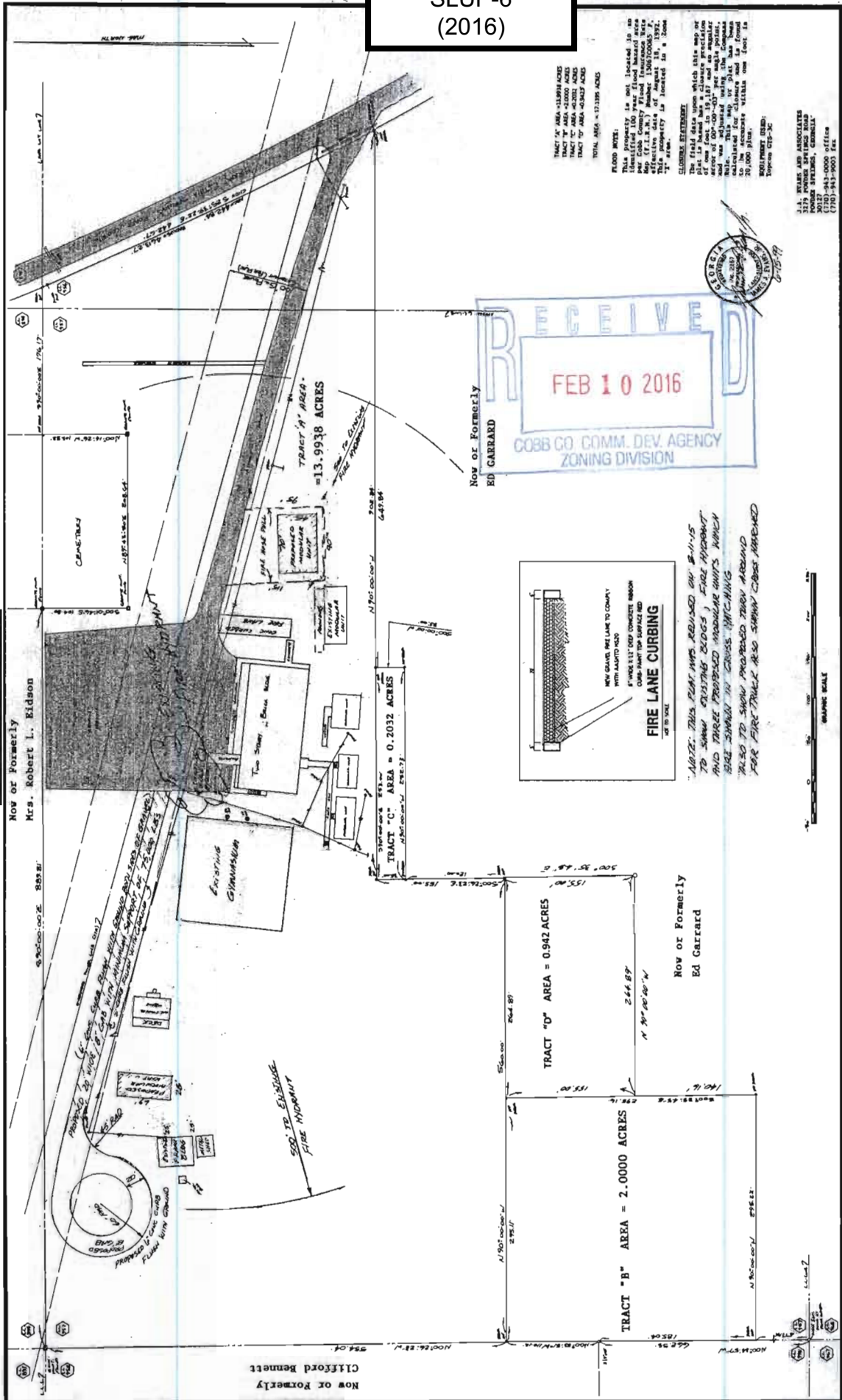


SLUP-6
(2016)



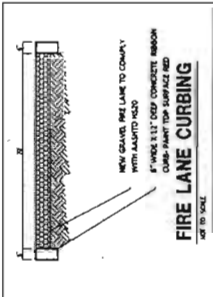
FLOOD NOTES:
 TRACT "A" AREA - 2.0000 ACRES
 TRACT "B" AREA - 0.9420 ACRES
 TRACT "C" AREA - 0.2032 ACRES
 TRACT "D" AREA - 13.9938 ACRES
 TOTAL AREA - 17.1490 ACRES

This property is not located in an identified 100 year flood hazard area as shown on the Flood Hazard Map (7.1.2.8) Number 130020000. This property is situated in a Zone "A" area.

CLAIMS STATEMENT:
 The field data upon which this map of the property is based was collected by one of our field staff on 10/11/15 and a projection of one foot in 15,117 was used. The map is not to be used for any purpose other than the one stated on the map. This map may be used for other purposes, but the user assumes all responsibility for any errors or omissions. The map is not to be used for any purpose other than the one stated on the map. This map may be used for other purposes, but the user assumes all responsibility for any errors or omissions. The map is not to be used for any purpose other than the one stated on the map. This map may be used for other purposes, but the user assumes all responsibility for any errors or omissions.

REQUIREMENT (REQ):
 See page 101-32

RECEIVED
 FEB 10 2016
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



NOTE: THIS PLAN WAS REVISED ON 8-11-15 TO SHOW EXISTING BODGS, FIRE HYDRANT AND THREE PROPOSED MODULAR UNITS WHICH ARE SHOWN IN CROSS HATCHING. ALSO TO SHOW PROPOSED TRENCH AROUND FIRE TRUCK AND SHOWING COBB APPROVED



J.A. EVANS & ASSOCIATES

PRAYSE TABERNACLE CHURCH, INC.

LEGEND:

| | | | |
|-------|----------|-------|----------|
| 1.00 | EXISTING | 1.00 | EXISTING |
| 2.00 | PROPOSED | 2.00 | PROPOSED |
| 3.00 | EXISTING | 3.00 | EXISTING |
| 4.00 | PROPOSED | 4.00 | PROPOSED |
| 5.00 | EXISTING | 5.00 | EXISTING |
| 6.00 | PROPOSED | 6.00 | PROPOSED |
| 7.00 | EXISTING | 7.00 | EXISTING |
| 8.00 | PROPOSED | 8.00 | PROPOSED |
| 9.00 | EXISTING | 9.00 | EXISTING |
| 10.00 | PROPOSED | 10.00 | PROPOSED |

| | | | | |
|-------|----------|-----|----------|-----------|
| NO. 1 | DATE | BY | SCALE | REVISIONS |
| 1 | 10/11/15 | JAE | AS SHOWN | |
| 2 | 8/11/15 | JAE | AS SHOWN | |
| 3 | 8/11/15 | JAE | AS SHOWN | |
| 4 | 8/11/15 | JAE | AS SHOWN | |
| 5 | 8/11/15 | JAE | AS SHOWN | |
| 6 | 8/11/15 | JAE | AS SHOWN | |
| 7 | 8/11/15 | JAE | AS SHOWN | |
| 8 | 8/11/15 | JAE | AS SHOWN | |
| 9 | 8/11/15 | JAE | AS SHOWN | |
| 10 | 8/11/15 | JAE | AS SHOWN | |

THIS DRAWING IS THE PROPERTY OF THE OWNER AND IS NOT TO BE COPIED OR ALTERED BY OTHERS WITHOUT THE WRITTEN CONSENT OF J.A. EVANS & ASSOCIATES.

APPLICANT: Praise Tabernacle Church
PHONE#: (770) 943-2484 **EMAIL:** office@praiseacademy.com
REPRESENTATIVE: Joe White
PHONE#: (770) 943-2484 **EMAIL:** joe.white@praiseacademy.com
TITLEHOLDER: Praise Tabernacle Church Inc.

PETITION NO: SLUP-6
HEARING DATE (PC): 05-03-16
HEARING DATE (BOC): 05-17-16
PRESENT ZONING: R-30

PROPERTY LOCATION: West side of Hiram Lithia Springs
Road, north of Defoors Farm Drive
(4052 Hiram Lithia Springs Road)

PROPOSED ZONING: Special Land
Use Permit
PROPOSED USE: Private School

ACCESS TO PROPERTY: Hiram Lithia Springs Road

SIZE OF TRACT: 16 acres

PHYSICAL CHARACTERISTICS TO SITE: Exsiting Church

DISTRICT: 19

LAND LOT(S): 956,957

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-30/ Wooded lot
SOUTH: R-20(OSC)/ Defoors Farm Subdivision
EAST: R-30/ Single family home
WEST: R-30/ Wooded lot

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** _____

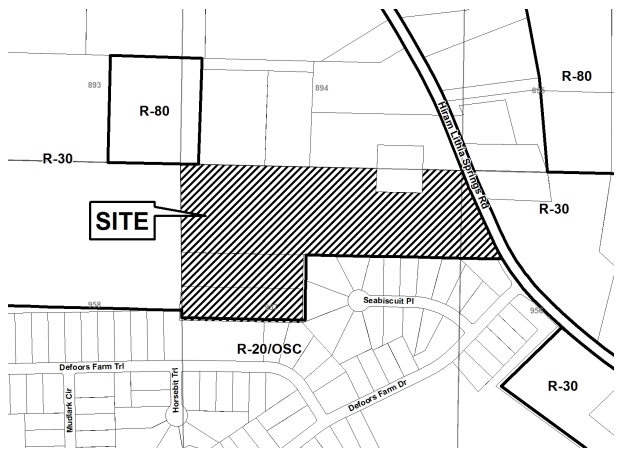
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **VOTE** _____

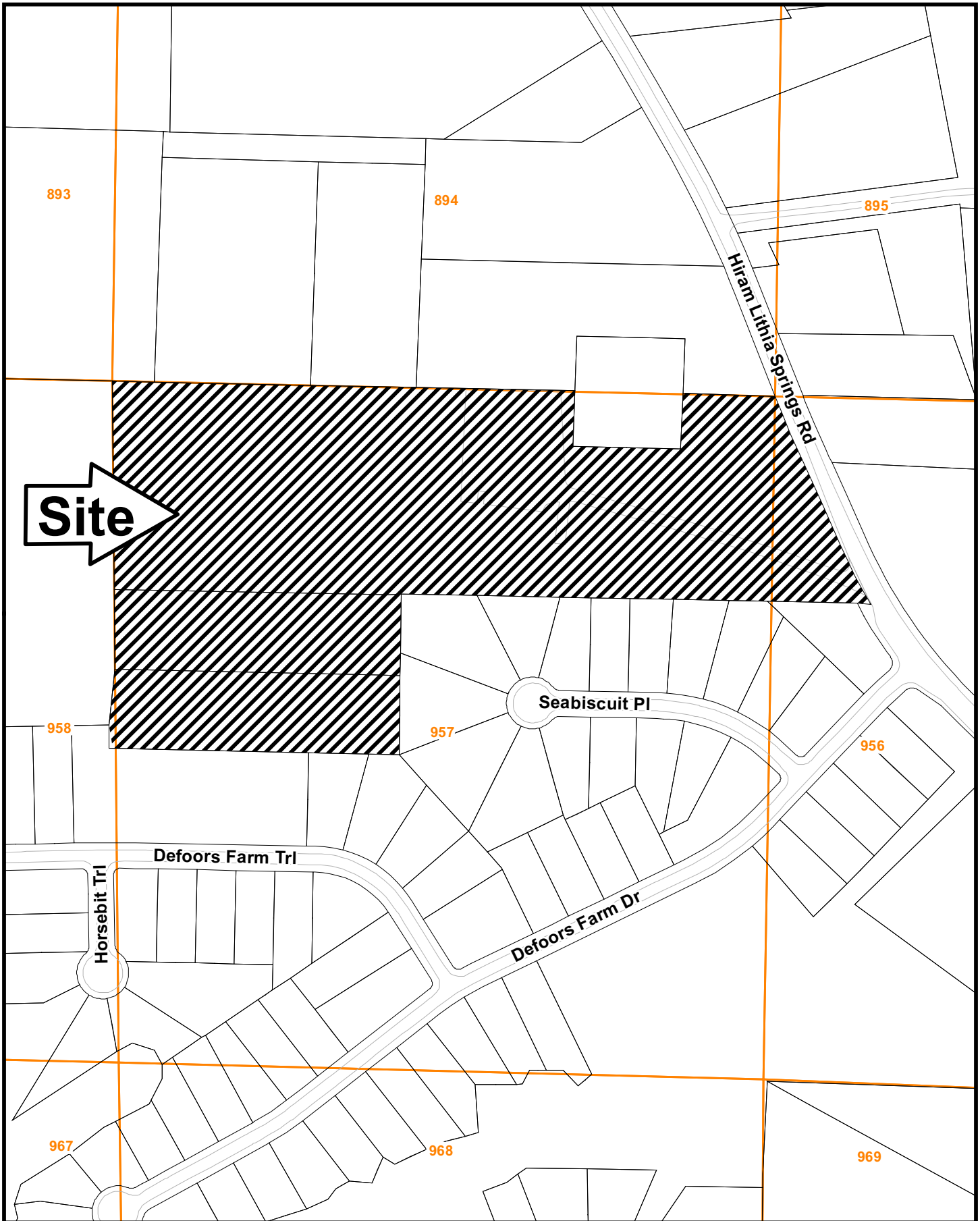
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **VOTE** _____

STIPULATIONS:



SLUP-6-2016 GIS MAP



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: Praise Tabernacle Church

PETITION NO.: SLUP-6

PRESENT ZONING: R-30

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Special Land Use Permit to allow for a private school. There will be between 350 and 375 students and grades kindergarten through twelve will be taught. The school was opened in 1984 and was allowed via an approved Temporary Land Use Permit. The applicant has renewed the permit every few years for the past 32 years. The applicant is proposing a new 48x70 trailer to help relive crowded classrooms. The applicant does not intend to have any new students or any new signage. There has not been any filed complaints against the property in the last 10 years. The applicant will have a staggered parent pickup to help with any traffic concerns.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Property is served by public water and sewer. No proposed increase in student capacity

TRAFFIC COMMENTS:

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

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: Praise Tabernacle Church

PETITION NO.: SLUP-6

PRESENT ZONING: R-30

PETITION FOR: SLUP

| |
|---------------------------------------|
| STORMWATER MANAGEMENT COMMENTS |
|---------------------------------------|

No comments.

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STAFF RECOMMENDATIONS

SLUP-6 PRAISE TABERNACLE CHURCH

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.*
A school has been used on the property for the past 32 years with no known adverse effects on surrounding properties.
- (2) *Whether or not the use is otherwise compatible with the neighborhood.*
The church has been on this property since 1977 and the school was established in 1984. This church and school use was in service prior to most of the developments that surround it.
- (3) *Whether or not the use proposed will result in a nuisance as defined under state law.*
This use has not and should not cause hurt, inconvenience, or damage to other properties.
- (4) *Whether or not quiet enjoyment of surrounding property will be adversely affected.*
This use has not and should not affect the surrounding properties.
- (5) *Whether or not property values of surrounding property will be adversely affected.*
This use has been established for 32 years and is a part of the fabric of the neighborhood.
- (6) *Whether or not adequate provisions are made for parking and traffic considerations.*
The applicant has implemented a staggered parent pickup to address traffic and parking issues in the afternoon.
- (7) *Whether or not the site or intensity of the use is appropriate.*
This site has been use as a church and school for years and meets the minimum lot size requirements.
- (8) *Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.*
Private schools as well as churches are permitted as special exception and is allowed in residential areas.
- (9) *Whether or not adequate provisions are made regarding hours of operation.*
The hours are Monday through Friday 7:30 am to 4:00 pm; Sunday 8:00 am to 12:00 pm. Those hours are consistent with public schools as well as other churches in the area.
- (10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.*
The applicant only expects 2 to 3 deliveries per week along with normally mail.
- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*
The applicant has not submitted a landscape plan, if approved a landscape plan will need to provided and approved by the County Arborist.

SLUP-6 PRAISE TABERNACLE CHURCH (Continued)

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

This use should not adversely affect the surrounding neighborhood.

(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 application meets the requirements as a special exception. The property has at least 8 acres of land.

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

The applicant will need to provide a landscape plan to be approved by the county arborist.

(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 property is properly zoned and meets the other requirements for the proposed use.

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

- Site plan received by the Zoning Division on February 10, 2016, with the District Commissioner approving minor modifications;
- Landscape plan to meet tree ordinance and be approved by County Arborist;
- 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.



Application #: SLUP-6
 PC Hearing Date: 5-3-16
 BOC Hearing Date: 5-17-16

TEMPORARY LAND USE PERMIT WORKSHEET
(FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? Church
2. Number of employees? 45
3. Days of operation? Monday - Friday and Sunday
4. Hours of operation? 7:30am - 4:00pm M-F and Sunday 8:00am - 12:00pm
5. Number of clients, customers, or sales persons coming to the house per day? 375 ; Per week? 1875
6. Where do clients, customers and/or employees park?
 Driveway: _____ ; Street: _____ ; Other (Explain): Church Parking Lot
7. Signs? No: _____ ; Yes: X . (If yes, then how many, size, and location): 2 signs, one for church and one for school at front of property
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): only cars
9. Deliveries? No _____ ; Yes X (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)
UPS and Fedex delivers 2-3 times or less each week and USPS delivers mail daily
10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No _____ ; Yes X (If yes, please state what is kept outside): Lawn mower and lawn equipment
12. Length of time requested (24 months maximum): 24 months
13. Is this application a result of a Code Enforcement action? No X ; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed):
We are submitting to add 3 mobile units. No water or sewage will be needed to units only electrical

Applicant signature: [Signature] Date: 8/24/15
 Applicant name (printed): Thomas J. Chapman, Jr.