

APPLICANT: Riverstone Montessori Academy, LLC

(770) 422-9194

REPRESENTATIVE: Parks F. Huff (770) 422-7016

Sams, Larkin, Huff & Balli

TITLEHOLDER: Korinne Akridge and Bernie Akridge

PROPERTY LOCATION: North side of Friendship Church Road,

east of Casteel Road

(627 Friendship Church Road).

ACCESS TO PROPERTY: Friendship Church Road

PHYSICAL CHARACTERISTICS TO SITE: Single-family house

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-30 Single-family house

SOUTH: R-30/Single-family house

EAST: R-30/Single-family house

WEST: R-30/Single-family house

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:

PETITION NO: SLUP-10

HEARING DATE (PC): 06-03-14

HEARING DATE (BOC): 06-17-14

PRESENT ZONING: R-30

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Expansion of Riverstone

Montessori School

SIZE OF TRACT: 4.631 acres

DISTRICT: 19

LAND LOT(S): 56, 93

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1



SLUP-10



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

0 100 200
Feet



City Boundary
Zoning Boundary

APPLICANT: Riverstone Montessori Academy, LLC

PETITION NO.: SLUP-10

PRESENT ZONING: R-30

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Special Land Use Permit (SLUP) for the purpose of a private school. This proposal is an expansion of the existing Riverstone Montessori Academy previously approved for 455 Casteel Road (SLUP-17 of 2005/minutes attached). The subject location will serve as additional classroom space for the middle school program. The school plans to utilize the existing 4,400 square-foot house on the property. The hours of operation will be Monday through Friday from approximately 7 a.m. to 4 p.m. Riverstone does not plan to change the residential character of the existing house. The applicant plans to maintain or enhance, if necessary, the existing vegetative buffers.

The applicant is also requesting a contemporaneous variance to waive the required 5-acre lot size for a private school to 4.631 acres. In total, this will give the school 9.631 acres on its two campuses in close proximity to each other.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Property currently not connected to public water or public sewer. Connection to water required. Connection to sewer may be required based upon number of permitted students.

TRAFFIC COMMENTS:

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

APPLICANT: Riverstone Montessori Academy, LLC

PETITION NO.: SLUP-10

PRESENT ZONING: R-30

PETITION FOR: SLUP

FIRE COMMENTS:

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

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 2006 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.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 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).

HYDRANT: Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8" supply lines to all hydrants.

APPLICANT: Riverstone Montessori Academy, LLC

PETITION NO.: SLUP-10

PRESENT ZONING: R-30

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

Any future improvements or expansion must be subject to Stormwater Management Plan Review.

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STAFF RECOMMENDATIONS

SLUP-10 RIVERSTONE MONTESSORI ACADEMY, LLC

The proposed development is located on a minor collector roadway. The proposal is in conjunction with the school's previously approved SLUP in 2005 (SLUP-17) and Other Business Item #2 of November 21, 2006 for property located at 455 Casteel Road. The attached minutes indicate the Casteel Road location was approved to allow 7th and 8th grade students, but limited the number of students to 120, with all other conditions/stipulations remaining in effect. The proposed use for the current property at 627 Friendship Church Road will be for the middle school program for Riverstone Montessori Academy.

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

- Final site plan to be approved by the Board of Commissioners, indicating landscape buffers and traffic flow pattern, with the District Commissioner approving minor modifications;
- 25-foot vegetative buffer adjacent to abutting residential properties, with the existing vegetation to be undisturbed, and supplemental plantings added where no vegetation exists;
- County Arborist or County Landscape Architect to approve landscape plan and buffers;
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- 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.

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SPECIAL LAND USE PERMIT STATEMENT FOR
APPLICATION OF RIVERSTONE MONTESSORI ACADEMY, LLC

COMES NOW, RIVERSTONE MONTESSORI ACADEMY, LLC, and,
pursuant to §134-37 (e) of the Cobb County Zoning Ordinance, files this Statement and
shows the following:

1. The proposed conversion of an existing 4,400 square foot home for an expansion of the Riverstone Montessori Middle School program will not have a negative effect on the neighborhood or area. The Montessori school already co-exists with the community and the acquisition of this house and 4.6 acres for additional classroom space for the middle school program will not negatively impact the area.
2. The proposed Montessori school is compatible with the neighborhood which includes the existing school and a church along with residential houses on larger lots.
3. The proposed use will not create a nuisance. The hours of operation will be Monday thru Friday from approximately 7:00 am to 4:00 p.m.
4. The use will not impact the quiet enjoyment of surrounding properties. Riverstone will not change the existing structure so it will keep its residential character.
5. The proposed use will complement the surrounding properties and will adversely

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COBB COUNTY ZONING DIVISION

affect their values.

6. Riverstone will provide adequate parking and the traffic generated will not have an impact based upon the operation of the existing school.
7. Riverstone proposes to keep the residential look of the existing house so it will look consistent with the nearby residences on large tracts. The intensity is appropriate given the surrounding church and existing school
8. The proposed use hours of operation will not negatively affect nearby residences. Riverstone will maintain or enhance if necessary the existing vegetative buffers.
9. The hours of operation will be restricted to typical school hours Monday thru Friday.
10. The applicant will limit the hours of any deliveries, which will be minimal to typical business hours with no weekend or night deliveries.
11. Riverstone will maintain the existing vegetative buffer or amend where needed to buffer existing residential neighbors.
12. The Montessori School has been a valuable neighbor providing schooling alternatives for the West Cobb Area. Demand grows each year and as the children

age, an expanded Middle School Program will help serve the children in the immediate area.

13. The applicant is requesting to reduce the minimum lot size from five (5) acres to 4.631 acres based upon the fact that this is an expansion of an existing school in close proximity to the property which is located on five (5) acres. In total, the school will have 9.631 acres on two campuses in close proximity to each other.

The foregoing provides the factors to be considered in recommending approval of a Special Land Use Permit Application. Additional Details will be submitted during the pendency of the application.

Respectfully submitted, this the 3rd day of April, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

ORIGINAL DATE OF APPLICATION: 09-20-05APPLICANTS NAME: KORINNE AKRIDGE

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

BOC DECISION OF 11-21-06 ZONING HEARING:**OTHER BUSINESS ITEM #2 – TO CONSIDER AMENDING STIPULATION
FOR THE MONTESSORI SCHOOL REGARDING SLUP-17 (KORINNE
AKRIDGE) OF SEPTEMBER 20, 2005**

To consider amending stipulation for the Montessori School regarding SLUP-17 (KORINNE AKRIDGE) of September 20, 2005 for property located in Land Lot 57 of the 19th District. Located on the east side of Casteel Road, south of Somerset Drive (455 Casteel Road).

The Board, by general consensus, determined this to be a minor request. Mr. Mark Danneman, Zoning Division Manager, provided information regarding request to amend stipulation. Following presentation and discussion, the following motion was made:

MOTION: Motion by Goreham, second by Olens, to **approve** amendment of stipulation for the Montessori School regarding SLUP-17 (KORINNE AKRIDGE) of September 20, 2005 for property located in Land Lot 57 of the 19th District, on the east side of Casteel Road, south of Somerset Drive (455 Casteel Road) **as follows:**

- stipulation amended to allow 7th and 8th grade students
- no increase to the maximum of 120 students
- all other previously approved conditions/stipulations to remain in full force and effect

VOTE: **ADOPTED** unanimously

ORIGINAL DATE OF APPLICATION: 09-20-05APPLICANTS NAME: KORINNE AKRIDGETHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 09-20-05 ZONING HEARING:**

KORINNE AKRIDGE (Lost Mountain Community Church, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lot 57 of the 19th District. Located on the east side of Casteel Road, south of Somerset Drive (455 Casteel Road).

MOTION: Motion by Goreham, second by Thompson, as part of the Consent Agenda, to approve **Special Land Use Permit** subject to:

- site plan received by the Zoning Division July 7, 2005, with District Commissioner approving minor modifications (copy attached and made a part of these minutes)
- letter of agreeable stipulations from Mr. Parks Huff dated August 31, 2005, *not otherwise in conflict* (copy attached and made a part of these minutes)
- 25-foot vegetative buffer adjacent to the north property, with the existing vegetation to be undisturbed, and supplemental plantings added where no vegetation exists
- 25-foot undisturbed buffer along the eastern property line
- County Arborist or County Landscape Architect to approve landscape plan and buffers
- contemporaneous variance relevant to lot size requirement for school allowing reduction equal to the amount of property taken for road improvements plus an additional .2 acre
- grades Pre-K (3 year old) through 6th grade only
- maximum of 120 students
- compliance with all requirements for schools in the State of Georgia
- annual testing as determined by the Cobb County Board of Education; Iowa basic school testing until Cobb County Board of Education determination is made
- Fire Department comments
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations, *including installation of deceleration lane by July, 2006*
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

VOTE: **ADOPTED** unanimously

SLUP-10 (2014)
Minutes for
Existing Location
at 455 Casteel
Road

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

Min. Bk. 37
Doc. Type Letter
Stipulations
Meeting Date 9/20/05

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
MICHAEL P. PRYOR
JAMES A. BALLI
OF COUNSEL
DAVID P. MARTIN

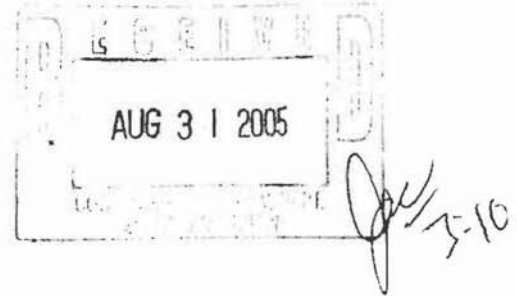
770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

August 31, 2005

WWW.SAMSLARKINHUFF.COM

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
191 Lawrence Street, Suite 300
Marietta, Georgia 30060-1661



Re: Application of Korinne Akridge for a Special Land Use Permit for a Montessori School at 455 Casteel Road f/k/a Lost Mountain Community Church (SLUP-17)

Dear John:

The above-styled Special Land Use Permit application is coming before the Planning Commission on September 8, 2005 and thereafter before the Cobb County Board of Commissioners on September 20, 2005. During the pendency of the application, the applicant has received feedback from the County and residents in the neighborhood. The following is a list of agreeable stipulations that my client is agreeable to becoming a condition of the grant of the Special Land Use Permit.

1. The Special Land Use Permit will be limited to the operation of a Montessori Primary School licensed by the Association of Montessori Internationale. The school will also meet all requirements for a private school as required by the state of Georgia.
2. The school will use the existing building and any additions to the building will be reviewed and approved by the Board of Commissioners.
3. Pursuant to the request of Cobb County DOT, the Applicant will dedicate to Cobb County sufficient road frontage to create a 40 ft. half from the centerline of the existing Casteel Road. The subject property is currently 5 acres meeting the minimum requirements for acreage for a Special Land Use Permit for a private school. With the approval of this permit, Cobb County well be granting a contemporaneous variance for the acreage requirement to allow for the donation of this right-of-way.

VIA HAND DELIVERY

Mr. John P. Pederson, Planner III
Cobb County Zoning Department
August 31, 2005
Page 2

Petition No. SLUP-11
Meeting Date 9/20/11
Continued

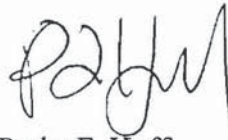
SLUP-10 (2014)
Minutes for
Existing Location
at 455 Casteel
Road

4. Also consistent with the request of the Cobb County Department of Transportation, a deceleration lane will be installed at the southern driveway and the southern driveway will be an entrance only with the northern driveway being an exit only. The Applicant will ensure that when children are dropped off there will not be any stacking of vehicles onto Casteel Road and the circular driveway will ensure that a stacking problem does not occur.

Please contact me if you need any additional information or documentation regarding this proposal.

Sincerely,

SAMS, LARKIN & HUFF, LLP



Parks F. Huff

PFH/lmb

cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery
Members, Cobb County Planning Commission
Mr. Robert L. Hosack, Jr., AICP, Director – VIA Hand Delivery
Mr. Mark A. Danneman, Manager – VIA Hand Delivery
Ms. Gail K. Huff, Assistant County Clerk – VIA Hand Delivery
Ms. Sandra Richardson, Deputy County Clerk – VIA Hand Delivery
Ms. Korinne Akridge

APPLICANT: Korinne Akridge

PETITION NO.: SLUP-10

PRESENT ZONING: R-30

PETITION FOR: SLUP-10

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson

The applicant is requesting a Special Land Use Permit to operate a private school. The private school teaches grades kindergarten through sixth-grade. There would be approximately 50 children, and four teachers. The proposed private school would follow the Cobb County School System schedule. The only proposed change to the property would be the addition of some playground equipment. The private school would be the only use on the property, because the church that occupied the property is moving to another location.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water available and connected. Sewer not available to property. Health Department states generally suitable pending review.

TRAFFIC COMMENTS:

Recommend applicant consider entering into a development agreement pursuant of 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 Casteel Road, a minimum of 40 feet from the roadway centerline. Recommend a minimum 150 foot deceleration lane. Recommend sidewalk, curb and gutter along the frontage. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

The applicant is responsible to ensure all Cobb County Fire and Emergency Services Code requirements are met related to this project. Plans will need to be submitted to the Cobb County Fire Marshall's Office, prior to any permits being issued.

Standard comments:

1. Provide 24-hour emergency phone number (offset in bold print on all sheets).
2. Provide access for Fire and Police Department through Cobb County. If access is outside the boundaries of Cobb County, then an intergovernmental agreement would be required prior to any permitting.
3. Fire apparatus access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor IFC 503.1 2003 Edition. **All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20-feet, 25-foot inside turning 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 2003 Edition. Cul-de-sac with an island: minimum 60-foot radius to outside curb, measured to inside of curb. Minimum lane width = 24-feet. Residential cul-de-sac without island: 38-foot outside radius. Commercial cul-de-sac to have a 60-foot paved radius. Hammerhead turn-around: total of 110-feet needed (45-feet + 20-foot wide roadway + 45-feet).

Additional Comments:

APPLICANT: Korinne Akridge

PETITION NO.: SLUP-1

PRESENT ZONING: R-30

PETITION FOR: SLUP

SLUP-10 (2014)
Minutes for
Existing Location
at 455 Casteel
Road

DRAINAGE COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

Mud Creek / Noses Creek

DRAINAGE BASIN: Sweetwater Creek FLOOD HAZARD INFO: None

- ☐ 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 stream bank 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 downstream stormdrainage system.

APPLICANT: Korinne Akridge

PETITION NO.: SLU

PRESENT ZONING: R-30

PETITION FOR: SL

DRAINAGE 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 new work**)
- ☐ 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. (**no changes per note on plan**)
- ☒ Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance. (**any new work**)
- ☐ 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 **must be addressed.**
- ☐ 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/SUGGESTIONS

NONE

- 1) Any stormwater controls / detention required for this project must be calculated based on the maximum impervious cover allowed in County Code / Regulations. For any commercial designation Cobb County supports the State Mandate for minimum 30% of tract as landscaping.