



Case # SLUP-9
Public Hearing Dates:
PC: 09-04-18
BOC: 09-18-18

Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Jubilee Christian Church International, Inc.

Phone: N/A

Email: N/A

Representative Contact: Parks F. Huff

Phone: (770) 422-7016

Email: phuff@slhb-law.com

Titleholder: Jubilee Christian Church International (Glory Tabernacle), Inc.

Property Location: North side of Macedonia Road, west of Ernest Barrett Parkway

Address: 2936, 3000, and 3066 Macedonia Road

Access to Property: Macedonia Road

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family house, church, school and undeveloped

Proposed use: Expansion of church and school

Future Land Use Designation: Low Density Residential (LDR) and Medium Density Residential (MDR)

Site Acreage: 10.071 ac

District: 19

Land Lot: 717 and 764

Parcel #: 19071700070, 19071700080, and 19071700090

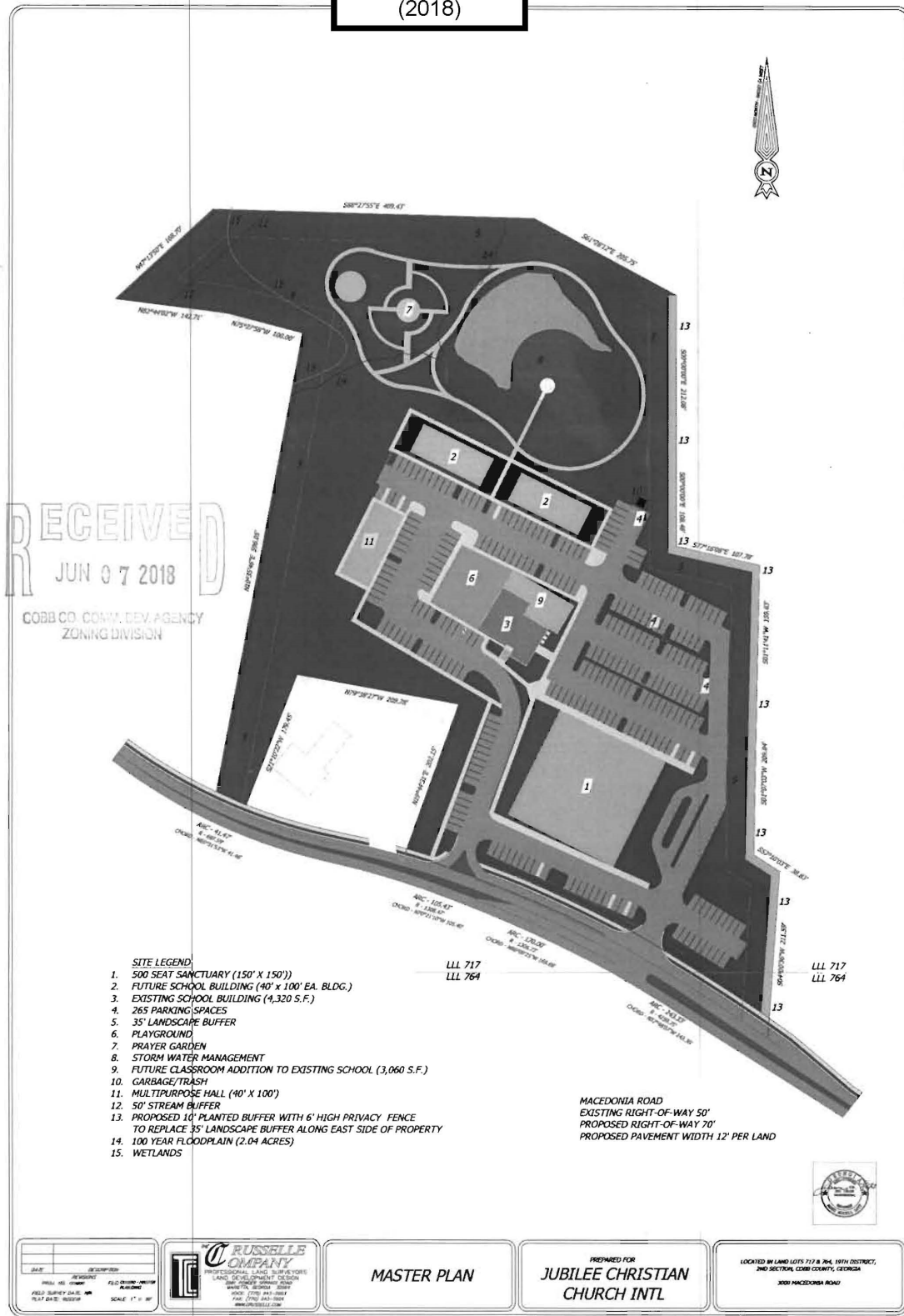
Taxes Paid: Yes

FINAL ZONING STAFF RECOMMENDATION:
(Zoning staff member: Donald Wells)

Based on the included analysis, staff recommends **APPROVAL** subject to:

1. District Commissioner approval of final landscape plan;
2. District Commissioner approval of building elevations;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.

SLUP-9
(2018)



RECEIVED
JUN 07 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

- SITE LEGEND:**
1. 500 SEAT SANCTUARY (150' X 150')
 2. FUTURE SCHOOL BUILDING (40' X 100' EA. BLDG.)
 3. EXISTING SCHOOL BUILDING (4,320 S.F.)
 4. 265 PARKING SPACES
 5. 35' LANDSCAPE BUFFER
 6. PLAYGROUND
 7. PRAYER GARDEN
 8. STORM WATER MANAGEMENT
 9. FUTURE CLASSROOM ADDITION TO EXISTING SCHOOL (3,060 S.F.)
 10. GARBAGE/TRASH
 11. MULTIPURPOSE HALL (40' X 100')
 12. 50' STREAM BUFFER
 13. PROPOSED 10' PLANTED BUFFER WITH 6' HIGH PRIVACY FENCE TO REPLACE 35' LANDSCAPE BUFFER ALONG EAST SIDE OF PROPERTY
 14. 100 YEAR FLOODPLAIN (2.04 ACRES)
 15. WETLANDS

MACEDONIA ROAD
EXISTING RIGHT-OF-WAY 50'
PROPOSED RIGHT-OF-WAY 70'
PROPOSED PAVEMENT WIDTH 12' PER LAND

DATE:	REVISION:
DRAWN BY:	FIELD CHECKED BY:
FIELD SURVEY DATE:	PLANNING:
FIELD DATE: 05/20/18	SCALE: 1" = 80'

RUSSELLE COMPANY
PROFESSIONAL LAND SURVEYORS
LAND DEVELOPMENT DESIGN
PLANNING, ENGINEERING, ARCHITECTURE
1000 W. 17TH STREET, SUITE 100
ATLANTA, GEORGIA 30339
PHONE: (770) 244-1000
FAX: (770) 244-1001
WWW.RUSSELLE.COM

MASTER PLAN

PREPARED FOR
JUBILEE CHRISTIAN CHURCH INTL

LOCATED BY LAND LOTS 717 & 764, 197TH DISTRICT,
2ND SECTION, COBB COUNTY, GEORGIA
3000 MACEDONIA ROAD

SLUP-9 2018-Aerial Map



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

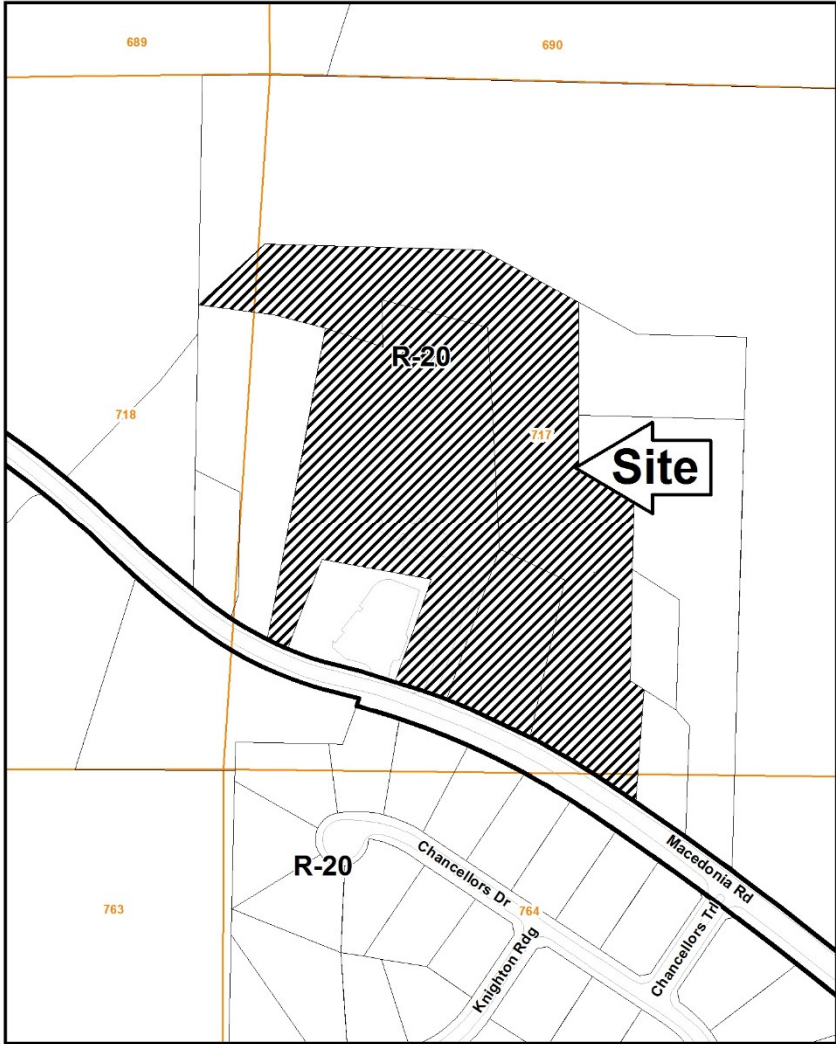
0 100 200 Feet

Zoning Boundary
City Boundary

North

Zoning: R-20 (Single-family Residential)
Future Land Use: MDR (Medium Density Residential)

SLUP-9 2018-GIS



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

0 100 200 Feet

Zoning Boundary
City Boundary

WEST

Zoning: R-20 (Single-family Residential)

Future Land Use: LDR (Low Density Residential)

EAST

Zoning: R-20 (Single-family Residential)

Future Land Use: MDR (Medium Density Residential)

SOUTH

Zoning: R-20 (Single-family Residential)
Future Land Use: LDR (Low Density Residential)

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter. Acreage within floodplains or wetlands shall be excluded when calculating the overall density of the development.

Summary of the applicant's proposal

Applicant is requesting a Special Land Use Permit (SLUP) for the purpose of amending the previously approved SLUP-7 of 2009 and the revised SLUP-17 of 2014. The current request will amend the previous SLUPs by adding additional property and to expand the current school and church campus. The school and pre-school will provide services to children from infancy through elementary school. The past SLUP approved 75 students, the applicant intends to increase that to 250 students. The hours of operation will be Monday through Friday during traditional work hours and the house will be used for worship services on Sundays and other times of special worship. The applicant proposes to keep the residential look of the existing house so it will look consistent with the nearby residences on large tracts. Applicant proposes to maintain the existing vegetative buffer or amend where needed to buffer existing residential neighbors.

Non-residential criteria

Proposed # of buildings: 7

Proposed # of stories: 1

Total sq. footage of development:

Floor area ratio: [Click here to enter text.](#)

Square footage per acre:

Required parking spaces: One paved parking space shall be provided per four seats in the principal place of worship in addition there shall be one space for every full-time school employee

Proposed parking spaces: 265

Acres in floodplain or wetlands: 2.04

Impervious surface shown: 39%

DEPARTMENT COMMENTS- Zoning Division (continued)

Are there any zoning variances?

No variances required.

DEPARTMENT COMMENTS- Fire Department

No Comment.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

No comment.

DEPARTMENT COMMENTS- 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.

DEPARTMENT COMMENTS- School System

Approval of this petition will not have an impact on the enrollment.

DEPARTMENT COMMENTS- Stormwater Management

1. Flood hazard: Yes
2. Flood hazard zone: Zone AE
3. Drainage Basin: Noses Creek
4. FEMA Designated 100-year Floodplain Flood.
5. Wetlands: Yes Location: within floodplain adjacent to Noses Creek
6. Streambank buffer zone: Yes
7. County Buffer Ordinance: 100' each side of creek channel.
8. Minimize the effect of concentrated stormwater discharges onto adjacent properties.
9. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist.
10. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
11. Any spring activity discovered must be addressed by a qualified registered geotechnical engineer (PE).
12. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE).
13. Special site conditions and/or additional comments:
 - No structures or fill may be placed in the regulatory floodplain.

DEPARTMENT COMMENTS- Planning Division

Comprehensive Plan Designation: Consistent Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? Yes No

Was the city notified? Yes No
 N/A

Comments:

DEPARTMENT COMMENTS- Water and Sewer

Existing water and sewer customer. Additional SDF (sewer fee) may be required based upon calculated maximum discharge of school or church.

DEPARTMENT COMMENTS- Transportation

Recommendations

1. Recommend applicant provide a traffic circulation plan, to be approved by Cobb County DOT.
2. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Macedonia Road, a minimum of 40' from the roadway centerline.
3. Recommend applicant submit site information to Cobb County DOT regarding approximate enrollment size and the square footage of proposed buildings to determine if a traffic study is needed.

STAFF ANALYSIS

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in bold, with the staff analysis is not written 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 school for almost nine years with known issues in the area. The intent of this application is to allow the school to grow over time to lessen the impact on the surrounding neighborhood.
- (2) Whether or not the use is otherwise compatible with the neighborhood.**
Schools and churches are compatible 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 cause a nuisance as defined by state law.
- (4) Whether or not quiet enjoyment of surrounding property will be adversely affected.**
The proposed use will not affect the quiet enjoyment of the surrounding properties. The proposal will have all required buffers.
- (5) Whether or not property values of surrounding property will be adversely affected.**
Property values will not be adversely affected.
- (6) Whether or not adequate provisions are made for parking and traffic considerations.**
The applicant will be expanding the existing parking lot and has submitted a bus route plan for department of transportation approval.
- (7) Whether or not the site or intensity of the use is appropriate.**
The applicant has added more property to allow the space required to expand the school as well as the church.
- (8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.**
Accessory schools are permitted as a special exception; this application meets all requirements to have a school on the property.
- (9) Whether or not adequate provisions are made regarding hours of operation.**
The hours of operation will be Monday through Friday during traditional work hours and the house will be used for worship services on Sundays and other times of special worship.

STAFF ANALYSIS (continued)

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

The applicant will accept deliveries during normal business hours for supplies.

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

The applicant's plan provides all required buffers and landscape plans will be approved during the plan review process.

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

This school has been operational for the past nine years. The expansion of the property and students will not adversely affect the safety, welfare or moral concerns of the surrounding neighborhoods.

(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.

This request meets all special land use permit and special exceptions requirements.

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

All application requirements have been submitted to allow full consideration of factors.

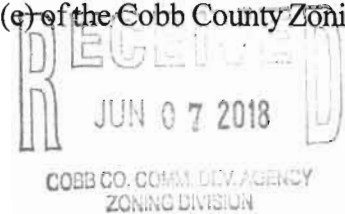
(15) In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.

The applicant has provided sufficient information for full consideration and demonstrates that all code requirements have been met.

The staff analysis and recommendation 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.

**SPECIAL LAND USE PERMIT STATEMENT FOR
APPLICATION OF JUBILEE CHRISTIAN CHURCH INTERNATIONAL
(GLORY TABERNACLE), INC.**

COMES NOW, JUBILEE CHRISTIAN CHURCH INTERNATIONAL (GLORY TABERNACLE), INC., and, pursuant to §134-37 (e) of the Cobb County Zoning Ordinance, files this Statement and shows the following:



1. The school originally received a SLUP in 2007 for 4.6 acres for a school. In 2014 the SLUP was revised to add an additional 1.1 acres. This request is to amend the SLUP to revise the Master Plan and to add all 10 acres currently owned by the applicant. The additional property shows a multiphase expansion to grow both the private school and the church campus. The school and preschool will provide services to children from infancy through elementary school. The additional property and uses will not have a negative effect on the neighborhood or area. The school already co-exists with the community and the acquisition of the additional property will not negatively impact the area.
2. The proposed SLUP is compatible with the neighborhood which includes the existing school and a church already located in front of the school. The applicant will respond to any concerns from adjacent and nearby neighbors about noise or other concerns as they have in the past.
3. The proposed use will not create a nuisance. The hours of operation will be Monday thru Friday during traditional work hours for the school and the church will

be used for worship services on Sunday and other times of special worship throughout the year.

4. The use will not impact the quiet enjoyment of surrounding properties. Jubilee will continue to respond to any neighborhood concerns about noise leaving the site from either the school or worship service.
5. The proposed use will complement the surrounding properties and will not adversely affect their values.
6. Jubilee will provide adequate parking and the traffic generated will not have an impact based upon the operation of the existing school and church. As the masterplan is developed in phases, the applicant will make improvements on Macedonia Road per Cobb DOT recommendations.
7. Jubilee proposes to develop the master plan in phases and it will grow with the growth of the congregation. Jubilee will expand their campus in such a way to minimize any impact on their neighbors. The purpose of acquiring 10 acres is to provide plenty of land for expansion. The intensity is appropriate given the surrounding church, the existing school and the overall size of the property.
8. The proposed use hours of operation will not negatively affect nearby residences.

9. The hours of operation will be restricted to typical school hours Monday thru Friday and worship services on Sunday and Wednesday evening and at other special worship times throughout the year.
10. The applicant will limit the hours of any deliveries, which will be minimal to typical business hours with no weekend or night deliveries.
11. Jubilee will maintain the existing vegetative buffer or amend where needed to buffer existing residential neighbors.
12. Jubilee has been a valuable neighbor providing schooling alternatives for the surrounding community. There is a demand for the addition of worship space which is being satisfied by the additional land.

The foregoing provides the factors to be considered in recommending approval of a Special Land Use Permit Application. Additional Details will be submitted during the pendency of the application.

Respectfully submitted, this the 7th day of June, 2018.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

Planning Commission Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

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Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____

Board of Commissioners Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

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Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____