

APPLICANT: GracePoint School

PETITION NO: SLUP-7

PHONE#: (678) 709-6634 **EMAIL:** www.gracepointschool.org

HEARING DATE (PC): 05-03-16

REPRESENTATIVE: John K. Crooks

HEARING DATE (BOC): 05-17-16

PHONE#: (678) 485-3148 **EMAIL:** jcrooks@gloryhaus.com

PRESENT ZONING: R-20

TITLEHOLDER: Piedmont Baptist Church

PROPOSED ZONING: Special Land

PROPERTY LOCATION: South side of Piedmont Road, west of

Use Permit

Beverly Road, at the western terminus of Tamaqua Drive, at the western

PROPOSED USE: Private School

terminus of Yakuta Drive, and at the north end of Chicapoo Drive

(570 Piedmont Road)

SIZE OF TRACT: 18.836 acres

ACCESS TO PROPERTY: Piedmont Road

DISTRICT: 16

LAND LOT(S): 566,567,586,587

PHYSICAL CHARACTERISTICS TO SITE: Existing Church

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: RA-5/ Heritage Manor Subdivision

Adjacent Future Land Use:

Northwest: Medium Density Residential (MDR)
(across from Piedmont Road)

SOUTH: R-20/ Breezecrest Subdivision

East: Medium Density Residential (MDR) and
Low Density Residential (LDR)

EAST: R-20/ Breezecrest Subdivision

South: Low Density Residential (LDR)

WEST: R-20/ Breezecrest Subdivision

Southwest: Medium Density Residential (MDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

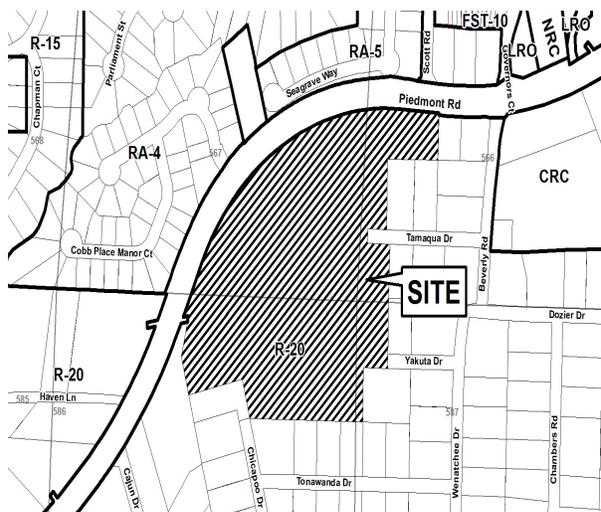
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

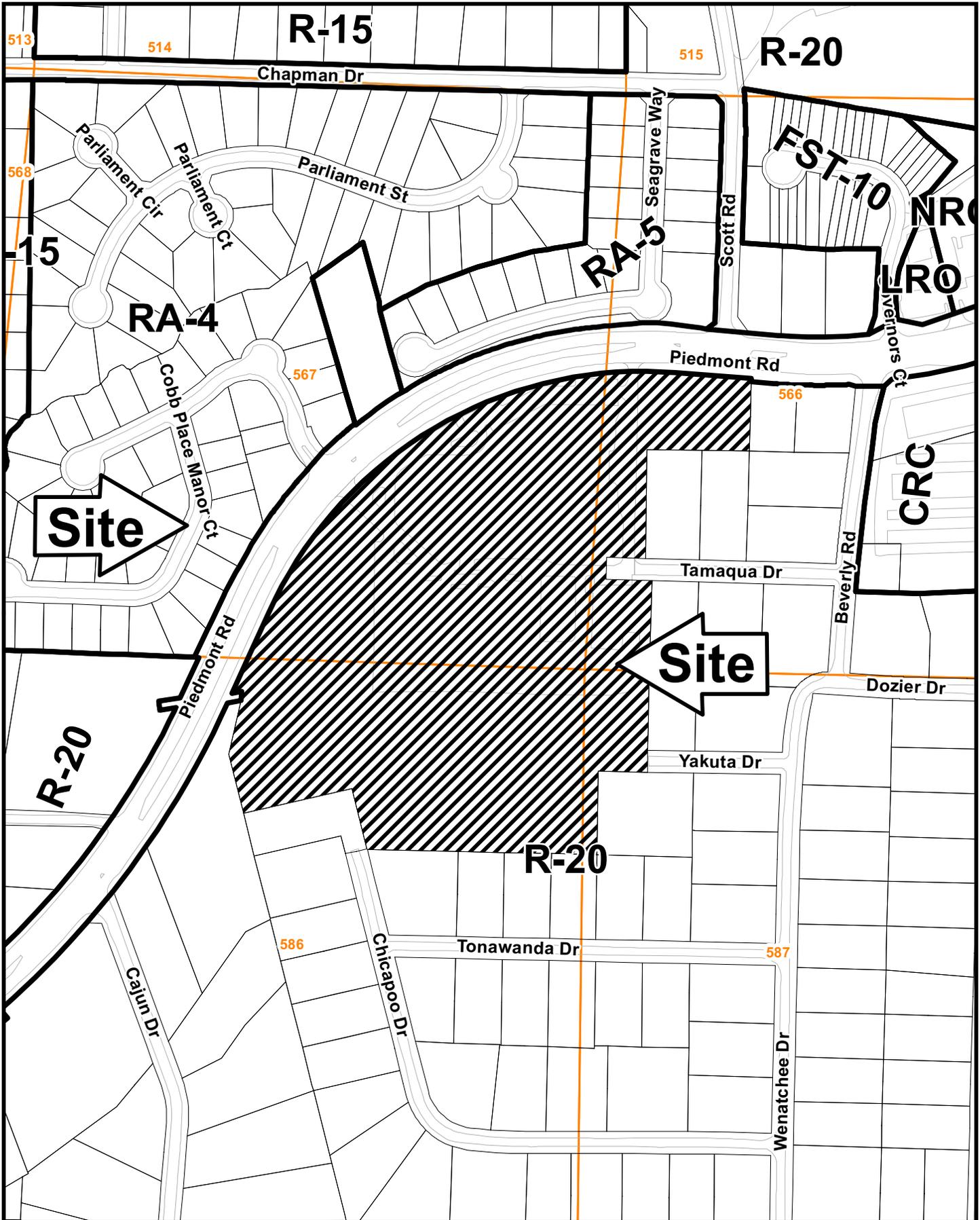
REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

STIPULATIONS:



SLUP-7



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



-  City Boundary
-  Zoning Boundary

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PRESENT ZONING: R-20

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ZONING COMMENTS: Staff Member Responsible: Donald Wells

The applicant is requesting a Special Land Use Permit to allow for a private school for dyslexic children. The applicant intends to have 155 students over the next four years, and will teach first through eighth grades. The applicant plans to use the existing church facility with exterior modifications to include new doors, windows, and an entrance canopy. The school will use the existing parking to accommodate the facility, staff, and 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 land lot.

WATER & SEWER COMMENTS:

Applicant should be aware that a sewer fee may be assessed at time of building permit.

TRAFFIC COMMENTS:

Recommend a traffic circulation plan.

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.

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STORMWATER MANAGEMENT COMMENTS

No comments.

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STAFF RECOMMENDATIONS

SLUP-7 GRACEPOINT SCHOOL

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. The addition of the school projects it will gradually add 155 students over the four years.
- (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. Nearby properties are used for single-family, churches, and educational facilities. The property has accommodated a church and a youth center for a number of years.
- (5) *Whether or not property values of surrounding property will be adversely affected.*
Property values will not be adversely affected. The proposed use will have use the existing building and parking lot.
- (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 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 are proposed to be minimal.

SLUP-7 GRACEPOINT SCHOOL (Continued)

(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. Site plan received March 11, 2016 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.

March 9, 2016

Mr. Tim Lee, Chairman
Cobb County Board of Commissioners
100 Cherokee Street NE #300
Marietta, GA 30090

**RE: Piedmont Church-Statement of Improvements
For Gracepoint School Building Renovation**



Dear Chairman Lee:

Croft and Associates has been engaged by Gracepoint School to design their relocated school facility. Gracepoint School expects to enter into an agreement with Piedmont Church located at 570 Piedmont Road, Marietta, Georgia to occupy an existing building on their campus.

The proposed building is a two story structure positioned on the southeast quadrant of the Piedmont Church campus. This facility will accommodate the proposed four-year growth projections of 155 students in grades one through eight. The building was previously used by Piedmont Church as a youth center. The ground floor is primarily an open floor plan that will be subdivided into administrative, classroom space and an assembly/dining area. The upper floor is currently subdivided into classroom space and will stay primarily intact as is. A restroom will be added on this floor. This project focus is interior renovation with emphasis on paint and new floor finishes. The exterior will remain as is with exception of new doors, windows or entrance way canopy(s) that augment the interior modifications. Exterior site modifications are not deemed necessary for the proposed interior modifications. A future phase of work may entail painting the exterior and supplementing some stone veneer that would match the existing campus buildings aesthetic look.

Please do not hesitate to contact our office should you or the Commission have questions or require additional information regarding this proposed project.

Sincerely,

Croft & Associates, PC

A handwritten signature in blue ink, appearing to read "Jeff Fincher", written over a light blue horizontal line.

Jeff Fincher, RA
GA#07280-89

