

APPLICANT: The SAE School

PHONE#: 678-270-8767 **EMAIL:** Jimmy.arispe@saeschool.org

REPRESENTATIVE: Parks F. Huff

PHONE#: 770-422-7016 **EMAIL:** phuff@slhb-law.com

TITLEHOLDER: Multiple Titleholders in File

PROPERTY LOCATION: South side of Veterans Memorial

Highway, east of Hickory Trail

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: Industrial building,
single-family houses, undeveloped acreage

PETITION NO: SLUP-10

HEARING DATE (PC): 08-02-16

HEARING DATE (BOC): 08-16-16

PRESENT ZONING: GC, LI, R-20 & R-15

PROPOSED ZONING: SLUP

PROPOSED USE: Private School
(Pre-K through 12th Grade)

SIZE OF TRACT: 48.69 acres

DISTRICT: 18

LAND LOT(S): 68,165

PARCEL(S): Multiple Parcels in File

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: NRC/Retail, auto repair & undeveloped;
O&I/Graphics

SOUTH: R-15/Blackhawk Hills; RM-12 &
FST-8/Meadows @ Queen Mill; R-20/Single-family house

EAST: NRC/Vacant; RM-8/Providence

WEST: RM-8/Cobblestone Creek Townhomes; RA-5/Cobblestone Creek

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

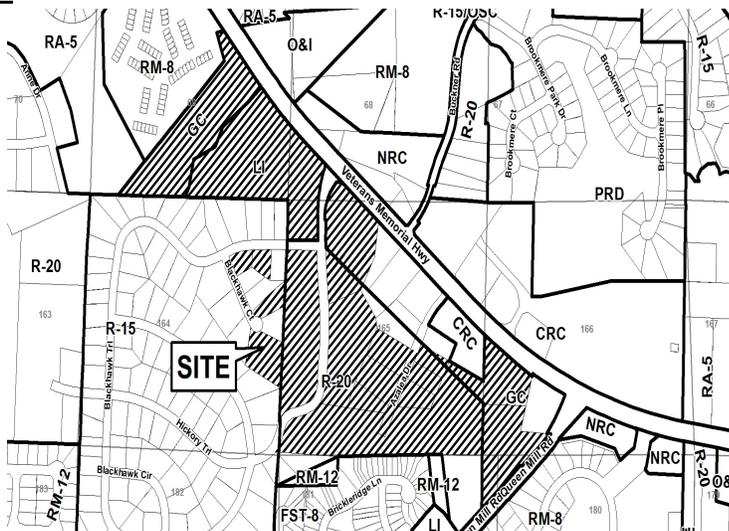
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



APPLICANT: The SAE School

PETITION NO.: SLUP-10

PRESENT ZONING: GC, LI, R-20 & R-15

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Special Land Use Permit for the purpose of operating a private school for grades Pre-K through 12 and will include approximately 500 students initially and will grow to about 750 students. The hours of operation will be normal school hours. The SAE School (SAE) will initially renovate and occupy a warehouse building located at 740 Veterans Memorial Highway. The proposed school development also includes the property that is the subject of Z-71 filed concurrently with this application. The future plans include school buildings, activity buildings, playing fields and teacher housing on an overall combined 48.69-acre assemblage indicated on the attached site plan. The warehouse conversion will be consistent with the attached renderings. The applicant has proposed that the new buildings to be constructed initially will be modular construction, one-story in height and have ground-level installation, along with landscaping. Applicant has also planned a staggered carpool schedule to minimize potential traffic impact. As development occurs, the older students will eventually be on the southern portion and the younger grades will in the facility at 740 Veterans Memorial Highway.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water and sewer available. Also see comments for Z-71.

TRAFFIC COMMENTS:

Recommend a traffic circulation plan.

Recommend no parking on the right-of-way.

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

Georgia DOT permits needed for any work on the state right-of-way.

Blackhawk Trail is a substandard street. Recommend upgrading the roadway to the current standards.

Hickory Trail is a substandard street. Recommend upgrading the roadway to the current standards.

Recommend a deceleration lane on Veterans Memorial Highway for the entrance.

Recommend curb, gutter, and sidewalk along the frontage of Veterans Memorial Highway, Hickory Trail, Blackhawk Trail, and Queen Mill Road.

APPLICANT: The SAE School

PETITION NO.: SLUP-10

PRESENT ZONING: GC, LI, R-20 & R-15

PETITION FOR: SLUP

TRAFFIC COMMENTS Continued:

Recommend a new traffic study after enrollment increases beyond 750 students upon future development.

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.

STAFF RECOMMENDATIONS

SLUP-10 THE SAE 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 proposed private school use will initially renovate and utilize the existing building at 740 Veterans Memorial Highway. The single-use of a school, with restricted hours may be less intense than the other uses in the area.
- (2) *Whether or not the use is otherwise compatible with the neighborhood.*
The proposed use of a private school is permitted as a special exception in the NRC zoning district, with a Special Land Use Permit. This area is a mix of industrial uses, institutional uses, low and medium density residential. There are other school uses located in other industrial, commercial and residential areas that have not negatively affected the school or the industrial uses. Examples of this can be seen in South Cobb with the Pace Academy Athletics Complex on Riverview Road.
- (3) *Whether or not the use proposed will result in a nuisance as defined under state law.*
The proposed school use will incorporate hours of operation that will be more limited than other uses that could be allowed under the NRC zoning district.
- (4) *Whether or not quiet enjoyment of surrounding property will be adversely affected.*
Quiet enjoyment of surrounding property will not be adversely affected.
- (5) *Whether or not property values of surrounding property will be adversely affected.*
Staff does not believe the proposed use will adversely affect property values. The school will initially utilize an existing building at 740 Veterans Memorial Highway. The properties contained in Z-71 filed by The SAE School concurrently with this SLUP, will limited to normal school hour operations rather than possible 24-hour retail establishments that would be allowed under the proposed NRC zoning of Z-71.
- (6) *Whether or not adequate provisions are made for parking and traffic considerations.*
The property will have ample parking and SAE's carpool component is planned on a staggered schedule to minimize potential traffic impact with an on-site circulation pattern to hole the anticipated number of vehicles on the subject property.
- (7) *Whether or not the site or intensity of the use is appropriate.*
The intensity proposed will be less than if the property were used strictly for uses allowed under the proposed NRC, some of which could be 24-hour retail establishments.
- (8) *Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.*
Some of the residential properties contained in the accompanying Z-71 will remain residential in nature and will be utilized for teacher housing.

SLUP-10 THE SAE SCHOOL (Continued)

(9) *Whether or not adequate provisions are made regarding hours of operation.*

The hours of operation will be standard school hours, which are more restrictive than commercial uses that could be allowed under the proposed NRC zoning.

(10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.*

Deliveries for the school will be less intense than deliveries the property could have for retail and commercial uses that could be allowed under NRC.

(11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*

The existing building at 740 Veterans Memorial Highway will be utilized in the beginning with landscaping to be added and future development is to occur on the properties that are the subject of Z-71 filed concurrently with this application.

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

The proposed use will not adversely affect neighboring properties in this manner. Staff's concern with this application is with the co-mingling of passenger cars and heavy traffic on Veterans Memorial Highway. However, less traffic may be generated given the restrictive hours for pick-ups and drop-offs and the proposed carpool plan for an HOV line for three or more students to encourage a reduction in the number of trips generated by the school while in session.

(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 requested use for a private school as a special exception with a Special Land Use Permit is a permitted use under the Neighborhood Retail Commercial zoning district.

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

Applicant has provided sufficient information.

(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 proposed location for the private school is located in an area populated with retail, auto repair, and single- and multi-family developments. The proposed use is allowed as a special exception with a Special Land Use Permit. The applicant will initially utilize an existing building at 740 Veterans Memorial Highway and later, the southern portion of the property will be built to house the older students and the initial building will remain the main facility for younger grades. The applicant also proposes to utilize existing single-family houses on the southern portion as teacher housing.

SLUP-10 THE SAE SCHOOL (Continued)

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

1. Site plan received by the Zoning Division on June 15, 2016, with the District Commissioner approving minor modifications;
2. Cobb County Department of Transportation to approve traffic flow plan;
3. Fire Department comments and recommendations at Plan Review;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. 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.