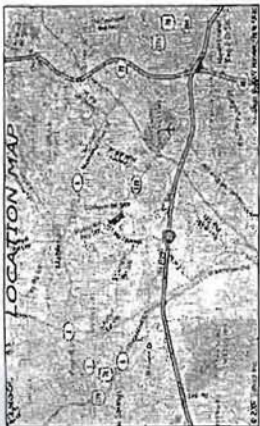
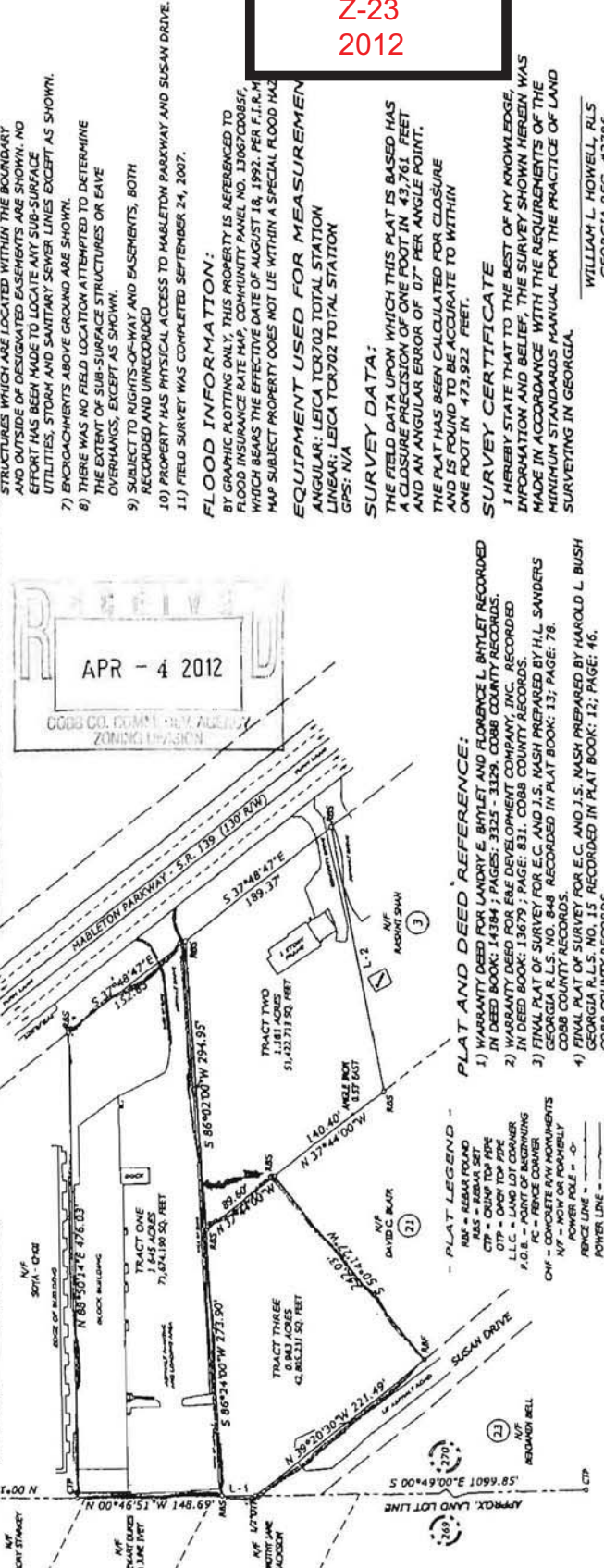


Z-23  
2012



COURSE	BEARING	DISTANCE
L-1	N 00°49'00" W	35.70'
L-2	S 78°58'25" W	274.69'

**RECORDING INFORMATION:**  
RECORD: FILED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF COBB COUNTY, GEORGIA (PLAT BOOK: \_\_\_\_\_; PAGE: \_\_\_\_\_)



**SURVEY NOTES:**

- 1) NORTH ARROW AS SHOWN HEREON IS BASED ON MAGNETIC NORTH.
- 2) ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
- 3) ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, REGARDING UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- 4) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO SURVEYOR EXCEPT AS SHOWN.
- 5) NO SEARCH OF PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE.
- 6) ONLY SURFACE UTILITIES, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITIES, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN.
- 7) ENCROACHMENTS ABOVE GROUND ARE SHOWN.
- 8) THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
- 9) SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS, BOTH RECORDED AND UNRECORDED.
- 10) PROPERTY HAS PHYSICAL ACCESS TO HABLETON PARKWAY AND SUSAN DRIVE.
- 11) FIELD SURVEY WAS COMPLETED SEPTEMBER 24, 2007.

**FLOOD INFORMATION:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS REFERENCED TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1306720085F, WHICH BEARS THE EFFECTIVE DATE OF AUGUST 18, 1992. PER F.I.R.M. MAP SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

**EQUIPMENT USED FOR MEASUREMENTS:**  
ANGULAR: LEICA TOR702 TOTAL STATION  
LINEAR: LEICA TOR702 TOTAL STATION  
GPS: N/A

**SURVEY DATA:**  
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,761 FEET AND AN ANGULAR ERROR OF 07" PER ANGLE POINT. THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 473,922 FEET.

**SURVEY CERTIFICATE:**  
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN GEORGIA.

WILLIAM L. HOWELL, RLS  
GEORGIA REG. #22786

**PLAT AND DEED REFERENCE:**

- 1) WARRANTY DEED FOR LANDRYE, BRYLLET AND ROSENCE L. BRYLLET RECORDED IN DEED BOOK: 14384; PAGES: 3325 - 3329. COBB COUNTY RECORDS.
- 2) WARRANTY DEED FOR EBE DEVELOPMENT COMPANY, INC. RECORDED IN DEED BOOK: 13679; PAGE: 831. COBB COUNTY RECORDS.
- 3) FINAL PLAT OF SURVEY FOR E.C. AND J.S. MASH PREPARED BY H.L. SANDERS GEORGIA R.L.S. NO. 848 RECORDED IN PLAT BOOK: 13; PAGE: 78. COBB COUNTY RECORDS.
- 4) FINAL PLAT OF SURVEY FOR E.C. AND J.S. MASH PREPARED BY HAROLD L. BUSH GEORGIA R.L.S. NO. 15 RECORDED IN PLAT BOOK: 12; PAGE: 46. COBB COUNTY RECORDS.

**PLAT LEGEND:**

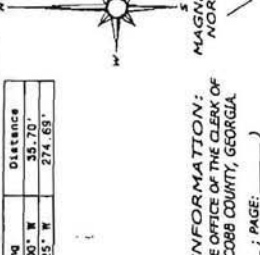
- RF - REBAR FOUND
- RS - REBAR SET
- CTP - CONCRETE TOP PIPE
- OTP - OPEN TOP PIPE
- L.I.C. - LAND LOT CORNER
- P.O.B. - POINT OF BEGINNING
- FC - FENCE CORNER
- CH - CONCRETE RAW MONUMENTS
- N/P - NOW OR POSSIBLY
- REBAR - REBAR
- POWER LINE - POWER LINE

**PREPARED FOR:**  
LANFLO PROPERTIES  
DRAWING SCALE: 1" = 100'  
DATE: SEPTEMBER 25, 2007  
LAND LOT: 270 DISTRICT: 18 SECTION: 2  
COBB COUNTY, GEORGIA  
BOUNDARY SURVEY

**PREPARED BY:**  
D.T.I.  
DEVELOPMENTAL TECHNOLOGIES, INC.  
CIVIL ENGINEERING  
SURVEYING  
HYDROLOGIC STUDIES  
-CONSTRUCTION LAYOUT-

**PHOENIX SOLUTIONS, INC.**  
2389 HIGHWAY 81 SOUTH - SUITE B  
LOGANVILLE, GEORGIA 30052  
www.phoenixsolutions.com

GRAPHIC SCALE - FEET  
0 100 200 300



**APPLICANT:** Luther Washington  
(770) 944-1066

**REPRESENTATIVE:** Luther Washington  
(770) 512-3199

**TITLEHOLDER:** Community Bank of the South  
(678) 385-7527

**PROPERTY LOCATION:** Southwest side of Mableton Parkway,  
southwest of Twain Circle  
(6328 Mableton Parkway).

**ACCESS TO PROPERTY:** Mableton Parkway

**PHYSICAL CHARACTERISTICS TO SITE:** Existing commercial  
building

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** NRC/Developed commercial center
- SOUTH:** GC/Undeveloped and R-20/Nash Subdivision
- EAST:** RA-5/Walden Crossing Subdivision
- WEST:** R-20/Single-family house

**PETITION NO:** Z-23

**HEARING DATE (PC):** 06-05-12

**HEARING DATE (BOC):** 06-19-12

**PRESENT ZONING:** GC

**PROPOSED ZONING:** GC  
(With Stipulations)

**PROPOSED USE:** Banquet Hall, Storage,  
Ministry, Retail, Men's Assessment Program

**SIZE OF TRACT:** 2.608 acres

**DISTRICT:** 18

**LAND LOT(S):** 270

**PARCEL(S):** 18, 19, 47

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 4

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

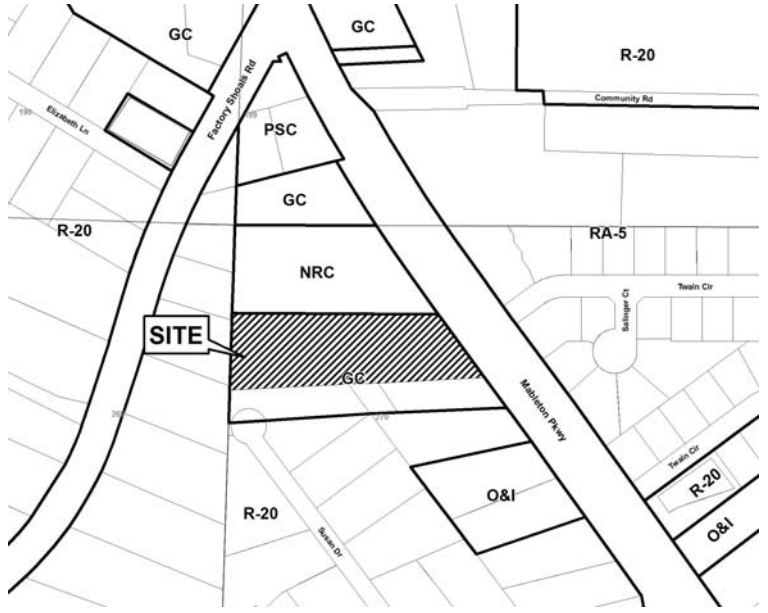
**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

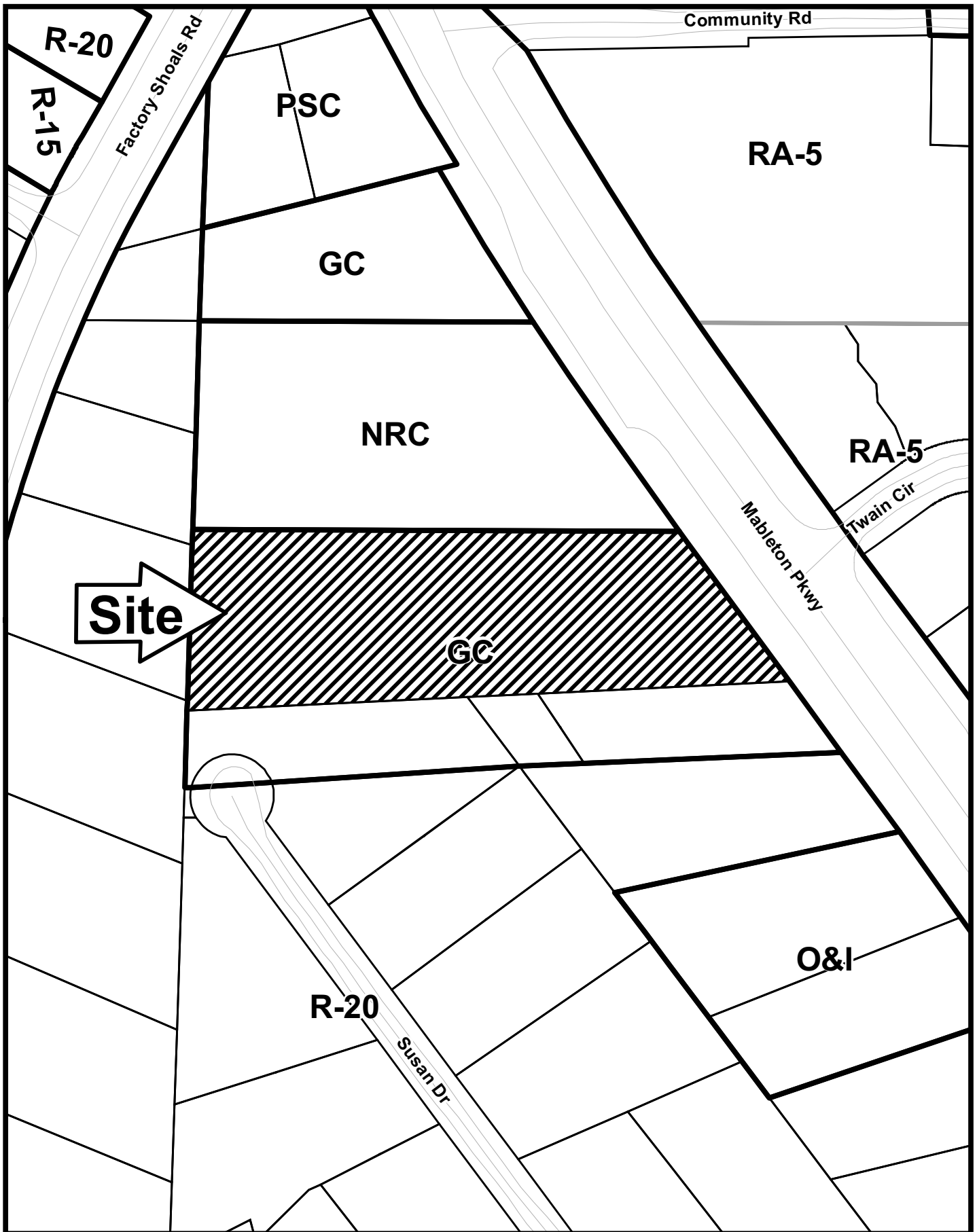
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**



# Z-23



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet



City Boundary  
Zoning Boundary

APPLICANT: Luther Washington

PETITION NO.: Z-23

PRESENT ZONING: GC

PETITION FOR: GC

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** Neighborhood Activity Center (NAC)

**Proposed Number of Buildings:** 1 **Total Square Footage of Development:** 20,800

**F.A.R.:** 0.290 **Square Footage/Acre:** 12,644

**Parking Spaces Required:** 72 **Parking Spaces Provided:** Unlined Parking

Applicant is requesting to rezone the subject property in order to utilize the existing building for several commercial uses. The current zoning of General Commercial (GC) is no longer compatible with the future land use category of Neighborhood Activity Center (NAC). The property had been previously used for a banquet hall, ministry meeting place, retail show room for an art store with storage and other small businesses. The current proposal will be for the same uses with the exception of the former retail art store being used for retail and the areas for the former small businesses being used for a men’s assessment program. Staff would recommend deleting the request to the Neighborhood Retail Commercial (NRC) category and granting a contemporaneous variance to allow the banquet hall use in conjunction with this application only. The hours of operation will be Monday through Friday 10 a.m. until 3 p.m.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from GC to GC with stipulation for purposes of Banquet Hall, Storage, Ministry, Retail, and Men’s Assessment Program. The 1.31 acre site is located at the southwest side of Mableton Parkway, southwest of Twain Circle.

**Comprehensive Plan**

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

**Master Plan/Corridor Study**

Not applicable.

**Historic Preservation**

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

**Design Guidelines**

Is the parcel in an area with Design Guidelines?  Yes  No

If yes, design guidelines area \_\_\_\_\_

Does the current site plan comply with the design requirements?

Yes  No  Not applicable

**APPLICANT:** Luther Washington

**PETITION NO.:** Z-23

\*\*\*\*\*

**FIRE COMMENTS:**

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

APPLICANT Luther Washington

PETITION NO. Z-023

PRESENT ZONING GC

PETITION FOR GC w/stips

\*\*\*\*\*

**WATER COMMENTS:** NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development:  Yes  No

Fire Flow Test Required:  Yes  No

Size / Location of Existing Water Main(s): **6" DI / W side Mableton Parkway**

Additional Comments: Existing water customer

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

\*\*\*\*\*

**SEWER COMMENTS:** NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin:  Yes  No

At Development:  Yes  No

Approximate Distance to Nearest Sewer: **At site in Mableton Parkway**

Estimated Waste Generation (in G.P.D.): **A D F= +0 Peak= +0**

Treatment Plant: **South Cobb**

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

Projected Plant Availability:  0 - 5 years  5 - 10 years  over 10 years

Drv Sewers Required:  Yes  No

Off-site Easements Required:  Yes\*  No \*If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required:  Yes  No

Letter of Allocation issued:  Yes  No

Septic Tank Recommended by this Department:  Yes  No

Subject to Health Department Approval:  Yes  No

Additional Existing sewer customer  
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

**APPLICANT: Luther Washington**

**PETITION NO.: Z-23**

**PRESENT ZONING: GC**

**PETITION FOR: GC w/ stips**

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

This is an existing commercial facility and no site improvements are proposed at this time. Any re-development or future site improvements must meet current stormwater management requirements.

**APPLICANT: Luther Washington**

**PETITION NO.: Z-23**

**PRESENT ZONING: GC**

**PETITION FOR: GC with Stipulations**

\*\*\*\*\*

**COBB COUNTY DEPARTMENT OF TRANSPORTATION RECOMMENDATIONS**

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Mableton Pkwy	19200	Arterial	45 mph	Georgia DOT	100'
Susan Drive	N/A	Local	25' mph	Cobb County	50'

*Based on 2010 traffic counting data taken by Georgia DOT (Mableton Parkway)*

**COMMENTS AND OBSERVATIONS**

Mableton Parkway is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Susan Drive is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

**RECOMMENDATIONS**

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Susan Drive, a minimum of 25' from the roadway centerline.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

Recommend sidewalk along Mableton Parkway frontage.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.



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PAGE

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## STAFF RECOMMENDATIONS

### **Z-23 LUTHER WASHINGTON**

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property has been used as commercial in the past. The zoning category of GC is no longer compatible with the land use category of NAC. The property has been vacant and lost its ability to utilize the GC zoning.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The property will continue most of the same uses that existed in the past with the addition of a men's assessment program.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within the Neighborhood Activity Center (NAC) land use category. As such, staff recommends deleting the request to Neighborhood Retail Commercial (NRC), granting a simultaneous variance to allow the banquet hall under NRC, in conjunction with this application.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for deleting the applicant's rezoning proposal to NRC. The property was previously utilized with similar uses and since GC is no longer a viable category under the NAC land use category, staff recommends deleting the request to NRC

Based on the above analysis, Staff recommends DELETING the request to NRC subject to the following conditions:

- Site plan received by the Zoning Division April 4, 2012, with the District Commissioner approving minor modifications;
- Allow existing parking area to be used, with any new development required to meet parking standards;
- Proposed uses only;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations; and
- 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.

**The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.**

Family Life Restoration Center, Inc.  
6328 Mableton Parkway  
Mableton, Georgia 30126

February 2, 2012



To: Whom it May Concern  
From: Luther Washington

Re: Usage of Property located at 6328 Mableton Parkway

Below you will find a listing of the intended usage of the property that we are leasing. You can find the location of each suite on the attached sketch/area table addendum. The property zoning should be able to remain the same as the usage for most suites are identical to the previous usage. Please preview and give us some feedback on what we need to do in efforts to continue working to better serve the Mableton community.

Suite A was previously a banquet hall and its usage will remain the same

Suite B was previously used for storage and its usage will remain the same

Suite C & D were previously used as a ministry meeting place and its usage will remain the same.

Suite G was previously used as a retail show room for an art store and it will be used for retail (indoor yard sale).

Suite H (lower level) was previously used as a warehouse for the art store and its usage will remain the same.

Suite H (upper level) was previously used for small businesses, we would like to use it for a men's assessment program.

*Mason Rd through light next. drive way make left.*



**L. A. DESIGNS  
& DRAFTING**  
Civil, Mechanical, Electrical,  
Plumbing, and Structural  
Architectural Services  
At Table, and More

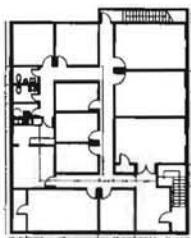
51 Madison Lake Dr.  
Cedartown, GA 30125  
PH: (404) 868-8100  
E-MAIL: LADESIGNS@GMAIL.COM

**Luther Washington  
Family Restoration Center As Builts**  
Mableton Parkway Sw  
Mableton, Georgia 30126

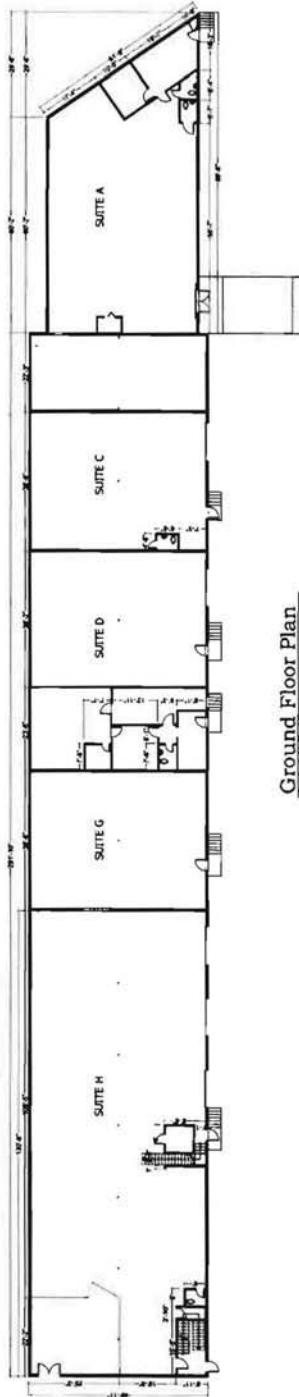
FLOOR PLAN

PROJECT # 12-001  
DRAWN BY: L.A. (Troy)  
DATE: 18 March 2012  
REV. DATE:

**A1.1**



Second Floor Plan  
Scale: 1/16" = 1'



Ground Floor Plan  
Scale: 1/16" = 1'



Front Elevation  
Scale: 1/16" = 1'

