

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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August 29, 2018

**VIA EMAIL AND
HAND DELIVERY**

Mr. Jason Campbell, Planner III
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064



Re: Special Land Use Permit Application of Jubilee Christian Church Intl. (Glory Tabernacle), Inc. for property known as 3000, 2936 and 3066 Macedonia Road (SLUP-9).

Dear Jason:

I represent Jubilee Christian Church in regards to the SLUP-9 (2018). In 2007, Jubilee was granted a SLUP for the operation of a school on 4.6 acres. In 2014, the SLUP was expanded as the church and school had grown to encompass 5.7 acres. Now, the church owns a total of 10 acres and is requesting a SLUP on all the property as it looks to growing the church campus in the next 10 years.

The main building is a 6,600 square foot two story building and currently it is both a worship building and school building during the week. Jubilee proposes to initially add onto the existing building as shown on the attached master plan attached as Exhibit A. Because this is a phased plan the exact layout may change as the plan is further developed. Following is a list of stipulations that the Applicant requests be included as conditions on the grant of the SLUP request. These stipulations shall supersede all previous stipulations.

1. Jubilee will develop a worship and school campus consistent with the attached master plan. As each phase is developed the Certificate of Occupancy shall be updated to reflect the use as it changes with the additional phases.
2. The number of students shall be limited to the occupancy allowed by the fire code, Bright from the Start state licensing requirements and other applicable requirements. As the phasing plan is developed, Jubilee will provide to the county the occupancy allowed by state licensing requirements.

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A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL

Mr. Jason Campbell
Cobb County Zoning Division
Community Development Agency
August 29, 2018
Page 2

3. There shall remain a 35 foot buffer along the perimeter of the property with the exception of adjacent to the road and the existing church.
4. The district commissioner shall approve the architecture of additional buildings with an emphasis on the architecture of the building(s) that are visible from adjacent property or Macedonia Road.
5. The District Commissioner shall approve the landscape plan.
6. The applicant shall keep the driveway clear of parked vehicles to ensure that cars are able to enter the site without backing up onto Macedonia Road. Additionally, the applicant shall keep all fire lanes clear and prohibit any parking in the fire lanes or in areas that block traffic on the driveways. As the master plan is developed, the stacking and traffic plan will be updated and the applicant will comply with the recommendations of Cobb DOT related to the access points, deceleration lanes, turn lanes and other improvements. When the Main Sanctuary is built, Jubilee will donate sufficient right of way along Macedonia Road to create a 70 foot wide road section and build sidewalks along the road frontage.
7. Any security lighting on the back of the building shall be shielded so it does not leave the property.
8. The SLUP is based upon the site plan filed with the application. The District Commissioner may approve minor modifications, except those that:
 - a. Reduce the size or composition of an approved buffer or landscape strip adjacent to property.
 - b. Locate any additional structures closer to a property line than as shown on the site plan.
 - c. Increase the height of a building adjacent to contiguous residential properties.
 - d. Violate the Cobb Zoning Ordinance.

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A LIMITED LIABILITY PARTNERSHIP

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Mr. Jason Campbell
Cobb County Zoning Division
Community Development Agency
August 29, 2018
Page 3

- e. Increase the overall square footage of a building on the site.

Please contact me if you have any questions regarding the proposed Special Land Use Permit request.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP


Parks F. Huff

phuff@slhb-law.com

PFH/sfw
Enclosure

cc: Members, Cobb County Board of Commissioners (via email w/attachment)
Members, Cobb County Planning Commission (via email w/attachment)
Commission Assistants, Cobb County BOC (via email w/attachment)
Mr. John Pederson, AICP, Manager (via email w/attachment)
Mr. Dana Johnson, AICP, Director (via email w/attachment)
Mr. Lee McClead, Deputy Director (via email w/attachment)
Mr. Jason S. Gaines, AICP, Planning Manager (via email w/attachment)
Mr. Terry Martin, Planner III (via email w/attachment)
Mr. Donald Wells, Planner I (via email w/attachment)
Ms. Tannesah Bates, Planner I (via email w/attachment)
Ms. Hayley Todd, Planner I (via email w/attachment)
Ms. Nicole Moore, Zoning Analyst (via email w/attachment)
Ms. Pam Mabry, County Clerk (via email w/attachment)
Ms. Robin Presley, Deputy County Clerk (via email w/attachment)
Ms. Leila Washington, Deputy County Clerk (via email w/attachment)
Mr. David Breaden, P.E. (via email w/attachment)
Ms. Ashley White, P.E., Cobb DOT (via email w/attachment)
cc:'s cont. on next page

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY & EMAIL

Mr. Jason Campbell
Cobb County Zoning Division
Community Development Agency
August 29, 2018
Page 4

Ms. Amy Diaz, P.E., Cobb DOT (via email w/attachment)
Mr. Tim Davidson, Plan Review Engineer (via email w/attachment)
Ms. Debra Blair, Cobb County Attorney's Office (via email w/attachment)
Jubilee Christian Church International (via email w/attachment)

Exhibit “A”

- Existing
- Phase 1
- Phase 2
- Phase 3
- Phase 4

