

APPLICATION FOR SPECIAL LAND USE PERMIT TO THE CITY OF SMYRNA

Please Type or Print Clearly

(To be completed by City)

Ward: _____

Application No: _____

Hearing Date: _____

APPLICANT: COVENANT CHRISTIAN SCHOOL

Name: RANDALL BALL (HEAD OF SCHOOL)
BRANT SWAATH (CHAIRMAN, BOARD OF TRUSTEES)
(Representative's name, printed)

Address: 3130 ATLANTA ROAD, SMYRNA, GA 30080
770-435-1596

Business Phone: 770-435-1596 Cell Phone: _____ Fax Number: 770-436-5198

E-Mail Address: rball@ccssmyrna.org

Signature of Representative: Randall Ball

TITLEHOLDER:

Name: SMYRNA PRESBYTERIAN CHURCH (GEORGE F. GANEY)
(Titleholder's name, printed)

Address: 3130 ATLANTA ROAD; SMYRNA, GA 30080
770-

Business Phone: 435-2251 Cell Phone: _____ Home Phone: _____

E-mail Address: gfganey3@smyrna.pca.org

Signature of Titleholder: [Signature]
(Attach additional signatures, if needed)

(To be completed by City)

Received: _____

Heard by P&Z Board: _____

P&Z Recommendation: _____

Advertised: _____

Posted: _____

Approved/Denied: _____

ZONING:

R-20
Present Zoning

LAND USE:

N/A
Present Land Use

For the Purpose of EXTENDING APPROVAL OF TEMPORARY BUILDING

Size of Tract 8.83 ACRES

Location 3130 ATLANTA ROAD; SMYRNA, GA 30080
(Street address is required. If not applicable, please provide nearest intersection, etc.)

Land Lot (s) 595, 596, 597 District 17TH

DESCRIPTION OF PROPOSED SPECIAL LAND USE:

SAME AS LAST SIX YEARS; TEMPORARY
BUILDING IS USED TO HOUSE FOUR
CLASSROOMS

(To be completed by City)

Recommendation of Planning Commission:

Council's Decision:

CONTIGUOUS ZONING

North: RAO-COND, R-20

East: RAO-COND

South: O1

West: RAO-COND

CONTIGUOUS LAND USE

North: MOD & MED DEN RES

East: URBAN RES

South: PARK

West: MOD DEN RES

INFRASTRUCTURE

WATER AND SEWER

A letter from Scott Stokes, Director of Public Works Department is required stating that water is available and the supply is adequate for this project.

A letter from Scott Stokes, Director of Public Works Department is required stating that sewer is available and the capacity is adequate for this project.

- If it is Cobb County Water, Cobb County must then furnish these letters.

Comments:

EXISTING WATER SERVICE TO SMYRNA
PRESBYTERIAN CHURCH

TRANSPORTATION

Access to Property? _____

Improvements proposed by developer? _____

Comments:

NO CHANGES TO ACCESS

ZONING DISCLOSURE REPORT

Has the applicant* made, within two years immediately preceding the filing of this application for a special land use permit, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to the Mayor or any member of the City Council or Planning and Zoning Board who will consider this application?

NO

If so, the applicant* and the attorney representing the applicant* must file a disclosure report with the Mayor and City Council of the City of Smyrna, within 10 days after this application is filed.

Please supply the following information, which will be considered as the required disclosure:

The name of the Mayor or member of the City Council or Planning and Zoning Board to whom the campaign contribution or gift was made:

N/A

The dollar amount of each campaign contribution made by the applicant* to the Mayor or any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application, and the date of each such contribution:

N/A

An enumeration and description of each gift having a value of \$250 or more by the applicant* to the Mayor and any member of the City Council or Planning and Zoning Board during the two years immediately preceding the filing of this application:

N/A

Does the Mayor or any member of the City Council or Planning and Zoning Board have a property interest (direct or indirect ownership including any percentage of ownership less than total) in the subject property?

N/A

If so, describe the natural and extent of such interest:

N/A

ZONING DISCLOSURE REPORT (CONTINUED)

Does the Mayor or any member of the City Council or Planning and Zoning Board have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is 10% or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property?

NO

If so, describe the nature and extent of such interest:

N/A

Does the Mayor or any member of the City Council or Planning and Zoning Board have a spouse, mother, father, brother, sister, son, or daughter who has any interest as described above?

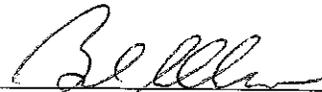
N/A

If so, describe the relationship and the nature and extent of such interest:

N/A

If the answer to any of the above is "Yes", then the Mayor or the member of the City Council or Planning and Zoning Board must immediately disclose the nature and extent of such interest, in writing, to the Mayor and City Council of the City of Smyrna. A copy should be filed with this application**. Such disclosures shall be public record and available for public inspection any time during normal working hours.

We certify that the foregoing information is true and correct, this ____ day of _____, 20__.



(Applicant's Signature)

(Attorney's Signature, if applicable)

Notes

* Applicant is defined as any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association or trust) applying for rezoning action.

** Copy to be filed with the City of Smyrna Zoning Department and City Clerk along with a copy of the zoning application including a copy of the legal description of the property.

COVENANT CHRISTIAN SCHOOL

PLAN FOR ERECTING A PERMANENT STRUCTURE

Six years ago the board of trustees of Covenant Christian School recognized the need for more classroom space due to increasing enrollment. The solution at that point was to erect a temporary structure that would house four classrooms. The temporary structure continues to meet the need for the school's enrollment and will do so for the next two years, but in projecting substantial future enrollment based on present enrollment trends, the board of trustees has continued the process of formulating plans for a permanent structure.

Presently, the capital fund for this project has approximately \$200,000, and this is an increase of \$100,000 since the last renewal of the land use permit in July 2012. Sound stewardship of the school's finances has resulted in the creation of substantial retained earnings, which enables the allocation of the aforementioned amount from the retained earnings to the capital fund. Also, the school has conducted several annual fund campaigns over the last years in anticipation of kicking off a capital campaign for such a project. These annual fund campaigns have been successful in expanding the school's donor base, which will cast a wide appeal for solicitations of donations to a capital campaign.

Another new development since the last renewal of the land use permit is the creation of a facility expansion committee under the oversight of the board. This committee has hired the services of Mr. Brian Dempsey with "freospace architecture," who actually designed Home Depot's corporate office's child care center on Paces Ferry. Mr. Dempsey has provided a tentative master site plan for new phased-in building construction to accommodate the school's future growth.

Going forward this calendar year, Board Chairman, Brant Suddath, plans to direct the governance activities of the board in three related task areas: (1) Coordinating the continued efforts of the facility expansion committee in working with Architect Brian Dempsey in master site planning, (2) Enhancing the relationship of the school with Smyrna Presbyterian Church, since the church holds warranty deed to the property, and (3) Tasking the Development Committee, a sub-committee of the Board of Trustees, with initiating a capital campaign for a permanent structure.

DOUGLAS R. HAYNIE
ATTORNEY AT LAW
30 WASHINGTON AVE., P. O. BOX 78
MARIETTA, GEORGIA 30061

280
due

WARRANTY DEED

284

STATE OF GEORGIA COUNTY OF COBB

THIS INDENTURE, Made the 18th day of January, in the year one thousand nine hundred seventy-eight, between

SMYRNA PRESBYTERIAN CHURCH

of the County of Cobb, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

SMYRNA PRESBYTERIAN CHURCH, INC.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS-----(\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract and parcel of land lying and being in Land Lots 595, 596, and 597 of the 17th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at a point on the southwestern side of the Old Atlanta-Marietta Highway (formerly U. S. 41), 500 feet southeasterly from the point where the west line of Land Lot 595 crosses the southwestern side of said highway, said point being the northeastern corner of the property conveyed by Nettie F. Fuller to Ollie F. Fuller by deed dated May 15, 1936; running thence southeasterly a distance of 265.9 feet along the southwestern side of said highway to an iron pin; running thence south 2773.08 feet to an iron pin on the south line of Land Lot 597; thence west along the south line of said Land Lot 597, a distance of 303.50 feet to an iron pin; running thence north a distance of 2526.70 feet to the southwestern corner of the property conveyed to Ollie F. Fuller by Nettie F. Fuller by deed dated May 15, 1936; running thence in a southeasterly direction along the southwestern side of said property a distance of 100 feet; running thence north along the eastern side of said property a distance of 450 feet to the southwestern side of the Old Atlanta-Marietta Highway to the point of beginning, being all of the property conveyed by J. B. Fuller and W. Morris Fuller, as Executors of the Last Will and Testament of Nettie F. Fuller, to J. B. Fuller, W. Morris Fuller and Harold G. Fuller, by deed dated November 22, 1957.

For Consideration Deed for Disk 6/12/78 P. 706
" " " " 6/26 P. 530

none
Cobb County Georgia
Real Estate Transfer Tax
Paid \$ none
Date 1-18-78
S. B. W. Thompson
Clerk of Superior Court

FILED AND RECORDED
BOOK 955 PAGE 284

JAN 18 9 03 AM '78

J. B. Graham
COBB SUPERIOR COURT CLERK

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in presence of:

SMYRNA PRESBYTERIAN CHURCH

James C. Patrick
Benjamin W. Thompson

BY: James C. Patrick (Seal)
JAMES C. PATRICK
BY: Benjamin W. Thompson (Seal)
BENJAMIN W. THOMPSON (Seal)

Notary Public in and for the State of Georgia
My Commission Expires July 25, 1978

7.00

CORRECTIVE
WARRANTY DEED

STATE OF GEORGIA, COUNTY OF

THIS INDENTURE, made as of the _____ day of _____ in the year one thousand nine hundred _____, between

SMYRNA PRESBYTERIAN CHURCH

as party or parties of the first part, hereinafter called Grantor, and

SMYRNA PRESBYTERIAN CHURCH, INC.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 595, 596, and 597, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by specific reference.

This Corrective Warranty Deed is given for the purpose of correcting the legal description contained in that deed recorded at Deed Book 1855, Page 284, Cobb County, Georgia Records.

FILED AND RECORDED

91 MAY 28 PM 4:18

COBB SUPERIOR COURT CLERK

Jay C. Stephenson

more

Cobb County, Georgia Real Estate Transfer Tax
Paid NONE
Date 5-28-91
Jay C. Stephenson
Clerk of Superior Court

TO HAVE AND HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances, thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warranty and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year written below.

SMYRNA PRESBYTERIAN CHURCH

Signed, sealed and delivered in our presence and executed by us this 18th day of May 1991.

[Signature]
Unofficial Witness

[Signature]
Notary Public

My Commission Expires: 8-10-91

BY: R. Gladys Love (Seal)
Name: R. Gladys Love
Title: President (Seal)

Attest: [Signature] (Seal)
Name: Donald Wicker
Title: Secretary

[NOTARIAL SEAL]



7.00
RR

CORRECTIVE
WARRANTY DEED

STATE OF GEORGIA, COUNTY OF COBB

THIS INDENTURE, made as of the 29th day of July in the year one thousand nine hundred 91, between

SMYRNA PRESBYTERIAN CHURCH

as party or parties of the first part, hereinafter called Grantor, and

SMYRNA PRESBYTERIAN CHURCH, INC.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that Grantor, for and in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 595, 596, and 597, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by specific reference.

This Corrective Warranty Deed is given for the purpose of correcting the legal description contained in that deed recorded at Deed Book 1855, Page 284, Cobb County, Georgia Records.

Cobb County, Georgia
Paid None Real Estate Transfer Tax
Date 9-12-91
Joy C. Stephenson
Clerk of Superior Court

FILED AND RECORDED
J. C. Stephenson
CLERK SUPERIOR COURT

TO HAVE AND HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances, thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warranty and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year written below.

Signed, sealed and delivered in our presence and executed by us this 29th day of July 19 91

SMYRNA PRESBYTERIAN CHURCH

Ada Blakely
Ordinary Witness

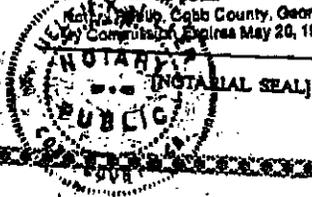
BY: J. C. Patrick (Seal)
Name: J. C. Patrick-Trustee
Title:

Hal L. Linn
Ordinary Public

(Seal)

My Commission Expires
Cobb County, Georgia
My Commission Expires May 20, 1994.

Attest: _____ (Seal)
Name: _____
Title: _____



150.0

65.90'

ASPHALT PAVING

PROPOSED
MODULAR
BUILDING
56' X 68'

ASPHALT PAVING

70'

N 01° 46' 07" W

658.34'

COLLIER DR.

SMYRNA PRESBYTERIAN CHURCH
PROPOSED MODULAR BUILDING FOR C.C.S.
SCALE: 1" = 50'-0"

