

# Application for "Other Business"

## Cobb County, Georgia

OB-23

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

BOC Hearing Date Requested: 5/16/2023

**Applicant:** Iglesia Misionera Roca de Salvacion **Phone #:** 478-208-2451  
(applicant's name printed)

**Address:** 6190 Mableton Pkwy SW, Mableton, GA 30126 **E-Mail:** chris.imrds@gmail.com

Christian Martinez **Address:** 6041 Mableton Pkwy Suite 112, Mableton, GA 30126  
(representative's name, printed)

[Signature] **Phone #:** 478-208-2451 **E-Mail:** chris.imrds@gmail.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] **My commission expires:** 08/23/2025  
Notary Public

Iraida M Guerrero  
NOTARY PUBLIC  
Cobb County, GEORGIA  
My Commission Expires 08/03/2025

**Titleholder(s) :** Iglesia Misionera Roca DE Salvacion Inc **Phone #:** 478-208-2451  
(property owner's name printed)

**Address:** 6190 Mableton Pkwy SW, Mableton, GA 30126 **E-Mail:** chris.imrds@gmail.com

[Signature]  
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature] **My commission expires:** 08/03/2025  
Notary Public

RECEIVED  
APR 11 2023  
COBB COUNTY ZONING

Iraida M Guerrero  
NOTARY PUBLIC  
Cobb County, GEORGIA  
My Commission Expires 08/03/2025

**Commission District:** Monique Sheffield **Zoning Case:** Z-13-2020

**Size of property in acres:** 6.24 AC **Original Date of Hearing:** 12-15-2020

**Location:** 6190 Mableton Pkwy SW, Mableton, GA 30126  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s):** 190 **District(s):** 18

**State specifically the need or reason(s) for Other Business:** Site plan amendment to increase building square footage and increase the building height. Overall parking count is intended to be reduced.

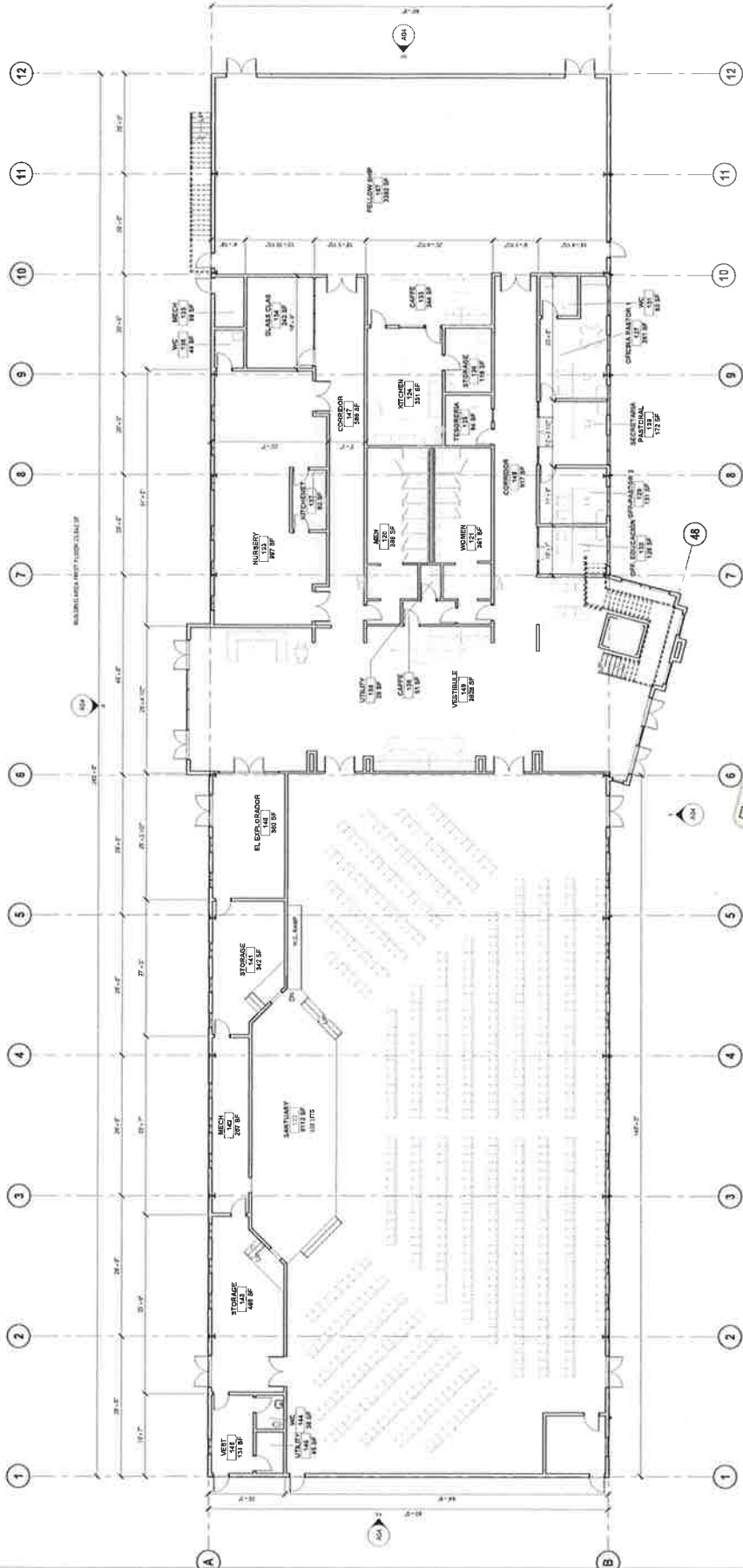
(List or attach additional information if needed)





Rev	Date	Comments

	<b>IGLESIA ROCA DE SALVACION.</b> 6770 & 6100 Nablern Pkwy Marietta GA 30156
	Project: <b>IRDS</b>
NEW CHURCH IGLESIA ROCA DE SALVACION.	
<b>PROPOSED FLOOR PLAN</b> Sheet Number: <b>A02</b>	

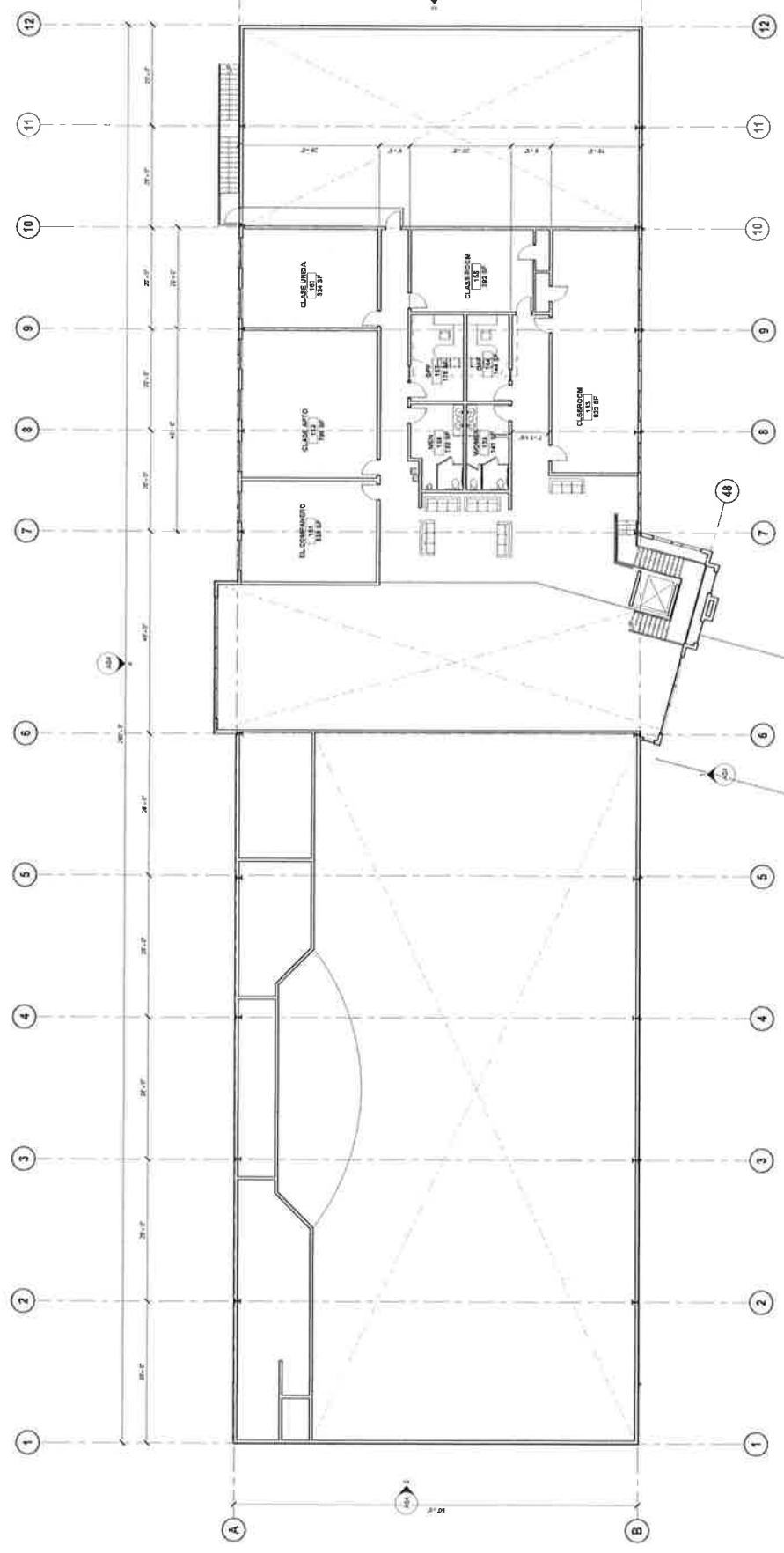


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Rev: Date Comments

	<b>IGLESIA ROCA DE SALVACION.</b> 6170 & 6190 Middleton Pkwy Marietta GA 30168	Project: <b>IRDS</b>	NEW CHURCH IGLESIA ROCA DE SALVACION.	<b>SECOND LEVEL</b> Sheet Number: <b>A03</b>
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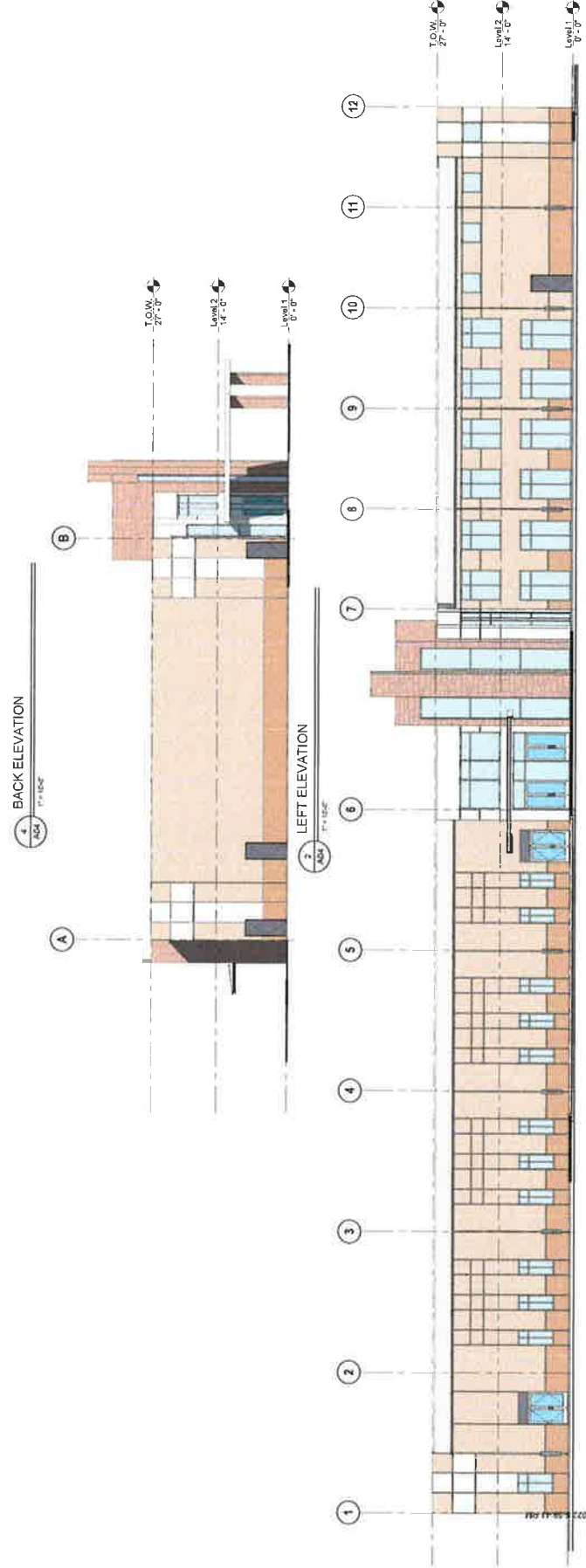
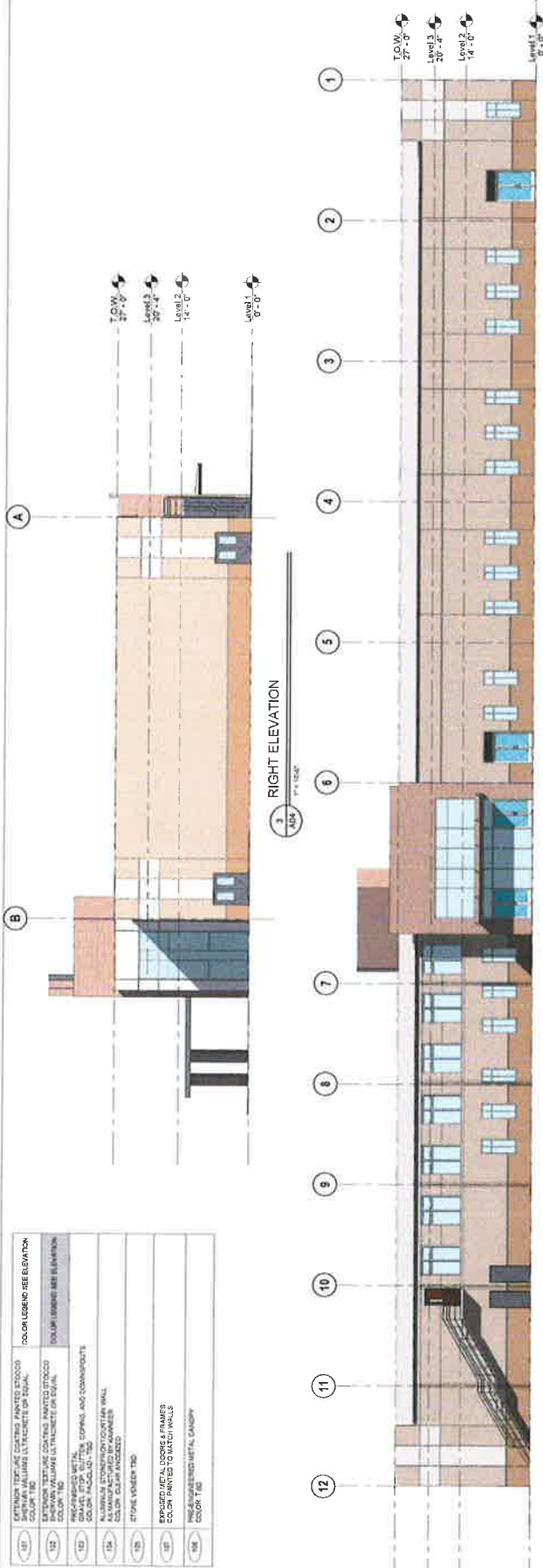
1 Level 2  
A03 1" = 1/8" = 1/4"

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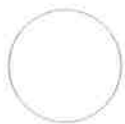


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COLOR LEGEND - RELEVATION	
10	SPRINKLER HEADS, FINISHED STEEL SHEATH, ALUMINUM CONTAINER COLOR: T10
11	SPRINKLER HEADS, FINISHED STEEL SHEATH, ALUMINUM CONTAINER COLOR: T10
12	SPRINKLER HEADS, FINISHED STEEL SHEATH, ALUMINUM CONTAINER COLOR: T10
13	SPRINKLER HEADS, FINISHED STEEL SHEATH, ALUMINUM CONTAINER COLOR: T10
14	SPRINKLER HEADS, FINISHED STEEL SHEATH, ALUMINUM CONTAINER COLOR: T10
15	SPRINKLER HEADS, FINISHED STEEL SHEATH, ALUMINUM CONTAINER COLOR: T10
16	SPRINKLER HEADS, FINISHED STEEL SHEATH, ALUMINUM CONTAINER COLOR: T10
17	SPRINKLER HEADS, FINISHED STEEL SHEATH, ALUMINUM CONTAINER COLOR: T10
18	SPRINKLER HEADS, FINISHED STEEL SHEATH, ALUMINUM CONTAINER COLOR: T10
19	SPRINKLER HEADS, FINISHED STEEL SHEATH, ALUMINUM CONTAINER COLOR: T10



	<b>IGLESIA ROCA DE SALVACION.</b> 8170 S. 6th 80th Mableton Pkwy Mableton GA 30168
	Project: <b>IRDS</b>
NEW CHURCH IGLESIA ROCA DE SALVACION	
ELEVATIONS	
Sheet Number: <b>A04</b>	

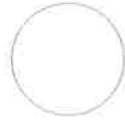


Rev. Date Comments

	<p><b>IGLESIA ROCA DE SALVACION.</b>          6770 &amp; 6780 Madelon Pkwy          Madison GA 30165</p>	<p>Project:  <b>IRDS</b></p>	<p>NEW CHURCH IGLESIA ROCA DE SALVACION.</p>	<p>Exterior Views          Sheet Number:  <b>A05</b></p>
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Rev: Date: Comments:



IGLESIA ROCA DE SALVACION.

6175 & 6180 Mahanoy Hwy  
Nashleten GA 30168

Project:

IRDS

NEW CHURCH IGLESIA ROCA DE SALVACION.

EXTERIOR VIEWS

Sheet Number:

A07



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COBB COUNTY BOARD OF COMMISSIONERS  
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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

Z-70

C S REALTY GROUP, LLC (Hollis Kent Jones and Jennifer Austin Jones, and Seven Springs Investors LLC, owners) requesting rezoning from R-30 to R-20 for a residential subdivision in land lot 507 of the 19<sup>th</sup> district. Property is located on the north side of Gaydon Road, west of Old Lost Mountain Road (4760 Gaydon Road).

Commissioner Cupid requested a continuance of Z-70; thereafter, the following motion was made:

MOTION: Motion by Cupid, second by Boyce, to continue Z-70 until the February 16, 2021, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 5-0

Mr. Pederson made the following announcements:

CAMPAIGN DISCLOSURE

*All speakers who have made a campaign contribution totaling \$250.00 or more, within the last two years, to a local government official considering a zoning case are required to complete the "Campaign Disclosure Form" prior to speaking.*

INFORMATION REGARDING ZONING CASES

*All information regarding zoning cases must be turned in to the Zoning Office on the Wednesday prior to the zoning hearing for consideration. If said information is turned in past the deadline, then it is at the Board's discretion as to whether the information will be considered.*

CONSENT AGENDA

MOTION: Motion by Boyce, second by Cupid, to approve the following cases on the Consent Agenda, *as revised*:

Z-13

**ARTURO MARTINEZ** (Iglesia Misionera Roca De Salvacion, Inc., owner) requesting rezoning from PSC to NRC for the purpose of a church in land lot 190 of the 18<sup>th</sup> district. Property is located at the southwest intersection of Mableton Parkway and Boggs Road (6170 and 6190 Mableton Pkwy, and 529 Boggs Road). *(Previously held by the Planning Commission (PC) from the February 5, 2020, PC hearing until the March 3, 2020, PC hearing; continued by Staff from the March 3, 2020, PC hearing through the November 3, 2020, PC hearings until the December 1, 2020, PC hearing).*



CONSENT AGENDA (CONT.)

Z-13           ARTURO MARTINEZ (CONT.)

To approve Z-13 to the NRC zoning district, subject to:

1. Site Plan received by the Zoning Division on November 24, 2020 (attached and made a part of these minutes), with the following changes:
  - A. Adjustments necessary to accommodate a 10-foot wide multi-use trail with a three-foot wide grass strip along the Mableton Parkway frontage
  - B. A 20-foot landscape buffer to be added to the western property line
  - C. Adjustments to add a playground; parking spaces may be moved (possibly to the southern portion of the lot), but there shall be no reduction in the number of parking spaces
  - D. District Commissioner to approve the final Site Plan
2. Letter of agreeable conditions from Chris Redmon dated November 24, 2020 (attached and made a part of these minutes)
3. Final building and landscape architecture to be approved by the District Commissioner
4. All existing curb cuts to be removed
5. Elevations received with the *last* revision date of November 16, 2020 (attached and made a part of these minutes)
6. Applicant to construct the section of 10-foot multi-use trail along their Mableton Parkway frontage; *fee in lieu of construction* only allowed if the multi-use trail is installed by the Department of Transportation (DOT) *prior* to development of the site
7. If phase 2 is not completed within five years of receiving a Certificate of Occupancy for phase 1, the right elevation of phase 1 shall have brick and/or stacked stone added to meet design guidelines; Applicant to provide heavy landscaping for visual screening of the right elevation during phase 1; landscaping to include plantings that are at least six-feet in height at planting
8. Applicant may construct the foundation of phase 2 in conjunction with the construction of phase 1; if the foundation is installed during phase 1, the landscaping screen requirement is *still applicable*
9. A Landscape and Architectural Review Committee shall be established to review and approve all landscaping, building color palette and design during the Plan Review process; the committee shall be comprised of the Applicant, a member of the Mableton Improvement Coalition, and a representative from the Community Development Agency

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CONSENT AGENDA (CONT.)

Z-13           ARTURO MARTINEZ (CONT.)

10. The District Commissioner may approve minor modifications, *except* for those that:
  - A. increase the overall building square footage
  - B. cause a reduction in the size of a buffer
  - C. increase the height of a building
  - D. change an access location to a different roadway
  - E. change that is in conflict with an expressed stipulation or condition of zoning
  - F. requires a variance or violates Cobb County Ordinance
11. Staff comments and recommendations, *not otherwise in conflict*

Z-53           **THE REVIVE LAND GROUP, LLC** (Mableton Pkwy Holdings, LLC, owner) requesting rezoning from O&I to RM-8 for townhomes (attached) in land lot 389 of the 18<sup>th</sup> district. Property is located on the north side of Mableton Parkway, the east side of Dodgen Road, and the west side of Bonanza Trail (no address). *(Previously continued by the Planning Commission (PC) from the September 1, 2020, and October 6, 2020, PC hearings until the November 3, 2020, PC hearing; held by the PC until the December 1, 2020, PC hearing).*

To approve Z-53 to the RM-8 zoning district, subject to:

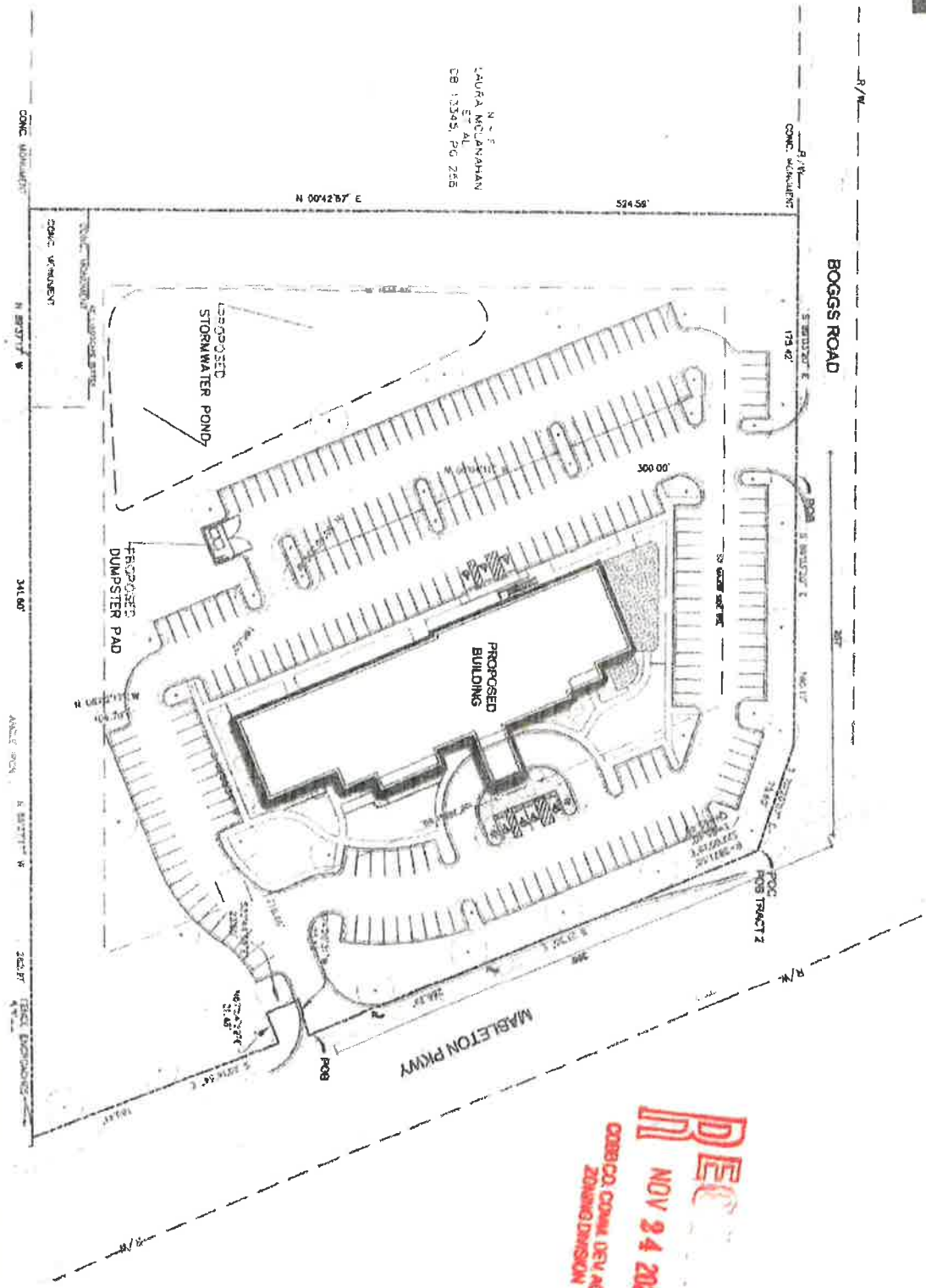
1. Site Plan marked Exhibit "A", attached to the letter dated November 24, 2020 (attached and made a part of these minutes)
2. Letter of agreeable conditions from Kevin Moore dated November 24, 2020 (attached and made a part of these minutes)
3. Final building and landscape architecture to be approved by the District Commissioner
4. Mableton Parkway Design Guidelines shall apply to the Mableton Parkway frontage
5. The front elevation of each building shall have at least 50% brick or stacked stone
6. Stormwater Management Division comments and recommendations
7. Water and Sewer Division comments and recommendations
8. Department of Transportation comments and recommendations

Z-66           **VALUEPLUS DEVELOPMENT LLC** (Peggy Sue Deaver, owner) requesting rezoning from R-80 to R-15 for a single-family house in land lots 29 and 30 of the 19<sup>th</sup> district. Property is located on the north side of Old Dallas Road and the south side of Dallas Highway, east of Ellis Preserve Lane (no address).

Min. Rk. 91 Petition No. Z-13  
Doc. Type Site Plan

Meeting Date 12-15-2020

N. E.  
LAURA MCLANAHAN  
E. AL  
CR 13345 PO 266



**RECEIVED**  
NOV 24 2020  
OSBE CO. COMM DEV AGENCY  
ZONING DIVISION





November 24th, 2020

Cobb County Planning Commission  
100 Cherokee Street  
Marietta, Ga 30090

Re: **Z-13**: Application for Rezoning, Cobb County, Georgia ("**Application**") by Arturo Martinez (Rock of Salvation Church) ("**Applicant**") with respect to that certain approximate 6-acre property located within Cobb County at the corner of Boggs Road and Mableton Parkway, as more particularly described in the Application (the "**Property**")

**LETTER OF STIPULATIONS**

Dear Ms. Chairman and Planning Commissioners:

As you know, our firm along with Hughes-Ray Co., Inc., have the pleasure of representing the Applicant with respect to this Application. This Application is scheduled to be heard and considered for final action by the Cobb County Planning Commission on December 1, 2020.

The Property consists of an approximate 6 acre tract of land located at the corner of Veterans Memorial Parkway and Boggs Road. The property is currently zoned GC (General Commercial), by which the zoning is to be updated, as requested by Cobb County. The property is a combination of 3 previous residential properties, of which all 3 homes will be demolished, to make way for the proposed installation of a church building, facilities, and parking.

During the pendency of the Application, we have spoken with the County's professional staff. Additionally, we have met with the representatives of the Mableton Improvement Coalition ("**MIC**"). As a result of those discussions and meetings, Applicant agrees to the following stipulations becoming conditions and a part of the grant of the requested rezoning and binding upon the Property, and shall replace and supersede in full any and all prior stipulations and conditions in whatever form may be currently in place with respect to the Property:

1. The existing buildings located on the Property will be demolished and materials hauled off site in strict compliance with county regulations. The demolition sites will be left clean, graded and covered with temporary vegetation, until land disturbance is obtained and construction for this proposed project begins. This process will take place within 120 days of approval by BOC.
2. The use of the property will be for a church only.
3. Prior to the issuance of any certificate of occupancy, the following shall be completed:

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Issuing Date 12-15-2020  
Continued

- a. Sidewalks, curb, and gutter to be added along the length Veterans Memorial Highway to accommodate future plans for city bike and pedestrian path.

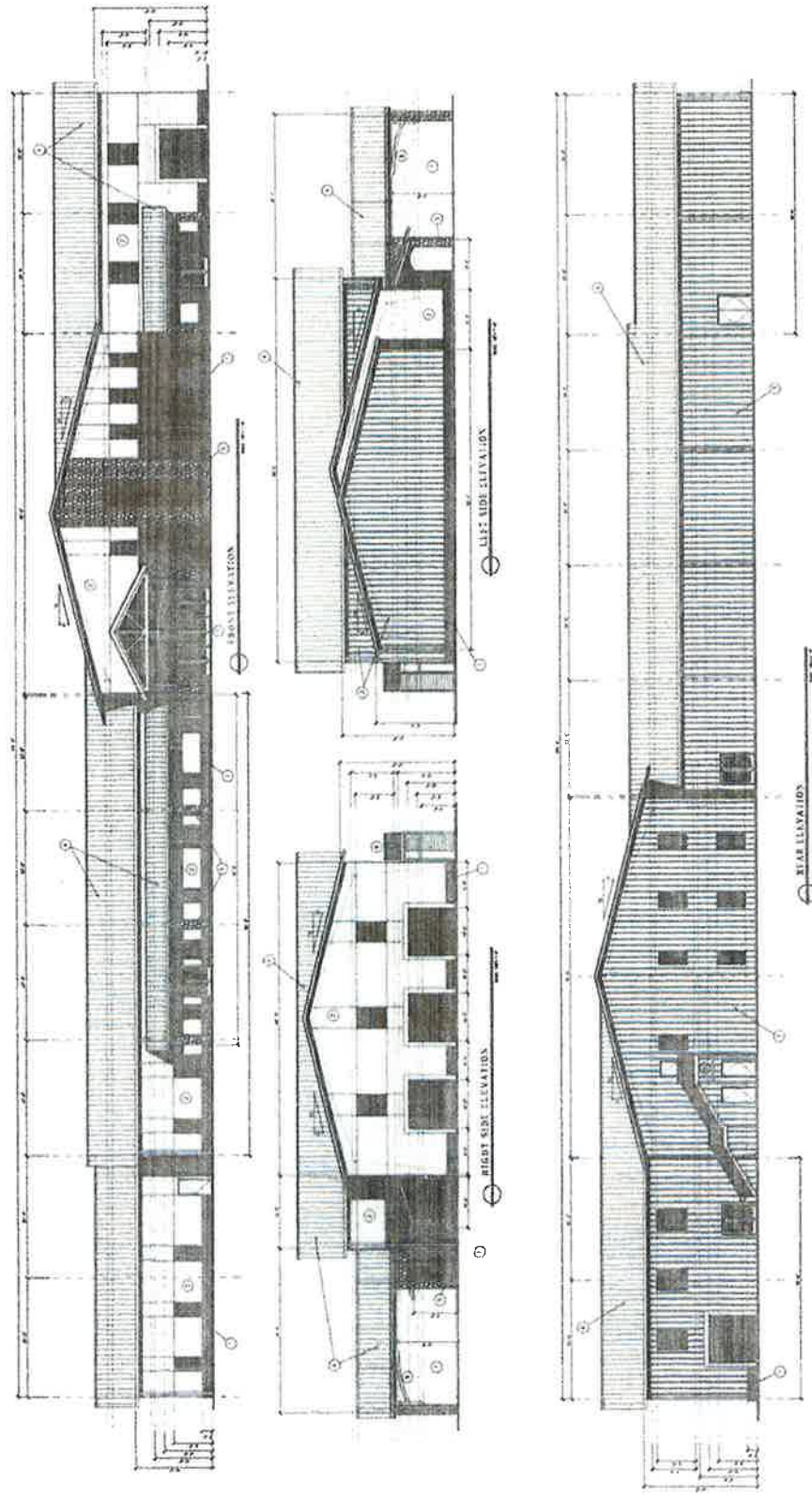
We respectfully request your consideration of the above stipulations. Please do not hesitate to contact me with any additional comments or concerns. Thank you.

Sincerely,

Chris Redmon  
Architectural Designer & Consultant

Cc: Cobb County Board of Commissioners  
Arturo Martinez  
Taylor Pounds, HRC  
MIC Board of Directors and Zoning Committee

Min. Bk. 91 Petition No. 2-13  
 Doc. Type Elevations  
 Meeting Date 12-15-2020



- 1. 1/4" = 1'-0" (SEE PLAN)
- 2. 1/4" = 1'-0" (SEE PLAN)
- 3. 1/4" = 1'-0" (SEE PLAN)
- 4. 1/4" = 1'-0" (SEE PLAN)
- 5. 1/4" = 1'-0" (SEE PLAN)
- 6. 1/4" = 1'-0" (SEE PLAN)

MASTER PLAN

ARTIFEX LLC  
 2025 Richardson Road  
 PMB 1000 100-1700  
 Atlanta, GA 30329  
 404.525.1111  
 info@artifexllc.com

ARTIFEX LLC  
 ARCHITECTURAL DESIGN CONSULTING  
 2025 Richardson Road  
 PMB 1000 100-1700  
 Atlanta, GA 30329  
 404.525.1111  
 info@artifexllc.com



A NEW COMMERCIAL CONSTRUCTION PROJECT  
 for  
 ROCK OF SALVATION CHURCH  
 KABLETON, GEORGIA

NO. 21-11-0000	DATE	BY
12/15/2020	12/15/2020	12/15/2020
12/15/2020	12/15/2020	12/15/2020
12/15/2020	12/15/2020	12/15/2020
12/15/2020	12/15/2020	12/15/2020
12/15/2020	12/15/2020	12/15/2020

DATE PLOTTED: 12/15/2020  
 TIME: 10:00 AM  
 PLOTTER: HP DesignJet T1100e  
 PLOTTING: 11x17

PROJECT: 21-11-0000  
 SHEET: 001  
 TOTAL SHEETS: 001

ARTIFEX LLC  
 2025 Richardson Road  
 PMB 1000 100-1700  
 Atlanta, GA 30329  
 404.525.1111  
 info@artifexllc.com



