



**APPLICANT:** The SAE School

**PETITION NO:** Z-71

**PHONE#:** 678-270-8767 **EMAIL:** jimmyarispe@saeschool.org

**HEARING DATE (PC):** 08-02-16

**REPRESENTATIVE:** Parks F. Huff

**HEARING DATE (BOC):** 08-16-16

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

**PRESENT ZONING** GC & R-20

**TITLEHOLDER:** GALAXY PROPERTIES & INVESTMENT INC

**PROPOSED ZONING:** NRC

**PROPERTY LOCATION:** Southwesterly side of Veterans Memorial

**PROPOSED USE:** Private School

Highway, east of Hickory Trail, on the southwesterly side of Veterans

Memorial Highway, and on the north side of Queens Mill Road

**ACCESS TO PROPERTY:** Veterans Memorial Hwy

**SIZE OF TRACT:** 16.05 acres

**DISTRICT:** 18

**PHYSICAL CHARACTERISTICS TO SITE:** Undeveloped, wooded

**LAND LOT(S):** 68, 165

acreage

**PARCEL(S):** Multiple Parcels in Zoning File

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** NRC/Auto Repair

*Adjacent Future Land Use:*

Northeast: Neighborhood Activity Center (NAC)

**SOUTH:** R-20/Undeveloped

East: Neighborhood Activity Center (NAC) and Public Institution (PI)

**EAST:** GC/Dunkin Donuts; R-20/Undeveloped

Southeast Medium Density Residential (MDR) and Park / Recreation / Conservation (PRC)

**WEST:** LI/Undeveloped; R-20/Undeveloped

South: Low Density Residential (LDR)

West: Low Density Residential (LDR)

Northwest: Medium Density Residential (MDR)

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

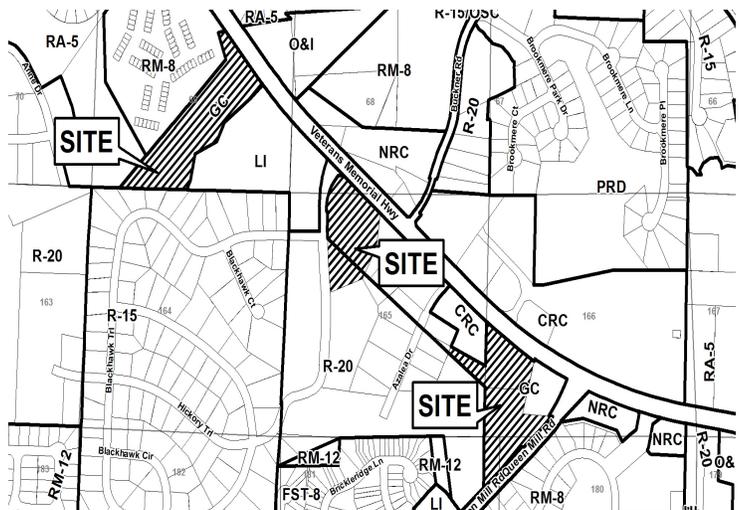
**BOARD OF COMMISSIONERS DECISION**

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

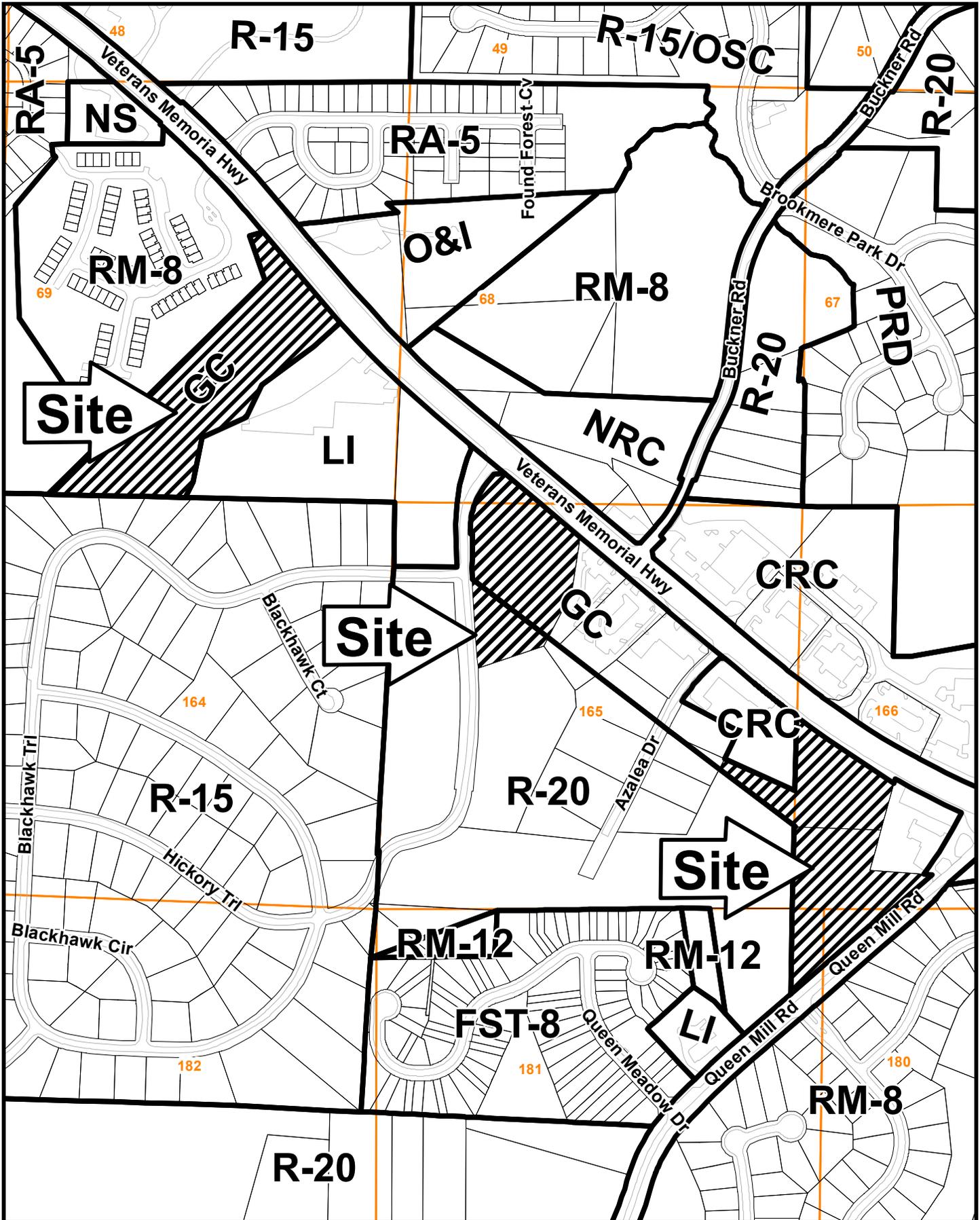
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

**STIPULATIONS:**



# Z-71-2016 GIS



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

0 300 600 Feet

City Boundary  
Zoning Boundary

**APPLICANT:** The SAE School

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**PRESENT ZONING:** GC & R-20

**PETITION FOR:** NRC

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**ZONING COMMENTS:**

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

**Land Use Plan Recommendation:** Neighborhood Activity Center (NAC)

**Proposed Number of Buildings:** 1(Initially) **Total Square Footage of Development:** 96,495

**F.A.R.:** 0.138 **Square Footage/Acre:** 6,012

**Parking Spaces Required:** 136 **Parking Spaces Provided:** 148

The subject property is 16.05 acres of an overall 48.69-acre development proposed by The SAE School (SAE). The subject property cannot be developed under its current GC and R-20 zoning in the NAC land use category and this portion will not be immediately developed. Rezoning the property to NRC can allow for the overall development of SAE’s proposed campus. SAE will initially occupy the building located at 740 Veterans Memorial Parkway. The concurrent Special Land Use Permit (SLUP-10) indicates the proposed overall development, including this parcel and several others that will eventually be developed as SAE’s campus.

**Cemetery Preservation:** No comment.

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**FIRE COMMENTS:**

NO 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: The SAE School**  
**PRESENT ZONING: GC and R-20**

**PETITION NO.: Z-71**  
**PETITION FOR: NRC**

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**PLANNING COMMENTS:**

The applicant is requesting a rezoning from GC and R-20 to NRC for the purpose of a private school. The 16.05 acre site is located at the southwesterly side of Veterans Memorial Highway, east of Hickory Trail.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary?  Yes  No  
If yes, has the city of \_\_\_\_\_ been notified?  Yes  No / N/A

Comprehensive Plan

The parcel is within a Neighborhood Activity Center (NAC), Medium Density Residential (MDR) and Low Density Residential (LDR) future land use category, with GC and R-20 zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores. The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre. Finally, the purpose of the Low Density Residential (LDR) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

- Northeast: Neighborhood Activity Center (NAC)
- East: Neighborhood Activity Center (NAC) and Public Institution (PI)
- Southeast: Medium Density Residential (MDR) and Park / Recreation / Conservation (PRC)
- South: Low Density Residential (LDR)
- West: Low Density Residential (LDR)
- Northwest: Medium Density Residential (MDR)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study. (The River Line Master Plan is opposite a portion of the site on the northeast side of Veterans Memorial Highway.)

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

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

Incentive Zones

Is the property within an Opportunity Zone?  Yes  No

**APPLICANT: The SAE School**

**PRESENT ZONING: GC and R-20**

**PETITION NO.: Z-71**

**PETITION FOR:NRC**

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**PLANNING COMMENTS:**

CONT.

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 South Cobb 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

Is the property within the Dobbins Airfield Safety Zone?

Yes  No

If so, which particular safety zone is this property within?

CZ (Clear Zone)  APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT The SEA School

PETITION NO. Z-071

PRESENT ZONING GC & R-20

PETITION FOR NRC

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**WATER COMMENTS:** NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development:  Yes  No

Fire Flow Test Required:  Yes  No

Size / Location of Existing Water Main(s): 8" DI / S side of Veterans Memorial Hwy

Additional Comments: 6" DI in Hickory Trail, 6" in Azalea Drive

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

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**SEWER COMMENTS:** NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin:  Yes  No

At Development:  Yes  No

Approximate Distance to Nearest Sewer: Vet Mem Hwy, Brickeridge Lane

Estimated Waste Generation (in G.P.D.): A D F= 3,600 Peak= 9,000

Treatment Plant: South Cobb

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

Projected Plant Availability:  0 - 5 years  5 - 10 years  over 10 years

Dry Sewers Required:  Yes  No

Off-site Easements Required:  Yes\*  No \*If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required:  Yes  No

Letter of Allocation issued:  Yes  No

Septic Tank Recommended by this Department:  Yes  No

Subject to Health Department Approval:  Yes  No

Additional Sewer in Veterans Memorial Hwy appears low enough to serve Tract 1. Tracts 2 & 3 likely  
Comments: to Brickeridge Ln or across Queen Mill Rd

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

**APPLICANT: The SAE School**

**PETITION NO.: Z-71**

**PRESENT ZONING: GC, R-20**

**PETITION FOR: NRC**

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**STORMWATER MANAGEMENT COMMENTS**

**FLOOD HAZARD:**  YES  NO  POSSIBLY, NOT VERIFIED

**DRAINAGE BASIN: Liberty Hill 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 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 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 is located at the southeast intersection of Hickory Trail and Veterans Memorial Highway. The site is completely wooded with average slopes ranging from 5% at the north end to 25% at the south end.
2. If developed, stormwater management will likely be located within the natural draw located at the southern end of the site or farther south within the additional proposed SAE school property.

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**TRANSPORTATION COMMENTS:**

| ROADWAY               | AVERAGE DAILY TRIPS | ROADWAY CLASSIFICATION | SPEED LIMIT | JURISDICTIONAL CONTROL | MIN. R.O.W. REQUIREMENTS |
|-----------------------|---------------------|------------------------|-------------|------------------------|--------------------------|
| Veterans Memorial Hwy | 24,400              | Arterial               | 45 mph      | Georgia DOT            | 100'                     |
| Hickory Trail         | N/A                 | Local                  | 25 mph      | Local                  | 50'                      |
| Blackhawk Trail       | N/A                 | Local                  | 25 mph      | Cobb County            | 50'                      |
| Queen Mill Road       | 4,400               | Major Collector        | 35 mph      | Cobb County            | 80'                      |

*Based on 2008 traffic counting data taken by Cobb County DOT for Veterans Memorial Highway.  
Based on 2008 traffic counting data taken by Cobb County DOT for Queen Mill Road.*

**COMMENTS AND OBSERVATIONS**

Veterans Memorial Highway is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Hickory Trail is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Blackhawk Trail is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Queen Mill Road is classified as a major collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

**RECOMMENDATIONS**

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

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 side of Queen Mill Road, a minimum of 40' from the roadway centerline.

Recommend an internal traffic circulation plan.

Recommend a new traffic study after enrollment increases beyond 750 students and upon future development.

Recommend developer contribute 100% of the cost for a traffic signal at the entrance, if and when warranted and installation approved by Cobb County DOT. The signal warrant study shall be completed after full build-out of the development when true traffic data is available.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

Recommend a deceleration lane on Veterans Memorial Highway for the entrance.

Recommend curb, gutter, and sidewalk along the frontage of Veterans Memorial Highway, Hickory Trail, Blackhawk Trail, and Queen Mill Road.

Blackhawk Trail is a substandard street. Recommend improving Blackhawk Trail from along the frontage to the intersection with Hickory Trail to comply with Cobb County Standards if any access is placed on Blackhawk Trail or upon redevelopment.

Hickory Trail is a substandard street. Recommend improving Hickory Trail from along the frontage to the intersection with Veterans Memorial Highway to comply with Cobb County Standards if any access is placed on Blackhawk Trail or upon redevelopment.

Recommend no parking on the right-of-way.

Recommend coordinating with Cobb County DOT regarding right-of-way abatement on Azalea Drive before development occurs.

## STAFF RECOMMENDATIONS

### **Z-71 THE SAE SCHOOL**

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The overall proposal and eventual development of SAE's campus will fit in an area developed as single- and multi-family residential, retail and office/institutional.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The overall development will incorporate parcels along Veterans Memorial, as well as some of the residential lots on Blackhawk Trail, some of which will be utilized for teacher housing.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being within the Neighborhood Activity Center (NAC) land use category. The proposed private school is allowed as a special exception use under the Neighborhood Retail Commercial (NRC) zoning category and NRC is compatible with the NAC land use category. The overall development will include grades Pre-K through 12. Collectively, the properties will be utilized for buildings, playing fields and teacher housing.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The subject property will be combined as part of a 48.69-acre development for SAE. This proposed rezoning combined with SLUP-10 being heard concurrently, will allow for an overall development of a private school that is allowed in numerous zoning districts as a special exception.

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

1. Site plan to be approved by the Board of Commissioners, with the District Commissioner approving minor modifications;
2. Subject property to be developed as part of The SAE School's overall development with SLUP-10 being heard concurrently with this application;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Department of Transportation comments and recommendations; and
6. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvement to mitigate traffic concerns.

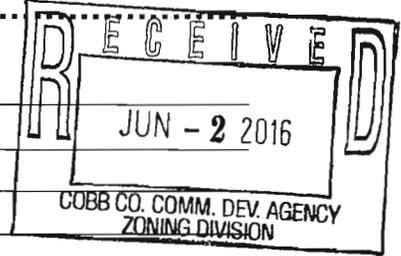
**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**

Aug-2016

# Summary of Intent for Rezoning \*

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**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Private School (Pre-K through 12th Grade)
- b) Proposed building architecture: To be provided under separate cover
- c) Proposed hours/days of operation: Normal school hours
- d) List all requested variances: To be determined (as shown on the site plan).  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

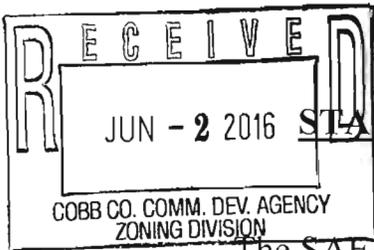
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.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

*(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).*

None known at this time.

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\* Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.



## STATEMENT OF PROPOSED SITE IMPROVEMENTS

The SAE School ("SAE") has under contract an approximate 48.69 acre tract within Unincorporated Cobb County which is located on the southwestern side of Veterans Memorial Highway between Queen Mill Road and Cobblestone Creek Lane and upon which SAE plans to construct a Private School (Pre-K through 12<sup>th</sup> Grade). The subject property is proposed to be utilized by SAE for the purposes of establishing a permanent location for SAE's facilities. SAE will initially convert an existing warehouse located at 740 Veterans Memorial Parkway into a classroom building. As SAE grows in enrollment, additional building will be built to house different grades and different activities. Additionally, some of the property will be used for athletic fields.

The School site will initially consist of approximately ±96,495 square feet of classroom buildings with associated parking, outside classroom areas and sports fields. The grades served will be Pre-K through the 12<sup>th</sup> Grade and will include approximately 500 students initially and will grow to about 750 students.

The warehouse conversion will be consistent with the attached renderings. New buildings to be constructed will initially be modular construction, one-story in height with ground-level installation of foundation and landscaping. SAE's

carpool component is planned on a staggered schedule to minimize potential traffic impact with an on-site circulation pattern to hold the anticipated number of vehicles on the subject property. Additionally, SAE is 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 while in session.

The attached site plan is a conceptual site plan on how SAE anticipates the school to grow. The southern portion of the property will be built to house the older students and the initial building at 740 Veterans Memorial Parkway will remain as the main facility for the younger grades.