

SLUP-3  
(2017)

JOHNSON FERRY  
BAPTIST CHURCH



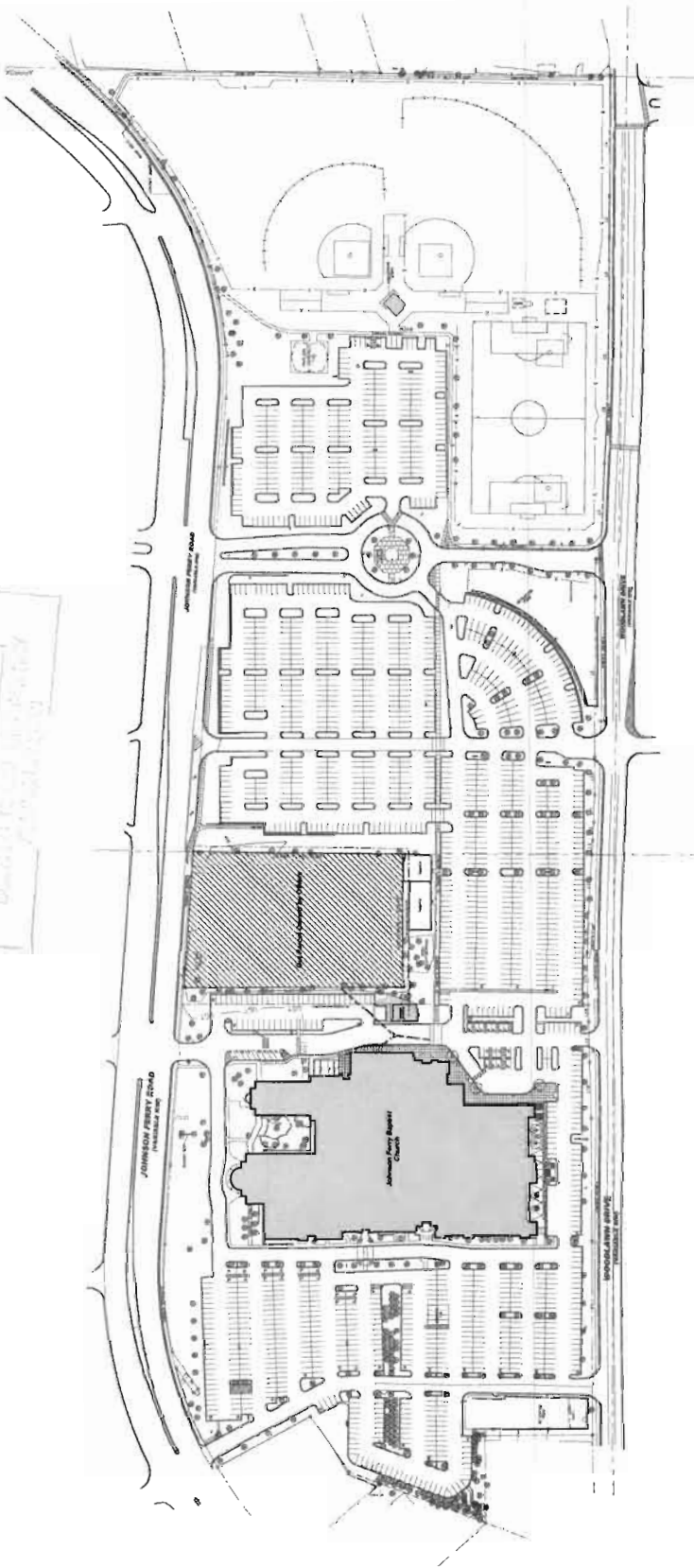
CAMPUS SITE  
PLAN

DATE: December 28, 2016

AS-1.0

CHAPMAN GRIFFIN LANIER SUSSENBACH ARCHITECTS

JAN - 5 2017



**SITE PLAN of the OVERALL CHURCH CAMPUS**




  
 RELEASED FOR CONSTRUCTION

DATE	NO.	DESCRIPTION

**APPLICANT:** Johnson Ferry Baptist Church, Inc.

**PHONE#:** (770) 973-6561 **EMAIL:** jerry.maxfield@jfbcc.org

**REPRESENTATIVE:** John H. Moore

**PHONE#:** (770) 429-1499 **EMAIL:** jmoore@mijs.com

**TITLEHOLDER:** Johnson Ferry Baptist Church, Inc.

**PROPERTY LOCATION:** West side of Johnson Ferry Road, east side of Woodlawn Drive, north of Lower Roswell Road (955 Johnson Ferry Road)

**ACCESS TO PROPERTY:** Johnson Ferry Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing Johnson Ferry Road Baptist Church Campus

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** CRC/Oil Change & Carwash; Petcare; LRO/Animal Hospital; NRC/Offices  
**SOUTH:** O&I/Office; GC/Restaurant; Mount Bethel Park  
**EAST:** O&I/East Cobb Medical Center; Medical Offices; Personal Care Home; Professional Offices; R-20/Mount Bethel Church and Cemetery  
**WEST:** R-20/Dickerson Middle School; Woodlawn Lake Subdivision; Lashley Farms Subdivision

**PETITION NO:** SLUP-3

**HEARING DATE (PC):** 03-07-17

**HEARING DATE (BOC):** 03-21-17

**PRESENT ZONING:** R-20, RA-4

**PROPOSED ZONING:** Special Land Use Permit

**PROPOSED USE:** Private School

**SIZE OF TRACT:** 36.50 acres

**DISTRICT:** 1

**LAND LOT(S):** 67,68

**PARCEL(S):** 16,1,4,5,7,12,13

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

**COMMISSION DISTRICT:** 2

*Adjacent Future Land Use:*

North: Community Activity Center (CAC)  
East: Community Activity Center (CAC), Medium Density Residential (MDR) and Public Institutional (PI)  
South: Community Activity Center (CAC), Park / Recreation / Conservation (PRC) and Public Institutional (PI)  
West: Low Density Residential (LDR) and Public Institutional (PI)

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

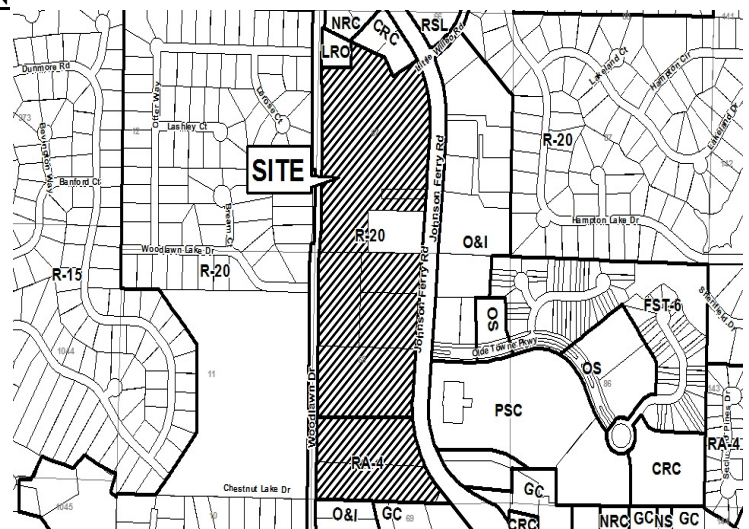
**BOARD OF COMMISSIONERS DECISION**

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

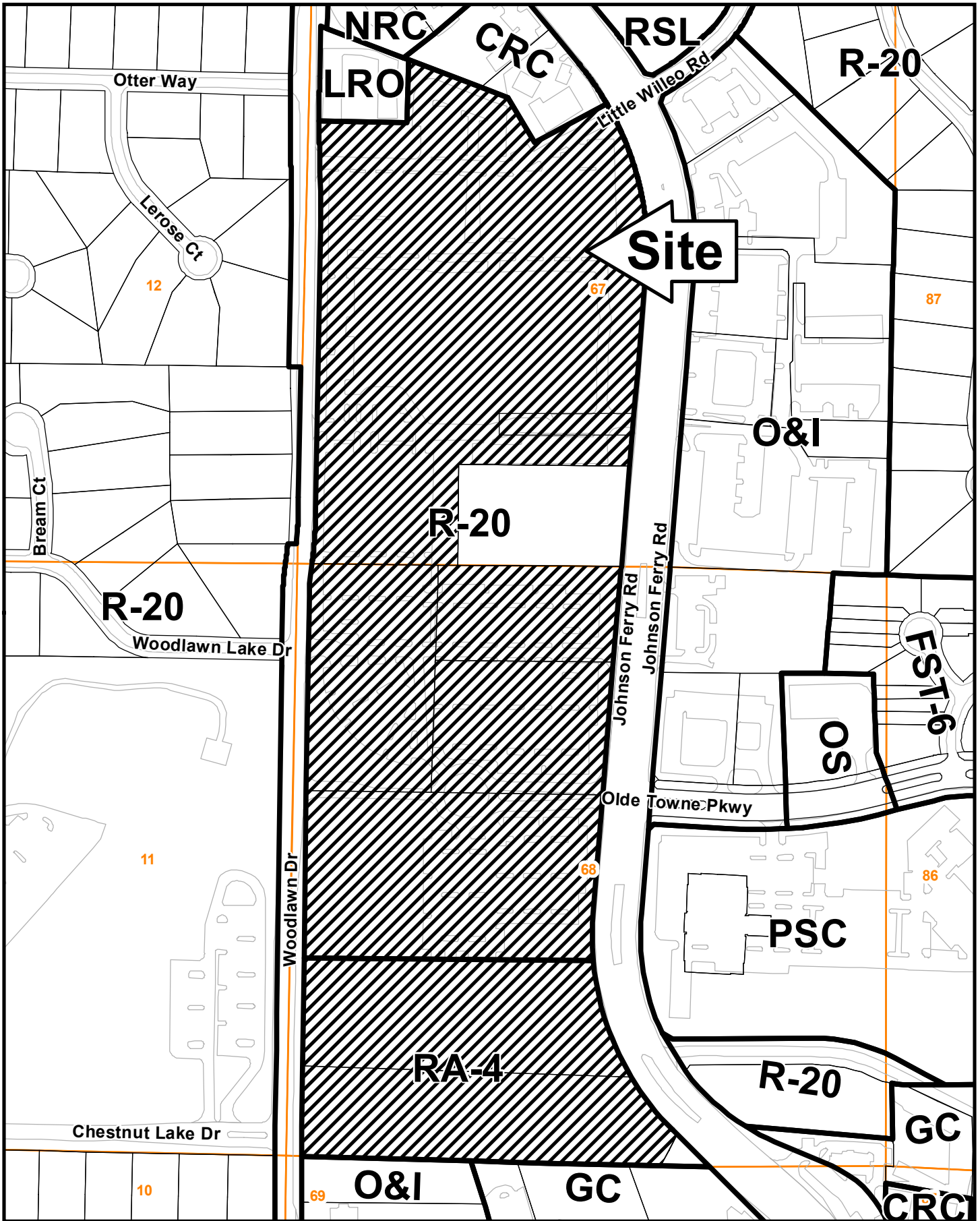
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

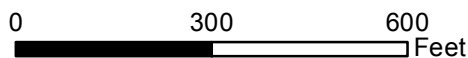
**STIPULATIONS:**





# SLUP-3-2017 GIS



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Johnson Ferry Baptist Church, Inc.

**PETITION NO.:** SLUP-3

**PRESENT ZONING:** R-20, RA-4

**PETITION FOR:** SLUP

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

The applicant is requesting a Special Land Use Permit (SLUP) for the purpose of operating a private school utilizing the existing facilities, parking and recreational fields. The school will include grades Pre-K – 12. The school is state and nationally certified and will serve as a base for home school students.

**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 lot.

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**WATER & SEWER COMMENTS:**

Property served by public water and sewer. Sewer fee will be assessed if calculated maximum daily wastewater discharge of school usage exceeds that of the church usage.

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**TRAFFIC COMMENTS:**

Recommend a traffic study.

Recommend an internal traffic circulation plan.

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**APPLICANT:** Johnson Ferry Baptist Church

**PETITION NO.:** SLUP-3

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**FIRE COMMENTS:**

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

**APPLICANT: Johnson Ferry Baptist Church, Inc.**

**PETITION NO.: SLUP-3**

**PRESENT ZONING: R-20, RA-4**

**PETITION FOR: LUP**

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<b>STORMWATER MANAGEMENT COMMENTS</b>
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No comments.

## STAFF RECOMMENDATIONS

### SLUP-3      JOHNSON FERRY BAPTIST CHURCH, 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 property has been used as a church for many years and includes numerous buildings and recreational fields that will be utilized by the school.**
- (2) *Whether or not the use is otherwise compatible with the neighborhood.*  
**The proposed use is compatible with the surrounding neighborhoods and is usually found in residential areas.**
- (3) *Whether or not the use proposed will result in a nuisance as defined under state law.*  
**The proposed use will not result in a nuisance as defined under state law.**
- (4) *Whether or not quiet enjoyment of surrounding property will be adversely affected.*  
**Quiet enjoyment of the surrounding property will not be adversely affected. Nearby properties are used for single-family, church, cemetery, retail, restaurant and office uses.**
- (5) *Whether or not property values of surrounding property will be adversely affected.*  
**Property values will not be adversely affected. The proposed school will utilize existing buildings, parking and recreational fields.**
- (6) *Whether or not adequate provisions are made for parking and traffic considerations.*  
**The applicant has submitted the attached internal traffic flow plan to be approved by the Cobb County Department of Transportation and the Board of Commissioners.**
- (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 these zoning districts, 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 operating hours should be consistent with normal school hours.**
- (10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.*  
**Deliveries to the property will be consistent with normal school deliveries.**
- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*  
**The property is currently landscaped throughout the church campus.**

**SLUP-3      JOHNSON FERRY BAPTIST CHURCH, INC. (Continued)**

*(12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.*

**The public health, safety, welfare or moral concerns of the surrounding areas will not be adversely affected.**

*(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 proposed use meeting the requirements for a Special Land Use Permit.**

*(14) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.*

**The submitted internal traffic flow plan (attached to this analysis) will need to be approved by Cobb County Department of Transportation and the Board of Commissioners.**

*(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 applicant has not provided a separate listing of information, but the proposal meets the requirements for a private school and a special land use permit. The attached internal traffic flow plan, including revisions as required from Cobb County Department of Transportation and the Board of Commissioners, will need to be approved as part of this application.**

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

1. Site plan received by the Zoning Division on January 5, 2017, with the District Commissioner approving minor modifications;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations;
5. Traffic flow plan to be approved by Cobb County Department of Transportation; and
6. 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.**



**ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT**

**Application No.:** SLUP- 3 (2017)  
**Hearing Dates:** March 7, 2017  
March 21, 2017

**Applicant/Property Owner:** Johnson Ferry Baptist Church, Inc.

**STATEMENT OF PROPOSED SITE IMPROVEMENTS**

Applicant is seeking a Special Land Use Permit for the purpose of the operation of a private school upon the Church campus comprised of seven (7) tax parcels, totaling 36.50 acres, more or less, and being located on the westerly side of Johnson Ferry Road and the easterly side of Woodlawn Drive, northerly of Lower Roswell Road, and having a street address for the entirety of the campus as 955 Johnson Ferry Road (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the R-20 and RA-4 zoning classifications, which allow the proposed use with the approval of a special land use permit as required by the Cobb County Zoning Ordinance.

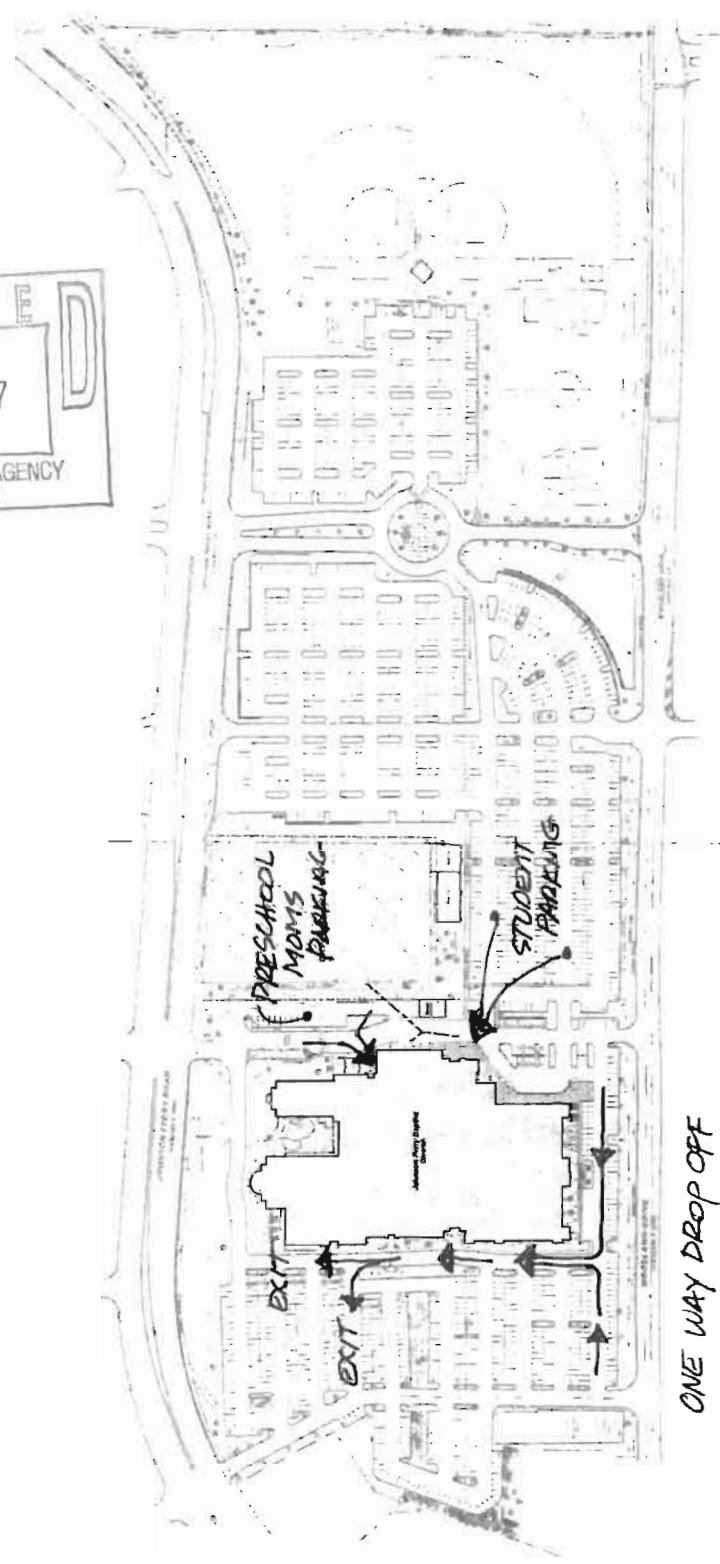
Applicant will utilize its existing facilities, including buildings, parking, and recreational fields, for the operation of the private school; and, therefore, at this time, no site improvements are anticipated or planned. The Church campus and its facilities are more particularly shown and reflected on the Campus Site Plan dated December 16, 2016, prepared by Chapman Griffin Lanier Sassenach, Architects, and submitted with this Application for Special Land Use Permit.



SLUP-3 (2017)  
Internal Traffic  
Flow Plan

	<p>CHURCH COMMUNITY DEVELOPMENT SERVICES 1000 S. W. 10th Ave., Suite 100 Fort Lauderdale, FL 33304 Tel: 754.366.1111</p>	<p>DATE: 02/07/2017 SCALE: AS SHOWN</p>	<p>JOHNSON FERRY BAPTIST CHURCH</p>		<p>CAMPUS SITE PLAN</p>
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RECEIVED  
FEB - 7 2017  
GOBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



ONE WAY DROP OFF  
TRAFFIC FLOW - JFCA  
SITE PLAN of the OVERALL CHURCH CAMPUS

