be subject to County Code 122-130, which would limit student enrollment.

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**TRAFFIC COMMENTS:**

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north east side of Lost Mountain Road, a minimum of 50' from the roadway centerline.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Midway Road, a minimum of 40' from the roadway centerline.

Recommend a deceleration lane for the Lost Mountain Rd ingress to be determined during Plan Review.

Recommend a traffic assessment study.

Recommend an internal traffic circulation plan.

Recommend either one full access or two accesses be assigned to one way traffic.

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

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**APPLICANT:** Christa Thomas

**PETITION NO.:** SLUP- 13

**PRESENT ZONING:** R-30

**PETITION FOR:** SLUP

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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: Crista Thomas

PETITION NO.: SLUP-13

PRESENT ZONING: R-30

PETITION FOR: SLUP

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Luther Ward Branch FLOOD HAZARD INFO: Zone X

- 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: \_\_\_\_\_

- 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 CONDITIONS

- 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 Private Lake Downstream – **J.C. Thomas, Jr (1574 Bullard Rd)**  
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 existing private driveway culvert at 1489 Midway Road.

APPLICANT: Crista Thomas

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PRESENT ZONING: R-30

PETITION FOR: SLUP

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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 parcel is located just to the southeast of the intersection of Lost Mountain and Midway Roads. The existing site is fairly heavily wooded with average slopes ranging from 3 to 15%.The entire site drains to the north through an adjacent residential parcel.

## STAFF RECOMMENDATIONS

### SLUP- 13 CHRISTA THOMAS

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 should not have an adverse effect on the surrounding neighborhoods or area due to the limited size and scale.**
- (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. The area is residential which would more than likely be the ones utilizing the school.**
- (3) *Whether or not the use proposed will result in a nuisance as defined under state law.*  
**The proposed school should not be a nuisance to surrounding properties.**
- (4) *Whether or not quiet enjoyment of surrounding property will be adversely affected.*  
**Quite enjoyment of the surrounding properties should not be adversely affected, especially with the large amount of natural buffering along the north and east property lines.**
- (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. Schools are typically found in residential areas.**
- (6) *Whether or not adequate provisions are made for parking and traffic considerations.*  
**The proposed development will meet all development standards as required including parking and traffic.**
- (7) *Whether or not the site or intensity of the use is appropriate.*  
**The proposed use of a private school is permitted as a special exception in this zoning district, with a Special Land Use Permit.**
- (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**
- (9) *Whether or not adequate provisions are made regarding hours of operation.*  
**The hours of operation of Monday through Friday from 6:30 a.m. until 6:30 p.m. will be approximately the same as most elementary schools located in residential areas.**

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**SLUP- 13 CHRISTA THOMAS (Continued)**

- (10) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*  
**The proposed site developments include locating the building and recreational yards on the interior of the large wooded buffers along the north, east and over 50% of the south property lines.**
- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*  
**The proposed site developments include locating the building and recreational yards on the interior of the large wooded buffers along the north, east and over 50% of the south 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 should not adversely affect neighboring properties in this manner.**
- (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 R-30 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 a residential area where most public schools are located. The proposed use is permitted as a special exception in the R-30 zoning category with a Special Land Use Permit. The proposed site development will meet all development standards and will not need any variances.**

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

- Site plan received, with District Commissioner approving minor modifications;
- Cobb County Department of Transportation to approve traffic flow plan;
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- 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.**