



Tuesday, March 8, 2011

6:00 p.m.

PLANNING COMMISSION REGULAR MEETING

Members:

Hugh Tyer - Chairman
Rocky Reeves – Co-Chairman
Mark Prater
Frank Lambert
Clay Stafford

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** – *Chairman's indication of commission members present*
4. **APPROVAL OF MEETING AGENDA**
5. **CONSENT AGENDA**
 - A. **Approval of February 8, 2011 Regular Meeting Minutes**
6. **ITEMS FOR CONSIDERATION**
 - A. **PUBLIC HEARING**
Use Permit No. U11-001, Chattahoochee Hills Charter School, Parcel No. 08-140000450434, Land Lot 48, District 8
7. **STAFF REPORTS**
8. **ADJOURNMENT**



6505 Rico Road Chattahoochee Hills Georgia 30268

MAYOR

Don L. Hayes

CITY COUNCIL

John Taylor

Carl Hattaway

David Hanson

Faye Godwin

Rodney Peek

CITY MANAGER

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To: Chattahoochee Hills Planning and Zoning Commission

From: Jahnee Prince, City Planner

Date: March 4, 2011

Agenda Item: Charter School Use Permit Application, File U 11-001

Serenbe Properties, LLC has applied for a use permit to allow the construction of an elementary school in an AG-1 zoning district. The subject property is located 45.97 acres on the west side of Atlanta Newnan Road, adjacent to the Serenbe development. The applicant has submitted conceptual plans for the school with more detailed site and building plans to follow for administrative review. The attached plans are for the purpose of requesting the use permit only.

Development Standards

Section 19.4.40 of the Zoning Ordinance lists schools as a special use that may be allowed in compliance with specific development standards.

The development standards listed for schools include:

1. Minimum lot area shall be 1 acre.

**The subject property is over 45 acres.

2. If located adjacent to a single family dwelling district and/or AG-1 district used for single family, the minimum landscape strips, buffers, and improvement setbacks required for the O-I district as specified in Section 4.23 shall be required.

**All of the buffer and setback requirements have been met.

3. Buildings, and refuse areas shall not be located within 100 feet of a residential district and/or AG-1 district used for single family.

**All distance requirements have been met.

4. Active outdoor recreation areas shall not be located within 100 feet of an adjoining residential district or use. Recreational fields, such as playing fields, that are accessory to the school do not require a separate Use Permit.

**All new outdoor recreation areas will be 100 feet from adjoining residences.

5. Day care facilities in association with the school do not require a separate Use Permit.

**Not applicable.

6. Parking areas shall not be located within 50 feet of any residential district

and/or AG-1 district used for single family.

**Parking areas are more than 50 feet from residences, but should be screened from view with existing vegetation or new landscaping.

7. Student drop-off and vehicular turn-around facilities shall be provided on the site so that vehicles may re-enter the public street in a forward manner.

**The driveways have been designed to this standard.

8. Permitted curb cut access shall not be from a local street.

**Atlanta Newnan Road is not a local street.

9. In accordance with Article 28.4.6., submit a Noise Study Report as required.

**Article 28.4.6 is no longer part of the Zoning Ordinance. However, the houses on Atlanta Newnan Road and those located in Serenbe that are closest to the property line of the school may be subject to noise from the school.

Use Permit Considerations

Section 19.2.4 of the Zoning Ordinance, Use Permit Considerations, lists the factors that must be considered in granting of a Use Permit. In granting use permits, conditions may be attached as are deemed necessary in the particular case for the protection or benefit of neighbors to ameliorate the effects of the proposed development/use.

A. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the City Council;

**The Fulton County Plan 2025, which is the currently adopted City Comprehensive Plan, does not address schools in Chattahoochee Hills. The draft Comprehensive Plan Community Facilities and Services Element states the following policy "Support the Chattahoochee Hills Charter School district...."

B. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;

**With adequate visual buffering and transportation demand management strategies, the charter school will fit inwith the surrounding land uses and zoning districts.

C. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;

**The proposed use does not violate local, state or federal regulations.

D. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;

**The proposed charter school will have a negative impact on the surrounding road network, especially Atlanta Newnan Road and Hutcheson Ferry Road. To address this issue, staff requested that a traffic study for the school be completed for consideration in granting of this application. The applicant has not performed the traffic study. See attached letter.

In absence of the traffic study, staff recommended two transportation demand management strategies be utilized at the proposed charter school. Staff requested that a sidewalk or walking path be constructed from Serenbe into the charter school site so that the school may implement a policy of students within a set distance walking to school.

Staff also recommended that school buses be used to decrease the number of cars entering and exiting the school at peak hours. Use of the Woodward Academy model, where school buses pick up students at designated remote pick up sites, was recommended.

E. The location and number of off-street parking spaces;

**Adequate parking is proposed.

F. The amount and location of open space;

**Adequate open space is proposed.

G. Protective screening;

**If existing wooded areas are undisturbed, the school should be screened from adjoining properties.

H. Hours and manner of operation;

**Normal school hours are assumed for the charter school.

I. Outdoor lighting; and

**The charter school, like all other development in the city, must adhere to the dark skies ordinance.

J. Ingress and egress to the property.

**Ingress and egress to the property must be considered as part of the traffic study.

Outstanding Staff Review Comments

Each use permit application is reviewed by the Community Development Department, which includes planning, building and engineering; the Police Department, the Fire Department and the Public Works Department. After completing of interdepartmental review, the applicant is given a list of comments and concerns to address. The list below includes all of the comments not yet addressed by the applicant. Some of the comments are advisory in nature.

1. Please show the size and location of water lines and current and proposed hydrant locations.
2. The school will need school zone signs posting 25 miles per hour speed limit. This will be at the applicant's expense.
3. Selborne Way should be paved as the traffic will increase dramatically.
4. There should be no parking in the dropoff area. There needs to be one way through with a sidewalk next to the driveway. The parking area should be separate.
5. The emergency vehicle lane should be paved.
6. The applicant should perform a traffic study based on the proposed number of students to demonstrate how pick up and drop off traffic will be kept off of Atlanta Newnan Road, and to show the impact to the surrounding road network.
7. Please consider how to minimized the number of cars entering and exiting the school each day by making it easy to walk from Serenbe. We also suggest that a school bus program be

implemented as soon as possible. Woodward Academy in College Park has an excellent model utilizing remote school bus pick up sites.

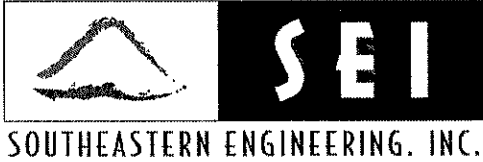
Staff Recommendation:

Staff recommends approval of the charter school use permit with the following conditions:

1. A traffic study for the school must be completed. Negative effects to the surrounding road network must be addressed. Transportation demand management strategies such as asking students to walk or ride a school bus should be considered.
2. School parking areas must be screened from Atlanta Newnan Road.
3. All outstanding staff comments must be addressed.

Attachments

Concept Plan
Letter from the applicant



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Marietta, GA 30066
Phone (770) 321-3936
Fax (770) 321-3935
info@seengineering.com

February 22, 2011

Jahnee Prince
City of Chattahoochee Hills
6505 Rico Road, Suite A
Chattahoochee Hills, Ga. 30268
VIA EMAIL: jahnee.prince@chatthillsga.us

RE: Chattahoochee Hills Charter School
Special Use Permit

Dear Jahnee,

This letter is in response to review comments received from staff on February 14th regarding the proposed Chattahoochee Hills Charter School Special Use Permit (SUP). SEI is aware of the importance of preventing impacts to the surrounding roadways.

SEI is currently working directly with Chattahoochee Hills on a pro-bono basis, to determine the expected traffic impacts of the Charter School. Specifically, Atlanta Newnan Road and its intersection with Hutcheson Ferry Road are being analyzed. Traffic counts should occur in early March. Several design options are being discussed with city staff for these roads and the main intersection. SEI intends to aid Chattahoochee Hills during and after the SUP process in preparing a master plan for the analyzed intersections.

The proposed Chattahoochee Hills Charter School would be developed in several phases as project funding is obtained. The submitted site plan represents the final build-out condition, which is tentatively planned for several years in the future. The initial phase would utilize existing infrastructure with modular classrooms. Because of this and on behalf of the owners, we respectfully request that any traffic studies relating to the specifics of drop-off queues and internal circulation be deferred to a later date. Said study could be made a condition of future land disturbance permits for the circular road. Please refer to the submitted site plan for more information. If you have any questions, please feel free to call.

Sincerely,



Wayne Matthews, PE