

**SLUP-12
(2017)**

PLAT TO ACCOMPANY SPECIAL LAND USE PERMIT APPLICATION

CUMBERLAND CHRISTIAN ACADEMY/UPPER SCHOOL

(NEW TENANT FOR YOUTH CHRISTIAN SCHOOL)

LOCATED IN LAND LOT 1178, 19TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA

4961 BROWNSVILLE ROAD



STANDARD INFORMATION

SCALE AS SHOWN
 SYMBOLS
 WIDTH - 30"
 HEIGHT - 36"
 ROAD - 45"

TOTAL AREA = 11.508 ACRES
501,279 SQ. FT.

SURVEY NOTES:

THIS IS A 20' NON-DISTURBANCE SURVEY FOR THE DRAINAGE AND A 5' NON-DISTURBANCE BUFFER/TROTTLE STRIP ADJACENT TO ANY STREAM OR BODY OF WATER MANAGED BY THE STATE AND THERE MAY BE ENHANCED BUFFERS PLACED ON THESE BARRIERS BY COUNTIES OR MUNICIPALITIES. THE PROPER AUTHORITY SHOULD BE CONTACTED BEFORE OCCUPANCY ANY DISTURBANCE NEAR THESE AREAS.

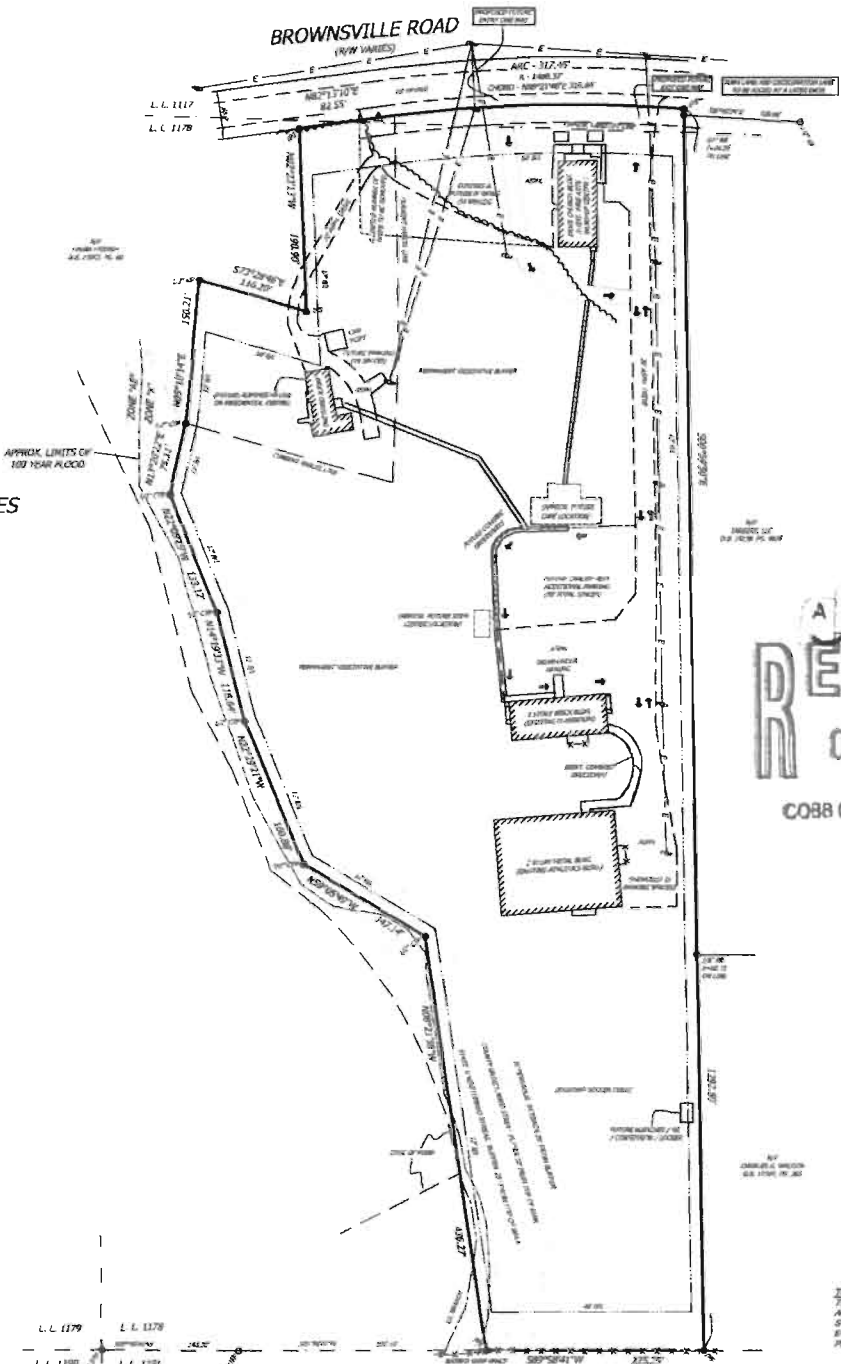
THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DOCUMENTS PREPARED BY THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE SURVEYOR.

THE BUILDING FOOTPRINTS SHOWN HEREON ARE BASED ON THE SURVEYOR'S BEST INTERPRETATION AND SHOULD BE RE-EXAMINED UPON ONLY AFTER AFFIRMATION BY THE COBB COUNTY ZONING DEPARTMENT.

THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY THAT ARE NOT SHOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL, GRADING DISTANCES.



RECEIVED

OCT 11 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND

- CORNER INSTRUMENTAL
 - 1/4" x 1/4" CORNER SET WITH A 10" STEEL REINFORCING ROD
 - CORNER PLUMB
 - △ VARIANCY-CORNER
 - ◆ CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- x—x— FENCE LINE
- STEEL REINFORCING ROD
- CONCRETE TOP WATER PIPE
- CONCRETE TOP WATER PIPE
- POWER POLE
- GAS LINE
- BUILDING LINE
- RIGHT OF WAY
- 100 YEAR FLOOD
- WATER MARK
- OVERHEAD POWER LINE
- GAS MARK
- SURVEY CORNER MARK
- N/A = NOT FOUND AT BASE
- N/A = FOUND AT BASE
- P.D. = 2012 BOOK
- P.D. = PLAT BOOK
- R/W MARK = CONCRETE RIGHT OF WAY MONUMENT

FLOOD STATEMENT

THE AREA SHOWN ON THIS FLOOD STATEMENT IS BASED ON THE FLOOD INSURANCE RATE MAP, COMBINED WITH THE SURVEYOR'S BEST INTERPRETATION OF THE SURVEY AND IS NOT GUARANTEED. THE SURVEYOR DOES NOT WARRANT TO BE ACCURATE TO WITHIN 10% OF THE ACTUAL FLOODING. THE SURVEYOR IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE FLOODING PROTECTION.

SURVEY REFERENCES

1. DEED IN FAVOR OF YOUTH CHRISTIAN CHURCH, RECORDED IN DEED BOOK 2004, PAGE 207.
2. A PLAT OF SURVEY FOR PARK PLACE CHURCH, RECORDED IN DEED BOOK 2004, PAGE 207.
3. A PLAT OF SURVEY FOR THE CHURCH OF THE BRETHREN, RECORDED IN DEED BOOK 2004, PAGE 207.

TECHNICAL DATA

TRANSFORMED PRECISION: 1/100,000
 ANGLE ERROR: 1 ARC. PER ANG.
 SURVEY ADJUSTMENT: LEAST SQUARES
 EQUIPMENT: TOPCON GPP-4000
 PLAT PRECISION: 1/100,000



REVISONS	
DATE	DESCRIPTION



RUSSELLE & COMPANY

PROFESSIONAL LAND SURVEYORS
1000 POWERS SPRING ROAD
MARIETTA, GEORGIA 30066
(770) 949-9900
FAX: 770-949-9901

PROJECT NO. 2017-001 FILE: CUMBERLAND
 FIELD SURVEY DATE: 08/20/17
 PLAT DATE: 10/10/17 SCALE: 1"=40'

APPLICANT: Cumberland Christian Academy, Inc.

PETITION NO: SLUP-12

PHONE#: (770) 819-6443 **EMAIL:** office@cumberlandchristian.org

HEARING DATE (PC): 11-07-17

REPRESENTATIVE: Lee Campbell

HEARING DATE (BOC): 11-21-17

PHONE#: (770) 819-6443 **EMAIL:** l.campbell@cumberlandchristian.org

PRESENT ZONING: R-30

TITLEHOLDER: M.S. Florence; Trustees of Youth Baptist Church

PROPOSED ZONING: Special Land

PROPERTY LOCATION: South side of Brownsville Road, east of Hill Road

Use Permit

(4961 and 4967 Brownsville Road)

PROPOSED USE: Private School

ACCESS TO PROPERTY: Brownsville Road

SIZE OF TRACT: 11.82 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: Existing church building

LAND LOT(S): 1178

PARCEL(S): 3,4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-30/ Single Family Home

SOUTH: R-30/ Single Family Home

EAST: R-30/ Single Family Home

WEST: R-30/ Single Family Home

Adjacent Future Land Use:

North: Very Low Density Residential (VLDR)

East: Very Low Density Residential (VLDR)

South: Very Low Density Residential (VLDR)

West: Very Low Density Residential (VLDR)

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

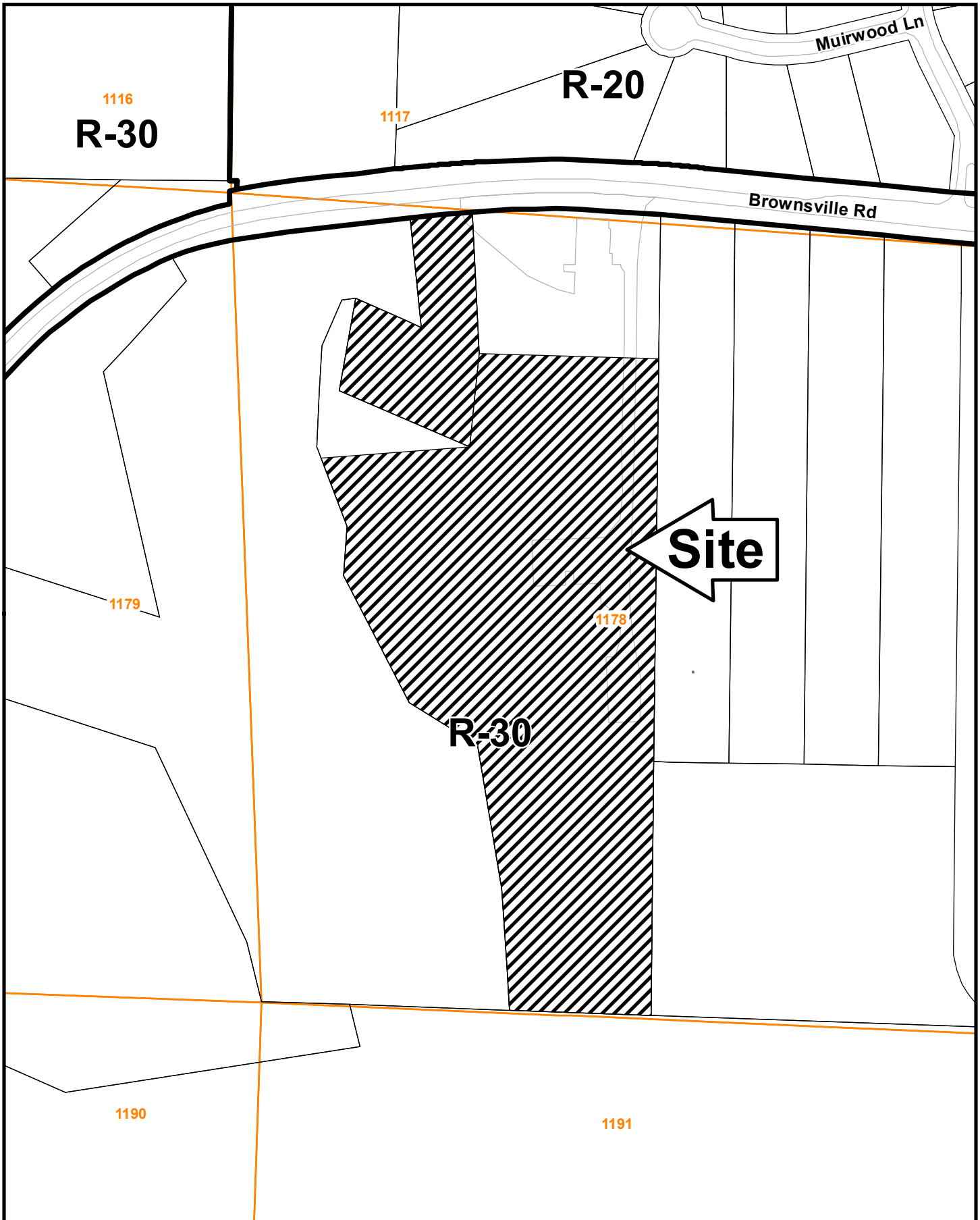
APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:

SLUP-12 2017-GIS



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: Cumberland Christian Academy, Inc.

PETITION NO.: SLUP-12

PRESENT ZONING: R-30

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Special Land Use Permit (SLUP) for the purpose of operating a private school at the existing church. The applicant intends to use the entire property including all the buildings for school purposes. The school may rent a building out for a church in the future, but that would be an accessory to the school use. The applicant plans on bringing in two modular buildings; one will be used as a cafeteria, the other for a computer center. The applicant intends to remodel the existing buildings and restripe the parking lot. If approved, the applicant intends to open in August 2018, with a capacity of 300 students.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Existing septic system. Connection to sewer required if Health Department determines that system is inadequate to serve proposed school and if elevations allow.

TRAFFIC COMMENTS: Revised 10-24-17

Recommend Brownsville Road access include a deceleration lane and left turn lane, to be installed no later than full build-out of the site. Subject to traffic flow, these turn lanes may be required earlier in the development process. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.

Recommend signage and striping be removed from the right-of-way.

Recommend an internal traffic circulation plan.

APPLICANT: Cumberland Christian Academy

PETITION NO.: SLUP-12

PRESENT ZONING: R-30

PETITION FOR: SLUP

FIRE COMMENTS:

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2012 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2012 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

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

APPLICANT: Cumberland Christian Academy, Inc.

PETITION NO.: SLUP-12

PRESENT ZONING: R-30

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

Stormwater management will be required for any additional impervious area required for parking or future buildings that exceeds 5,000 square feet. The applicant has an agreement and permanent drainage easement with the adjacent property owner to allow for stormwater management to be provided within the adjacent lake.

STAFF RECOMMENDATIONS

SLUP-12 CUMBERLAND CHRISTIAN ACADEMY, 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 utilized as a church for many years. The change of use to a school projects it will have no more than 300 students.
- (2) *Whether or not the use is otherwise compatible with the neighborhood.*
The proposed use is compatible with the surrounding neighborhoods. Also, this use is typically 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. This property has adequate area to provide landscaping to help protect neighborhood.
- (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 and parking.
- (6) *Whether or not adequate provisions are made for parking and traffic considerations.*
The applicant has not provided any provisions for drop off or pick up students. A traffic routing plan for drop-offs and pick-ups will need to be submitted for approval. Staff is familiar with the property and believes there is enough parking lot to provide for an efficient and safe drop off and pick up plan.
- (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 operating hours intend to be 8:00 am through 3:30 pm Monday through Friday with some evening activities for sports.

SLUP-12 CUMBERLAND CHRISTIAN ACADEMY, INC. (Continued)

- (10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.*
Deliveries to the property are proposed to be minimal.
- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*
The property is currently landscaped with mature trees, shrubs and other vegetation.
- (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 meets 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 applicant should submit a traffic flow plan to be approved for drop-off and pick-up times.
- (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 required information and the proposal meets the requirements for a private school and a special land use permit. The applicant will need to provide an overall parking and landscape plan for the entire site shall be approved by county staff.

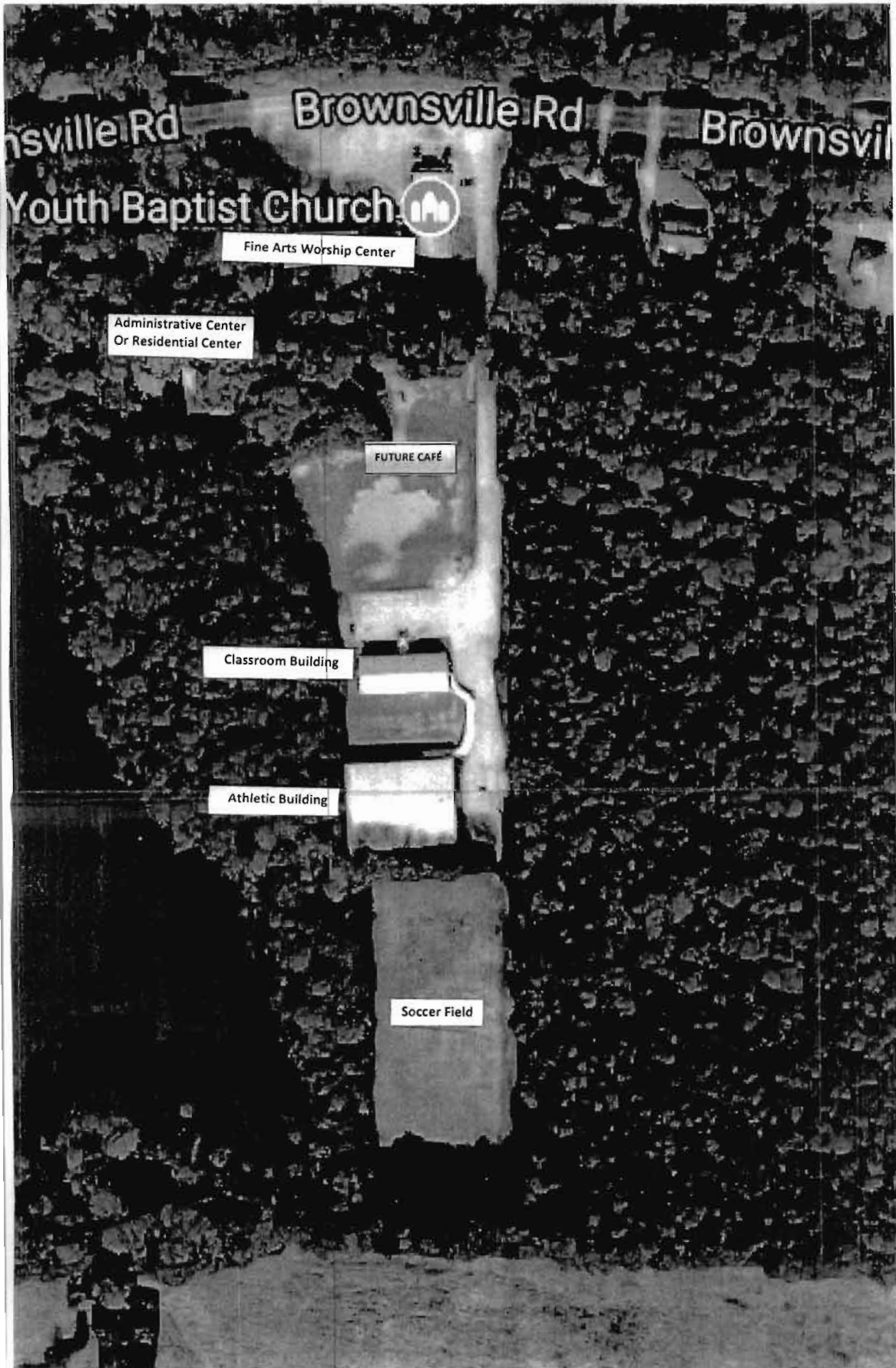
Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

1. Revised site plan received October 11, 2017 with District Commissioner approving minor modification;
2. Traffic circulation plans to be approved by the Cobb County DOT;
3. Fire Department comments and recommendations; and
4. 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.

CUMBERLAND CHRISTIAN ACADEMY FUTURE
BROWNSVILLE ROAD UPPER SCHOOL CAMPUS

LOWER SCHOOL CAMPUS WILL BE ON HOLOMAN ROAD 2.8 MILES AWAY



hsville Rd

Brownsville Rd

Brownsvil

Youth Baptist Church

Fine Arts Worship Center

Administrative Center
Or Residential Center

FUTURE CAFÉ

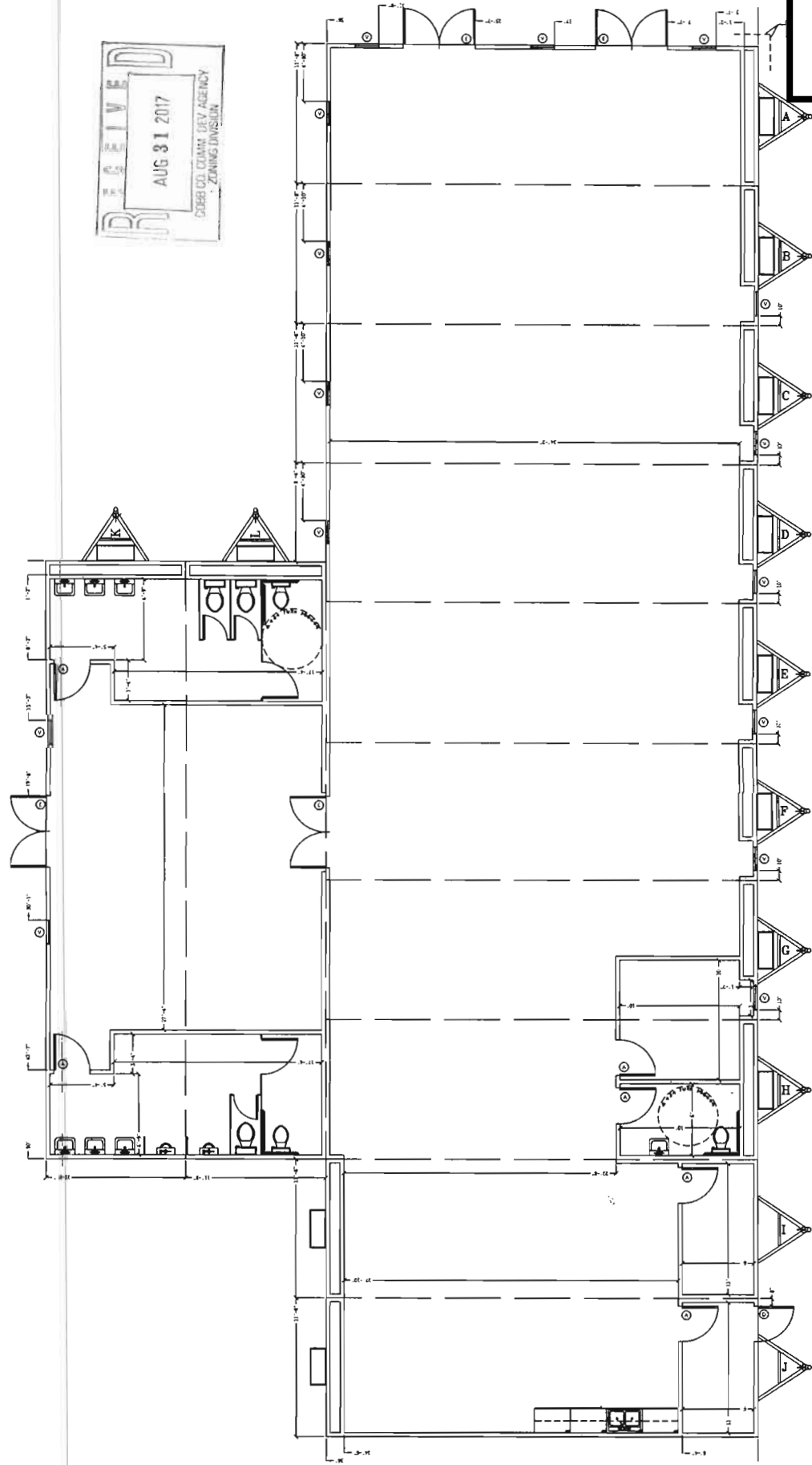
Classroom Building

Athletic Building

Soccer Field

**SLUP-12 (2017)
Proposed
Modular Floor
Plan**

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SYMBOL	DOOR SCHEDULE	TOTAL
⊙	36" X 80" HOLLOW CORE IMPREGAL OAK W/FRAMING	6
⊙	36" X 80" STEEL/STEEL W/4" X 12" VIEW PANEL	1
⊙	72" X 24" STORE FRONTS DOOR	4

SYMBOL	WINDOW SCHEDULE	TOTAL
⊙	24" X 24" FIXED INSULATED BRANZE/TIPPED	15

COMPLETE MODULAR	SALESMAN: WESLEY SPIVEY	STATE LABEL(S): GA	SNOW LOAD: 20	DATE: 6/27/2017 8:17 AM	AUTHORIZED SIG:
	SIZE: 144X60	OCCUPANCY: ASSEMBLY	WIND LOAD: 120	DRAWN BY: BM	
DIAMOND BUILDERS, INC. 440 THOMPSON DRIVE, DOUGLAS, GA 31535 PHONE: (912)384-7080 FAX: (912)384-5721			QUOTE#: 4214	SERIAL#: QUOTE 4214	