



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-9-2023

SITE BACKGROUND

Applicant	Aguas Vivas Centro Familiar De Adoracion Inc.
Phone	401-497-7003
Email	jdmendez2010@gmail.com
Representative Contact	Johenny Mendez
Phone	401-497-7003
Email	jdmendez2010@gmail.com
Titleholder	Can Van Nguyen
Property Location	Located on the north side of South Gordon Road, east of Starling Drive
Address	540 South Gordon Road
Access to Property	South Gordon Road

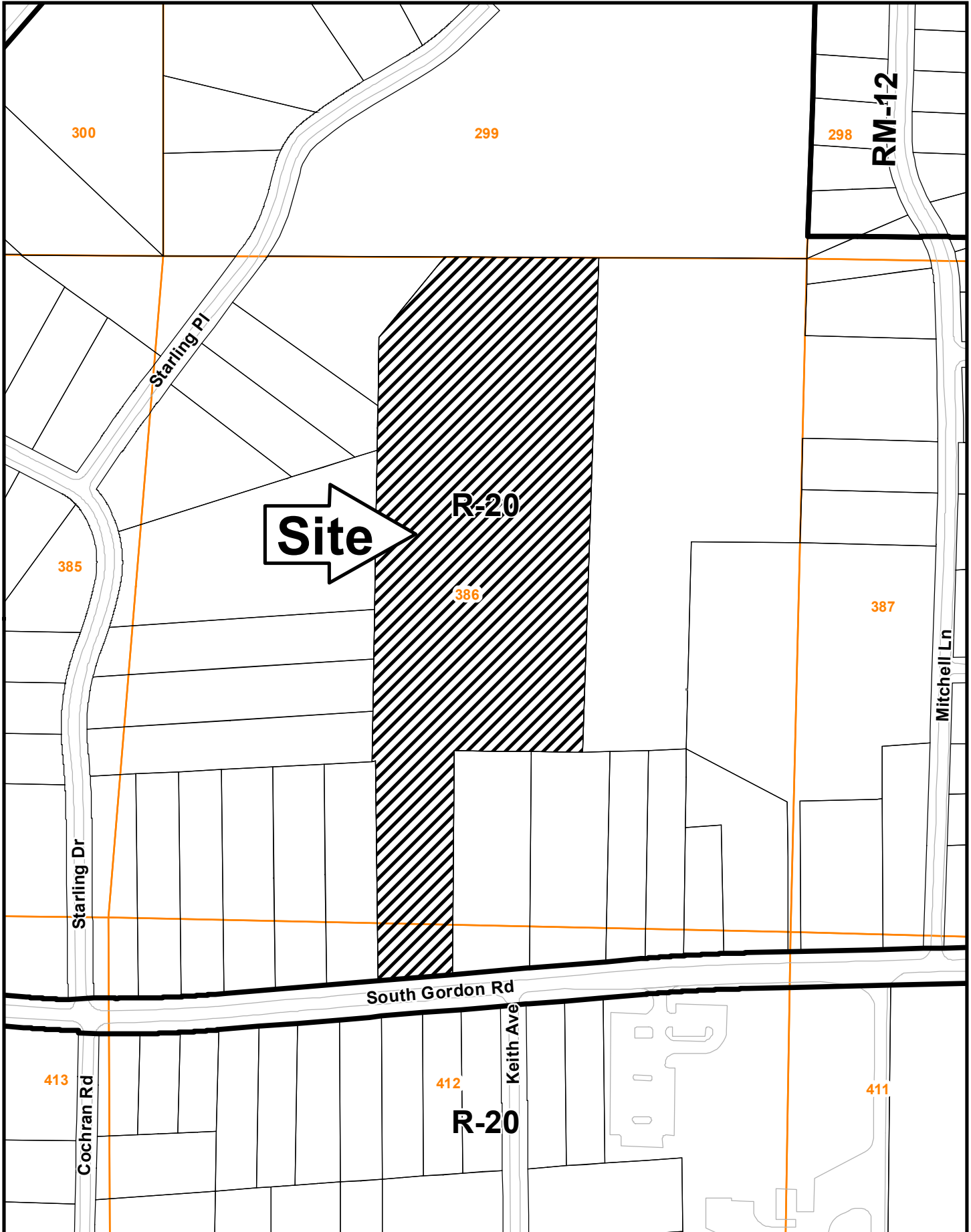
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	R-20
Current Use of Property	Undeveloped, wooded lot
Proposed Zoning	R-20
Proposed Use	Church
Future Land Use	MDR
Site Acreage	10.296
District	18
Land Lot	386, 412
Parcel #	18038600150
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS



[Click here to enter text.](#)

Z-9 2023 GIS



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0 100 200
Feet

 Zoning Boundary
 City Boundary

RECEIVED

FEB 02 2023

COBB COUNTY ZONING

MA

MILLER
Architecture
and Planning

6732 Spring Street
Douglasville, GA 30134
millerap.com | info@millerap.com
678-715-1586

- GENERAL CONSTRUCTION NOTES:**
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
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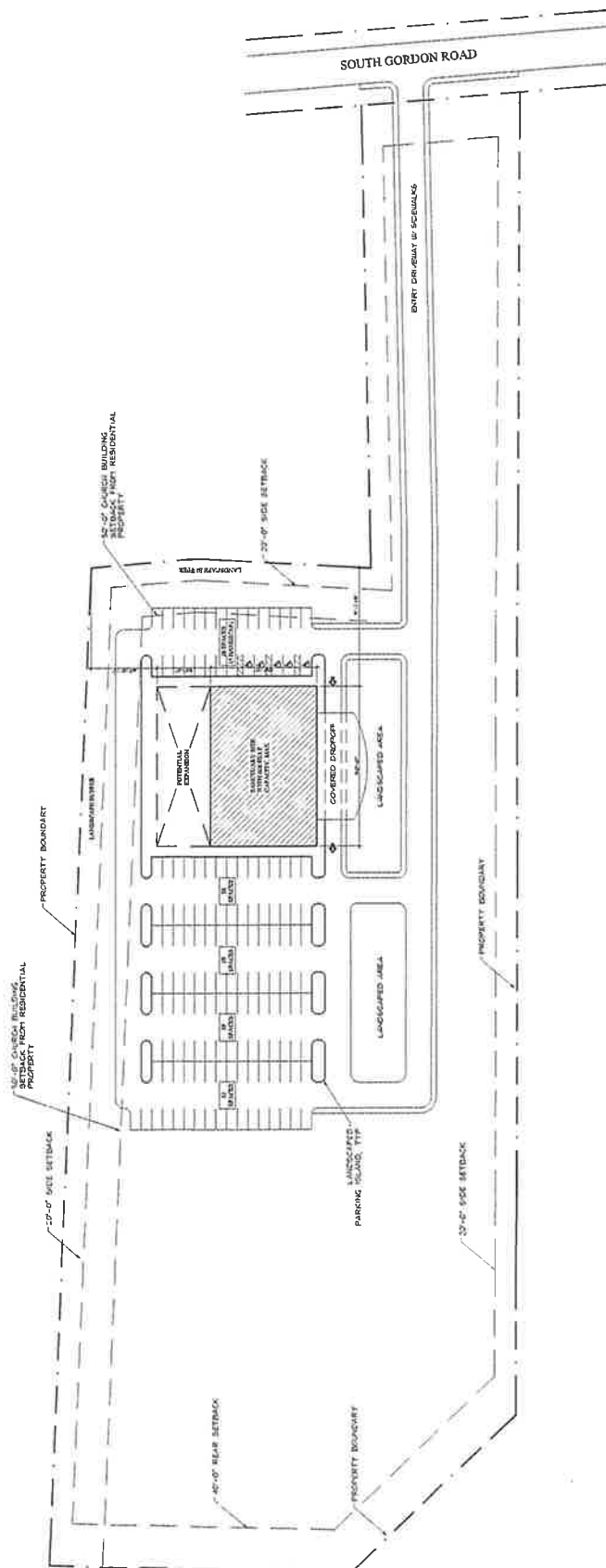


AGUIAS VIVAS CENTRO
FAMILIAR DE ADORACION
540 GORDON ROAD SW
ATLANTA, GA 30326

OWNER: Aguias Vivas Centro Familiar de Adoracion
4750 Covenant Way
Powder Springs, GA 30127

DESIGNED BY: SITE PLAN

NO.	DATE	REVISIONS
1	02/02/2023	ISSUED FOR PERMIT
2	02/02/2023	ISSUED FOR PERMIT
3	02/02/2023	ISSUED FOR PERMIT
4	02/02/2023	ISSUED FOR PERMIT
5	02/02/2023	ISSUED FOR PERMIT
6	02/02/2023	ISSUED FOR PERMIT
7	02/02/2023	ISSUED FOR PERMIT
8	02/02/2023	ISSUED FOR PERMIT
9	02/02/2023	ISSUED FOR PERMIT
10	02/02/2023	ISSUED FOR PERMIT



1 SITE PLAN
A-11 SCALE: 1" = 30'-0"

The drawings herein represent the official and authorized property of Miller Architecture and Planning and may not be used for any other purpose without the written consent of the firm.

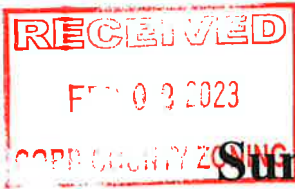
Z-9 Aerial Map



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0 100 200
Feet

Zoning Boundary
 City Boundary



Application No. 29

Summary of Intent for Rezoning

Part 1. Residential Rezoning Information (attach additional information if needed)

N/A

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) List all requested variances: N/A

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Church (New Construction)
- b) Proposed building architecture: Standard
- c) Proposed hours/days of operation: 3-4 days/week 30-40 hr/week
- d) List all requested variances: No variances requested

Part 3. Other Pertinent Information (List or attach additional information if needed)

No additional info

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

No

February 1st, 2023

Re: 540 South Gordon Road

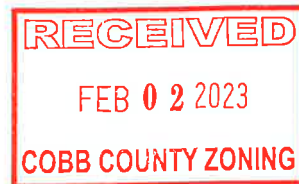
Austell GA, 30126

Cobb County

Zoning Division

1150 Powder Spring St, Ste 400

Marietta, GA 30064



LETTER OF INTENT

To whom it may concern

Please accept this Rezoning Application for allowing a proposed worship center (church) construction in Land Lots 386 and 412 of the 18th, district request by Aguas Vivas Centro Familiar De Adoracion, Inc

According to the Cobb County Code of Ordinances, Chapter 134 Zoning, Article V, Supplemental Regulations Sec.134-271 Special Exemptions...

places of worship (churches) when located within R-20 zone are permitted as special exception uses with meeting specific requirements.

The property has been rezoned (2014) with stipulations, the applicant is aware that the site/building design prepared by licensed professionals will be a subject of the Community Development standard review

process. Nothing will be changed regarding the previous conditions on this property.

A proposed use is suitable in view of the land use and development of adjacent and nearby property.

The proposed zoning will not affect the existing use or usability of adjacent or nearby properties.

The property has the same and a reasonable economic use as currently zoned.

The zoning proposal will not cause an extensive or burdensome of the existing streets, utilities and schools.

The zoning proposal is in conformity with the policy and intent of the land use plan.

There are no other existing or changing conditions.

Feel free to contact the applicant representative Johenny Mendez with questions or additional information (cleyton7@gmail.com, 4014977003).

