

APPLICANT: The SAE School, Inc.
(678) 270-8767

REPRESENTATIVE: Jimmy Arispe
(678) 270-8767

TITLEHOLDER: Education Capital Solutions, LLC

PROPERTY LOCATION: South side of Mableton Parkway,
southeast of South Gordon Road
(6688 Mableton Parkway).

ACCESS TO PROPERTY: Mableton Parkway

PHYSICAL CHARACTERISTICS TO SITE: Vacant former
Charter School Building

PETITION NO: SLUP-6

HEARING DATE (PC): 07-08-13

HEARING DATE (BOC): 07-16-13

PRESENT ZONING: GC

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Private School

SIZE OF TRACT: 6.23 acres

DISTRICT: 18

LAND LOT(S): 390

PARCEL(S): 16

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/Single-family Houses and Grandfathered Commercial Business
- SOUTH:** PRD/Cobblestone Subdivision
- EAST:** RA-4/Single-family Houses
- WEST:** R-20/Church

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

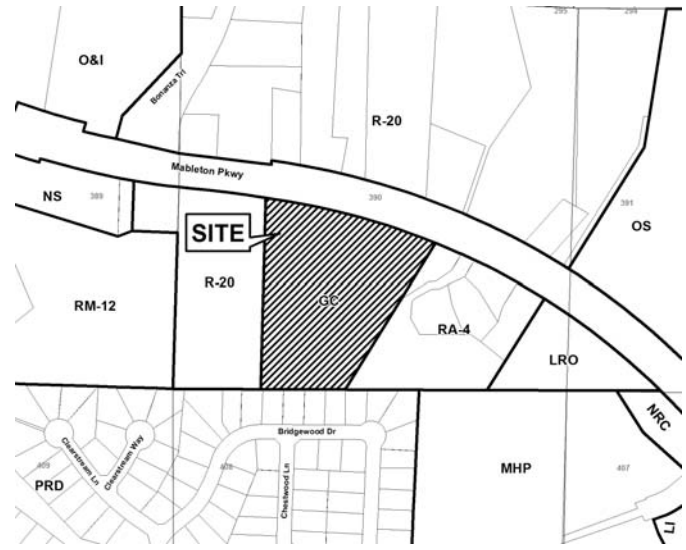
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

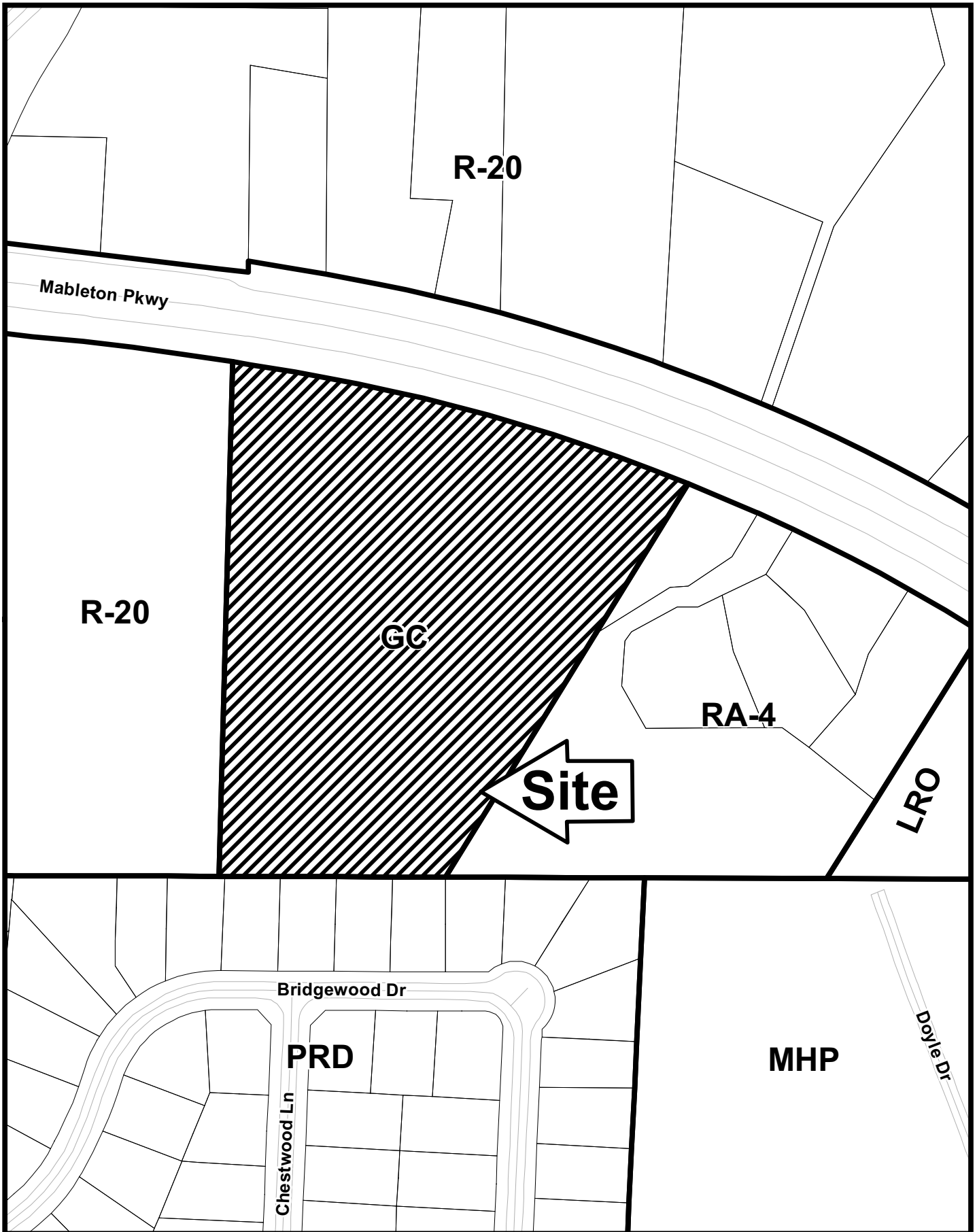
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

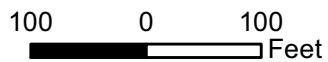
STIPULATIONS:



SLUP-6



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



-  City Boundary
-  Zoning Boundary

APPLICANT: The SAE School, Inc.

PETITION NO.: SLUP-6

PRESENT ZONING: GC

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 in the former Charter School that was housed in the existing buildings on the property. The school will be for preschool through eighth grade. Applicant located this property after a previous application for a SLUP at a different location was denied by the Board of Commissioners on May 21, 2013.

Historic Preservation: No comments.

Cemetery Preservation:

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

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

Recommend Cobb County DOT review Traffic Circulation Plan.

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

FIRE COMMENTS:

Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process. It may be possible for the applicant to utilize the Notice of Information Name Change Form if a C/O in the School’s name is not desired.

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STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Unnamed Trib to Chattahoochee River 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 CONDITION

- 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 _____.

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STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit any 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. The existing site meets current stormwater management requirements.

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STAFF RECOMMENDATIONS

SLUP-6 THE SAE SCHOOL, INC.

Applicant is requesting a Special Land Use Permit for the purpose of operating a private school for preschool through eighth grade. The subject property was previously constructed for the Imagine Charter School and has since ceased operations. No additions or changes are requested at this time for the property.

Based upon the request and the fact that the property has previously been for a school, Staff recommends APPROVAL subject to the following:

- Site plan received by the Zoning Division on May 24, 2013, with the District Commissioner approving minor modifications;
- Fire Department comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- DOT 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.

54,188± SF FOR SALE OR LEASE > OFFICE SPACE > WEST ATLANTA

COBB COUNTY GEORGIA
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2013 MAY 24 PM 12:29



Education Facility for Sale or Lease

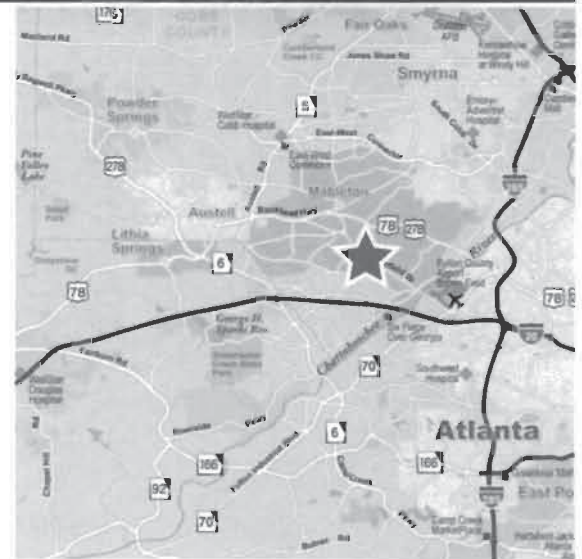
6688 MABLETON PARKWAY, MABLETON, GA 30126
COBB COUNTY ZONING DIVISION



Building Amenities

- > 54,188± SF | 6.3 acres
- > Built-out, Class A education facility
- > Playground in place
- > Cafeteria / indoor assembly area
- > Covered pick-up / drop-off
- > Room for expansion
- > 22,219 vehicles per day
- > Ample parking
- > 2.0 miles to I-20 | 4.5 miles to I-285
- > Demographics (2011)

	1 mile	3 miles	5 miles
Population	9,632	48,295	141,370
Households	3,328	16,671	51,524
Average HH Income	\$52,026	\$59,610	\$59,144



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1349 West Peachtree Street NE
Atlanta, Georgia 30309-2956
www.colliers.com

6688 Mableton Parkway > Floor Plans

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COBB COUNTY ZONING DIVISION



2 SECOND FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

ORIGINAL DATE OF APPLICATION: 05-21-13

APPLICANTS NAME: THE SAE SCHOOL

SLUP-6 (2013)
Minutes from
Applicant's
Previous
Request at a
Different
Location

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 05-21-13 ZONING HEARING:

THE SAE SCHOOL (Riverview Industries, L.P., owner) requesting a **Special Land Use Permit** for the purpose of a Private School (Pre-K through Eighth Grade) in Land Lots 175 and 176 of the 18th District. Located at the end of Armstrong Place, southwesterly of Nichols Drive (1648 and 1649 Armstrong Place).

The public hearing was opened and Mr. Garvis L. Sams, Jr., Ms. Robin Meyer, Mr. Jimmy Arispe, Ms. Karen Barton, Mr. Clint Stamps and Mr. Brent Bernath addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Ott, to **deny** Special Land Use Permit.

VOTE: **ADOPTED** unanimously