

Memorandum

Date: July 15, 2024.

To: Mayor and Council

From: Community Development

Subject: PZ 24-022. Variance Request. Intentional Church requests to vary the minimum acreage dedicated to the use required for a church. The property is located at 4110 Austell Powder Springs Road Suites 130 and 155, within land lots 946, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19094600260

Action: A motion to Approve, with the following conditions:

Staff recommends Denial. Should approval be considered, staff proposes the following conditions:

1. The variance to allow the operation of a church on less than 2-acres dedicated to the use is approved. The approval of this variance is not transferable to any other business or subsequent owner.
2. For events where the congregation is assembled, ingress and egress into the commercial retail center at 4110 Austell Powder Springs Road shall use the second drive way to the southern side of the row of retail suites, to mitigate traffic impacts to other users in the development. Parking attendants shall be required to direct traffic during said events.
3. Intentional Church shall utilize Powder Springs Police Department as their police force of choice for traffic control support, when deemed necessary.
4. Intentional Church shall seek the necessary approvals from the Fire Marshall's Office, and the Community Development Department to establish a new business operation.
5. Intentional Church shall house their church's congregation space in suite 130, and their offices and broadcasting uses in suite 155.
6. That the approval of this variance is not transferrable to any other business or subsequent owner.

- 7. The applicant will demonstrate that there is adequate parking to support retail and institutional use at this location.
- 8. Hours of operation are limited to 7:00AM – 10:00PM.
- 9. Per Section 7-84 of the Unified Development Code, no sign permits can be issued for this property, until and unless the property owner complies with this section.

H. L. *no temp sign ordinance (1 year) until code can be change to stip by motion addressed for signage*

So motioned, this 15th day of July 2024.

Albert Thurman

 Albert Thurman, Mayor

Henry Lust

 Henry Lust, Council Member

Doris Dawkins

 Doris Dawkins, Council Member

Absent

 Patricia Wisdom, Council Member

Dwayne Green

 Dwayne Green, Council Member

Dwight McMurry

 Dwight McMurry, Council Member

Attest: *Kelly Axt*

 Kelly Axt, City Clerk

7/15/24

P2 24-022

action approved by Council
is for Suite 130 & 155 only.

If a different suite is
used - a new application
will need to be submitted.

Stip #9 as prepared by staff
was changed in in the authorizing
motion to allow a temp.

sign usage for one year
while signage issues
w/land lord resolved.