

OZI-2025-003  
MC: 6/23



City of Mableton Community Development  
6116 Mableton Parkway, Ste 144  
Mableton, GA 30126

Application for "OZI" City of Mableton, GA

City Council Hearing Date Requested: 6/25

KINGDOM BUILDERS INTERNATIONAL

Applicant: MINISTRIES Phone #: 678-618-0517  
(applicant's name printed)

Address: 4511 AUSTELL RD E-Mail: tommyorok@yahoo.com

THOMAS OROK Address: 448 SCHOFIELD DR POWDER SPRING  
(representative's name, printed)

Thomas Orok Phone #: 678-618-0517 E-Mail: tommyorok@yahoo.com  
(representatives signature)

Signed, sealed and delivered in presence of:

Nyree Simpson  
Notary Public



My commission expires:

KINGDOM BUILDERS INTERNATIONAL

Titleholder(s): MINISTRIES Phone: 678 618 0517  
(property owner's name printed)

Address: 4511 AUSTELL RD E-mail: tommyorok@yahoo.com

Thomas Orok  
(Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires:



City of Mableton Community Development  
6116 Mableton Parkway, Ste 144  
Mableton, GA 30126

Council District: 5 Zoning Case: 2014 Z-30 of 2014

Size of property in acres: 2 Original Date of  
Hearing: Jun 17, 2014

Location: 4511 AUSTELL RD AUSTELL GA 30101  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): \_\_\_\_\_ District(s): \_\_\_\_\_

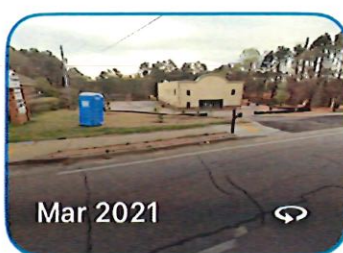
State specifically the need or reason(s) for Other Business:

FOR CHILD DAYCARE AND CHURCH

(City of Mableton Zoning Division – 470-417-4220)



4511 GA-5





5:30

97

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4511 GA-5





5:21

LTE 97%



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4511 GA-5



**CONSENT AGENDA**

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

**Z-29**            **MIGUEL ALVAREZ** (Miguel Z. Alvarez, owner) requesting Rezoning from NS and R-20 to R-20 for the purpose of Single-Family Residential in Land Lot 351 of the 17<sup>th</sup> District. Located on the south side of Concord Drive, east of Old Concord Road (1741 Concord Drive).

To **approve** Rezoning to the R-20 zoning district **subject to**:

- Front setback variance to 30 feet for existing encroachments *only*
- One driveway to be removed
- For single-family use *only*; duplex to be converted to single family home
- Driveway to meet current Development Standards
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

**Z-30**            **EGBEL FAIBILLE** (owner) requesting Rezoning from R-20 to O&I for the purpose of an Office in Land Lot 1067 of the 19<sup>th</sup> District. Located on the east side of Austell Road, south of Fairview Drive (4511 Austell Road).

To **approve** Rezoning to the O&I zoning district **subject to**:

- Site plan received by the Zoning Division April 2, 2014 with the District Commissioner approving minor modifications (attached and made a part of these minutes)
- Building architecture to be substantially similar to the elevation received by the Zoning Division April 2, 2014 with the District Commissioner approving the final plan (attached and made a part of these minutes)
- **For this Applicant and this use *only***
- Driveway access to be right-in/right-out and left-in *only* (no left-out)
- 20 foot landscape buffer to be installed along property line adjacent to Silver Comet Trail for the purpose of visual screening
- Existing structure to be demolished within one year of final approval by the Board of Commissioners
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations