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APPLICANT: The Church of Pentecost U.S.A., Inc.
PHONE#: (404) 422-3140 **EMAIL:** josephnprincess@yahoo.com
REPRESENTATIVE: Rev. Joseph Gyamfi
PHONE#: (404) 422-3140 **EMAIL:** josephnprincess@yahoo.com
TITLEHOLDER: The Church of Pentecost, U.S.A., Inc.

PROPERTY LOCATION: Southwest side of Mableton Parkway, south of Veterans Memorial Highway, and on the north side of Glore Circle (5606 Mableton Parkway; 728, 736, 742 Glore Circle; 827 Wood Valley Rd).

ACCESS TO PROPERTY: Mableton Parkway and Glore Circle

PHYSICAL CHARACTERISTICS TO SITE: Vacant bank building

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC/Waffle House and wooded area
SOUTH: NS, R-20/Single-family houses
EAST: CRC/Car Rental; NS/Daycare, Emissions;
GC/Professional Offices, Restaurant
WEST: GC/K-Mart

PETITION NO: Z-80
HEARING DATE (PC): 09-01-15
HEARING DATE (BOC): 09-15-15
PRESENT ZONING: NS, CF, GC
PROPOSED ZONING: CRC
PROPOSED USE: Church
SIZE OF TRACT: 5.2 acres
DISTRICT: 17
LAND LOT(S): 36, 37
PARCEL(S): 16, 25, 28, 29, 53, 30
TAXES: PAID X **DUE** _____
COMMISSION DISTRICT: 4

Adjacent Future Land Use

North: Mableton Town Center (MTC) in *Urban Core Transect Zone (T6)*
East: Community Activity Center (CAC)
Mableton Town Center (MTC) in *Urban Center Transect Zone (T5)* - across Mableton Parkway
South: Low Density Residential (LDR), Medium Density Residential (MDR)
West: Community Activity Center (CAC)
Mableton Town Center (MTC) in *General Urban Transect Zone (T4)*

OPPOSITION: NO. OPPOSED _____ **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

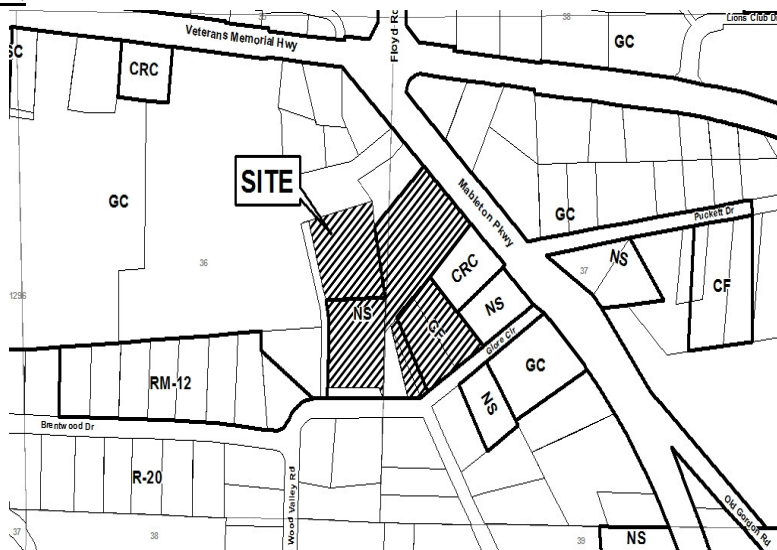
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

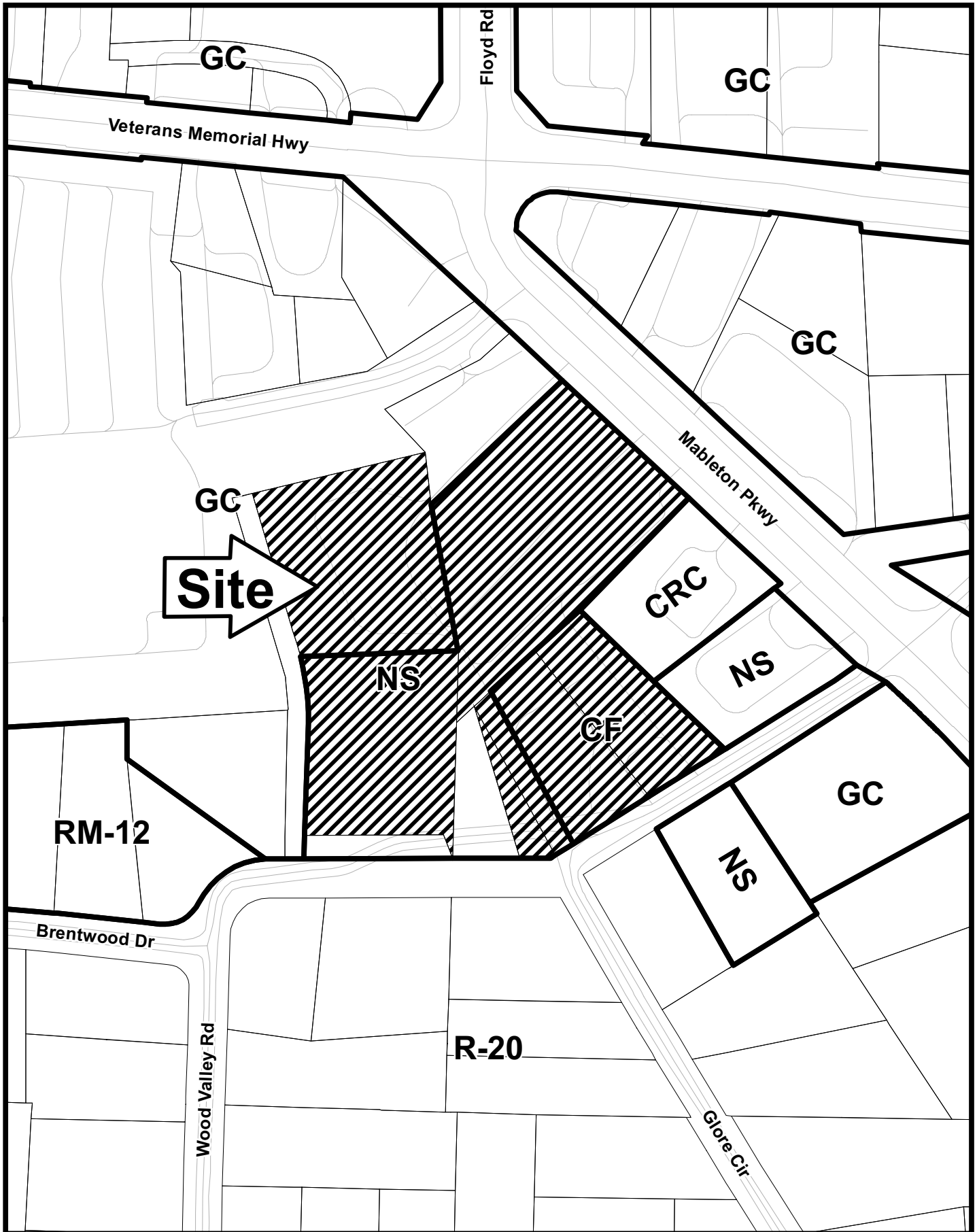
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-80



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: The Church of Pentecost U.S.A., Inc.

PETITION NO.: Z-80

PRESENT ZONING: NS, CF, GC

PETITION FOR: CRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center (CAC); Medium Density Residential (2.5-5 upa)

Proposed Number of Buildings: 2 **Total Square Footage of Development:** 17,400

F.A.R.: 0.076 **Square Footage/Acre:** 3,346

Parking Spaces Required: 1/Four seats in place of worship **Parking Spaces Provided:** 201

Applicant is requesting the Community Retail Commercial (CRC) zoning category for the purpose of a church. The church will utilize the existing buildings that were formerly used as a bank and will convert the drive-thru kiosk into another building that will also be utilized by the church. The property will be utilized three days per week. Applicant is proposing an addition over the building entrance facing Mableton Parkway as shown on the proposed site plan.

The proposed site plan will require a contemporaneous variance to waive the required 50-foot setback for churches from all property lines except the Glore Circle road frontage section. The front setback on Mableton Parkway will need to be 30 feet to accommodate the cover over the entrance. The rear (western property line) is being reduced to 30 feet and setbacks on the remaining property lines are being reduced to 15 feet.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: The Church of Pentecost U.S.A., Inc.

PETITION NO.: Z-80

PRESENT ZONING: NS, CF, GC

PETITION FOR: CRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from NS, CF and GC to CRC for purpose of a church. The 5.2 acre site is located on the Southwest side of Mableton Parkway, south of Veterans Memorial Highway, and on the north side of Glore Circle (5606 Mableton Pkwy; 728, 736, 742 Glore Cir; 827 Wood Valley Rd).

Comprehensive Plan

This applicant contains multi-parcels in three different future land use categories including Community Activity Center (CAC), Medium Density Residential (MDR), and Mableton Town Center (MTC) with *Urban Core Transect Zone (T6) and Civic Transect Zone (CZ)*.

The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing, between two and one-half (2.5) and five (5) dwelling units per acre.

The purpose of the Mableton Town Center (MTC) category is to provide for areas that institute development standards and incentives to assist residences and businesses in having a desirable mixed-use community that is a walkable, green and a vital hometown and will be an even better place to live, work, and play. Throughout the Mableton community, transect zones are established to guide developments that will respond to regional characteristics and needs.

Adjacent Future Land Use

North: Mableton Town Center (MTC) in *Urban Core Transect Zone (T6)*

East: Community Activity Center (CAC)
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South: Low Density Residential (LDR), Medium Density Residential (MDR)

West: Community Activity Center (CAC)
Mableton Town Center (MTC) in *General Urban Transect Zone (T4)*

Master Plan/Corridor Study

N/A

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 N/A

Does the current site plan comply with the design requirements? N/A

Incentive Zones

Is the property within an Opportunity Zone? ☐ Yes ☒ No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

APPLICANT: The Church of Pentecost U.S.A., Inc.

PETITION NO.: Z-80

PRESENT ZONING: NS, CF, GC

PETITION FOR: CRC

PLANNING COMMENTS: **Continued**

Is the property within an Enterprise Zone? ☒ Yes ☐ No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☒ Yes ☐ No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

☐ Yes ☒ No

Is the property within the Six Flags Special Services District?

☐ Yes ☒ No

APPLICANT The Church of Pentecost USA, Inc.

PETITION NO. Z-080

PRESENT ZONING NS, CF, GC

PETITION FOR CRC

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 of Mableton Pkwy

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: On site

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

Drw 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: The Church of Pentecost USA, Inc.

PETITION NO.: Z-80

PRESENT ZONING: NS, CF, GC

PETITION FOR: CRC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Buttermilk Creek FLOOD HAZARD INFO: Zone X

- ☐ FEMA Designated 100 year Floodplain Flood.
- ☐ Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- ☐ Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- ☐ Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

Location: _____

- ☐ The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

- ☐ Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- ☐ Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- ☐ Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- ☐ Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- ☐ County Buffer Ordinance: **50'**, 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- ☐ Potential or Known drainage problems exist for developments downstream from this site.
- ☐ Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- ☐ Minimize runoff into public roads.
- ☐ Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- ☐ Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- ☐ Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- ☐ Lake Study needed to document sediment levels.
- ☐ Stormwater discharges through an established residential neighborhood downstream.
- ☐ Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on _____.

APPLICANT: The Church of Pentecost USA, Inc.

PETITION NO.: Z-80

PRESENT ZONING: NS, CF, GC

PETITION FOR: CRC

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- ☐ Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- ☒ Submit all proposed site improvements to Plan Review.
- ☐ Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- ☐ Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- ☒ Existing facility.
- ☐ Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- ☐ Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- ☐ Calculate and provide % impervious of project site.
- ☐ Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- ☐ No Stormwater controls shown _____
- ☐ Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- ☐ No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. No substantial site improvements are proposed. Any future site improvements must meet current stormwater management requirements.

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PETITION NO.: Z-80

PRESENT ZONING: NS, CF, GC

PETITION FOR: CRC

TRANSPORTATION COMMENTS

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 Parkway	38,700	Arterial	45 mph	Georgia DOT	100'
Glore Circle	N/A	Local	25 mph	Cobb County	50'
Wood Valley Road	N/A	Local	25 mph	Cobb County	50'

Based on traffic counting data taken by Cobb County DOT for Mableton Parkway (2005).

COMMENTS AND OBSERVATIONS

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

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

Wood Valley Road is classified as a local and according to the available information the existing right-of-way may meet the minimum requirements for this classification.

RECOMMENDATIONS

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

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 north side of Glore Circle, a minimum of 25' from the roadway centerline.

GDOT permits will be required for all work that encroaches upon State right-of-way.

Recommend replacing disturbed curb, gutter, and sidewalk along the Mableton Parkway frontage.

Recommend curb, gutter, and sidewalk along the Glore Circle frontage.

Recommend removing and closing all driveway aprons along Mableton Parkway and Glore Circle frontage that development renders unnecessary.

Recommend GDOT determine is a deceleration lane is needed for the Mableton Parkway entrance.

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STAFF RECOMMENDATIONS

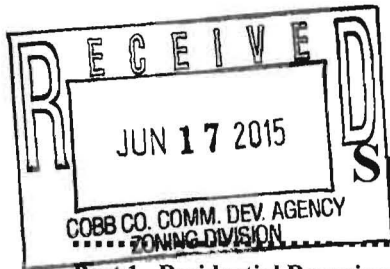
Z-80 THE CHURCH OF PENTECOST U.S.A., INC.

- 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. This area includes a mixture of retail, restaurants, office and residential uses.
- 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 was previously used as a bank and the church will use the property three days per week.
- 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 in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being predominately within the Community Activity Center (CAC), and the portion along Glore Circle as being within the Medium Density Residential (MDR) land use category, having densities ranging from 2.5 to 5 units per acre. The property has been previously used as a bank and the applicant is proposing to use the existing buildings with additional parking as shown on the proposed site plan. The applicant also plans to enclose the drive-thru kiosk to also be used by the church. The requested CRC (Community Retail Commercial) zoning category allows churches and churches are also compatible with the CAC and MDR land use categories on this property.
- 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 approving the applicant's rezoning proposal. The property is zoned GC has been used for a bank in the past and a portion of the property is zoned NS (Neighborhood Shopping), Future Commercial (CF) and GC (General Commercial) The CF portion will need to be rezoned in order to do anything on that portion. The CF portion along Glore Circle is where new parking spaces will be added. Rezoning all of the property to the CRC category will allow for use and development under one zoning category.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

- Site plan received by the Zoning Division on July 17, 2015, with the District Commissioner approving minor modifications;
- Church use only;
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation comments and recommendations;
- Owner/developer to enter into a Development Agreement pursuant to §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.



Application No. Z-80

Sept. 2015

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____
- _____
- _____
- _____

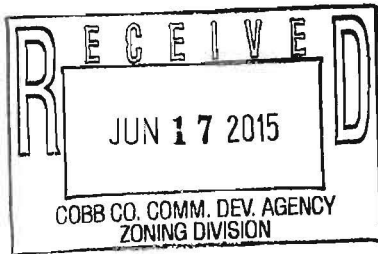
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Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): CHURCH
- b) Proposed building architecture: _____
- c) Existing
Proposed hours/days of operation: ? 3 DAYS IN A WEEK
- d) List all requested variances: _____
- _____
- _____
- _____

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

.....
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).



9 Zoning applicant analysis of the proposed rezoning as it relates to the questions on item 9 on page 2.

- a. This use is applicable. We need more parking spaces.
- b. This will enhance the other properties and would not adversely affect existing nearby properties.
- c. This has tremendous upside for the present area.
- d. This was used as a training center and therefore it would not be burdensome for other near by streets.
- e. It is in conformity.
- f. The county is widening the road, therefore more sidewalk will enhance our renovation plan of this building that has been vacant for five years.