Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2035)

RECEIVED MAR - 8 2018 COBB CO. COMM. DEV. AGENCY ZONING DIVISION

OB-017-2018

BOC Hearing Date Requested: 4-17-18

Applicant: St. Benedict's Episcopal Church, LLC **Phone #:** 678.279.4300
(applicant's name printed)

Address: 2160 Cooper Lake Road, SE, Smyrna, GA **E-Mail:** brian@mysaintb.org

Brian C. Sullivan **Address:** 2160 Cooper Lake Road
(representative's name, printed)

(representative's signature) **Phone #:** 678-684-8440 **E-Mail:** brian@mysaintb.org

Signed, sealed and delivered in presence of:

Anne Shamanski
Notary Public **My commission expires:** June 04, 2019

ANNE SHAMANSKI NOTARY PUBLIC GEORGIA EXPIRES JUNE 4, 2019 COBB COUNTY

Titleholder(s): St. Benedict's Episcopal Church, LLC **Phone #:** 678.279.4300
(property owner's name printed)

Address: 2160 Cooper Lake Road, SE, Smyrna, GA **E-Mail:** brian@mysaintb.org

(Property owner's signature) Reverend Brian C. Sullivan, Rector

Signed, sealed and delivered in presence of:

Anne Shamanski
Notary Public **My commission expires:** June 04, 2019

ANNE SHAMANSKI NOTARY PUBLIC GEORGIA EXPIRES JUNE 4, 2019 COBB COUNTY

Commission District: 2 (Ott) **Zoning Case:** Z-21 (2008); SLUP-9 (2008); Z-29 (2012)

Size of property in acres: 5/20/2008* 7/15/2008 8/21/2012 **Original Date of Hearing:** 5/20/2008; 07/15/2008 8/21/2012

Location: East side of Cooper Lake Road and on the West side Atlanta Road, north of
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 694, 695 **District(s):** 17th

State specifically the need or reason(s) for Other Business:

See Exhibit "A" attached hereto and incorporated herein by reference.

* OB Decisions for Z-21 (2008): 12/16/2008; 6/16/2009; 4/20/2010

(List or attach additional information if needed)

OB-017-18

Exhibit "A" – ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(Stipulation Amendment)

Application Nos.:	Z-21 (2008) and SLUP – 9 (2008)
Original Hearing Dates:	May 20, 2008 July 15, 2008 Aug. 21, 2012
Previous Other Business Hearing Date:	December 16, 2008 December 15, 2015
Current Hearing Date:	April 17, 2018

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MAR - 8 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant: St. Benedict's Episcopal Church, LLC

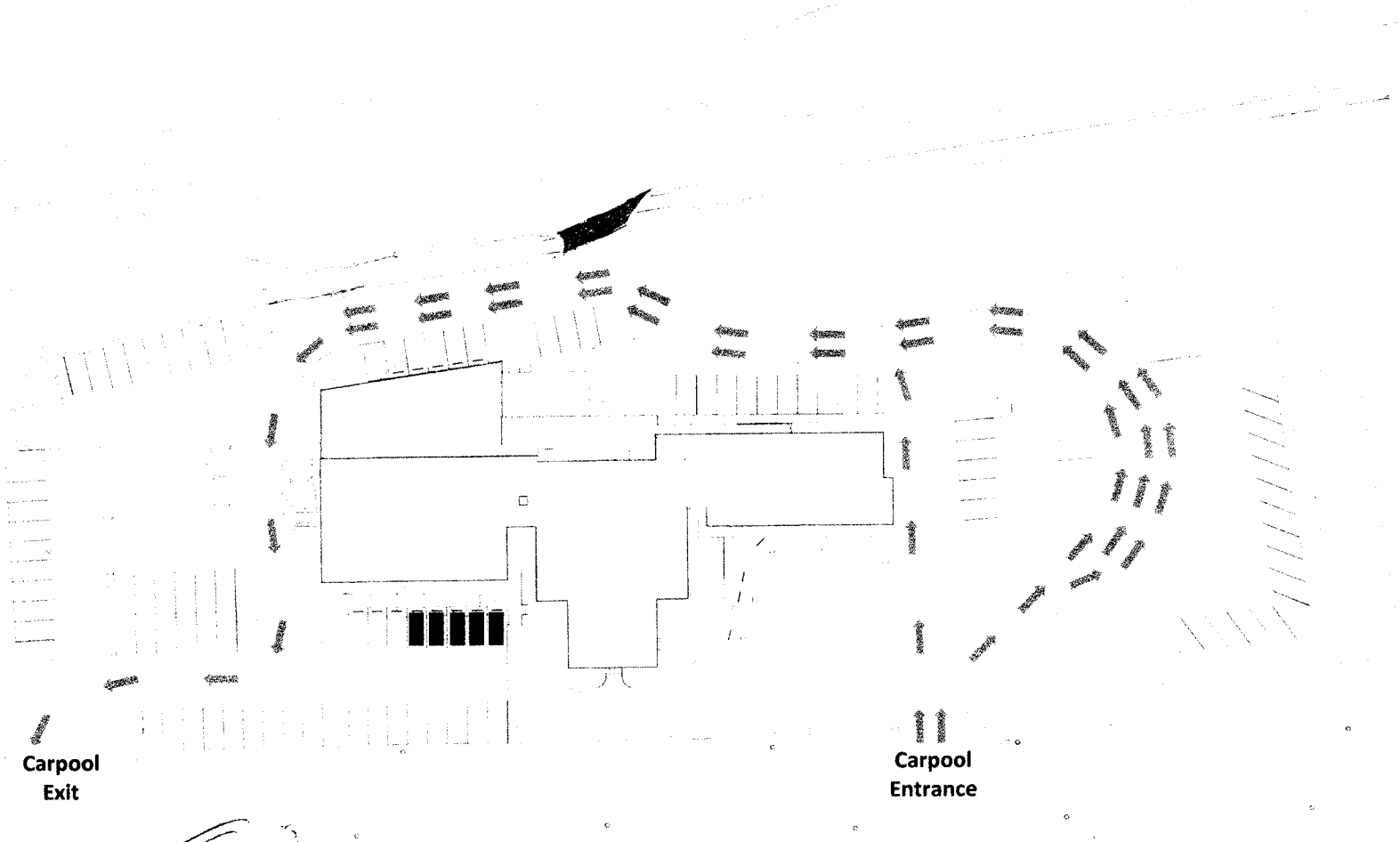
Applicant requests an amendment to the stipulations and conditions approved by the Cobb County Board of Commissioners in hearings regarding the Application for Rezoning (Z-21 (2008) on May 20, 2008, and application for Special Land Use Permit (SLUP – 9 (2008)) on July 15, 2008. Certain stipulations as to each Application were amended by the Board of Commissioners on December 16, 2008, through an "Other Business" request.

Applicant proposes: A 0 to 2 years old program not exceeding 30 full time equivalent students.

- This change is needed to meet the requirements for Bright from the Start which requires property to be rezoned within the last 12 months and insures that the property is zoned for childcare for 0 to 2 years of age.
- Carpool for 2 years old through 8th grade will stay the same for Z-21 and current attached carpool diagram submitted before 2017-2018 school.
- Number of cars in carpool will not change.
- Designated parking for childcare is between 7 am -5 pm.
- Daycare is provided for teachers and members of the community.
- The program is managed by the church.

Thank you for your consideration. Please let us know if you need anything else.

Carpool Plan for Zoning



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Carpool direction

Designated parking for pickup and drop off

OB-017, 2018

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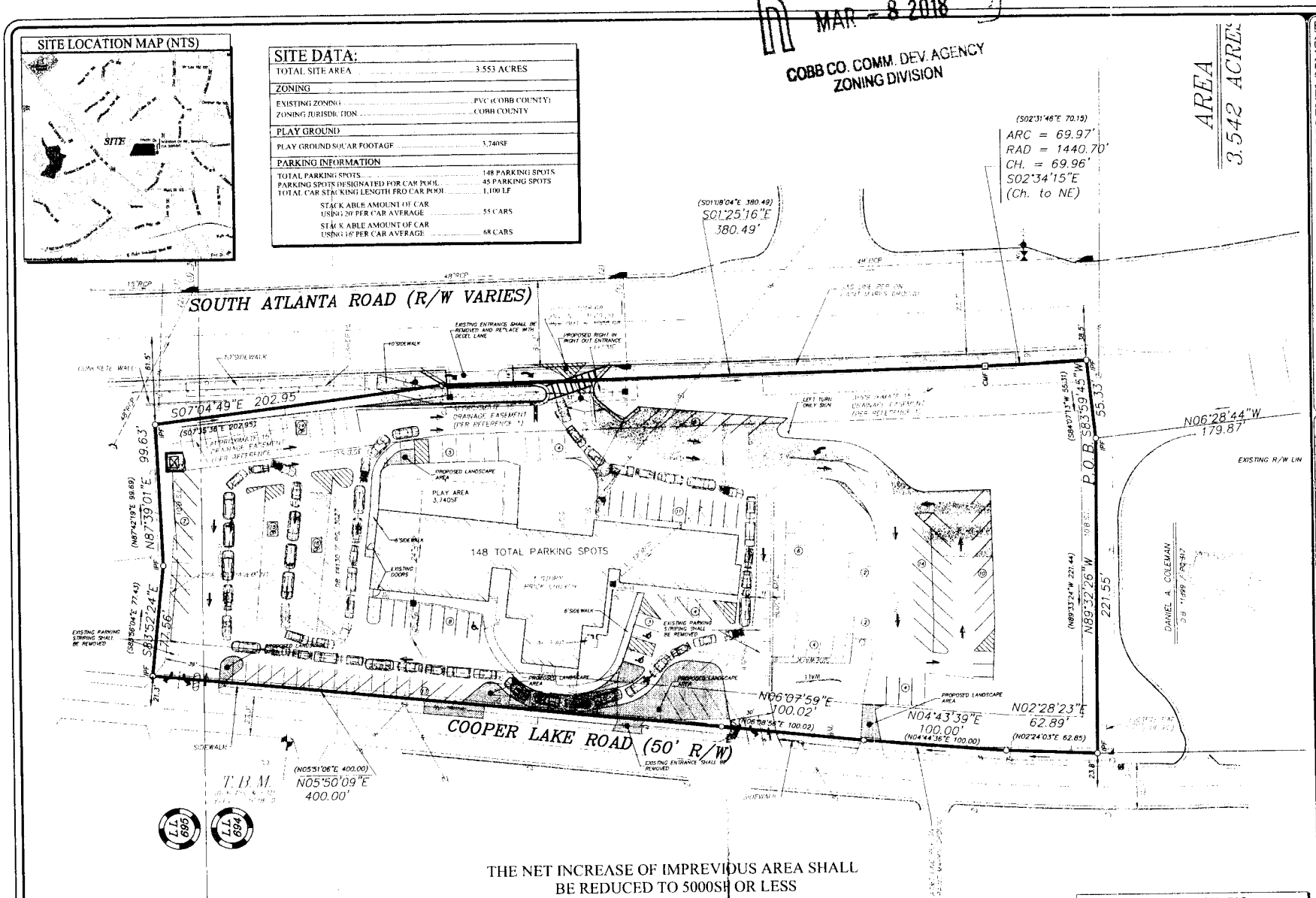
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

SITE LOCATION MAP (NTS)

SITE DATA:

TOTAL SITE AREA	3.553 ACRES
ZONING	
EXISTING ZONING	PVC (COBB COUNTY)
ZONING JURISDICTION	COBB COUNTY
PLAY GROUND	
PLAY GROUND SQUAR FOOTAGE	3,740SF
PARKING INFORMATION	
TOTAL PARKING SPOTS	148 PARKING SPOTS
PARKING SPOTS DESIGNATED FOR CAR POOL	45 PARKING SPOTS
TOTAL CAR STACKING LENGTH FRO CAR POOL	1,100 LF
STACK ABLE AMOUNT OF CAR USING 20' PER CAR AVERAGE	55 CARS
STACK ABLE AMOUNT OF CAR USING 16' PER CAR AVERAGE	68 CARS



THE NET INCREASE OF IMPREVIOUS AREA SHALL BE REDUCED TO 5000SF OR LESS

24 HOUR CONTACT: MR. TONY WAYBRIGHT @ 404-317-0046

BEFORE YOU DIG
UTILITIES PROTECTION CENTER
CALL FREE IN METRO ATLANTA
(770) 623-4344
THRU GEORGIA
1-800-282-7411
THREE WORKING DAYS BEFORE YOU DIG

PERSONS USING THIS DRAWING SHALL MAKE THEIR OWN DETERMINATION OF THE LOCATION, DEPTH, AND DESCRIPTION OF UNDERGROUND AND OVERHEAD UTILITIES. THE UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM READILY AVAILABLE SOURCES BELIEVED TO BE ACCURATE OR COMPLETE EXCAVATION OR ELECTRIC DETECTION METHODS WERE NOT USED TO VERIFY THE INFORMATION.

WEST ATLANTA ROAD @ ATLANTA RD. REDEVELOPMENT
PROPOSED IMPROVMENTS PLAN
FOR
ST. BENEDICT'S EPISCOPAL CHURCH
2744 PEACHTREE ROAD
ATLANTA, GEORGIA 30305
PHONE: 404-317-0046

LAND LOT 894, 495
17TH DISTRICT, 2nd SECTION
COBB COUNTY GEORGIA

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350 RESEARCH COURT ■ NORCROSS, GEORGIA 30092 ■ (770)451-2741 ■ FAX (770)451-3915 ■ WWW.PECATL.COM

REVISIONS:

NO	DATE	BY	DESCRIPTION

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part it is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative

SHEET TITLE
SITE PLAN

SCALE: 1" = 30'
DATE: MAY 6, 2008
PROJECT: 06099.00A

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

GEORGIA REGISTERED No. 18509 PROFESSIONAL ENGINEER MICHAEL S. TWINER

A
SHEET

ORIGINAL DATE OF APPLICATION: 05-20-08

APPLICANTS NAME: ST. BENEDICT'S EPISCOPAL CHURCH, LLC

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

RECEIVED
MAR - 8 2018
COBB ZONING

BOC DECISION OF 05-20-08 ZONING HEARING:

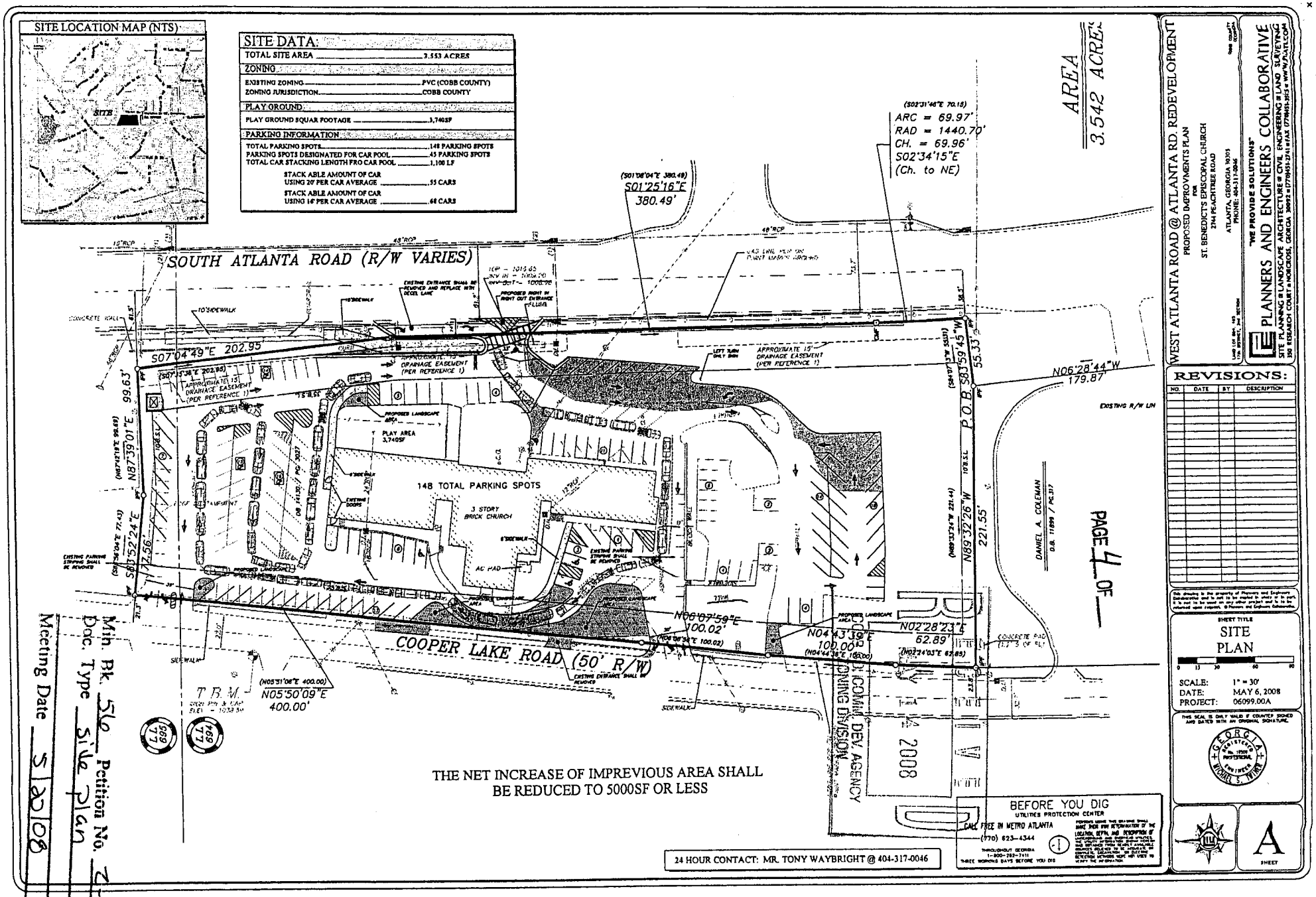
ST. BENEDICT'S EPISCOPAL CHURCH, LLC (Cooper Lake Investments, LLC, owner) requesting Rezoning from **RM-12** to **OI** for the purpose of Church and Day School in Land Lots 694 and 695 of the 17th District. Located on the west side of South Atlanta Road and on the east side of West Atlanta Road, south of Daniel Street.

The public hearing was opened and Mr. John Moore, Ms. Mary Rose Barnes, Ms. Suzanne Ballew, and Ms. Joan Thomas addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Olens, to **approve** Rezoning request to the **OI** zoning district **subject to:**

- **site plan/traffic flow plan received by the Zoning Division May 14, 2008 (attached and made a part of these minutes)**
- **letter of agreeable conditions from Mr. John Moore dated May 14, 2008 (attached and made a part of these minutes)**
- **letter of agreeable conditions from Mr. John Moore dated May 15, 2008 (attached and made a part of these minutes)**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- ***revised* Cobb DOT comments and recommendations (attached and made a part of these minutes)**
- **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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SITE
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EXISTING ZONING PVC (COBB COUNTY)
ZONING JURISDICTION COBB COUNTY
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PLAY GROUND SQUAR FOOTAGE 3,740SF
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PARKING SPOTS DESIGNATED FOR CAR POOL 45 PARKING SPOTS
TOTAL CAR STACKING LENGTH FRO CAR POOL 1,100 LF
STACK ABLE AMOUNT OF CAR USING 20' PER CAR AVERAGE 55 CARS
STACK ABLE AMOUNT OF CAR USING 16' PER CAR AVERAGE 68 CARS
AREA
3.542 ACRES
(S02°31'46"E 70.15)
ARC = 69.97'
RAD = 1440.70'
CH. = 69.96'
S02°34'15"E
(Ch. to NE)
(S01°08'04"E 380.49)
S01°25'16"E
380.49'
SOUTH ATLANTA ROAD (R/W VARIES)
S07°04'49"E 202.95'
N87°39'01"E 99.63'
S83°52'24"E 77.56'
148 TOTAL PARKING SPOTS
3 STORY BRICK CHURCH
PLAY AREA 3,740SF
N06°28'44"W
179.87'
P.O.B.
S83°59'45"W
55.33'
N89°32'26"W
221.55'
DANIEL A. COLEMAN
D.B. 11899 / PG.317
N06°07'59"E
100.02'
N04°43'39"E
100.00'
N02°28'23"E
62.89'
COOPER LAKE ROAD (50' R/W)
N05°50'09"E
400.00'
T.B.M.
THE NET INCREASE OF IMPREVIOUS AREA SHALL
BE REDUCED TO 5000SF OR LESS
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REVISIONS:
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GEORGIA REGISTERED PROFESSIONAL ENGINEER MICHAEL S. TWINER
A
SHEET
PAGE 4 OF
COMM. DEV. AGENCY
ZONING DIVISION
2008
Min. Bk. 56 Petition No. Z-21
Doc. Type Site Plan
Meeting Date 5/20/08

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

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JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
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192 ANDERSON STREET
MARIETTA, GEORGIA 30060

TELEPHONE (770) 429-1499
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TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK, SUITE 463
408 N. CEDAR BLUFF ROAD • KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

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OF COUNSEL:
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN NM
*** ALSO ADMITTED IN NC
◆ ADMITTED ONLY IN TN

May 14, 2008

Min. Bk. 56 Petition No. Z-21
Doc. Type letter of agreeable conditions
Meeting Date 5/20/08

Hand Delivered

RECEIVED
MAY 14
COBB CO. COMMUNITY DEVELOPMENT
ZONING DIV.

Mr. John P. Pederson, AICP
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

RE: Application for Rezoning
Application No.: Z-21 (2008)
Applicant: St. Benedict's Episcopal Church, LLC
Owner: Cooper Lake Investments, LLC
Property: 3.553 acres located at 2160 Cooper Lake Road, Land Lots 694 and 695, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

As you know, the undersigned and this firm represent St. Benedict's Episcopal Church, LLC, the Applicant (hereinafter "Applicant"), and Cooper Lake Investments, LLC, the Property Owner (hereinafter referred to as "Owner"), in their Application for Rezoning with respect to a total tract of 3.553 acres located at 2160 Cooper Lake Road, Land Lots 694 and 695, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). After meeting with planning and zoning staff and various departmental representatives, discussions with area homeowner groups and homeowner representatives, and

reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant and Owner to submit this letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full the letter of agreeable stipulations and conditions dated and filed April 30, 2008. The referenced stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.

(2) Rezoning of the Subject Property shall be from the existing zoning category of RM-12 to the proposed zoning category of Office and Institutional ("OI"), site plan specific to that certain As-Built Survey prepared by McClung Surveying Services, Inc. dated May 16, 2002.

(3) The Subject Property consists of a total of 3.553 acres. Applicant proposes to renovate and refurbish the existing church facilities and parking for a church and day school, up to and including pre-kindergarten and kindergarten.

(4) The maximum number of students enrolled in the proposed day school shall be two hundred eighty (280). Enrollment shall be as follows:

(a) There will be a maximum of eighty (80) students during the 2008-2009 school year which is scheduled to begin September 2008 after completion of renovations to approximately 6,500

square feet on the first floor of the existing structure;

(b) There shall be a total maximum number of students of two hundred eighty (280), phased-in over the next few years.

(5) The hours of operation of the proposed day school shall be 6:30 a.m. to 6:30 p.m. to accommodate single-parent families and as well as families where both parents work. Applicant will present a detailed plan for staggered starting times and ending times at the Board of Commissioners Zoning Hearing on May 20, 2008.

(6) Applicant proposes completion of renovation and occupation of the existing facilities as follows:

(a) The church will begin evening meetings at the location during the fall of 2008;

(b) Upon completion of renovations to the second and third floors, church administrative offices presently in Vinings will be moved to the renovated facilities;

(c) Renovation of the church fellowship hall will be completed before Christmas 2008. The fellowship hall will accommodate large groups and be available for community meetings; and

(d) The church worship services will be moved to the renovated facilities before Easter 2009.

(7) Applicant will preserve the exterior of the old historical sanctuary. Additionally, the existing northern brick addition (the school space) will be preserved essentially "as is" (new windows, decorative

trim, etc.). In the near future, Applicant will make an addition to the center of the existing structure fronting Atlanta Road. The addition will be approximately 1,200 square feet per floor and will increase meeting and office space while making the exterior façade of the building more attractive.

(8) The "upper hill" area will be preserved as well as the large specimen trees throughout the site. Applicant will attempt, where possible, to reduce the amount of pavement around stressed trees to prolong their life. Additionally, Applicant agrees to walk the site with neighborhood representatives and mark the tree preserve areas.

(9) Applicant agrees to site improvements to increase circulation and reduce the traffic impact on Cooper Lake Road as more fully shown and reflected on the traffic pattern and queuing plan prepared by Planners and Engineers Collaborative dated May 6, 2008, and submitted contemporaneously with this letter. These improvements will include, but not be limited to, relocating the Atlanta Road entrance slightly to the south, adding a decel lane within the limits of the topography, and reducing access from a full access to a right-in/right-out only. Three of the five entrances on Cooper Lake Road will be closed.

(10) Applicant has done extensive research into making the proposed school and traffic patterns consistently acceptable for the total number of students planned.

The traffic pattern and queuing plan referenced in paragraph (9) and submitted herewith reflects the traffic patterns for queuing for both pick-ups and drop-offs of students. Each student and parent will be provided with a number which will be placed on a

small board which will be required to identify the student and parent, allowing pick-up of the student. A staff member will be stationed at a point in the queuing line closer to Cooper Lake Road armed with a walkie-talkie. As the parent approaches the pick-up, the staff member will notify another staff member stationed at the pick-up point to have that student or students ready for pick-up when the vehicle arrives. This prevents parents waiting in line at the pick-up point for the student to be located. Space will be provided for at least four (4) vehicles to pick-up simultaneously.

Another staff person will be located at the entrance on Atlanta Road to facilitate permitting vehicles to either exit Atlanta Road or proceed around the queue line to Cooper Lake Road to exit. This will avoid needless delay in allowing vehicles to exit the pick-up point. These operational procedures have been investigated and have proven to greatly ease any delay in moving vehicles through the process.

(11) Minor modifications to the within stipulations, the referenced As-Built Survey, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary.

(12) If Applicant does not close on the purchase of the Subject Property on or before December 31, 2009, the zoning on the Subject Property shall revert to its pre-existing category of RM-12.

We believe the requested zoning, pursuant to the As-Built Survey and the revised stipulations set forth herein, is an appropriate use of the Subject Property. The rezoning and the use sought by Applicant shall allow for the existing facilities to be renovated and used for the benefit of the surrounding community.

Petition No. Z-21
Meeting Date 5/20/08
Continued
PAGE 10 OF

As always, we greatly appreciate your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

John H. Moore

JHM:cc
Attachments
c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
Helen C. Goreham
Annette Kesting
Joe L. Thompson
Tim Lee
(With Copy of Attachment)

Shane Coldren
Ron Sifen
Vinings Homeowners Association
(With Copy of Attachment)

Suzanne Ballew
Mary Rose Barnes
(With Copy of Attachment)

St. Benedict's Episcopal Church, LLC
(With Copy of Attachment)

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Min. Bk. 56 Petition No. Z-21
Doc. Type letter of agreeable conditions
Meeting Date 5/20/08

May 15, 2008

Hand Delivered

Mr. John P. Pederson, AICP
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

RECEIVED
MAY 15 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

RE: Application for Rezoning
Application No.: Z-21 (2008)
Applicant: St. Benedict's Episcopal Church, LLC
Owner: Cooper Lake Investments, LLC
Property: 3.553 acres located at 2160 Cooper Lake Road, Land Lots 694 and 695, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant and Property Owner in the above-referenced Application for Rezoning, please allow this correspondence to serve as a supplement to the revised letter of agreeable stipulations and conditions dated and filed with your office on May 14, 2008, which, if the Application for Rezoning is approved, as submitted, shall become part of the grant of the requested zoning and shall be binding upon the Subject Property. The additional stipulations are as follows:

Petition No. Z-21
Meeting Date 5/20/08
Continued

(1) Applicant has prepared a Daily Carpool Schedule which is proposed as follows:

Projected Morning Start Time:

K - 5th is 8:30 a.m.
Preschool is 9:00 a.m.

These start times are after IAS Charter at 8:00 a.m.

Morning Arrivals:

6:30 - 7:45 a.m. - Building open for early arrivers
- Parents park and bring students inside
- Anticipated number of students during this time is 75-100

7:45 - 8:20 a.m. - Scheduled Kindergarten and Elementary carpool
- Anticipated number of students during this time is 40

8:10 - 8:45 a.m. - Early arrivers for preschool classrooms
- Parents park and bring students inside
- Anticipated number of students during this time is 40

8:30 - 8:50 a.m. - Scheduled Preschool carpool (30-45 students)

Any students arriving after 8:50 a.m. must be brought in by their parents.

Petition No. Z-21
Meeting Date 5/20/08
Continued

During morning carpool two adults will be at curbside to assist children exiting cars and a third at the entrance to the building as necessary. Younger children will need the most help with seatbelts. Older children will need help with backpacks and other objects.

Projected Afternoon Dismissal Time:

Preschool is 1:00 p.m.
Kindergarten is 2:30 p.m.
Grades 1-5 is 3:20 p.m.

These dismissal times are staggered around IAS Charter

Afternoon Dismissals:

1:00 - 1:15 p.m. - Preschool students dismissed
- Carpool used to load students into cars
- Anticipated number of students during this time is 20-30

2:30 - 2:40 p.m. - Kindergarten students dismissed Carpool line used to load students into cars
- Anticipated number of students at full enrollment is 15-25

2:40 - 3:30 p.m. - Individual pick-ups for preschool and kindergarten
- Parents park and come inside to get students
- Anticipated number of students during this time is 10-15

3:20 - 3:40 p.m. - Eventual dismissal period for elementary program students
- Carpool line used to load students into cars
- Anticipated number of students at full enrollment is 50-75
- This timing is later than the
- IAS Charter School's 3:00 p.m. dismissal to try to minimize traffic on Atlanta Road

3:20 - 6:30 p.m. - Extended day/special activity students picked up
- Parents park and come inside to get students
- Anticipated number of students at full enrollment is 140
- Carpool system may be implemented if needed for specific times to help alleviate foot traffic in parking lot

The afternoon is the most likely time for a long carpool queue to form. Based on the maximum projected number of students at the standard elementary dismissal, all 75 parents could arrive at the site and be accommodated in the 45 numbered carpool parking spaces and the carpool queue.

During afternoon carpool times, a spotter will be stationed at the northwest corner of the parking lot and will radio the carpool number of the arriving cars to the carpool coordinator in the building. The coordinator will identify the student(s) based on the carpool number and notify the teachers by intercom to send those students to pickup. By the time the car

arrives at the curb the students will be waiting at the "safety" stop on the sidewalk and ready to quickly load.

Similar to the morning, a minimum of two adults will be assisting the students in loading and buckling so that cars may quickly move forward. Our school partners currently use this method at both of their sites and move 50 to 60 children in 15-20 minutes without any problems. Staff can be added as necessary.

Given the maximum of 80 students during the first year, we have the opportunity to fine-tune our process, if necessary, before adding additional students in the fall of 2009. during the first year, every parent could arrive before the start of carpool, the coordination of calling students could be a failure and every car could still be accommodated onsite in parking and the carpool queue.

(2) Applicant shall have the right to alter, amend, or change the within schedule as needed for operational reasons.

(3) The stipulation letter of May 14, 2008, reflected that this zoning was "site plan specific" to that certain As-Built Survey prepared by McClung Surveying Services, Inc. dated May 16, 2002. However, Applicant shall have the right to expand the church building facilities to accommodate its growth so long as Applicant complies with all required developmental standards, including parking.

(4) Any stipulation contained herein, if in conflict with those set forth in the May 14, 2008, letter of agreeable stipulations and conditions, shall control.

As previously stated, we believe the requested zoning, pursuant to the As-Built Survey and the stipulations previously submitted as well as those set forth herein, is an appropriate use of the Subject Property. The rezoning and the use sought by Applicant shall allow for the existing facilities to be renovated and used for the benefit of the surrounding community. As always, we greatly appreciate your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

John H. Moore

JHM:cc

c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
Helen C. Goreham
Annette Kesting
Joe L. Thompson
Tim Lee

Shane Coldren
Ron Sifen
Vinings Homeowners Association

Suzanne Ballew
Mary Rose Barnes

St. Benedict's Episcopal Church, LLC

APPLICANT: St. Benedict's Episcopal Church, LLC PETITION NO.: Z-21

PRESENT ZONING: RM-12 PETITION FOR: O & I

* *

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Cooper Lake Road	3500	Minor Collector	35 mph	Cobb County	60'
Atlanta Road	22100	Arterial	45 mph	Cobb County	100'

Based on 2006 traffic counting data taken by Cobb County DOT. (Cooper Lake Road)
Based on 2007 traffic counting data taken by Cobb County DOT. (Atlanta Road)

COMMENTS AND OBSERVATIONS

Cooper Lake Road is classified as a Minor Collector and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.
Atlanta Road is classified as an Arterial and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Access to Atlanta Road shall be right-in only.

As necessitated by this development for access from Atlanta Road, a deceleration lane will be required.

Develop and present a circulation plan that will facilitate student drop offs / pick ups and any other related school activity. The plan should show how on-site queuing will be accommodated.

Minimize the number of curb cuts along Cooper Lake Road.

RECOMMENDATIONS

Recommend right-in only access along Atlanta Road.

Recommend a deceleration lane along Atlanta Road.

Recommend the applicant develop and present a detailed circulation plan describing how traffic will be handled for all school functions.

Recommend minimizing the number of curb cuts along Cooper Lake Road.

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

Min. Bk. 56 Petition No. Z-21
Doc. Type revised DOT comments
Meeting Date 5/20/08

 APPLICATION NO. SLUP-9

ORIGINAL DATE OF APPLICATION: 07-15-08

APPLICANTS NAME: ST. BENEDICT'S EPISCOPAL CHURCH, LLC

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

RECEIVED
MAR - 8 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BOC DECISION OF 07-15-08 ZONING HEARING:

ST. BENEDICT'S EPISCOPAL CHURCH, LLC (Cooper Lake Investments, LLC, Owner) requesting a **Special Land Use Permit** for the purpose of a Private School in Land Lots 694 and 695 of the 17th District. Located on the west side of South Atlanta Road and on the east side of West Atlanta Road, south of Daniel Street.

The public hearing was opened and Mr. John Moore, Mr. Travis Werner, Mr. Harold Johnson, Mr. Stuart Higginbotham, and Mr. William Kring addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Olens, to **approve** Special Land Use Permit **subject to:**

- **letters of agreeable conditions from Mr. John Moore dated May 14, 2008, May 15, 2008 and June 25, 2008** ***not otherwise in conflict*** **(attached and made a part of these minutes)**
- **mobile classrooms will be removed within six (6) months of the Board of Commissioners' decision; however, the time period may be considered for extension via an Other Business agenda item**
- **the circulation plan to be reviewed and approved by DOT and the District Commissioner prior to issuance of Land Disturbance Permit**
- **minimum age of any student is 2 years**
- **until school reaches planned capacity of 280 students, the church is to consult annually (before opening each school year) with the District Commissioner to review the traffic pattern**
- **operation of the school subject to zoning stipulations from Z-21 of 2008 (on file in the Zoning Division)**
- **District Commissioner may make minor changes**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- ***revised*** **Cobb DOT comments and recommendations dated June 30, 2008 (attached and made a part of these minutes)**
- **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

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

WWW.MIJS.COM

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON[†]
ROBERT D. INGRAM[†]
J. BRIAN O'NEIL
G. PHILLIP BEGGS
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ANGELA H. SMITH
OPHELIA W. CHAN
DARRELL L. SUTTON

192 ANDERSON STREET
MARIETTA, GEORGIA 30060

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

BILLING ADDRESS
P.O. BOX 3305 • MARIETTA, GEORGIA 30061

TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK, SUITE 463
408 N. CEDAR BLUFF ROAD • KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

KASI R. WHITAKER
NICHOLAS J. PETERSON[♦]
JAMES D. WALKER III
CHRISTOPHER D. GUNNELS[*]
JENNIFER S. WHITE[♦]
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SARAH S. GRANT

OF COUNSEL:
JOHN L. SKELTON, JR.[†]

[†] ALSO ADMITTED IN TN
[*] ALSO ADMITTED IN FL
[**] ALSO ADMITTED IN NM
[***] ALSO ADMITTED IN NC
[♦] ADMITTED ONLY IN TN

Min. Bk. 56 Petition No. SLUP-9
Doc. Type Letter of agreeable Conditions
Meeting Date 7-15-08

May 14, 2008

Hand Delivered

PAGE 3 OF ___

Mr. John P. Pederson, AICP
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

RE: Application for Rezoning
Application No.: Z-21 (2008)
Applicant: St. Benedict's Episcopal Church, LLC
Owner: Cooper Lake Investments, LLC
Property: 3.553 acres located at 2160 Cooper Lake Road, Land Lots 694 and 695, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

As you know, the undersigned and this firm represent St. Benedict's Episcopal Church, LLC, the Applicant (hereinafter "Applicant"), and Cooper Lake Investments, LLC, the Property Owner (hereinafter referred to as "Owner"), in their Application for Rezoning with respect to a total tract of 3.553 acres located at 2160 Cooper Lake Road, Land Lots 694 and 695, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). After meeting with planning and zoning staff and various departmental representatives, discussions with area homeowner groups and homeowner representatives, and

SLUP-9
7-15-08
PAGE 4 OF

reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant and Owner to submit this letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full the letter of agreeable stipulations and conditions dated and filed April 30, 2008. The referenced stipulations are as follows:

(1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.

(2) Rezoning of the Subject Property shall be from the existing zoning category of RM-12 to the proposed zoning category of Office and Institutional ("OI"), site plan specific to that certain As-Built Survey prepared by McClung Surveying Services, Inc. dated May 16, 2002.

(3) The Subject Property consists of a total of 3.553 acres. Applicant proposes to renovate and refurbish the existing church facilities and parking for a church and day school, up to and including pre-kindergarten and kindergarten.

(4) The maximum number of students enrolled in the proposed day school shall be two hundred eighty (280). Enrollment shall be as follows:

(a) There will be a maximum of eighty (80) students during the 2008-2009 school year which is scheduled to begin September 2008 after completion of renovations to approximately 6,500

SLUP-9
7-15-08

square feet on the first floor of the existing structure;

(b) There shall be a total maximum number of students of two hundred eighty (280), phased-in over the next few years.

(5) The hours of operation of the proposed day school shall be 6:30 a.m. to 6:30 p.m. to accommodate single-parent families and as well as families where both parents work. Applicant will present a detailed plan for staggered starting times and ending times at the Board of Commissioners Zoning Hearing on May 20, 2008.

(6) Applicant proposes completion of renovation and occupation of the existing facilities as follows:

(a) The church will begin evening meetings at the location during the fall of 2008;

(b) Upon completion of renovations to the second and third floors, church administrative offices presently in Vinings will be moved to the renovated facilities;

(c) Renovation of the church fellowship hall will be completed before Christmas 2008. The fellowship hall will accommodate large groups and be available for community meetings; and

(d) The church worship services will be moved to the renovated facilities before Easter 2009.

(7) Applicant will preserve the exterior of the old historical sanctuary. Additionally, the existing northern brick addition (the school space) will be preserved essentially "as is" (new windows, decorative

Petition No. SLUP-9
Meeting Date 7-15-08
Continued

PAGE 6 OF

trim, etc.). In the near future, Applicant will make an addition to the center of the existing structure fronting Atlanta Road. The addition will be approximately 1,200 square feet per floor and will increase meeting and office space while making the exterior façade of the building more attractive.

(8) The "upper hill" area will be preserved as well as the large specimen trees throughout the site. Applicant will attempt, where possible, to reduce the amount of pavement around stressed trees to prolong their life. Additionally, Applicant agrees to walk the site with neighborhood representatives and mark the tree preserve areas.

(9) Applicant agrees to site improvements to increase circulation and reduce the traffic impact on Cooper Lake Road as more fully shown and reflected on the traffic pattern and queuing plan prepared by Planners and Engineers Collaborative dated May 6, 2008, and submitted contemporaneously with this letter. These improvements will include, but not be limited to, relocating the Atlanta Road entrance slightly to the south, adding a decel lane within the limits of the topography, and reducing access from a full access to a right-in/right-out only. Three of the five entrances on Cooper Lake Road will be closed.

(10) Applicant has done extensive research into making the proposed school and traffic patterns consistently acceptable for the total number of students planned.

The traffic pattern and queuing plan referenced in paragraph (9) and submitted herewith reflects the traffic patterns for queuing for both pick-ups and drop-offs of students. Each student and parent will be provided with a number which will be placed on a

SLUP-9
7-15-08

PAGE 7 OF

small board which will be required to identify the student and parent, allowing pick-up of the student. A staff member will be stationed at a point in the queuing line closer to Cooper Lake Road armed with a walkie-talkie. As the parent approaches the pick-up, the staff member will notify another staff member stationed at the pick-up point to have that student or students ready for pick-up when the vehicle arrives. This prevents parents waiting in line at the pick-up point for the student to be located. Space will be provided for at least four (4) vehicles to pick-up simultaneously.

Another staff person will be located at the entrance on Atlanta Road to facilitate permitting vehicles to either exit Atlanta Road or proceed around the queue line to Cooper Lake Road to exit. This will avoid needless delay in allowing vehicles to exit the pick-up point. These operational procedures have been investigated and have proven to greatly ease any delay in moving vehicles through the process.

(11) Minor modifications to the within stipulations, the referenced As-Built Survey, landscaping, architecture, site features, and the like, may be approved by the District Commissioner, as needed or necessary.

(12) If Applicant does not close on the purchase of the Subject Property on or before December 31, 2009, the zoning on the Subject Property shall revert to its pre-existing category of RM-12.

We believe the requested zoning, pursuant to the As-Built Survey and the revised stipulations set forth herein, is an appropriate use of the Subject Property. The rezoning and the use sought by Applicant shall allow for the existing facilities to be renovated and used for the benefit of the surrounding community.

SLUP-9
7-15-08

PAGE 8 OF

As always, we greatly appreciate your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

John H. Moore

JHM:cc
Attachments
c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
Helen C. Goreham
Annette Kesting
Joe L. Thompson
Tim Lee
(With Copy of Attachment)

Shane Coldren
Ron Sifen
Vinings Homeowners Association
(With Copy of Attachment)

Suzanne Ballew
Mary Rose Barnes
(With Copy of Attachment)

St. Benedict's Episcopal Church, LLC
(With Copy of Attachment)

SITE LOCATION MAP (NTS)

SITE

SITE DATA:

TOTAL SITE AREA	3.553 ACRES
ZONING	
EXISTING ZONING	PVC (COBB COUNTY)
ZONING JURISDICTION	COBB COUNTY
PLAY GROUND	
PLAY GROUND SQUAR FOOTAGE	3,740SF
PARKING INFORMATION	
TOTAL PARKING SPOTS	148 PARKING SPOTS
PARKING SPOTS DESIGNATED FOR CAR POOL	45 PARKING SPOTS
TOTAL CAR STACKING LENGTH FRO CAR POOL	1,100 LF
STACK ABLE AMOUNT OF CAR USING 20' PER CAR AVERAGE	55 CARS
STACK ABLE AMOUNT OF CAR USING 16' PER CAR AVERAGE	68 CARS

AREA
3.542 ACRES

SOUTH ATLANTA ROAD (R/W VARIES)

COOPER LAKE ROAD (50' R/W)

S07°04'49"E 202.95

N87°39'01"E 99.63'

S05°52'24"E 72.56'

S01°25'16"E 380.49'

ARC = 69.97'
RAD = 1440.70'
CH. = 69.96'
S02°34'15"E
(Ch. to NE)

S83°59'45"W 55.33'

N06°28'44"W 179.87'

P.O.B.

N89°32'26"W 221.56'

N06°07'59"E 100.02'

N04°43'39"E 100.00'

N02°28'23"E 62.89'

N05°50'09"E 400.00'

148 TOTAL PARKING SPOTS

PLAY AREA 3,740SF

PROPOSED LANDSCAPE AREA

DRAINAGE EASEMENT

EXISTING ENTRANCE SHALL BE REMOVED AND REPLACE WITH DECEL LANE

PROPOSED RIGHT IN RIGHT OUT ENTRANCE

LEFT TURN ONLY SIGN

EXISTING DOORS

EXISTING PARKING STRIPING SHALL BE REMOVED

EXISTING ENTRANCE SHALL BE REMOVED

DANIEL A. COLEMAN
D.B. 11099 / PG. 317

EXISTING R/W LINE

Return to Meeting Date Community

Page 9

S4MP 6-6 7-15-08

THE NET INCREASE OF IMPREVIOUS AREA SHALL BE REDUCED TO 5000SF OR LESS

24 HOUR CONTACT: MR. TONY WAYBRIGHT @ 404-317-0046

BEFORE YOU DIG
UTILITIES PROTECTION CENTER
CALL FREE IN METRO ATLANTA
(770) 623-4344
THROUGHOUT GEORGIA
1-800-282-7411
MINIMUM OF TWO WORKING DAYS BEFORE YOU DIG

WEST ATLANTA ROAD @ ATLANTA RD REDEVELOPMENT
PROPOSED IMPROVEMENTS PLAN
FOR
ST. BENEDICT'S EPISCOPAL CHURCH
2744 PEACHTREE ROAD
ATLANTA, GEORGIA 30305
PARCEL #14-117-08-64

"WE PROVIDE SOLUTIONS"
PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING • LAND SURVEYING
330 RESEARCH COURT • NORCROSS, GEORGIA 30092 • (770)449-5715 • FAX (770)449-9589 • WWW.PECATL.COM

REVISIONS:

NO	DATE	BY	DESCRIPTION

SHEET TITLE
SITE PLAN

SCALE: 1" = 30'
DATE: MAY 6, 2008
PROJECT: 06099.00A

THE SEAL IS ONLY VALID IF CORNER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE

GEORGIA REGISTERED LANDSCAPE ARCHITECT
MICHAEL S. WEST

A
SHEET

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

WWW.MIJS.COM

192 ANDERSON STREET

MARIETTA, GEORGIA 30060

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

BILLING ADDRESS
P.O. BOX 3305 • MARIETTA, GEORGIA 30061

TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK, SUITE 463
408 N. CEDAR BLUFF ROAD • KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
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SARAH S. GRANT

OF COUNSEL
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN NM
*** ALSO ADMITTED IN NC
♦ ADMITTED ONLY IN TN

Min. Bk. 56 Petition No. SLUP-9
Doc. Type Letter of agreeable conditions
Meeting Date 7-15-08

May 15, 2008

PAGE 10 OF

Hand Delivered

Mr. John P. Pederson, AICP
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

RE: Application for Rezoning
Application No.: Z-21 (2008)
Applicant: St. Benedict's Episcopal Church, LLC
Owner: Cooper Lake Investments, LLC
Property: 3.553 acres located at 2160 Cooper Lake Road, Land Lots 694 and 695, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

On behalf of the Applicant and Property Owner in the above-referenced Application for Rezoning, please allow this correspondence to serve as a supplement to the revised letter of agreeable stipulations and conditions dated and filed with your office on May 14, 2008, which, if the Application for Rezoning is approved, as submitted, shall become part of the grant of the requested zoning and shall be binding upon the Subject Property. The additional stipulations are as follows:

Petition No. SLUP-9
Meeting Date 7-15-08
Continued
Rec'd 11-05

(1) Applicant has prepared a Daily Carpool Schedule which is proposed as follows:

Projected Morning Start Time:

K - 5th is 8:30 a.m.
Preschool is 9:00 a.m.

These start times are after IAS Charter at 8:00 a.m.

Morning Arrivals:

6:30 - 7:45 a.m. - Building open for early arrivers
- Parents park and bring students inside
- Anticipated number of students during this time is 75-100

7:45 - 8:20 a.m. - Scheduled Kindergarten and Elementary carpool
- Anticipated number of students during this time is 40

8:10 - 8:45 a.m. - Early arrivers for preschool classrooms
- Parents park and bring students inside
- Anticipated number of students during this time is 40

8:30 - 8:50 a.m. - Scheduled Preschool carpool (30-45 students)

Any students arriving after 8:50 a.m. must be brought in by their parents.

SLUP-9
7-15-08
PAGE 12 OF

During morning carpool two adults will be at curbside to assist children exiting cars and a third at the entrance to the building as necessary. Younger children will need the most help with seatbelts. Older children will need help with backpacks and other objects.

Projected Afternoon Dismissal Time:

Preschool is 1:00 p.m.
Kindergarten is 2:30 p.m.
Grades 1-5 is 3:20 p.m.

These dismissal times are staggered around IAS Charter

Afternoon Dismissals:

1:00 - 1:15 p.m. - Preschool students dismissed
- Carpool used to load students into cars
- Anticipated number of students during this time is 20-30

2:30 - 2:40 p.m. - Kindergarten students dismissed Carpool line used to load students into cars
- Anticipated number of students at full enrollment is 15-25

2:40 - 3:30 p.m. - Individual pick-ups for preschool and kindergarten
- Parents park and come inside to get students
- Anticipated number of students during this time is 10-15

SLUP-9
7-15-08
PAGE 13 OF

3:20 - 3:40 p.m. - Eventual dismissal period for elementary program students
- Carpool line used to load students into cars
- Anticipated number of students at full enrollment is 50-75
- This timing is later than the
- IAS Charter School's 3:00 p.m. dismissal to try to minimize traffic on Atlanta Road

3:20 - 6:30 p.m. - Extended day/special activity students picked up
- Parents park and come inside to get students
- Anticipated number of students at full enrollment is 140
- Carpool system may be implemented if needed for specific times to help alleviate foot traffic in parking lot

The afternoon is the most likely time for a long carpool queue to form. Based on the maximum projected number of students at the standard elementary dismissal, all 75 parents could arrive at the site and be accommodated in the 45 numbered carpool parking spaces and the carpool queue.

During afternoon carpool times, a spotter will be stationed at the northwest corner of the parking lot and will radio the carpool number of the arriving cars to the carpool coordinator in the building. The coordinator will identify the student(s) based on the carpool number and notify the teachers by intercom to send those students to pickup. By the time the car

Petition No SLUP-9
Meeting Date 7-15-08
Continued
PAGE 14 OF

arrives at the curb the students will be waiting at the "safety" stop on the sidewalk and ready to quickly load.

Similar to the morning, a minimum of two adults will be assisting the students in loading and buckling so that cars may quickly move forward. Our school partners currently use this method at both of their sites and move 50 to 60 children in 15-20 minutes without any problems. Staff can be added as necessary.

Given the maximum of 80 students during the first year, we have the opportunity to fine-tune our process, if necessary, before adding additional students in the fall of 2009. during the first year, every parent could arrive before the start of carpool, the coordination of calling students could be a failure and every car could still be accommodated onsite in parking and the carpool queue.

(2) Applicant shall have the right to alter, amend, or change the within schedule as needed for operational reasons.

(3) The stipulation letter of May 14, 2008, reflected that this zoning was "site plan specific" to that certain As-Built Survey prepared by McClung Surveying Services, Inc. dated May 16, 2002. However, Applicant shall have the right to expand the church building facilities to accommodate its growth so long as Applicant complies with all required developmental standards, including parking.

(4) Any stipulation contained herein, if in conflict with those set forth in the May 14, 2008, letter of agreeable stipulations and conditions, shall control.

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As previously stated, we believe the requested zoning, pursuant to the As-Built Survey and the stipulations previously submitted as well as those set forth herein, is an appropriate use of the Subject Property. The rezoning and the use sought by Applicant shall allow for the existing facilities to be renovated and used for the benefit of the surrounding community. As always, we greatly appreciate your consideration in this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

John H. Moore

JHM:cc

c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
Helen C. Goreham
Annette Kesting
Joe L. Thompson
Tim Lee

Shane Coldren
Ron Sifen
Vinings Homeowners Association

Suzanne Ballew
Mary Rose Barnes

St. Benedict's Episcopal Church, LLC

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

WWW.MIJS.COM

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK†
ALEXANDER T. GALLOWAY III†
J. KEVIN MOORE
RODNEY R. McCOLLOCH
SUSAN S. STUART
DANIEL A. LANDIS•••
BRIAN D. SMITH

HARRY R. TEAR III
W. TROY HART†
JEFFREY A. DAXE
KIM A. ROPER
JOYCE W. HARPER
AMY K. WEBER
TARA C. RIDDLE
KELLI L. WOLK
VICTOR P. VALMUS
T. SHANE MAYES
ANGELA H. SMITH
OPHELIA W. CHAN
DARRELL L. SUTTON
NICHOLAS J. PETERSON♦
JAMES D. WALKER III
CHRISTOPHER D. GUNNELS•
JENNIFER S. WHITE♦

192 ANDERSON STREET
MARIETTA, GEORGIA 30060

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

BILLING ADDRESS
P.O. BOX 3305 • MARIETTA, GEORGIA 30061

TENNESSEE OFFICE
CEDAR RIDGE OFFICE PARK, SUITE 500
408 N. CEDAR BLUFF ROAD • KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039
TELECOPIER (865) 692-9071

RYAN G. PRESCOTT
CHRISTOPHER C. MINGLEDORFF
COLE B. STINSON♦••
ANGELA D. CHEATHAM
CAREY E. OLSON•
CHARLES PIERCE♦
BRANDON C. HARDY
STAYCE M. BURKHART•
CLAY S. O'DANIEL
GRAHAM E. MCDONALD
KARINE M. POLIS
PHILLIP G. GOMBAR♦
SARAH E. STOTTLEMYER
JENNIFER A. RINGSMUTH•
PRESTON D. HOLLOWAY
JENNIFER B. SIMPSON
ASPEN S. RAINS♦

MARC E. SIROTKIN
BETH GEARHART••••
S. NIKOL RICHARDSON♦
SCOTT I. SAIDAK♦
JENNIFER L. LAFOUNTAINE•
TIMOTHY H. STALLINGS
PRESTON D. PIERCE♦

OF COUNSEL
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN
• ALSO ADMITTED IN FL
•• ALSO ADMITTED IN NM
••• ALSO ADMITTED IN NC
•••• ALSO ADMITTED IN CA
♦ ADMITTED ONLY IN TN

June 25, 2008

Min. Bk. 56 Petition No. SLUP-9
Doc. Type Letter of agreeable conditions
Meeting Date 7-15-08

Hand Delivered

Mr. John P. Pederson, AICP
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

RE: Application for Special Land Use Permit
Application No.: SLUP-9 (2008)
Applicant: St. Benedict's Episcopal Church, LLC
Owner: Cooper Lake Investments, LLC
Property: 3.553 acres located at 2160 Cooper Lake Road, Land Lots 694 and 695, 17th District, 2nd Section, Cobb County, Georgia

Dear John:

As you know, the undersigned and this firm represent St. Benedict's Episcopal Church, LLC, the Applicant (hereinafter "Applicant"), and Cooper Lake Investments, LLC, the Property Owner (hereinafter referred to as "Owner"), in their Application for Special Land Use Permit with respect to a total tract of 3.553 acres located at 2160 Cooper Lake Road, Land Lots 694 and 695, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). After meeting with planning and zoning staff and various departmental representatives, discussions with area homeowner groups and homeowner representatives, and

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reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant and Owner to submit this letter of agreeable stipulations and conditions which, if the Application for Special Land Use Permit is approved, as submitted, shall become a part of the grant of the requested approval and shall be binding upon the Subject Property. The referenced stipulations are as follows:

(1) Applicant seeks a Special Land Use Permit for the Subject Property to allow for the operation of a school for ages 2 through grade 5, with reference to that certain As-Built Survey prepared by McClung Surveying Services, Inc. dated May 16, 2002.

(2) The maximum number of students enrolled in the proposed day school shall be two hundred eighty (280), phased-in over the next few years.

(3) Applicant may employ the use of portable classrooms, not to exceed four (4) in number. The classrooms must be removed from the Subject Property on or before six (6) months following the final approval of the Special Land Use Permit by the Board of Commissioners.

(4) Applicant incorporates by reference the final, official minutes, including referenced attachments, from the Cobb County Board of Commissioners Zoning Hearing held on May 20, 2008, approving Application for Rezoning No. Z-21 (2008).

We believe the requested Special Land Use Permit, together with the stipulations set forth herein, is an appropriate use of the Subject Property. The use proposed by Applicant is beneficial to the surrounding community and will allow for maximum utilization of the existing facilities to be renovated by Applicant. As always, we greatly appreciate your consideration in this request.

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Meeting Date 7-15-08
Continued

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With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP

John H. Moore

JHM:cc

c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
Helen C. Goreham
Annette Kesting
Joe L. Thompson
Tim Lee

Cobb County Planning Commission:
Murray Homan, Chairman
Judy Williams
Bob Hovey
Christi S. Trombetti
Tom McCleskey

Shane Coldren
Ron Sifen
Vinings Homeowners Association

Suzanne Ballew
Mary Rose Barnes

St. Benedict's Episcopal Church, LLC

LAND USE AND
SPECIAL LAND USE PERMITS
JUNE 2008

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Doc. Type Revised DOT comments
Meeting Date 7-15-08

SLUP-9

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Per the June 25, 2008 stipulation letter, the Department recommends the applicant provide a plan showing the locations of the temporary classroom trailers, the drop off and pick up locations and any applicable changes to the circulation plan.

Recommend restricted access along Atlanta Road.

Recommend a deceleration lane along Atlanta Road.

Recommend the applicant develop and present a detailed circulation plan describing how traffic will be handled for all school functions.

Recommend minimizing the number of curb cuts along Cooper Lake Road.

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