

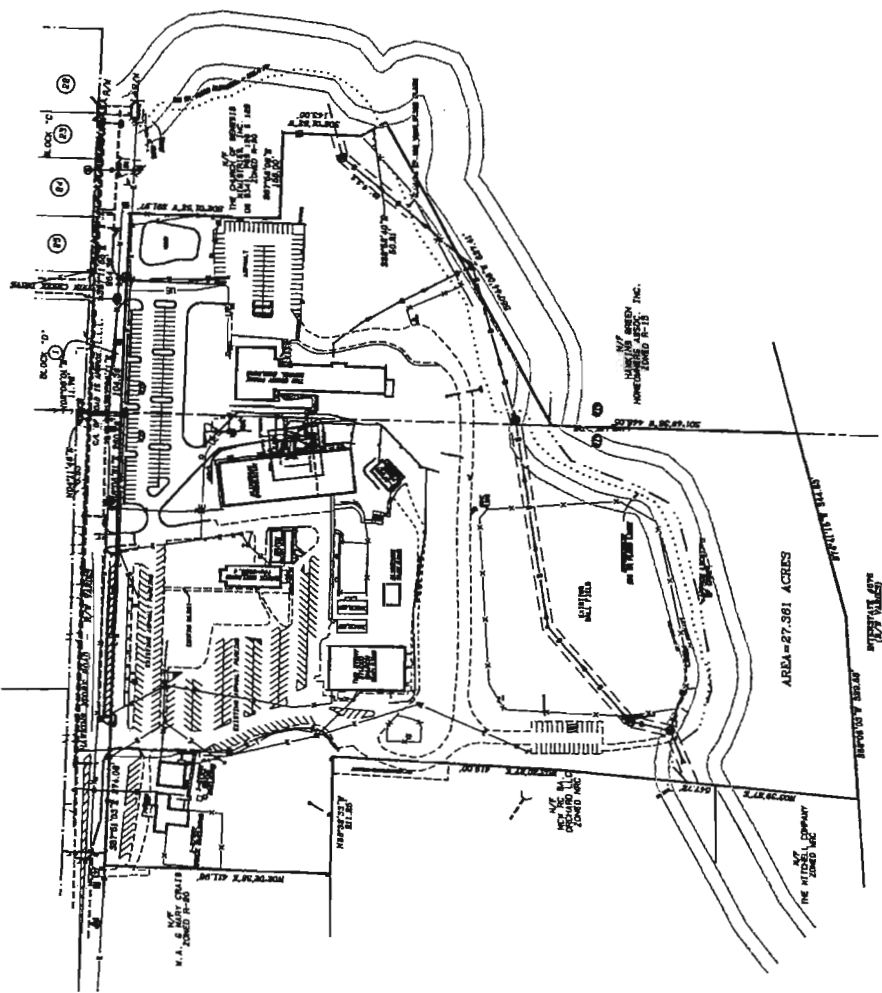
LUP-1
(2017)

SURVEY FOR:
SHILOH HILLS BAPTIST CHURCH
LOCATED IN:
16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
PREPARED FOR:
SHILOH HILLS BAPTIST CHURCH

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/DESIGN
RESEARCH & CONSULTING DIVISION
1414 SOUTH MARZETTA PARKWAY, SUITE A
MARIETTA, GEORGIA 30060
(770) 493-0248

DATE: 11/21/16
SCALE: 1" = 50.00'
DATE: 11/21/16
SCALE: 1" = 50.00'
DATE: 11/21/16
SCALE: 1" = 50.00'

1 OF 1



- SURVEY NOTES:**
1. THIS SURVEY WAS CONDUCTED BY BETTERTON SURVEYING & DESIGN, INC. ON 11/21/16.
 2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING BOARD OF GEORGIA RULES AND REGULATIONS.
 3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING BOARD OF GEORGIA RULES AND REGULATIONS.
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- SURVEY REFERENCES:**
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APPLICANT: Shiloh Hills Christian School

PETITION NO: LUP-1

PHONE#: (770) 926-7729 **EMAIL:** school@shilohhills.com

HEARING DATE (PC): 02-07-17

REPRESENTATIVE: Terry Farrant

HEARING DATE (BOC): 02-21-17

PHONE#: (770) 371-6496 **EMAIL:** terry.farrant@shilohhills.com

PRESENT ZONING: R-20

TITLEHOLDER: Shiloh Hills Baptist Church of Cobb County, Inc.

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPERTY LOCATION: South side of Hawkins Store Road,
east of Bells Ferry Road

PROPOSED USE: Educational Program
(3 and 4-year olds)

(260 Hawkins Store Road)

ACCESS TO PROPERTY: Hawkins Store Road

SIZE OF TRACT: 27.761 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Existing church and
private school

LAND LOT(S): 210, 211

PARCEL(S): 1,17

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Shiloh Hills and Twin Creek Subdivisions

SOUTH: I-575

EAST: R-15(OSC)/Hawkins Green Subdivision

WEST: NRC/Retail Center and R-20/Single-family residence

Adjacent Future Land Use:

North : Low Density Residential (LDR)

East: Low Density Residential (LDR) and
Park / Recreation / Conservation (PRC)

South: Low Density Residential (LDR) across
I-575)

West: Neighborhood Activity Center (NAC)
and Low Density Residential (LDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

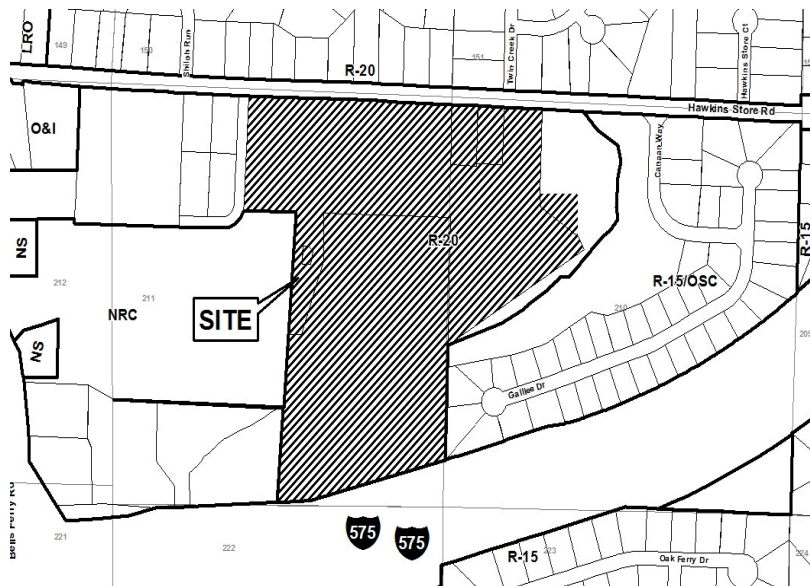
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

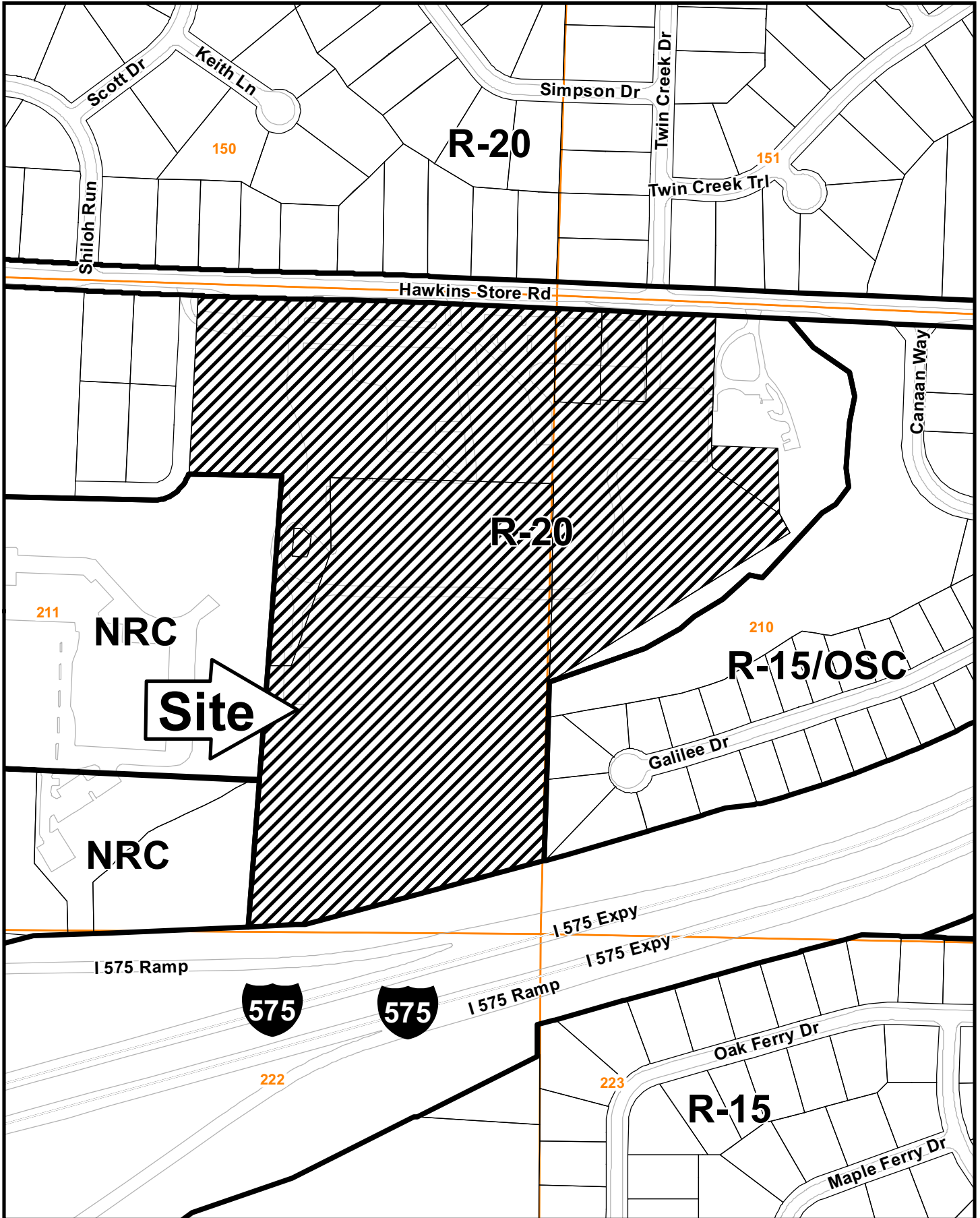
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



LUP-1-2017 GIS



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

0 300 600 Feet

City Boundary
Zoning Boundary

APPLICANT: Shiloh Hills Christian School

PETITION NO.: LUP-1

PRESENT ZONING: R-20

PETITION FOR: LUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

Applicant is requesting a renewal of its Temporary Land Use Permit last approved as LUP-5 in 2015. The program is for three and four year-old child development in addition to the K-12 program that was started in 1995. The hours of operation are Monday through Friday from 7 a.m. until 6 p.m. There will be 25-30 children per day, 125-140 per week. There will be four employees. Applicant has indicated that the program operates according to state regulations under Bright from the Start.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Additional sewer fee for increase in student population may be due at Building Permit. Property served by water and sewer.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

APPLICANT: Shiloh Hills Christian School

PETITION NO.: LUP-1

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: Shiloh Hills Christian School

PETITION NO.: LUP-1

PRESENT ZONING: R-20

PETITION FOR: LUP

STORMWATER MANAGEMENT COMMENTS

No comments (Renewal).

STAFF RECOMMENDATIONS

LUP-1 SHILOH HILLS CHRISTIAN SCHOOL

There are twelve criteria that must be considered for a Temporary Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Safety, health, welfare and moral concerns involving the surrounding neighborhood.*
The existing use up for renewal provides educational programs for three- and four-year olds and has been in existence for a number of years with no complaints.
- (2) *Parking and traffic considerations.*
The use is established and has had traffic concerns reviewed as part of previous approvals.
- (3) *Number of nonrelated employees.*
Four employees are anticipated for this renewal.
- (4) *Number of commercial and business deliveries.*
The applicant does not anticipate commercial deliveries.
- (5) *The general presumption of the board of commissioners that residential neighborhoods should not allow noncompatible business uses.*
This use is located in area having single-family residential, retail and office uses.
- (6) *Compatibility of the business use to the neighborhood.*
The existing use has served residents of this area for several years and no complaints have been submitted to Code Enforcement.
- (7) *Hours of operation.*
This activity is Monday through Friday from 7 a.m. until 6 p.m. and has not caused a complaint to be made with the Code Enforcement Division.
- (8) *Existing business uses in the vicinity.*
Most of the western portion of this property abuts developed, retail uses.
- (9) *Effect on property values of surrounding property.*
The use has existed for several years with no complaints. No expansion is proposed.
- (10) *Circumstances surrounding neighborhood complaints.*
There are no Code Enforcement complaints regarding this use.
- (11) *Intensity of the proposed business use.*
This application is a renewal of an existing educational program and there are no expansions planned.

LUP-1 SHILOH HILLS CHRISTIAN SCHOOL (Continued)

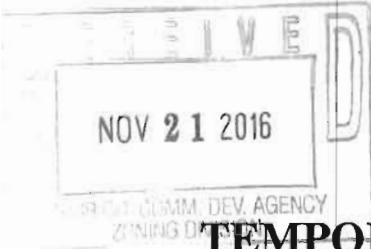
(12)Location of the use within the neighborhood.

This renewal is located within an area having, single-family residential, retail and office uses.

Based on the above-analysis, Staff recommends **APPROVAL** for 24 months subject to:

- Site plan received by the Zoning Division on November 21, 2016;
- Fire Department comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Water and Sewer 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 #: LW-1
PC Hearing Date: 2-7-17
BOC Hearing Date: 2-21-17

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

1. Type of business, or request? 3 and 4 year olds child development
2. Number of employees? 4
3. Days of operation? Monday - Friday
4. Hours of operation? 7:00 AM - 6:00 PM
5. Number of clients, customers, or sales persons coming to the house per day? 25-30 ; Per week? 125-140
6. Where do clients, customers and/or employees park?
Driveway: _____ ; Street: _____ ; Other (Explain): Paved parking lot provided by school
7. Signs? No: X ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): None
9. Deliveries? No X ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.) _____
10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No X ; Yes _____. (If yes, please state what is kept outside): _____
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):

This program is established and continues to operate according to state regulations under Bright From the Start
Applicant signature: Terry Farrant Date: _____

Applicant name (printed): Terry Farrant

Rm #108 3 yr olds "Day Care"
 Rm #110 4 yr olds

- ① Emergency lighting
- ② Fire extinguishers
- ③ Fire alarm devices
- ④ Smoke detectors
- ⑤ Horn strobe light

Shiloh Hills Christian School
 Main Building

First Floor

Contact: Patty Bernborn
 770-926-7729

