

# Land Development Exercise



*Vision: To see the Gospel change hearts, lives, and community by multiplying disciples in northwest Atlanta and beyond.*

Congregational Information Meeting  
June 16, 2019



**CHRIST COMMUNITY**  
CHURCH  
*Changed Hearts. Changed Lives. Changed Community.*



# Land Development Committee

## **Congregation:**

- Lynn Wagoner
- Justin Riggin
- Gene Cork

## **Deacons:**

- Matt Howe
- Jared Eubanks

## **Elders:**

- Bill Tippins
- Marc Start

## **Support:**

- CDH Partners, Inc.: David Strickland and staff
- Cork Construction: Gene Cork and staff





# Agenda

## **Part I: Background Material**

- Land History
- Congregational History
- Property Overview

## **Part II: Land Development Exercise**

- Master Planning Exercise
- Phase 1 Exercise
- Next Steps

## **Questions**



# Part I: Background Material

- Land History
- Congregational History
- Property Overview



# What are the Paths to CCC-Owned Space?

**Develop property** - *today's discussion (information only)*

**Sell property**, purchase developed site, renovate space

- Opportunistic approach
- Plan "B"



# Land History

- 2008: purchased land (8 acres)
- 2013 – 16: placed land on the market for sale; multiple sale contracts, none executed
- 2018: sold two acres to developer
- Jan 2019: land debt is paid off (6 acres)



# Ben Robertson Center

Note: The City of Kennesaw will renovate the Ben Robertson Center after the proposed Kennesaw Recreation Center is constructed

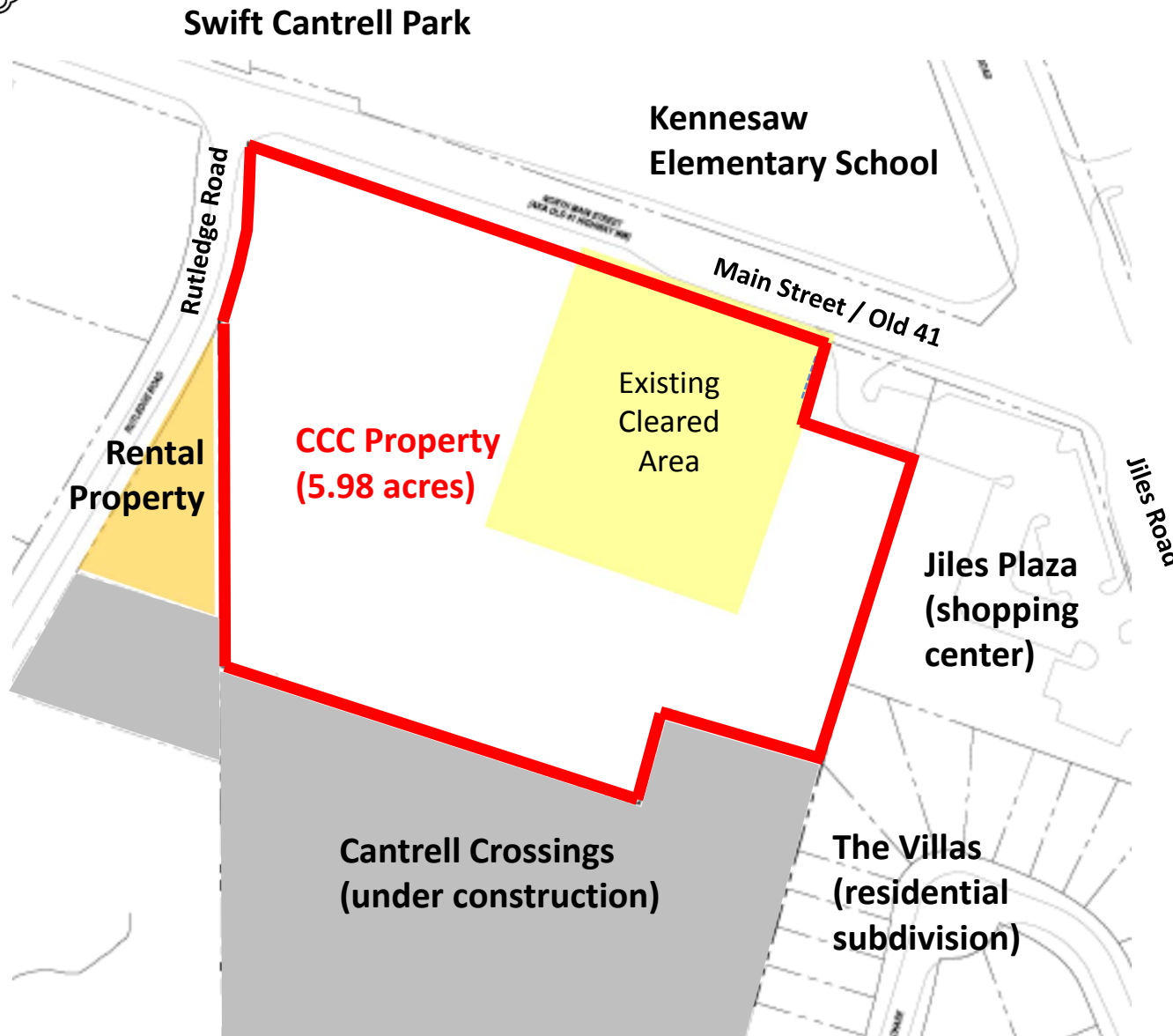


Location of proposed Kennesaw Recreation Center

2.2 acres  
300 seat capacity  
99 parking spaces  
26,000 Sq Ft facility



# Property Overview





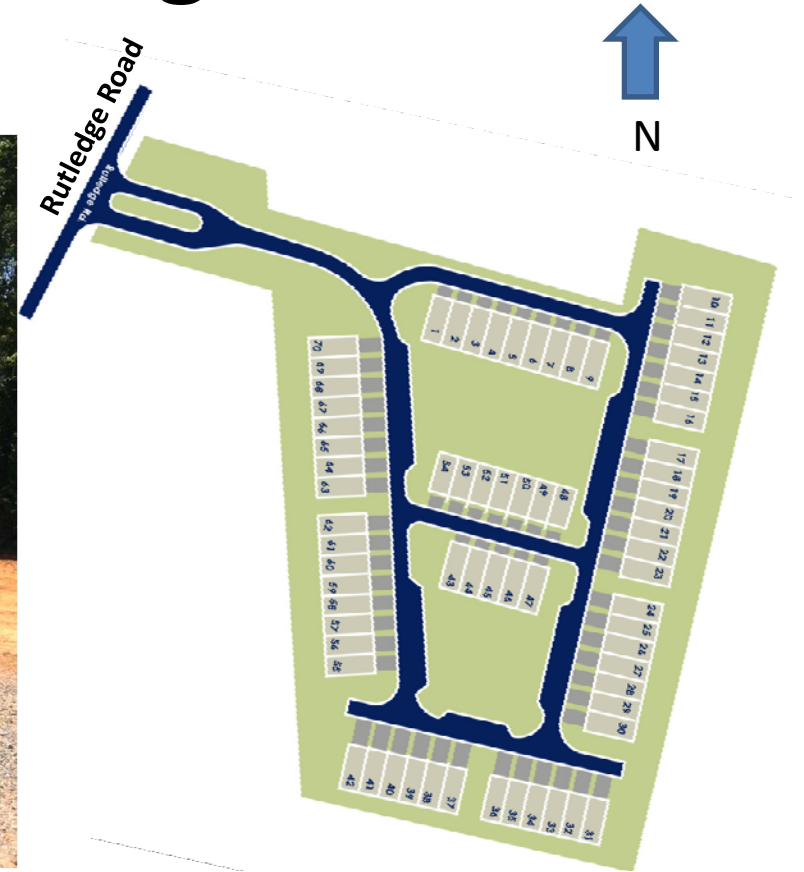


# Cantrell Crossings

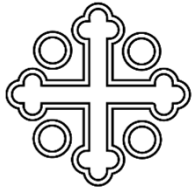
CCC Property



Facing east from Rutledge Road



70 town homes



## Part II: Land Development Exercise

- Master Planning Exercise
- Phase 1 Exercise
- Next Steps



# Master Planning Exercise

1. What are CCC's programming needs?
2. What is the concept for maximum build-out?
3. What is practical for the **Phase 1** development?
4. What will **Phase 1** cost?



# Programming Assumptions

1. **Vision:** when attendance reaches approximately 500, then church planting may be considered
  
2. **Phase 1 Program**
  - 425 seats for worship center
  - 8 classrooms + child care rooms
  
3. **Future (Phase 2) Program**
  - 600 seats for worship center
  - Add multipurpose room, youth room, classrooms

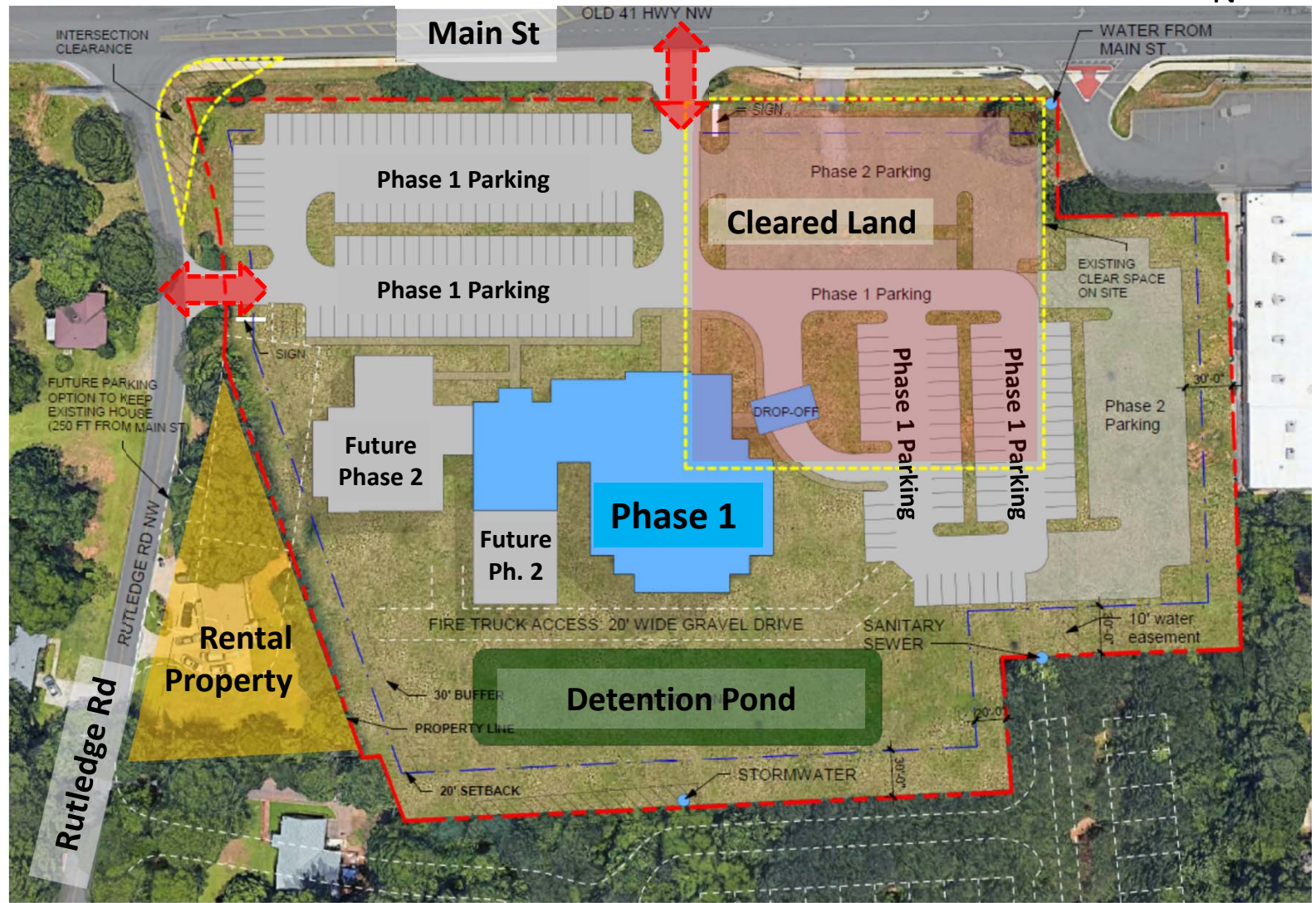


# Master Planning Outcomes

1. The property size meets CCC's programming needs
2. City of Kennesaw input
3. Campus master plan and facility concepts



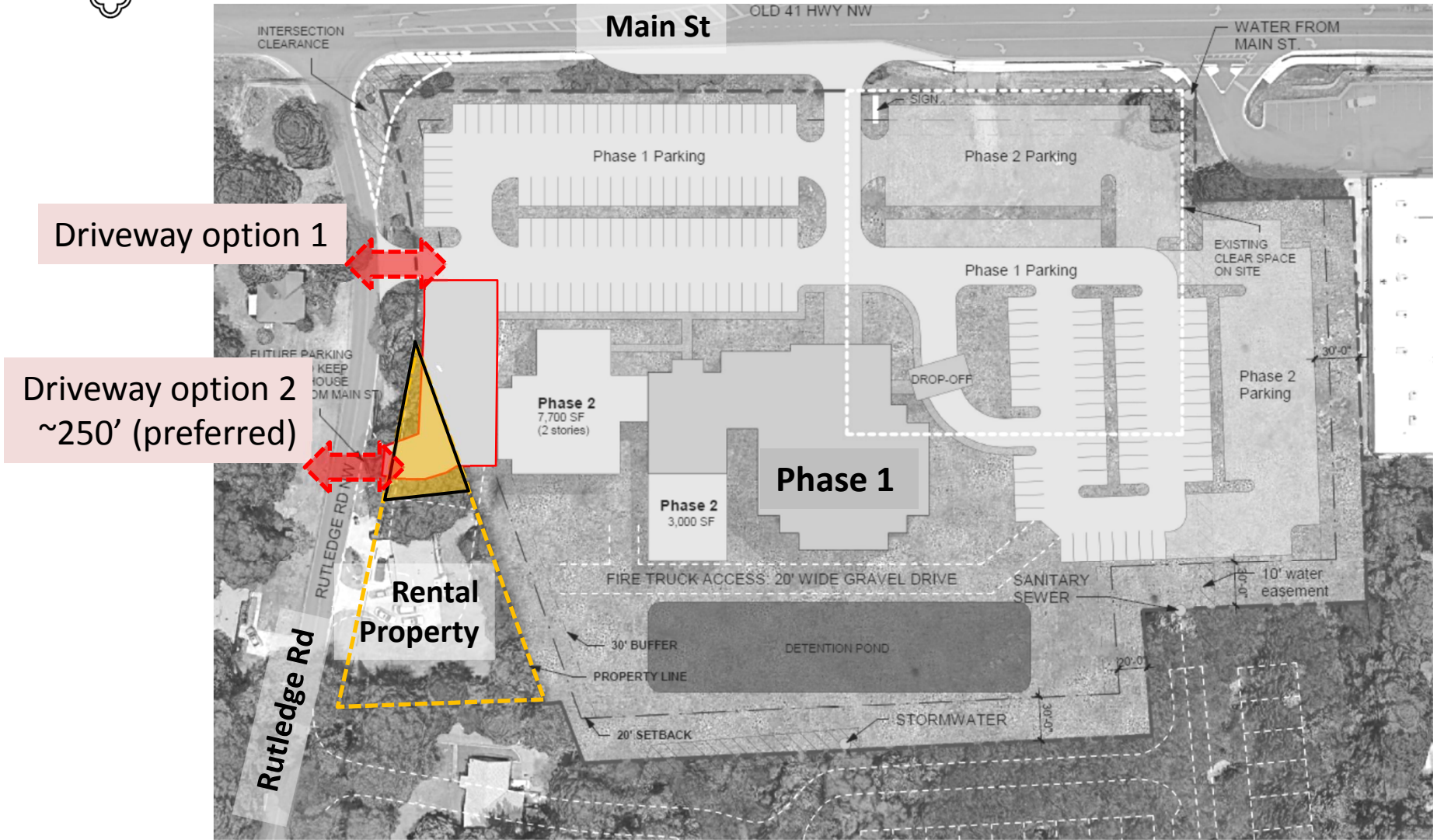
# Campus Master Plan



Preliminary, For Illustrative Purposes Only 14

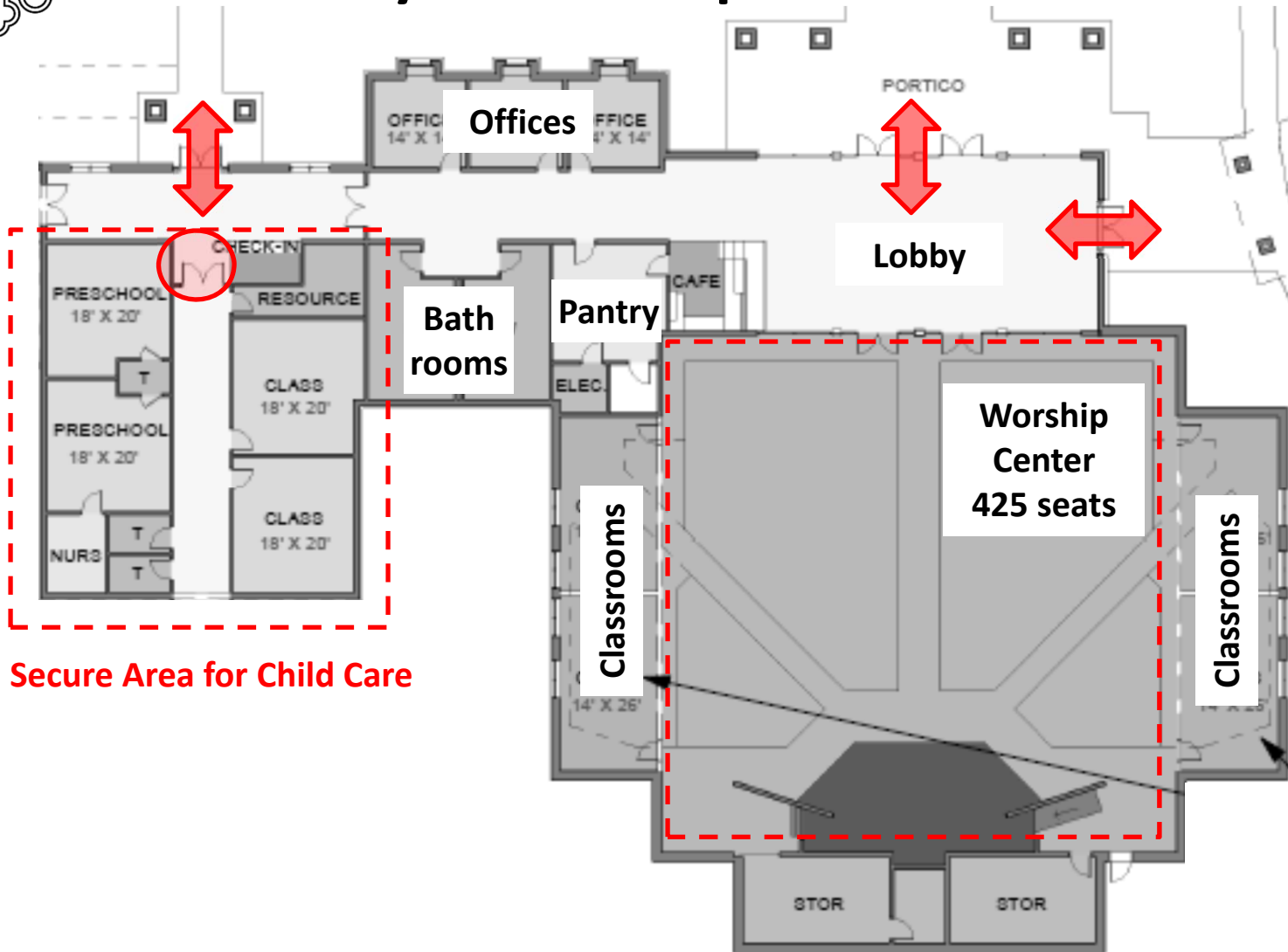


# Rutledge Driveway Options





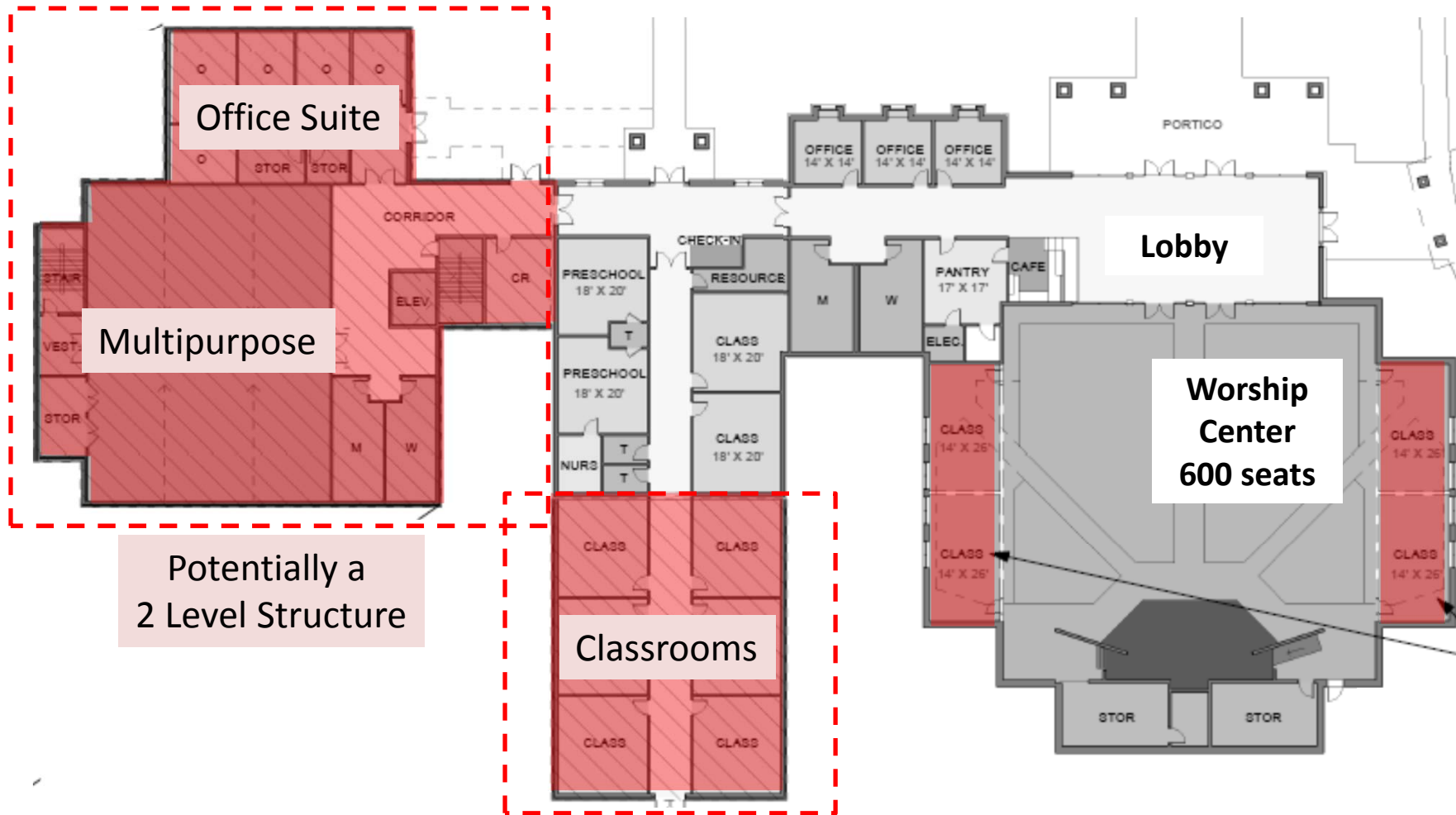
# Facility Concept – Phase 1



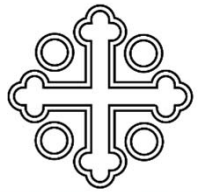




# Future (Phase 2)



Preliminary, For Illustrative Purposes Only 17



# Phase 1, View from Main St



Facing South  
Main Street "gateway" view

PRELIMINARY, SUBJECT TO DESIGN

Preliminary, For Illustrative Purposes Only



# Phase 1 Lobby



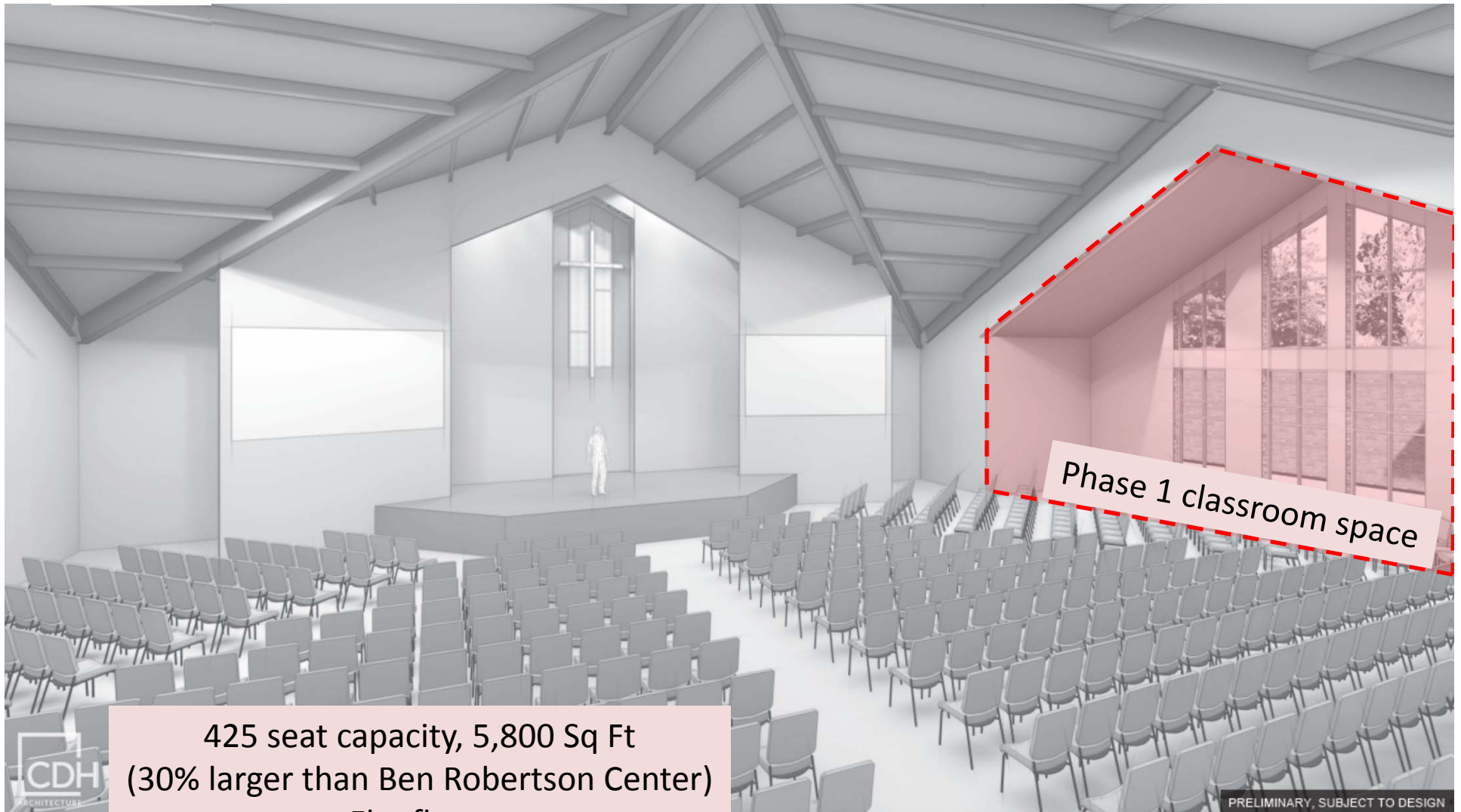
2,000 Sq Ft  
(similar to Ben Robertson Center)

PRELIMINARY, SUBJECT TO DESIGN

**Preliminary, For Illustrative Purposes Only**



# Phase 1 Worship Center



425 seat capacity, 5,800 Sq Ft  
(30% larger than Ben Robertson Center)

Flat floor

Phase 1 classroom space

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PRELIMINARY, SUBJECT TO DESIGN



# Future (Phase 2)



600 seat capacity, 7,300 Sq Ft  
(double the capacity of Ben Robertson Center)

**Preliminary, For Illustrative Purposes Only**

PRELIMINARY, SUBJECT TO DESIGN



# Phase 1 Cost Exercise

- 1. Program total estimate: \$4.1 – 4.6 million**
  - Design, site and facility construction, and contents
  - Represents current construction climate
  - Subject to refinement during the design process
  
- 2. Cost factors for further consideration:**
  - Leverage community and resource partnerships
  - Material costs (effect of natural disasters)
  - Facility size
  - Facility design life and maintenance



# Next Steps

## **Everyone:**

- Pray!

## **Congregation:**

- Read Frequently Asked Questions (FAQs)
- Engage in opportunities for further discussion

## **Leadership:**

- Listen to feedback from the congregation
- Come back to the congregation with next steps



## Ephesians 3:20 (ESV)

Now to him who is able to do *far more abundantly than all that we ask or think*, according to the power at work within us, to him be glory in the church and in Christ Jesus throughout *all generations*, forever and ever.  
Amen.





# Questions

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## Committee members:

- Gene Cork
- Jared Eubanks
- Matt Howe
- Justin Riggin
- Marc Start
- Bill Tippins
- Lynn Wagoner

Please designate gifts for the  
“Permanent Facility Fund”