

Comments in opposition. Received via email 01162023 1:11PM.

[PZ 23--002](#)

Special Use Request to allow a special event facility within the Light Industrial zoning district. The property is located at 3150 Florence Road Suite 4, within land lot 675 of the 19th District, 2nd Section, Cobb County, Georgia.

Representing *Creation Ministries International* (CMI), I was in attendance via Zoom at the planning meeting of January 12 where I heard Mr. Soriano's and the board's comments regarding his application. Regarding Written Analysis item h., **whether the hours and manner of operation of the special use will have adverse effects on other properties in this area**, Mr. Soriano wrote, "*not at all, we will be operating weekends, all light commercial are closed on weekends.*" However, at the meeting, Mr. Soriano contradicted this statement on more than one occasion and indicated that he might operate on weekdays starting at 10 a.m. with various corporate meetings, etc.

A plat of the property was displayed to meeting attendees, and someone on the board noted how little parking there is at Building A, 3150 Florence Road. There are approximately 15-18 spaces in front of the building and another 7 or 8 in the back. The back spaces are not clearly lined, and there is a lot of debris at the rear of the building, so it is a little difficult to be sure how many spaces exist. Here is an aerial shot of the property



CMI would be opposed to an events center due to the insufficient parking. The wholesale heating and air business currently in Building A, Suite 1 has been a very good neighbor to CMI, but we haven't always had good ones. A previous occupant of the building had a fleet of vehicles numbering 20+ and we frequently arrived at work in the morning to find several of their vehicles in our adjoining parking lot (clearly differentiated between concrete and asphalt). We have just enough spaces for our own staff and visitors, so we had employees waiting to park while trying to get unauthorized vehicles moved. Since then, we have installed clear 'Private property' signs with the required towing notice for unauthorized vehicles.

Mr. Soriano did not indicate the number of attendees he expected but an events center would require one space per attendee plus additional spaces for employees. CMI is concerned about overflow parking in our lot, and/or along the deeded Right of Way that provides access to our building from Florence Road, both for employees and emergency vehicles and personnel, if required.

We plan to have a representative at the public hearing on Monday, January 30 to voice our concerns, but we wanted to take this opportunity to respond to this zoning application in writing in advance of that meeting. Please let me know if there is any other action we need to take other than appear at the public hearing. Thank you.

Blessings,

Joan Jordan

General Manager

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