



Case # SLUP-13  
Public Hearing Dates:  
PC: 12-04-18  
BOC: 12-18-18

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

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## SITE BACKGROUND

Applicant: Kennesaw Jewish Center Inc.

Phone: (770) 400-9255

Email: office@chabadkennesaw.org

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijis.com

Titleholder: Kennesaw Jewish Center Inc.

Property Location: East side of Frey Lake Road,  
northwest of Campus Loop Road

Address: 3590 Frey Lake Road

Access to Property: Frey Lake Road

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## QUICK FACTS

Commission District: 3-Birrell

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

Current use of property: Single-family house

Proposed use: Student Center for Students of the  
Jewish Faith Attending Kennesaw State University

Future Land Use Designation: LDR (Low Density  
Residential)

Site Acreage: 1.104 ac

District: 20

Land Lot: 94 and 97

Parcel #: 20009400530

Taxes Paid: Yes

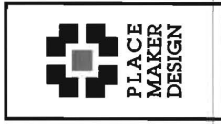
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## FINAL ZONING STAFF RECOMMENDATION:

(Zoning staff member: Donald Wells)

Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

1. Site plan received by the Zoning Division on September 6, 2018, with the District Commissioner approving minor modifications that will ensure the tree ordinance is met;
2. Applicant install a 10-foot landscape buffer along Frey Lake Road;
3. District Commissioner to approve landscape plan;
4. District Commissioner to approve building architecture and colors of the building;
5. Hours of operation are to be consistent with Kennesaw State University operating hours;
6. No outside speakers or amplified sound;
7. No access to Frey Lake Road;
8. Fire Department's comments and recommendations;
9. Site Plan Review Division's comments and recommendations;
10. Stormwater Management Division's comments and recommendations; and
11. Department of Transportation's comments and recommendations.



**SLUP-13  
(2018)**

CHADAB OF KENNESAW  
3590 FREY LAKE ROAD NW  
KENNESAW, GEORGIA 30144



NOT RELEASED FOR CONSTRUCTION

PLACE MAKER DESIGN  
3590 FREY LAKE ROAD NW  
KENNESAW, GEORGIA 30144  
TEL: 770.424.1111  
WWW.PMDESIGN.COM

PROPOSED  
SITE PLAN  
A0.1



SITE NOTES

1. SEE SHEET 11 FOR SITE PLAN AND ALL OTHER SHEETS FOR COMPLETE INFORMATION.
2. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.
3. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.
4. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.

SEP 6 2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



PROPOSED SITE PLAN - OPTION A  
1"=200'

# SLUP-13 2018-Aerial Map



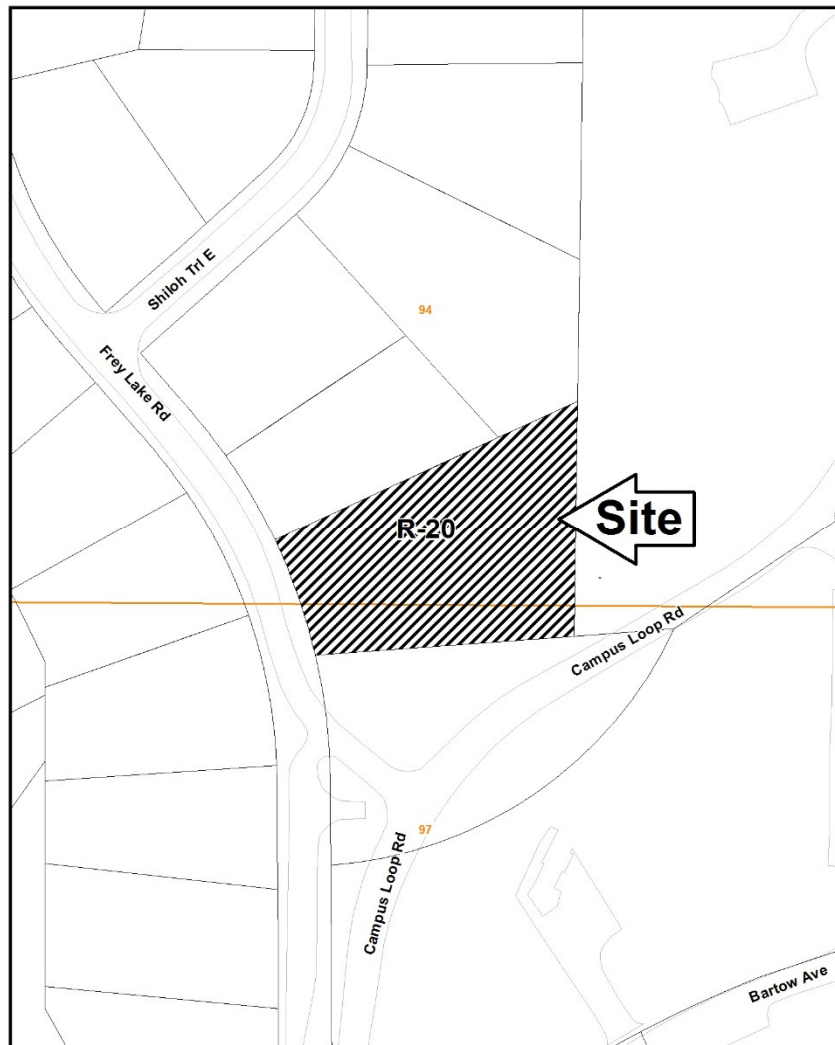
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

 Zoning Boundary  
 City Boundary

North  
**Zoning:** R-20 (Single Family Residential)  
**Future Land Use:** LDR (Low Density Residential)

**SLUP-13 2018-GIS**



WEST  
**Zoning:** R-20 (Single Family Residential)  
**Future Land Use:** LDR (Low Density Residential)

EAST  
**Zoning:** R-20 (Single Family Residential)  
**Future Land Use:** PI (Public Institutional)

SOUTH  
**Zoning:** R-20 (Single Family Residential)  
**Future Land Use:** PI (Public Institutional)

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

## **DEPARTMENT COMMENTS- Zoning Division**

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### **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.

### **Summary of the applicant's proposal**

The applicant is requesting a Special Land Use Permit for a Jewish Faith student center at Kennesaw State University. The architecture of the proposed building will have a residential feel and will be two stories. There will be no access to Frey Lake Road. The building will be open during school hours.

### **Non-residential criteria**

Proposed # of buildings: 1

Proposed # of stories: 1

Proposed parking spaces: 21

Acres in floodplain or wetlands: 0

Impervious surface shown: Not to exceed 35%

## **DEPARTMENT COMMENTS- Fire Department**

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Fire comments will be based on the eventual use of the building. This will determine the need for fire protection water supplies. To date we have not received clarification related to the use of the building.



## **DEPARTMENT COMMENTS- Site Plan Review (County Arborist)**

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The configuration of the proposed parking areas does not appear to satisfy the Cobb County Tree Ordinance. Additional parking lot peninsulas, as determined during the site plan review process, may be required.

## **DEPARTMENT COMMENTS- Cemetery Preservation**

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No comment.

## **DEPARTMENT COMMENTS- School System**

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No comment.

## **DEPARTMENT COMMENTS- Stormwater Management**

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1. Flood hazard: No
2. Flood hazard zone: Zone X
3. Drainage Basin: Noonday Creek Tributary #7
4. Wetlands: No
5. Streambank buffer zone: No
6. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system.
7. Existing Lake Downstream Frey Lake Additional BMP's for erosion & sediment control will be required.
8. Lake Study required to document pre- and post-development sediment levels.
9. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
10. Discharge from proposed stormwater management facility must be tied directly to the existing downstream infrastructure within the adjacent right-of-way. This may require relocation of the facility.

**DEPARTMENT COMMENTS- Planning Division**

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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

Kennesaw

Was the city notified?  Yes  No

N/A

Comments

**DEPARTMENT COMMENTS- Water and Sewer**

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No comment.

**DEPARTMENT COMMENTS- Transportation**

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**Recommendations**

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

STAFF ANALYSIS

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There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in bold, with the staff analysis written in unbold print:

- (1) Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.**  
There will be no significant adverse effect on the neighborhood or area due to the proximity of Kennesaw State University.
- (2) Whether or not the use is otherwise compatible with the neighborhood.**  
The proposed use is compatible with the other student service facilities located to the east and south of the property.
- (3) Whether or not the use proposed will result in a nuisance as defined under state law.**  
This use should not create a nuisance as defined under state law.
- (4) Whether or not quiet enjoyment of surrounding property will be adversely affected.**  
The proposed low-intensity use should provide an adequate step-down in intensity from KSU to the nearby single-family homes.
- (5) Whether or not property values of surrounding property will be adversely affected.**  
Staff does not believe the surrounding property values will be adversely affected.
- (6) Whether or not adequate provisions are made for parking and traffic considerations.**  
It appears that adequate parking has been provided for potential visitors.
- (7) Whether or not the site or intensity of the use is appropriate.**  
Due to the proximity to Kennesaw State University, this use is appropriate for this area.
- (8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.**  
The proposal is not a business use.
- (9) Whether or not adequate provisions are made regarding hours of operation.**  
The Board should stipulate hours of operation that are consistent with those of Kennesaw State University.
- (10) Whether or not adequate controls and limits are placed on commercial and business deliveries.**  
Deliveries will be compatible to that of a single-family home.



STAFF ANALYSIS (continued)

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

The applicant will provide professional landscaping and install gardens and walkways.

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

There are no concerns regarding the health, safety, welfare, or moral concerns related to the proposed use.

**(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 proposal is compatible with similar uses in the area.

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

The applicant has provided sufficient information to allow this request to be considered.

**(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 met the minimum requirements to allow the county to consider all relevant factors.

**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.**

**ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT**

Application No.: SLUP- 13 (2018)  
Hearing Dates: December 4, 2018  
December 18, 2018



**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS  
OF ROADS AND REVENUES AND THE  
COBB COUNTY PLANNING COMMISSION**

**Applicant/Titleholder: Kennesaw Jewish Center, Inc.**

**STATEMENT OF PROPOSED SITE IMPROVEMENTS**

Applicant and Property Owner, Kennesaw Jewish Center, Inc. (hereinafter collectively "Applicant") is the owner of properties located at 3590 and 3600 Frey Lake Road, Land Lots 94 and 97, 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia. The property which is the subject of the Application is only 3590 Frey Lake Road (the "Property" or the "Subject Property"), and Applicant seeks a Special Land Use Permit to allow for a Student Center for students of the Jewish faith attending Kennesaw State University, as more particularly shown and reflected on the Site Plan submitted with the Application.

The proposed Student Center will provide facilities for the students to worship, study, learn, and gather socially with other students of the Jewish faith. Additionally, outside gardens, patios, and walking trails will provide the students with areas to allow for meditation and spiritual renewal and gathering. The site is directly adjacent to the Kennesaw State University main campus. Regardless, adequate parking is provided for the students who will access the Center by vehicle. Professional landscaping around the Center, and its gardens and walkways, will be installed.

Applicant is very excited with the opportunity of this new project to serve Kennesaw State University student body of the Jewish faith. The Center will provide a service to the community without intrusion into the nearby residential area.

**Planning Commission Decision**

NO. OPPOSED: \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DELETED TO \_\_\_\_\_

NO. IN SUPPORT \_\_\_\_\_ MOTION BY: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

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**Names of those Opposed:**

**Comments:**

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Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_  
Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_  
Stipulation letter from \_\_\_\_\_ dated \_\_\_\_\_

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**Board of Commissioners Decision**

NO. OPPOSED: \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DELETED TO \_\_\_\_\_

NO. IN SUPPORT \_\_\_\_\_ MOTION BY: \_\_\_\_\_ SECONDED: \_\_\_\_\_ VOTE: \_\_\_\_\_

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**Names of those Opposed:**

**Comments:**

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