

V-120
(2017)

LEGAL DESCRIPTION (TRACT 2)

All that Tract or Parcel of land lying and being in land Lots 405 and 406 of the 18th District, 2nd Section, Cobb County, State of Georgia, and being more particularly described as follows:

Beginning at a point on the Northernly Right of Way of Mableton Parkway, said point being 154.94 feet as measured Southeastly along the Right of Way of Mableton Parkway from the intersection of the Right of Way of Mableton Parkway with the Easterly Right of Way of Queens Mill Road; Thence leaving the Right of Way of Mableton Parkway and going along the center line of a 30' wide ingress-egress easement North 39 degrees 03 minutes 03 seconds East a distance of 279.82 feet to a railroad spike; Thence going along the center line of a 30' wide ingress-egress Easement North 31 degrees 14 minutes 47 seconds West a distance of 236.30 feet to a railroad spike on the Easterly Right of Way of Queens Mill Road; Thence along the Right-of-Way of Queens Mill Road a curve a distance of 170.08 feet, said curve having a radius of 421.88 feet and a chord being North 08 degrees 04 minutes 34 seconds West a distance of 168.93 feet to an iron pin set; Thence South 80 degrees 25 minutes 03 seconds East a distance of 840.00 feet to an iron pin set; Thence South 43 degrees 37 minutes 16 seconds West a distance of 714.90 feet to a concrete monument found on the Right-of-Way of Mableton Parkway; Thence along the Right-of-Way of Mableton Parkway North 50 degrees 38 minutes 57 seconds West a distance of 144.22 feet to a nail set and the Point of Beginning.

Being known as Tract 2, encompassing 4.170 acres, as per a Survey prepared by W.T. Dunahoo & Associates, LLC, for ICV Mableton, LLC, dated 08/27/2008

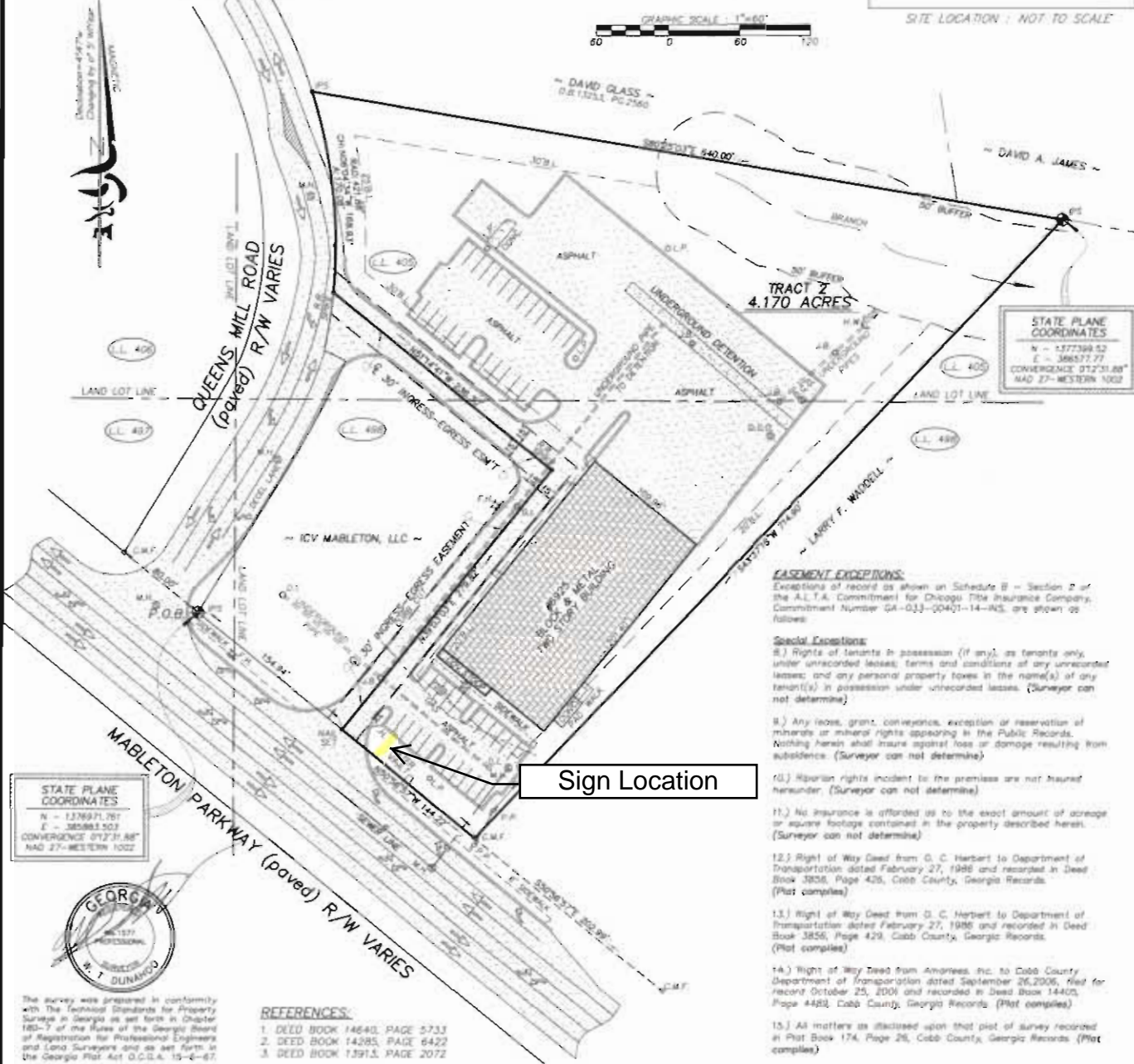
Surveyor's Certification:
 Date/Year: ICV MABLETON, LLC, a Texas limited liability company
 Buyer/Borrower: Impact Church Center, Inc., a Georgia non-profit corporation
 Lender: Evangelical Christian Credit Union
 Title Insurer: Chicago Title Insurance Company

This is to certify that this map or plat and survey of which it is based were made in accordance with the minimum Standard Detail Requirements for the ALTA/ACSM Land Title Survey, jointly established and adopted by ALTA and NSPS in 2005, and includes items 1-11 & 14-18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Georgia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

W.T. Dunahoo 1877 Registration No. Date 8/27/2014



SITE LOCATION : NOT TO SCALE



STATE PLANE COORDINATES
 N = 1377399.52
 E = 386577.77
 CONVERGENCE 012°31.88"
 NAD 27 - WESTERN ZONE

STATE PLANE COORDINATES
 N = 1376971.91
 E = 385883.503
 CONVERGENCE 012°31.88"
 NAD 27 - WESTERN ZONE



The survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-4-67.

- REFERENCES:**
- DEED BOOK 1464D, PAGE 5733
 - DEED BOOK 1438S, PAGE 6422
 - DEED BOOK 1391S, PAGE 2072

EASEMENT EXCEPTIONS:

- Exceptions of record as shown on Schedule B - Section 2 of the A.L.T.A. Commitment for Chicago Title Insurance Company, Commitment Number GA-033-00401-14-ACS, are shown as follows:
- Special Exceptions:**
- 8.) Rights of tenants in possession (if any), as tenants only, under unrecorded leases; terms and conditions of any unrecorded leases; and any personal property taxes in the name(s) of any tenant(s) in possession under unrecorded leases. (Surveyor can not determine)
 - 9.) Any loans, grant, conveyance, exception or reservation of minerals or mineral rights appearing in the Public Records. Nothing herein shall insure against loss or damage resulting from subsidence. (Surveyor can not determine)
 - 10.) Riparian rights incident to the premises are not insured hereunder. (Surveyor can not determine)
 - 11.) No insurance is afforded as to the exact amount of acreage or square footage contained in the property described herein. (Surveyor can not determine)
 - 12.) Right of Way Deed from G. C. Herbert to Department of Transportation dated February 27, 1986 and recorded in Deed Book 3856, Page 429, Cobb County, Georgia Records. (Plat complies)
 - 13.) Right of Way Deed from G. C. Herbert to Department of Transportation dated February 27, 1986 and recorded in Deed Book 3856, Page 429, Cobb County, Georgia Records. (Plat complies)
 - 14.) Right of Way Deed from Amarex, Inc. to Cobb County Department of Transportation dated September 26, 2006, filed for record October 25, 2006 and recorded in Deed Book 1440S, Page 4482, Cobb County, Georgia Records. (Plat complies)
 - 15.) All matters as disclosed upon that plat of survey recorded in Plat Book 174, Page 26, Cobb County, Georgia Records. (Plat complies)

... TOTAL AREA 4.170 ACRES ...

ALTA/ACSM LAND TITLE SURVEY FOR		STATE OF GEORGIA	
EVANGELICAL CHRISTIAN CREDIT UNION, its successors and/or assigns			
LAND LOT / DISTRICT / SECTION	COUNTY	SCALE	DATE
LL 405, 497 & 498 - 18th DIST., 2nd SECT	COBB	1"=60'	10/31/2014
W. T. DUNAHOO AND ASSOCIATES, LLC.			
P.O. BOX 307 201 S. 84th ST		Project No. C204-18	

APPLICANT: Impact Worship Center

PETITION No.: V-120

PHONE: 770-436-7766

DATE OF HEARING: 11-15-2017

REPRESENTATIVE: Arthur T. Jones, Jr.

PRESENT ZONING: LI

PHONE: 904-233-6818

LAND LOT(S): 405, 498

TITLEHOLDER: Impact Worship Center, Inc.

DISTRICT: 18

PROPERTY LOCATION: On the north side of Mableton Parkway and east side of Queen Mill Road, northwest of Hunnicut Road (6925 Mableton Parkway).

SIZE OF TRACT: 4.17 acres

COMMISSION DISTRICT: 4

TYPE OF VARIANCE: Allow an electronic sign on a lot with less than 200 feet of public road frontage on one road.

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

BOARD OF APPEALS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS: _____



APPLICANT: Impact Worship Center **PETITION No.:** V-120

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network. Recommend the sign be installed where it will not impede the line of sight for the driveways or roadways.

DEVELOPMENT & INSPECTIONS: No building permits on general inquiries.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy or letter of completion showing all improvements on the lot along with any approved setback reductions, and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: No comments.

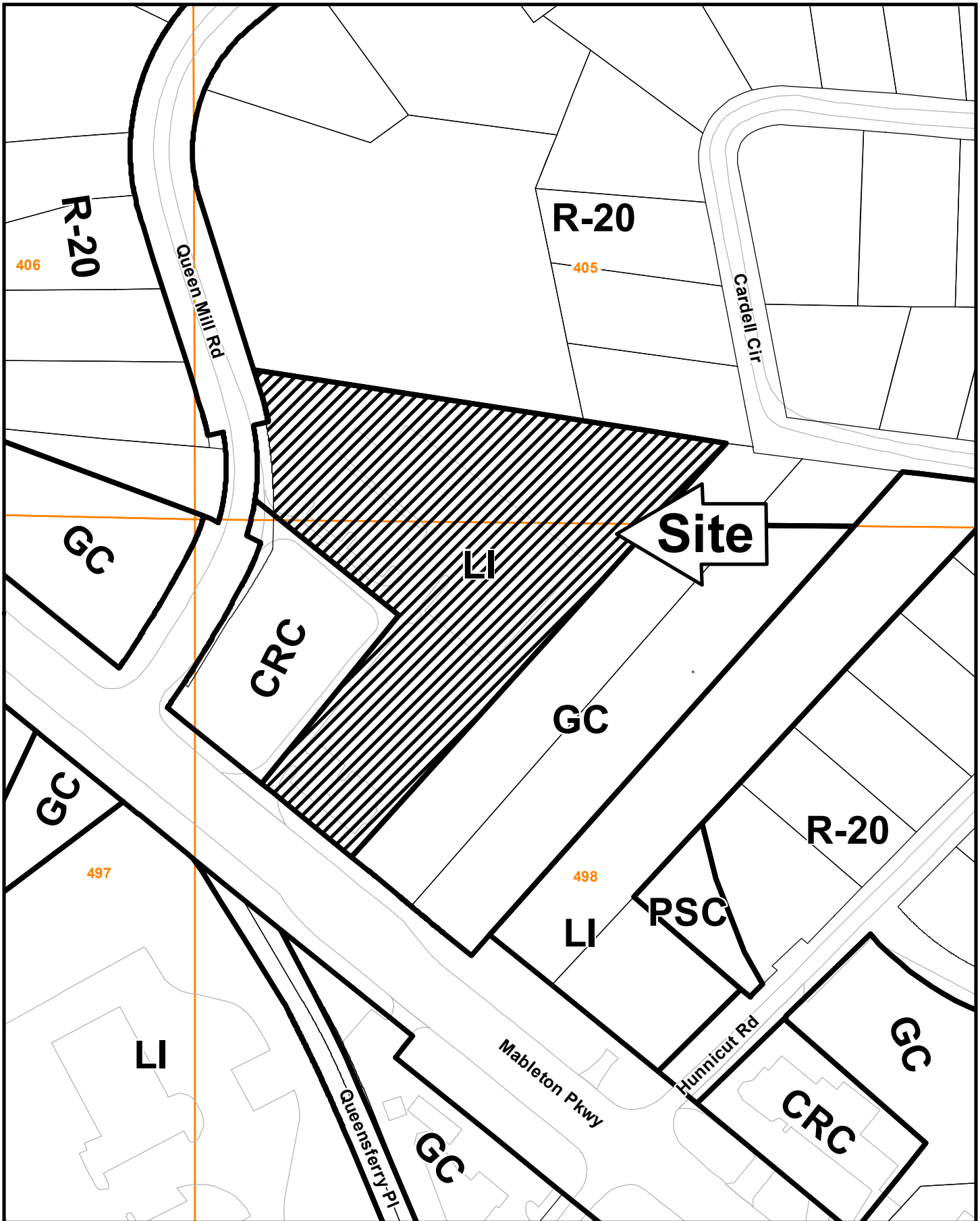
WATER: No conflict.

SEWER: No conflict.

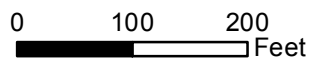
APPLICANT: Impact Worship Center **PETITION No.:** V-120

FIRE DEPARTMENT: No comments.

V-120 2017-GIS



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



- City Boundary
- Zoning Boundary

Application for Variance

Cobb County

(type or print clearly)

Application No. V-120
Hearing Date: 11-15-17

Applicant Impact worship center Phone # 770-436-7766 E-mail DrATJones1970@aol.com

Arthur T. Jones, Jr. Address 6925 Mahleton Parkway, Mahleton, GA 30126
(representative's name, printed) (street, city, state and zip code)

[Signature] Phone # 904-233-6818 E-mail DrAT Jones 1970@aol.com
(representative's signature)

My commission expires: 09/17/18

LEA ELLEN RICH
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Sept. 17, 2018

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Titleholder Impact worship center Phone # 770-436-7766 E-mail DrAT Jones 1970@aol.com

Signature [Signature] Address: 6925 Mahleton Parkway, Mahleton, GA 30126
(attach additional signatures, if needed) (street, city, state and zip code)

My commission expires: 09/17/18

LEA ELLEN RICH
NOTARY PUBLIC
Cobb County
State of Georgia
My Comm. Expires Sept. 17, 2018

Signed, sealed and delivered in presence of:
[Signature]
Notary Public

Present Zoning of Property Light Industrial (LI)

Location 6925 Mahleton Parkway, Mahleton, GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 405 and 498 District 18th Size of Tract 4.170 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property Shape of Property _____ Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

Please see the letter of Intent enclosed

List type of variance requested: _____



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(2017)
Exhibit

6925 Mableton Parkway SE, Mableton, Georgia 30126

www.impactwc.org

September 14, 2017

TO: Cobb County

FROM: Dr. Arthur T. Jones, Jr., CEO and Senior Pastor of Impact Worship Center, Inc.

RE: Letter of intent

We are seeking a variance on the Cobb County Zoning Ordinance Section 134-94. This location is at 6925 Mableton Parkway, parcel 18049800010 (Land Lots 405 and 498, District 18) which is 4.170 acres.

Impact Worship Center, Inc. (IWC) is one of the growing churches in our community that is Christ Centered and Community Focused. The vision of our church is to be an oasis of love in our community, empowering its people to live a fulfilled life through spiritual, intellectual, social and economic development. We currently provide weekly services that benefit men, women, teenagers, boys and girls from all backgrounds and ethnicities, empowering them to be the best they can be in all they do and say. We have a Children's Champion Center where we specialize in cultivating today's child into tomorrow's champion. We also have a state of the art Teen Rec and Tech Center – turning today's teen into tomorrow's responsible adult. Weekly, our adult partners are taught lessons that inform and inspire them to pursue excellence in life. Every year we sponsor what we call the "Mableton MEGA Community Event" where we provide free food, free backpacks and school supplies to all families who attend. We have various outreach opportunities of this nature throughout the year.

As you can imagine, it is very costly to effectively promote and inform the community as to all the needed and beneficial services our church provides. In the past we have utilized billboards, both print and electronic media, and radio advertisement to help inform the community of our services. By putting the proposed digital monument signage on our property, it will afford us the opportunity to inform the community of all the services made available to them, as well as help alleviate the costly annual expense of advertisement. This will also allow us to take monies used for this advertisement to be put back into our community that we love.

IWC is seeking a variance to allow them to have a permanent digital monument sign on the church property.

1. In today's society, we live in a digital era, and having a digital sign will allow the community to know that we are conscious and current with the times.
2. The sign fabrication and install will be done by a professional sign company with over 30 years of experience.
3. The electronic sign will not cause any interference or obstacle to any of the surrounding businesses.



6925 Mableton

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Exhibit

Way SE, Mableton, Georgia 30126

www.impactwc.org

By approving this variance, Impact Worship Center will be allowed to have an opportunity to better serve and bless our community, as we all strive for excellence and a meaningful life.

Thank you for your review and consideration of this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "Arthur T. Jones, Jr.", with a stylized flourish at the end.

Dr. Arthur T. Jones, Jr.
Senior Pastor
Impact Worship Center, Inc.



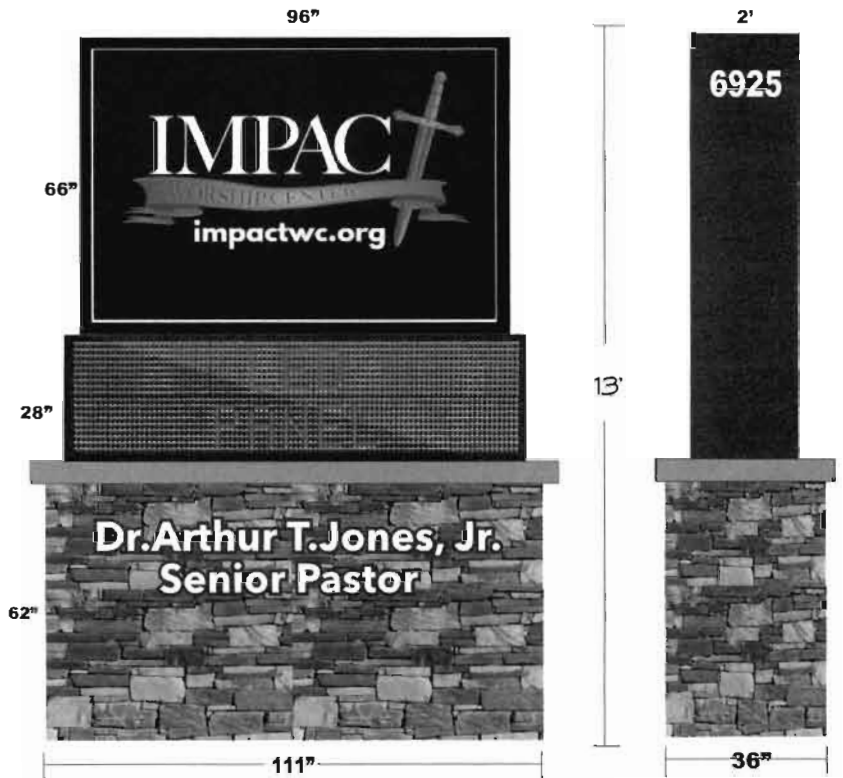
Future Location



Existing



- *66" h Double Sides Lighted Cabinet
- *2PCS 28" h x 103" w Full Color LED Message Board w/ WIFI & Laptop Control
- *5" h x 108" w Slab & 57" h Stone Base
- *2 Sets Routed Black PVC Board w/ White Vinyl on Top
- *1PC 5" h White Vinyl Cut for Street Number
- *1PC 6"x6"x17" Metal Pole & Concrete Footing
- *Site Plan & Engineering Drawing Needed



scale: 3/8" = 1'

Font: Avenir LT Pro Bold



CLIENT: Impact
Worship Center

REVISIONS
X 7/24/2017
X 8/14/2017
X 8/15/2017

Pastor Jones 804-233-6886
22399677@icw.com

SALES
DESIGNER

ADDRESS:
6925 Mableton Pkwy
CITY, STATE ZIP
Mableton, GA 30126

SQ. FT: 64
MONUMENT