

Application for "Other Business"

OB-30

Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: June 15, 2021

Applicant: The Church of the Pentecost USA, Inc. **Phone #:** (215) 292-8257
(applicant's name printed)

Address: 5606 Mableton Parkway, Mableton, Georgia 30126 **E-Mail:** sakantiamoah@yahoo.com

SAMS, LARKIN & HUFF, LLP
Parks F. Huff, Attorney for Applicant **Address:** 376 Powder Springs St., Ste. 100, Marietta, Georgia 30064

(representative's name, printed)

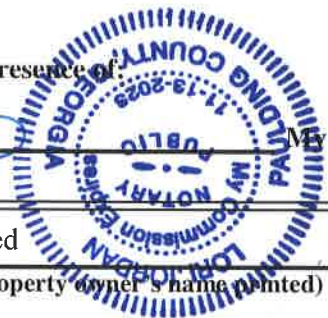
[Signature] **Phone #:** (770) 422-7016 **E-Mail:** phuff@samslarkinhuff.com

(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] **My commission expires:** 11/13/2023

Notary Public



Titleholder(s): See Attached **Phone #:** _____
(property owner's name printed)

Address: _____ **E-Mail:** _____

(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Notary Public

Commission District: District 4 **Zoning Case:** Z-80 of 2015

Size of property in acres: 5.24 **Original Date of Hearing:** December 15, 2015

Location: 5606 Mableton Parkway, Mableton, Georgia 30126

(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 36 & 37 **District(s):** 17th

State specifically the need or reason(s) for Other Business: Stipulation amendment to strike Item No. 12 of Z-80 of 2015 which requires Applicant to remove drive-thru.

(List or attach additional information if needed)



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

ATTACHMENT TO APPLICATION FOR OTHER BUSINESS

Applicant: The Church of Pentecost U.S.A. Inc.

Titleholder: The Church of Pentecost U.S.A. Inc.

PINs: 17003700250

PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Saka Ntiamoah
Signature of Owner Date

Saka Ntiamoah
Typed or Printed Name

Title SNA Pastor

Address: 5606 Mableton Pkwy
Mableton, GA 30126

Telephone No.: (215) 292-8257
678 404 1324



Lori Jordan May 10, 2021
Signature of Notary Public Date



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REGULAR AGENDA (CONT.)

SLUP-11 BRILLIANT AUTOMOTIVE (CONT.)

16. Applicant can renew or extend permit via an Other Business Item provided no Code Enforcement action during the time period the permit is in effect and provided the permit is still active at the time of application
17. Water and Sewer Division comments and recommendations, *not otherwise in conflict*
18. Stormwater Management Division comments and recommendations, *not otherwise in conflict*
19. Cobb DOT comments and recommendations, *not otherwise in conflict*

VOTE: **ADOPTED** 4-1, Lee opposed

Z-80

THE CHURCH OF PENTECOST U.S.A., INC. (owner) requesting Rezoning from NS, CF and GC to CRC for the purpose of a Church in Land Lots 36 and 37 of the 17th District. Located on the southwest side of Mableton Parkway, south of Veterans Memorial Highway, and on the north side of Glore Circle (5606 Mableton Parkway; 728, 736 and 742 Glore Circle; and 827 Wood Valley Road). *(Previously continued by the Planning Commission from their September 1, 2015, October 6, 2015 and November 3, 2015 hearings)*

The public hearing was opened, and Reverend Joseph Gyamfi and Ms. Robin Meyer addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Cupid, second by Weatherford, to **delete** Z-80 to the **R-20** zoning category, subject to:

1. Site plan presented on December 15, 2015, with final approval by the District Commissioner within 15 days of this decision (attached and made part of these minutes)
2. For church use *only*
3. Reseal and stripe the portion of the parking lot that runs along the Mableton Parkway frontage to the rear of the property to be completed prior to issuance of Certificate of Occupancy
4. Repave, stripe, and add landscape islands as indicated on the site plan for the portion of the parking lot located on the Glore Circle frontage to where it meets the pavement of the Mableton Parkway frontage, which shall be completed prior to issuance of Certificate of Occupancy
5. Parking to the rear of the property (westernmost parking area) to be closed with barricades until such time that it will be used for parking, and at such time, the lot to be paved and striped within 30 days of this decision

REGULAR AGENDA (CONT.)

Z-80 THE CHURCH OF PENTECOST U.S.A., INC. (CONT.)

6. Northern most access point on Mableton Parkway to be permanently closed; the curb cut to be removed and replaced with curb and gutter; sidewalk to be replaced; the paving from the sidewalk to the front of the building to be removed and replaced with landscaping as indicated on the site plan; and shall be completed within 180 days of this decision
7. The remaining two access points along Mableton Parkway shall be full access in if approved by the Georgia Department of Transportation; and right out *only*
8. One access point to be allowed on Glore Circle *only* as indicated on the site plan and shall be restricted to left out *only*
9. Repairs to damaged façade shall be completed prior to issuance of Certificate of Occupancy
10. All trailers, shipping containers, trash, or debris currently on the property shall be removed within 30 days of this decision
11. Landscaping to be per the site plan, with approval by the District Commissioner and Landscape Architect, and shall be completed within 180 days of this decision
12. Accessory structure drive-through teller to be removed within two years of this decision; the area to be paved and striped as indicated on the site plan; however, if the enclosed portion of the drive-through teller is removed then the District Commissioner is to approve the final design, use, and color of the enclosed structure
13. Fencing located near Mableton Parkway as indicated on the site plan shall be wrought iron style fencing with materials being wrought iron, aluminum, or other material approved by the District Commissioner and the fence shall be a maximum height of five feet
14. Any fencing installed along or near Glore Circle shall be wrought iron style fencing or vinyl covered black chain link fencing
15. Allowance of one electronic message board sign adjacent to Mableton Parkway frontage, which shall adhere to all Cobb County requirements with permit being obtained
16. All exterior lighting shall meet Cobb County Development Standards and no stray lighting shall encroach on neighboring properties
17. A dumpster enclosure shall be built at a location to the rear of the building and shall meet Cobb County Development Standards
18. Any additions or accessory structures shall come back before the Board of Commissioners as an Other Business Item
19. Any dead or dying landscaping to be replaced within 30 days and this is as an on-going requirement

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REGULAR AGENDA (CONT.)

Z-80 THE CHURCH OF PENTECOST U.S.A., INC. (CONT.)

20. Any change to color of structure to be approved by the District Commissioner
21. Fire Department comments and recommendations, *not otherwise in conflict*
22. Water and Sewer Division comments and recommendations, *not otherwise in conflict*
23. Stormwater Management Division comments and recommendations, *not otherwise in conflict*
24. Cobb DOT comments and recommendations, *not otherwise in conflict*
25. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns

VOTE: **ADOPTED** unanimously

Z-97 SUNSPRING LAND INVESTORS (David B. Mizelle and Dana T. Mizelle, owners) requesting Rezoning from **R-20** to **R-15** for the purpose of a Subdivision in Land Lot 745, of the 16th District. Located on the east side of Old Canton Road, across from Porter Lane (1964 Old Canton Road).

The public hearing was opened, and Mr. Dave Odom and Mr. Chris Peters addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Lee, to **approve** Z-97 to the R-15 zoning category, subject to:

1. Final site plan to be approved by the District Commissioner
2. Letter of agreeable conditions from Mr. Dave Odom dated December 15, 2015 (attached and made a part of these minutes)
3. Applicant to work with County Arborist regarding the development of a landscape plan, with final approval of the landscape plan and any fencing by the District Commissioner
4. The buffer on lots three and four to be deed restricted and noted on the plat
5. Fire Department comments and recommendations, *not otherwise in conflict*
6. Water and Sewer Division comments and recommendations, *not otherwise in conflict*
7. Stormwater Management Division comments and recommendations, *not otherwise in conflict*
8. Cobb DOT comments and recommendations, *not otherwise in conflict*

