

Application for Rezoning Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

Applicant TKHC Ministries Phone# 706-540-7318
(applicant's name printed)

Address PO Box 67, Smyrna GA 30081 E-mail ladytgogginsministries@gmail.com

TKHC Ministries Address 550 Lions Club Drive Mableton, GA 30126
(representative's name, printed)

Teresa M. Goggins Phone# 7065407318 E-mail ladytgogginsministries@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Titleholder Teresa and Thomas Goggins Phone# 7065407318 E-mail ladytgogginsministries@gmail.com
(titleholder's name, printed)

Signature _____ Address _____
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: _____

Zoning Request From General Commercial to R-20
(present zoning) (proposed zoning)

For the Purpose of Church Facility Size of Tract 4.62 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 550 Lions Club Dr, Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 107 District(s) 17th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.

Teresa M Goggins
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.

Teresa M Goggins
(applicant's signature)

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

N/A

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: N/A

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) 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 two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: N/A

I certify that the foregoing information is true and correct, this March day of 12, 2025.

Teresa M Goggins

Applicant's Signature

¹If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Mayor and Council or Planning Commission 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 nature and extent of such interest: _____

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (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? N/A

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

Does any member of the Mayor and Council or Planning Commission 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: _____

I certify that the foregoing information is true and correct, this March day of 12, 2025.

Teresa M Goggins

Applicant's Signature

¹If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action.



Watts & Browning Engineers, Inc.

Civil Engineering · Land Planning · Land Surveying

March 13, 2025

Christopher Wheeler
Planning & Zoning Manager
6116 Mableton Pkwy.
Mableton, GA 30126

Re: Re-Zoning and Variance Letter of Intent.

Christopher:

Please accept this letter as notification of our request for a proposed change in zoning for the subject property located on Lions Club Drive in Land Lot 107 of the 17th District, in the 2nd Section, City of Mableton, Cobb County, GA. The current owner of the property is TKHC Ministries, consists of 4.62 acres, and is currently zoned GC.

- a) The property is surrounded to the west by OM Investments International, Ltd., zoned LRO; to the north by Cobb County, zoned R-20; to the east by Carlos Munoz, zoned R-20 and GC, and is bounded to the south by Lions Club Drive.
- b) We believe the R-20 zoning will best suit the proposed development of a multi-purpose/place of worship facility and associated parking. The proposed entrance to this development is from Lions Club Drive via Veterans Memorial Hwy, will not be gated, and an identification monument is anticipated.
- c) The proposed zoning will neither affect the existing property use since it is vacant nor will it adversely affect adjacent properties. The facility will provide a safe sanctuary for the community for worship, fellowship, and community involvement.
- d) Although the property is currently zoned GC the proposed facility will better serve the community by providing the needed services of worship and fellowship.

- e) The proposed zoning will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. There will be minimal use of the facility since the facility will operate on Tuesday nights from approximately 7:30 pm to 9:30 pm and on weekends only.
- f) The proposed zoning is in conformity with the policy and intent of the land use plan by meeting all the required special exceptions per the ordinance. Additionally, there are no existing or changing conditions that will affect the use and development of the property.

Along with the requested re-zoning, the owner is requesting The City of Mableton to grant one concurrent variance to this property for the reduction in the minimum required site area of 5 acres to 4.62 acres.

Thank you for your consideration.

Weissman PC E-filed Document
Date: 9/23/21 Time: 10:55 AM
Book: 15971 Page: 5224
County: Cobb

Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-S-19450-21-CM

Parcel ID: 17010700480

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 21st day of September, 2021, between Charles J. Frazee, as party or parties of the first part, hereinunder called Grantor, and Thy Kingdom Has Come International Ministries Inc., a Georgia nonprofit corporation as party or parties of the second part, hereinunder 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 NO/100 (\$10.00) and other good and valuable considerations 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.

See Exhibit "A" attached hereto.

This Deed is given subject to all easements and restrictions of record.

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, only to the 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 claiming by, through and the above named grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Cathy E. Starn

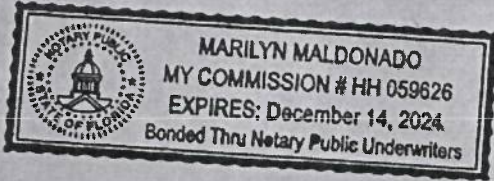
Unofficial Witness

Marilyn Maldonado

Notary Public

My Commission Expires: 12/14/2024

Charles J. Frazee (Seal)
Charles J. Frazee



Weissman PC E-filed Document
Date: 9/23/21 Time: 10:58 AM
Book: 15971 Page: 5247
County: Cobb

Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-S-19451-21-CM

Parcel ID: 17010700100

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 23rd day of September, 2021, between Chief Solutions, Inc., a Texas corporation, as party or parties of the first part, hereinunder called Grantor, and Thy Kingdom Has Come International Ministries Inc., a Georgia nonprofit corporation as party or parties of the second part, hereinunder 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 NO/100 (\$10.00) and other good and valuable considerations 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.

See Exhibit "A" attached hereto.

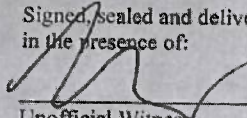
This Deed is given subject to all easements and restrictions of record.

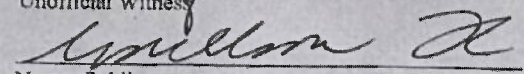
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

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 claiming by, through and the above named grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

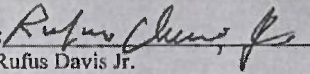
Signed, sealed and delivered
in the presence of:


Unofficial Witness

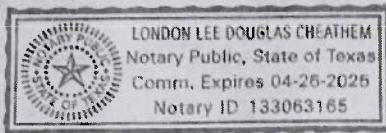

Notary Public

My Commission Expires: 04-26-25

Chief Solutions, Inc., a Texas corporation

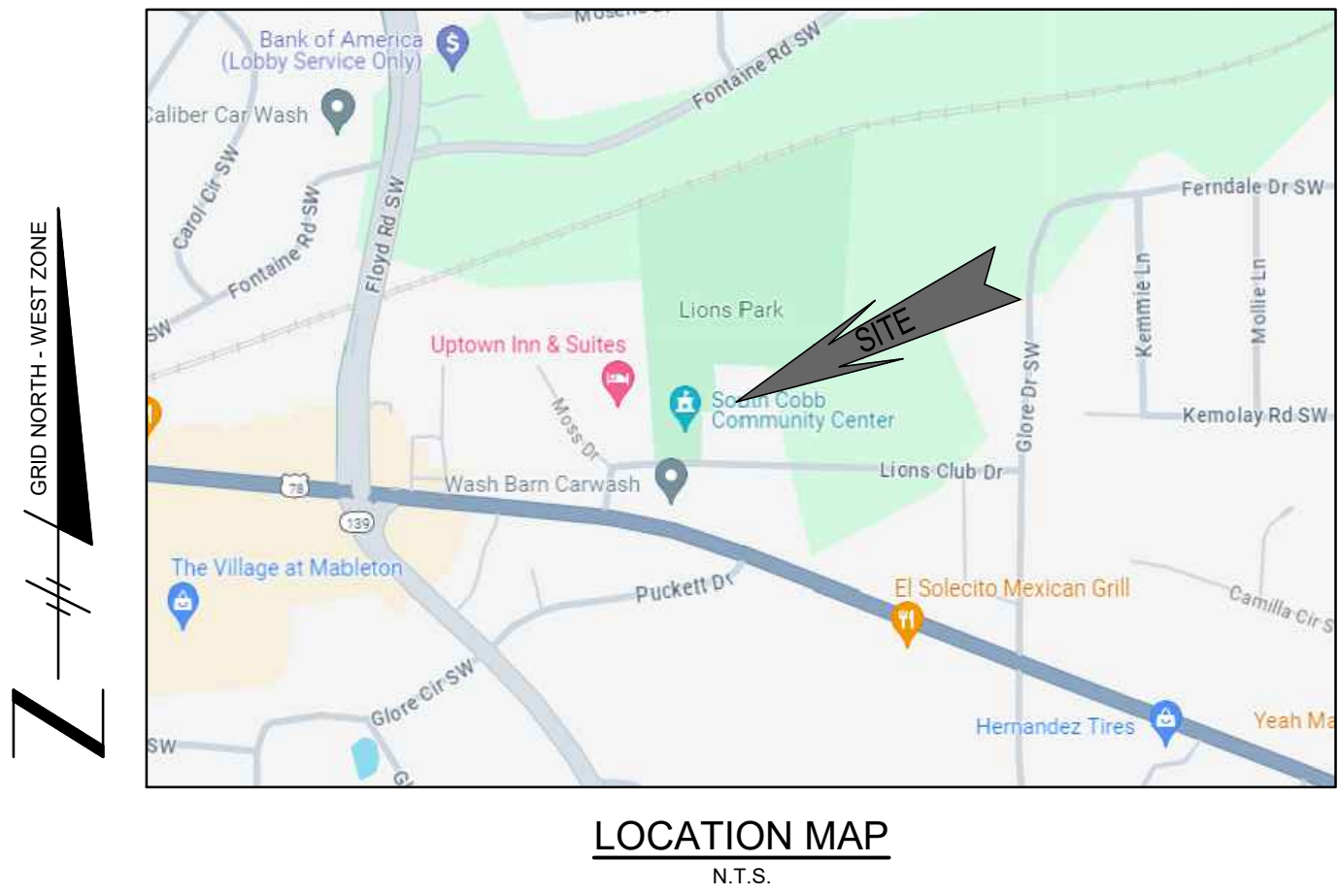
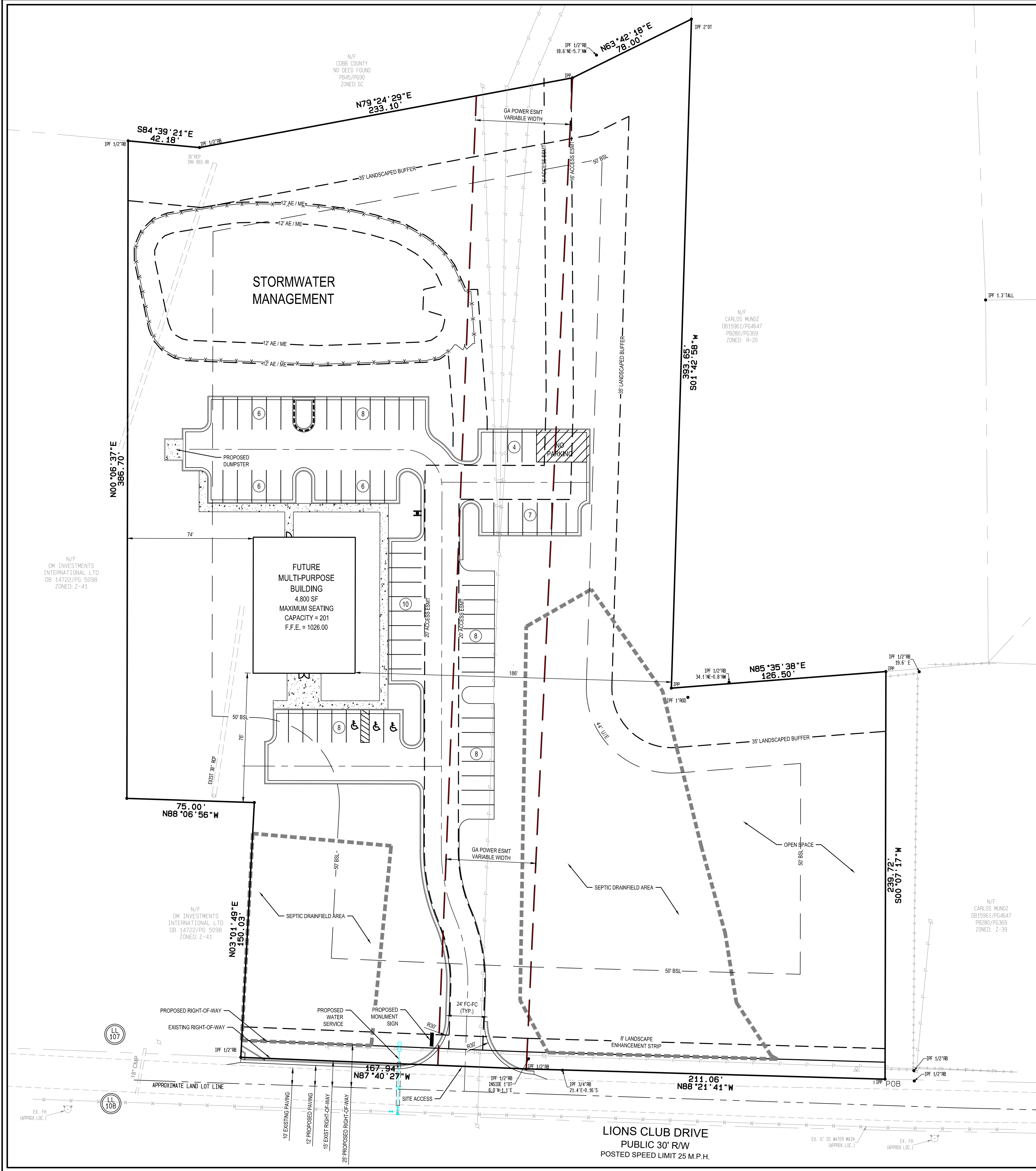
BY: 
Rufus Davis Jr.
President

CORPORATE SEAL



[illegible]

SCALE:	1" = 30'
DATE SURVEYED:	08/26/2024
DATE UPDATED:	
SURVEYED BY:	CSW
DATE DRAFTED:	03/12/2025
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCH
CHECKED BY:	YTH
FIELD BOOK #:	2884
JOB NUMBER:	240122
FOLDER NUMBER:	240122
COGO FILE:	N/A
DISC FILE:	240122_SNDY
COUNTY/LL/D/S:	COBBS/107/17/2
PLAT FILE:	G



NOTE:
PARKING REQUIRED (1 SPACE PER 4 SEATS) = 51 SPACES
PARKING PROVIDED = 71 SPACES

NOTE:
THERE ARE NO LAKES, STREAMS, WETLANDS, CEMETERIES,
ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ON THE SITE.

DEVELOPMENT DATA	
PARCEL #:	17010700480 & 17010700100
CURRENT ZONING:	GENERAL COMMERCIAL
PROPOSED ZONING:	R-20
TOTAL SITE AREA:	4.62 AC
% OF OPEN SPACE REQUIRED:	NONE
MINIMUM LOT SIZE:	5.0 AC
MAXIMUM LOT COVERAGE:	70%
MAXIMUM BLDG HEIGHT:	55'
MINIMUM LOT WIDTH:	75'
SETBACKS:	
FRONT -	50'
SIDE -	50'
REAR -	50'

OWNER/DEVELOPER/PRIMARY PERMITTEE:

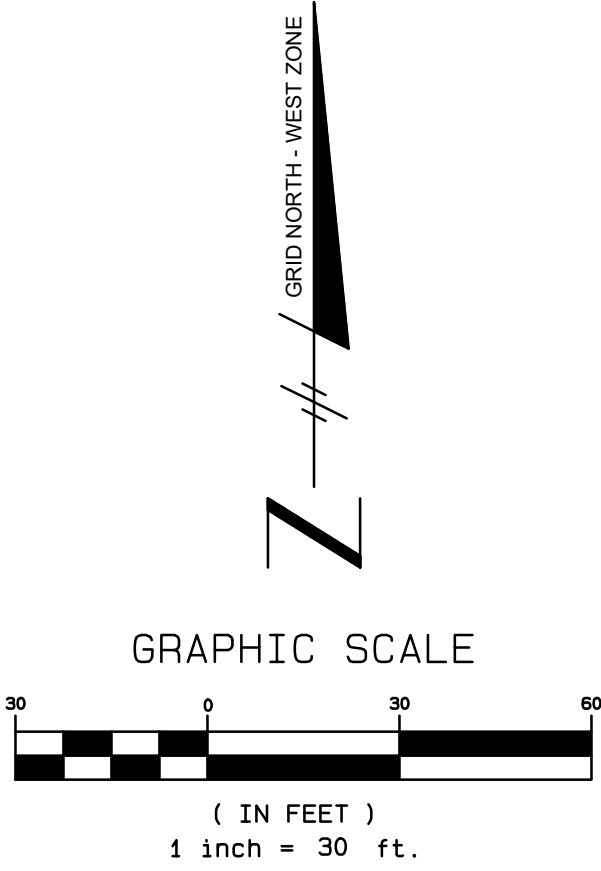
TKHC MINISTRIES
P.O. BOX 67
SMYRNA, GA 30081
PHONE : (706) 540-7318

24 HOUR CONTACT:

TERESA GOGGINS
PHONE: (706) 540-7318

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE 225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 684-6870
CONTACT: DARYL COOK



ZONING PLAN
FOR
TKHC MINISTRIES

LAND LOT 107 ~ 17TH DISTRICT ~ 2ND SECTION
CITY OF MABLETON,
COBB COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/12/2028

NO.	DATE	BY	DESCRIPTION
1	03/13/2025	ZK	1st submittal

W&B
WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 684-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 30'
DESIGNED BY:	ZK
DRAWN BY:	ZK
CHECKED BY:	DRC
INITIAL ISSUE DATE:	03/13/2025
JOB NUMBER:	240122

SHEET NUMBER:
Z-1