



CITY OF MABLETON, GEORGIA

Cobb Works

5656 Mableton Parkway, GA 30126

June 5, 2025 at 6:30 PM

Commissioner Cheryl Davis
Commissioner Jeanette Hardee
Commissioner Robin Meyer
Commissioner Undriss Miller
Commissioner Donte Philpot
Commissioner Carl Valenzano
Commissioner Vinis Walker

PLANNING COMMISSION REGULAR MEETING AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
- 4. UNFINISHED BUSINESS**
 - a. Rezoning Case-2025-001 - 550 Lions Club Drive and Lions Club Drive - TKHC Ministries**
- 5. NEW BUSINESS**
- 6. ADJOURNMENT**

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Offices, Riverside EpiCenter, 135 Riverside Pkwy, Austell, Georgia 30168 during regular office hours.



PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION

CASE NUMBER: Z-2025-01

APPLICANT: TKHC Ministries

REQUEST: Rezoning from General Commercial (GC) to R-20 (Single Family District)

PROPERTY LOCATION: 550 Lions Club Drive and Lions Club Drive, Mableton, Georgia

PARCEL ID: 17010700100 and 17010700480

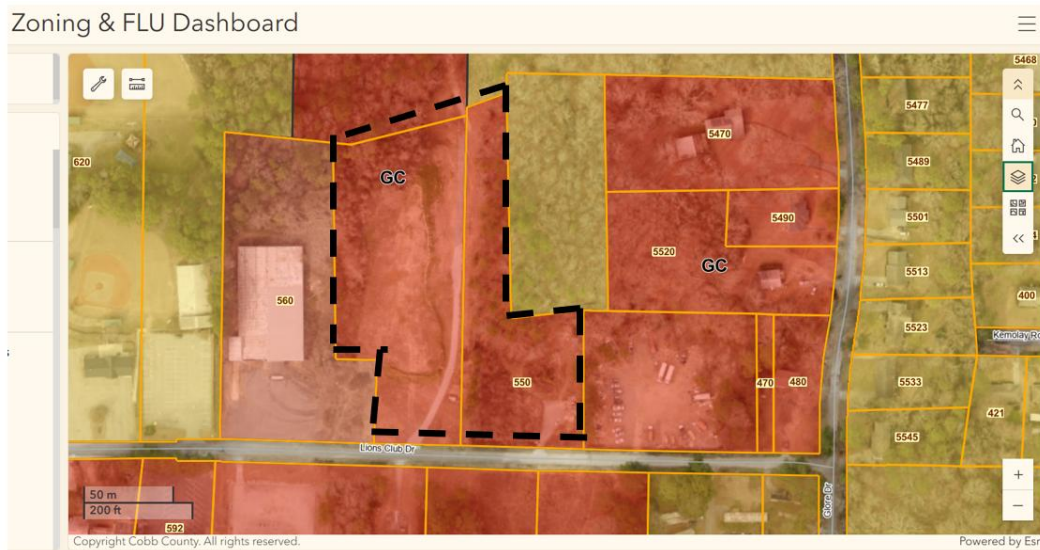
ACREAGE: 4.62

P.C. HEARING DATE: May 6th, 2025 / June 5th 2025

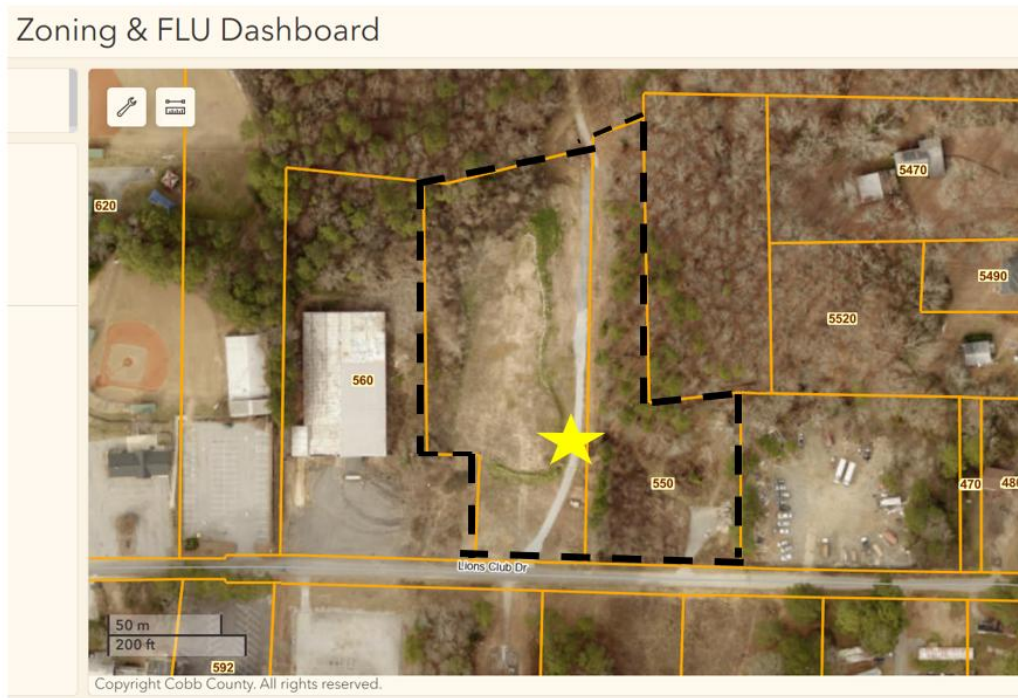
DISTRICT: 4 Councilwoman Auch

**Application was held at the May 6th 2025 Planning Commission Meeting. Planning Commission requested applicant to submit a landscape plan and staff to determine if the subject properties were subject to the Veterans Memorial Design Standards.*

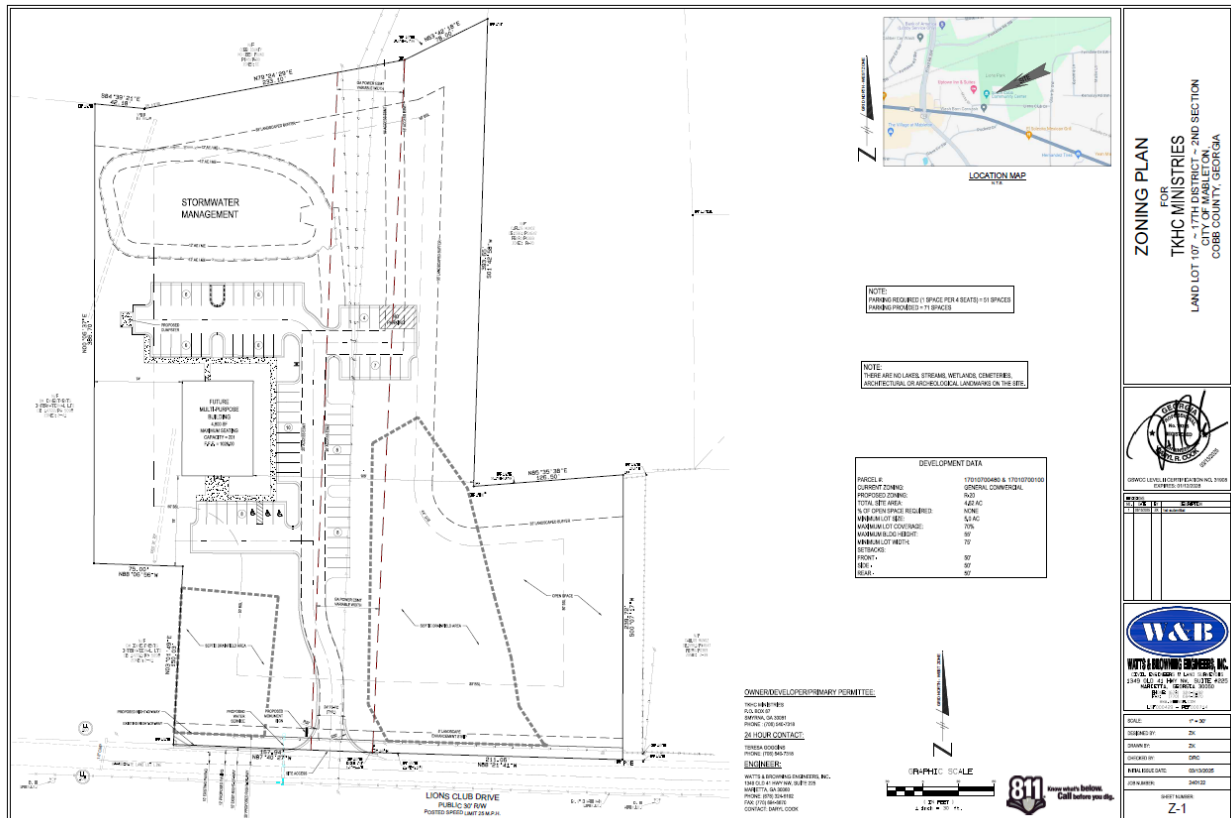
ZONING MAP



AERIAL MAP



PROPOSED SITE PLAN



I. Purpose of Request

The applicant is requesting the rezoning of approximately 4.62 acres from **General Commercial (GC)** to **R-20 (Single Family District)** in order to establish a **church facility** on the property. According to the applicant, the church intends to serve the surrounding residential community and provide spiritual services, community events, and outreach programs.

Request Zoning District for the property

The R-20 district is established to provide locations for single-family residential uses or residential compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

II. Property Description & Surrounding Land Use

Both properties are zoned General Commercial. The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for a major road access and visibility, are generally not listed as a permitted uses within the NRC and CRC districts or may have existing stipulations and conditions that limit certain intensive uses and are located in areas delineated within a community activity center as defined and shown on the Comprehensive Plan.

Both properties are subject to the Veteran Memorial Highway Design Guidelines. Per the VMH regulations and development/redevelopment within a ½ mile radius of centers/nodes at major intersection along two corridors (Mableton Parkway and Veterans Memorial Highway) are subject to the design guidelines. Please see image below for reference.



The properties in question are currently undeveloped, with primary access provided via Lions Club Drive. Tax parcel 17010700480 is predominantly flat and features several clusters of hardwood trees situated along its boundaries. In contrast, tax parcel 17010700100 is primarily characterized by wooded areas and includes a paved driveway measuring 3,500 square feet, along with a concrete pad located in the southeastern corner of the property.

ADJACENT ZONING AND CURRENT LAND USE			
Direction	Address	Current Zoning	Existing Land Use
North	Lions Club Drive / Tax Parcel ID 17010700090	Residential Single- Family Zoning District (R-20)	Undeveloped
South	596 Veterans Memorial Hwy / Tax Parcel ID 17010800040	General Commercial (GC) Zoning District	Retail and Service Business (Auto Dealer)
West	560 Lions Club Drive / Tax Parcel ID 17010700080	Community Retail Commercial (CRC) Zoning District	Warehouse
East	596 Veterans Memorial Hwy / Tax Parcel ID 17010800040	General Commercial (GC) Zoning District	Retail and Service Business (Auto Dealer)

- **Existing Zoning:** General Commercial (GC)
- **Proposed Zoning:** R-20
- **Current Use:** Vacant
- **Future Land Use Map:** Medium Density / Mableton Town Center
- **Surrounding Zoning and Uses:**
 - **North:** R-20 – Single-family homes
 - **South:** GC – Retail and service businesses
 - **East:** R-20 – Residential subdivision
 - **West:** GC – Mixed commercial uses

III. Analysis

When considering an application to amend the current zoning designation of a property, the Mayor and City Council, the Planning Commission, and the Planning and Zoning Division shall consider the following standards as described in Section 2.03 (3) a-e of the Zoning ordinance:

1. **Whether the zoning proposal is in conformity with the policy and intent of the land use plans.**

It is the opinion of staff that the proposed zoning is keeping with the policy and intent of the land use plan. Medium Density and Mableton Town Center Character areas support civic uses located in residential areas. Religious institutions are generally considered compatible within residential zoning districts, provided they adhere to development standards.

2. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.**

It is the opinion of staff the property is suitable for rezoning to R-20 for institutional use. The scale of the proposed church use should be evaluated to ensure it does not adversely impact surrounding properties through traffic, noise, or site lighting.

3. **Whether there are other existing or changing conditions affecting the use and development of the property which gives grounds for either approval or disapproval of the zoning proposal**

It is the staff's opinion that there are existing or changing conditions affecting the use and development of the property which gives grounds for approval. The property is approximately 500 feet east of the South Cobb Community Center which is an institutional use and applicants request would be a similar to that specific use.

4. **Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportations facilities, utilities or schools.**

It is the staff’s opinion that the applicant’s proposal will not results in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. Cobb County Departments support staff opinion.

5. **Community Impact: Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.**

It is the staff’s opinion that the applicants’ zoning proposal will not have adverse effect on the usability of adjacent or nearby property. The proposed land use intensity is considerable less than the adjacent or nearby commercial properties.

IV. Department Comments

Cobb County Water/Sewer

Water comments:

At development:

YES NO

Fire flow test required:

YES NO Size and location of

existing water main(s): 6” in LIONS CLUB DR ROW

Additional water comments: Approval of zoning site plan does not imply approval of shown water design. Connection to public water will be reviewed/approved at Plan Review.

Sewer comments:

In the drainage basin:

YES NO

At development:

YES NO

Approximate distance to nearest sewer: 3,000’ to the west in VETERANS MEMORIAL HWY Estimated waste generation (in G.P.D.): Average daily flow = 408

Peak flow = 1,020

Treatment plant: South Cobb WRF

Plant capacity:

Yes NO

Projected plant availability:

0-5 years 5-10 years over 10 years

Off-site easement required: YES* NO
 Line capacity study required: YES NO
 Letter of allocation issued: YES
 NO Septic tank recommended by this department:
 YES NO Subject to Health Department approval: YES
 NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and 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/owner.

Additional sewer comments: CCWS has no objection to the use of septic systems with Health Department approval. FYI, if this property will be served by a septic system, County Code limits the size of the sanctuary (1 sanctuary seat per 1,000 square feet of property).

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Cobb County Stormwater

Site Data

1. Address: 550 Lions Club Drive
2. Council District: 4
3. Existing Zoning: GC Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: R-20 Allowable Future Impervious Coverage: 35%

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Tributary to Nickajack Creek.
2. State Stream Buffers: No
3. Stream Buffer Ordinance: No
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No
6. Wetlands: No

7. Water Intake Zone: No
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site consists of two parcels, one of which is mostly cleared, which generally slope from the front of the property at Lion's Club Drive toward the rear of the parcels.
2. Downstream Description: Stormwater discharges from the site onto an undeveloped Cobb County owned parcel north of the site.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.
2. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.
3. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.
4. The existing and/or proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility "Maintenance Agreement and Access Easement" will be required at the time of the land disturbance permit with the City of Mableton.
5. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties. Level spreaders or another, appropriate energy-dissipation design may be required to disburse the stormwater discharge.
6. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.
7. Any spring activity discovered must be addressed by a qualified registered geotechnical

professional engineer (PE) at the expense of the owner/developer.

8. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The proposed dumpster pad on this site, must be connected to an infiltration system to capture and treat the dumpster pad runoff separately from the remaining stormwater.
2. An existing storm drain pipe originating near the property line at 560 Lion's Club Drive enters this site and passes close to the location of the proposed building. Another storm drain pipe enters the site on the west side of the site, near the proposed rear parking lot (per the provided site plan) and is shown to drain under the existing stormwater facility. These pipes should be located and potentially relocated to avoid the new church building.

Cobb County Fire Department

FIRE DEPARTMENT ACCESS:

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.

- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

CERTIFICATE OF OCCUPANCY:

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

FIRE HYDRANT:

The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:

Automatic sprinkler protection must be provided where mandated by the applicable codes.

Cobb County DOT

Roadway	Roadway classification	Speed limit (mph)	Jurisdictional control	Recommended Min. R.O.W. requirements
Lions Club Drive	Local	25	City of Mableton	50’

ITE Land Use	Description	Expected Size (Seats)	AM			PM			Weekday Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
560	Church	201	8	6	14	9	11	20	181

ITE Land Use	Description	Expected Size (Seats)	Sunday Peak Hour of Generator			Sunday Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	
560	Church	201	50	53	103	444

vph = vehicles per hour, vpd = vehicles per day

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

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

Recommendations

1. Recommend applicant consider donation of right-of-way on the North side of Lions Club Drive, a minimum of 25' from the roadway centerline.
2. Recommend no parking on the right-of-way.
3. Recommend constructing curb, gutter, and sidewalk along the Lions Club Drive frontage or paying fee in lieu to comply with recommended County standards if constraints exist and subject to City of Mableton approval. This recommendation is to address pedestrian accessibility and safety.
4. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

IV. Staff Recommendation

The planning and zoning staff recommends the approval of Z-2025-01, subject to specific conditions. It is essential to emphasize that the analysis and recommendations provided by the staff represent their professional opinions and do not constitute a conclusive decision. The ultimate determination regarding all rezoning and land use permits will be made by the Mayor and City Council during a scheduled public hearing.

Recommended Conditions of Approval.

1. The property shall be used for a church and related accessory uses only.
2. The development shall abide by all applicable standards of the City of Mableton Zoning Ordinance unless otherwise specified in these conditions or through approval of a variance by the Zoning Board of Appeals.
3. Building Architectural Design will follow the Veterans Memorial Highway Design Guidelines, and final approval by the Community Development Director.
4. Ground signage shall be limited to monument-type sign(s) and shall be subject to review and approval by the Director of Community Development. The sign shall include a minimum two-foot high brick or stacked stone base, complementing the building's architectural treatment. The masonry base shall extend at least the full

- width of the sign cabinet, and the sign cabinet shall be fully recessed and surrounded by the same materials. Ground sign(s) shall not exceed six feet in height.
5. Final site plan shall be reviewed and approved by the Planning & Zoning Division prior to building permit issuance.
 6. Landscape plan subject to review and approved by the Planning and Zoning Division prior to building permit issuance.
 7. Cobb County Fire Department recommendations and conditions.
 8. Cobb County Water/Sewer Department recommendations and conditions.
 9. Cobb County Stormwater recommendations and conditions.
-

Application for Rezoning Mableton, Georgia

Application No. _____

PC Hearing Date: _____

M&C Hearing Date: _____

Applicant TKHC Ministries Phone# 706-540-7318
(applicant's name printed)

Address PO Box 67, Smyrna GA 30081 E-mail ladytgogginsministries@gmail.com

TKHC Ministries Address 550 Lions Club Drive Mableton, GA 30126
(representative's name, printed)

Teresa M. Goggins Phone# 7065407318 E-mail ladytgogginsministries@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Titleholder Teresa and Thomas Goggins Phone# 7065407318 E-mail ladytgogginsministries@gmail.com
(titleholder's name, printed)

Signature _____ Address _____
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Zoning Request From General Commercial to R-20
(present zoning) (proposed zoning)

For the Purpose of Church Facility Size of Tract 4.62 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location 550 Lions Club Dr, Mableton GA 30126
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 107 District(s) 17th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any exist, provide documentation with this application.

Teresa M Goggins

(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any exist, provide documentation with this application.

Teresa M Goggins

(applicant's signature)

CAMPAIGN DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Has the applicant² made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars (\$250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars (\$250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application?

N/A

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: _____
N/A

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: _____
N/A

An enumeration and description of each gift having a value of two hundred fifty dollars (\$250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application: _____
N/A

I certify that the foregoing information is true and correct, this March day of 12, 2025.

Teresa M Goggins

Applicant's Signature

¹If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

PROPERTY/FINANCIAL DISCLOSURE REPORT¹ BY APPLICANT²

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirect ownership, including any percentage of ownership less than total) in the subject property? N/A

If so, describe the nature and extent of such interest: _____

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct ownership interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) of a corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a property interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subject property? N/A

If so, describe the nature and extent of such interest: _____

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brother, sister, son or daughter who has any interest as described above? N/A

If so, describe the relationship and the nature and extent of such interest: _____

I certify that the foregoing information is true and correct, this March day of 12, 2025.

Teresa M Goggins

Applicant's Signature

¹If the answer to any of the above is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

²Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action.



**Watts & Browning
Engineers, Inc.**

Civil Engineering · Land Planning · Land Surveying

March 13, 2025

Christopher Wheeler
Planning & Zoning Manager
6116 Mableton Pkwy.
Mableton, GA 30126

Re: Re-Zoning and Variance Letter of Intent.

Christopher:

Please accept this letter as notification of our request for a proposed change in zoning for the subject property located on Lions Club Drive in Land Lot 107 of the 17th District, in the 2nd Section, City of Mableton, Cobb County, GA. The current owner of the property is TKHC Ministries, consists of 4.62 acres, and is currently zoned GC.

- a) The property is surrounded to the west by OM Investments International, Ltd., zoned LRO; to the north by Cobb County, zoned R-20; to the east by Carlos Munoz, zoned R-20 and GC, and is bounded to the south by Lions Club Drive.
- b) We believe the R-20 zoning will best suit the proposed development of a multi-purpose/place of worship facility and associated parking. The proposed entrance to this development is from Lions Club Drive via Veterans Memorial Hwy, will not be gated, and an identification monument is anticipated.
- c) The proposed zoning will neither affect the existing property use since it is vacant nor will it adversely affect adjacent properties. The facility will provide a safe sanctuary for the community for worship, fellowship, and community involvement.
- d) Although the property is currently zoned GC the proposed facility will better serve the community by providing the needed services of worship and fellowship.

- e) The proposed zoning will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. There will be minimal use of the facility since the facility will operate on Tuesday nights from approximately 7:30 pm to 9:30 pm and on weekends only.
- f) The proposed zoning is in conformity with the policy and intent of the land use plan by meeting all the required special exceptions per the ordinance. Additionally, there are no existing or changing conditions that will affect the use and development of the property.

Along with the requested re-zoning, the owner is requesting The City of Mableton to grant one concurrent variance to this property for the reduction in the minimum required site area of 5 acres to 4.62 acres.

Thank you for your consideration.

Weissman PC E-filed Document
Date: 9/23/21 Time: 10:55 AM
Book: 15971 Page: 5224
County: Cobb

Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-S-19450-21-CM

Parcel ID: 17010700480

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 21st day of September, 2021, between **Charles J. Frazee**, as party or parties of the first part, hereinunder called Grantor, and **Thy Kingdom Has Come International Ministries Inc.**, a Georgia nonprofit corporation as party or parties of the second part, hereinunder called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN DOLLARS AND NO/100 (\$10.00)** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

See Exhibit "A" attached hereto.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through and the above named grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:

Cathy E. [Signature]

Unofficial Witness

Marilyn Maldonado

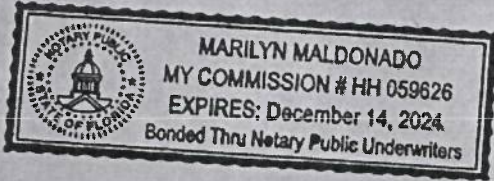
Notary Public

My Commission Expires: 12/14/2024

[Signature]

(Seal)

Charles J. Frazee



Weissman PC E-filed Document
Date: 9/23/21 Time: 10:58 AM
Book: 15971 Page: 5247
County: Cobb

Record and Return to:
Weissman PC
5909 Peachtree Dunwoody Road, Suite 100
Atlanta, GA 30328

File No.: W-S-19451-21-CM

Parcel ID: 17010700100

**LIMITED
WARRANTY DEED**

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE, made this 23rd day of September, 2021, between **Chief Solutions, Inc.**, a Texas corporation, as party or parties of the first part, hereinunder called Grantor, and **Thy Kingdom Has Come International Ministries Inc.**, a Georgia nonprofit corporation as party or parties of the second part, hereinunder called Grantee, (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

See Exhibit "A" attached hereto.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

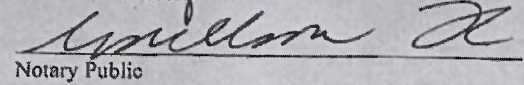
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons claiming by, through and the above named grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, on the date and year above written.

Signed, sealed and delivered
in the presence of:



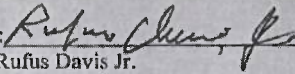
Unofficial Witness



Notary Public

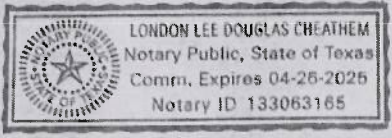
My Commission Expires: 04-26-25

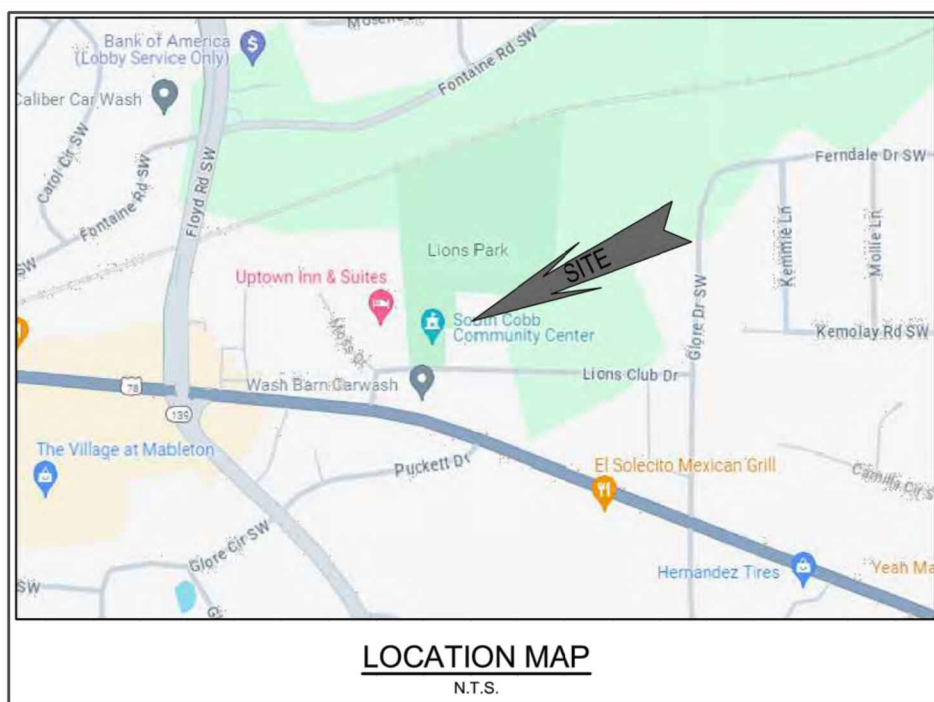
Chief Solutions, Inc., a Texas corporation

BY: 

Rufus Davis Jr.
President

CORPORATE SEAL





APPROXIMATE CONSTRUCTION ACTIVITY SCHEDULE

TASK	TIME (MONTHS)											
	1	2	3	4	5	6	7	8	9	10	11	12
SILT FENCE, CONSTRUCTION EXIT & INITIAL BMPs												
CLEARING, GRUBBING & TREE PROTECTION AFTER INITIAL BMPs ARE INSTALLED												
GRADING												
SEWER & STORM												
GRASSING TEMPORARY												
MAINTENANCE OF S & E CONTROLS												
UTILITIES												
CURB												
PAVING												
FINAL LANDSCAPING & CLEARING												

PROJECT IS ANTICIPATED TO START (START MONTH & YEAR) AND PERMANENT GROUND COVER IS TO BE COMPLETED (END MONTH & YEAR). (NOTE: ALL DATES ARE APPROXIMATE AND MAY VARY FROM WHAT IS SHOWN ON THIS CHART.)

TREE DENSITY CALCULATIONS

TOTAL SITE AREA: 4.62 AC

TOTAL EASEMENT AREA REMOVED FROM AREA: .12 AC

4.62 - .12 = 3.9 (ADJUSTED SITE AREA)

REQUIRED UNITS PER ACRE: 15

SITE DENSITY FACTOR (SDF)

15 x 3.9 = 58.5 UNITS REQUIRED

MIN. REQUIRED SDF = 58.5

EDF = 13.8

44.1 ADDITIONAL UNITS REQUIRED

54 ADDITIONAL UNITS PROPOSED (SEE SHEET 2)

SDF = EDF + RDP

SDF = 13.8 + 54 = 67.8

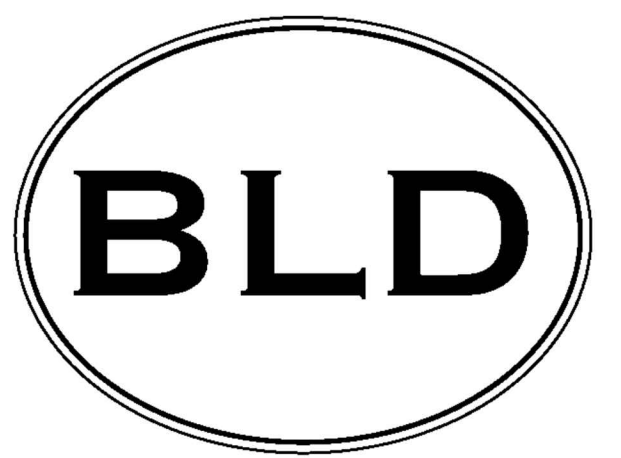
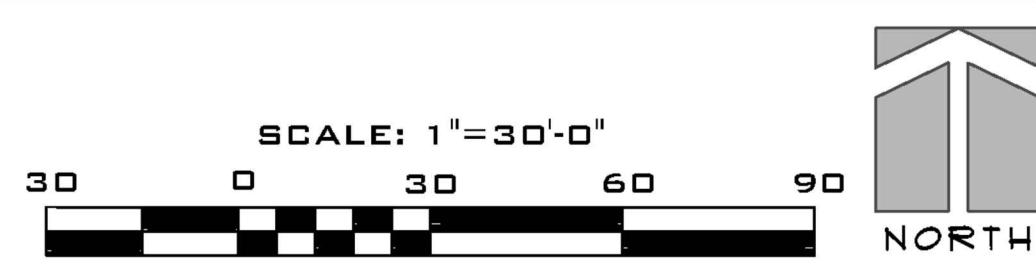
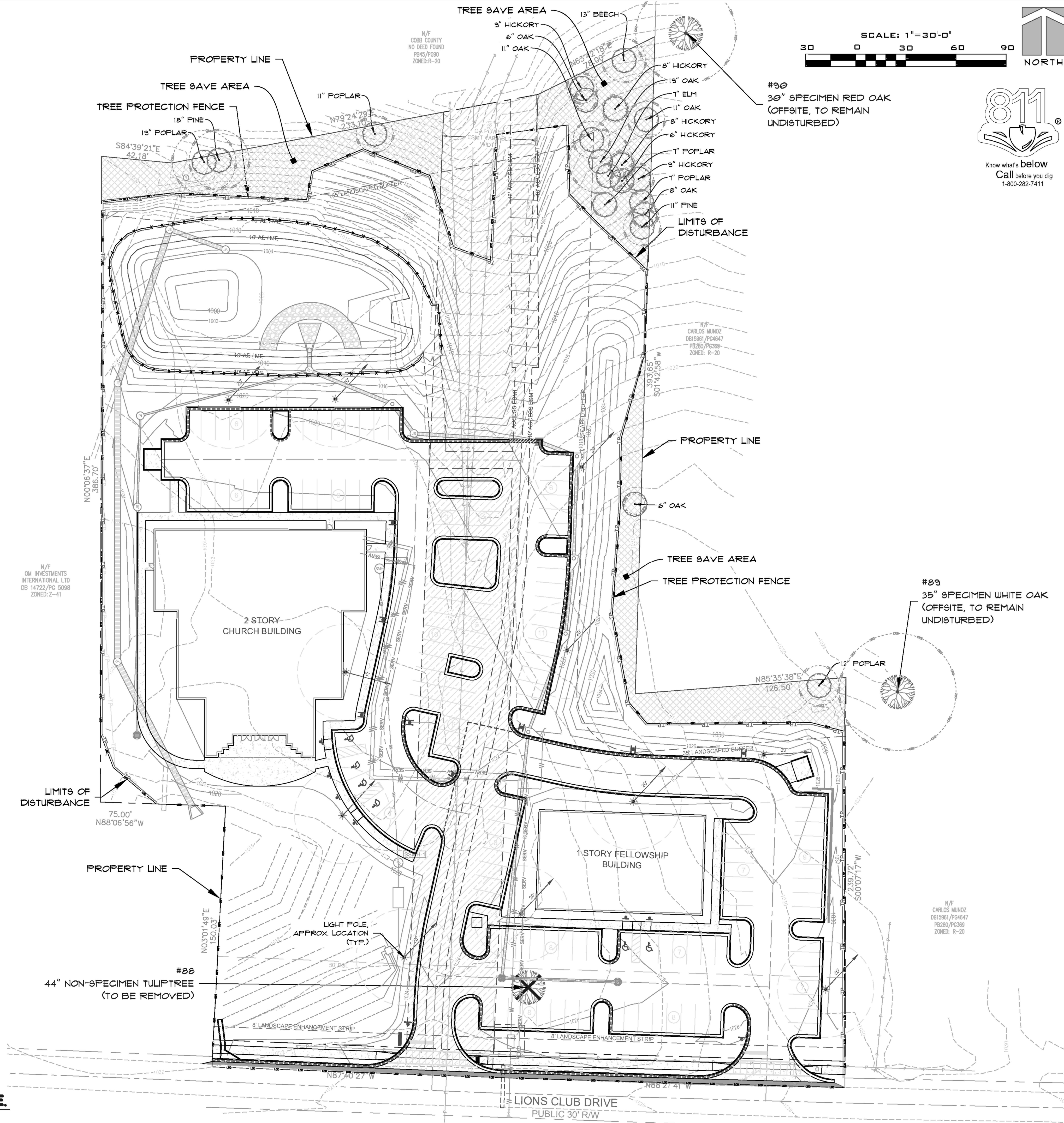
SDF = 67.8

Existing Trees to Remain

Species	Size (dbh)	Quantity	Units Each	Total Units
Beech	13"	1	1.2	1.2
Elm	7"	1	0.3	0.3
Hickory	6"	1	0.3	0.3
Hickory	8"	2	0.3	0.6
Hickory	9"	2	0.6	1.2
Oak	6"	2	0.3	0.6
Oak	8"	1	0.3	0.3
Oak	11"	2	0.6	1.2
Oak	19"	1	1.9	1.9
Pine	11"	1	0.6	0.6
Pine	18"	1	1.9	1.9
Poplar	7"	2	0.3	0.6
Poplar	11"	1	0.6	0.6
Poplar	12"	1	0.6	0.6
Poplar	19"	1	1.9	1.9
TOTAL UNITS				13.8

TREE PRESERVATION AND REPLACEMENT NOTES:

- TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING OR GRADING. FOR PROJECTS OVER TWO (2) ACRES, A PROFESSIONAL DESIGNER MUST VERIFY THAT THE TREE PROTECTION FENCES WERE INSTALLED AS SHOWN ON THE APPROVED PLANS OR IN LOCATIONS THAT PROVIDED BETTER TREE PRESERVATION POTENTIAL. SUBMIT THIS VERIFICATION PRIOR TO THE APPROVAL OF THE FINAL PLAN FOR RESIDENTIAL SUBDIVISIONS OR PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR COMMERCIAL PROJECTS.
- A PRE-CONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO THE ISSUANCE OF THE ON-SITE CONSTRUCTION PERMIT. CALL THE SITE INSPECTIONS SECTION AT (770) 528-2142 TO ARRANGE A MEETING AT THE SITE.
- TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO COBB COUNTY STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICE TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE COBB COUNTY ARBORIST OR COUNTY LANDSCAPE ARCHITECT.
- BUFFERS MUST BE PLANTED TO COBB COUNTY STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED FOR APPROVED UTILITY OR ACCESS CROSSINGS.
- PROVIDE 10' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES. PROVIDE GREATER SPACING WHERE POSSIBLE.
- PROVIDE 20' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES AND ANY EXISTING OR PROPOSED LIGHT POLES. PROVIDE GREATER SPACING WHERE POSSIBLE.
- PROVIDE 15' MINIMUM SPACING BETWEEN THE TRUNKS OF ALL DECIDUOUS SHADE TREES AND ANY EXISTING OR PROPOSED BUILDINGS. PROVIDE GREATER SPACING WHERE POSSIBLE.
- DO NOT INSTALL OVER-STORY TREES IN LOCATIONS WHERE FUTURE CONFLICTS WITH EXISTING OVERHEAD UTILITY LINES WILL BE NECESSARY. CONTACT THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT IF ANY POTENTIAL CONFLICTS ARE IDENTIFIED DURING THE INSTALLATION PROCESS.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE, AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.
- WHEN DIGGING NEAR TREES, THE CONTRACTOR SHALL PRUNE ALL EXPOSED ROOTS ONE (1) INCH IN DIAMETER AND LARGER ON THE SIDE OF THE TRENCH ADJACENT TO THE TREES. PRUNING SHALL CONSIST OF MAKING A CLEAN CUT FLUSH WITH THE SIDE OF THE TRENCH TO PROMOTE NEW ROOT GROWTH.
- PRUNING OF TREE LIMBS TO PROVIDE CLEARANCE FOR EQUIPMENT AND MATERIALS SHALL BE DONE ACCORDING TO STANDARD ARBORICULTURAL PRACTICE (SEE ANSI A300-1995).
- PROTECT THE TRUNKS OF ANY TREES BEING PRESERVED WITHIN THE TEMPORARY OR PERMANENT UTILITY EASEMENTS WITH STRAPPED-ON PLANKING OR SIMILAR PROTECTIVE DEVICE.
- THE DENSITY REQUIREMENTS SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLANS MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE OF THE FINAL PLAN. CALL THE DEVELOPMENT INSPECTIONS DIVISION AT (770) 528-2124 FOR AN INSPECTION. A PERFORMANCE BOND, LETTER-OF-CREDIT OR ESCROW ACCOUNT WILL BE ACCEPTED IF PLANT MATERIALS MUST BE INSTALLED AT A LATER DATE.
- TREE PROTECTION FENCES FOR SUBDIVISIONS SHALL BE INSTALLED BY THE DEVELOPER AT THE SAME TIME AS EROSION CONTROL DEVICES.
- THE DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF TREE PROTECTION FENCES UNTIL BUILDING COMMENCES ON A LOT. AT THAT TIME, THE BUILDING CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE FENCE ON THE LOT.
- THE INSTALLATION OF EROSION CONTROL DEVICES CAUSES HARM TO TREES. ON INDIVIDUAL LOTS, USE SILT FENCE ONLY AS NEEDED AND LOCATE IT AS FAR FROM TREE PROTECTION ZONES AS POSSIBLE.



BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
CERTIFIED ARBORIST

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PHONE: (404) 787-3973
WWW.BAKERLANDDESIGN.COM

TREE PRESERVATION AND REPLACEMENT PLAN FOR TKHC MINISTRIES

SRP-2023-00465

LL 107, 11TH DIST., 2ND SECTION

TAX ID: 17010700480 & 17010700100

ADDRESS:
550 LIONS CLUB DR
MABLETON, GA 30126

OWNER/DEVELOPER/
PRIMARY PERMITTEE:
TKHC MINISTRIES
PO BOX 61
SMYRNA, GA 30081
PHONE: (766) 540-1318

24 HOUR CONTACT:
TERESA GOGGINS
PHONE: (766) 540-1318

ENGINEER:
WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HIGHWAY NW
MARIETTA, GA 30060
PHONE: (770) 324-6192
CONTACT: BILL AGUILAR

LANDSCAPE ARCHITECT:
BAKER LAND DESIGN
29 SARATOGA PLACE
ATLANTA, GA 30324
PHONE: (404) 787-3973
CONTACT: TERRY BAKER



CERTIFIED ARBORIST
80-6819A

REVISIONS

- 7/15/24 PER REVISED SITE PLAN
- 7/31/24 PER REVISED SITE PLAN

DRAWN BY: BH
CHECKED BY: TB
SCALE: 1"=30'-0"
DATE: 7/10/24
JOB NO.
SHEET 1 OF 3

THERE ARE NO SPECIMEN TREES LOCATED ON THIS SITE.

NOTE:
PROPOSED LANDSCAPING WILL BE IRRIGATED BY AN IRRIGATION SYSTEM.

PLANT LIST							
COMMON NAME	BOTANICAL NAME	MIN. SIZE	SPACING	QTY.	UNITS PER TREE	TOTAL UNITS	% OF GENUS
TREES							
BALD CYPRESS	TAXODIUM DISTICHUM	3" CAL.	AS SHOWN	6	0.6	3.6	5
CRYPTOMERIA	CRYPTOMERIA JAPONICA	5'-6" HT.	10' O.C.	11	0.4	4.4	-
EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	5'-6" HT.	10' O.C.	23	0.4	9.2	17
LACEBARK ELM	ULMUS AMRINCOLA	3" CAL.	AS SHOWN	5	0.6	3	4
SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	5'-6" HT.	10' O.C.	24	0.4	9.6	-
VILLAGE GREEN ZELKOVA	ZELKOVA SERATA 'VILLAGE GREEN'	3" CAL.	AS SHOWN	8	0.6	4.8	5
VIRGINIA PINE	PINUS VIRGINIANA	5'-6" HT.	10' O.C.	35	0.4	14	27
WILLOW OAK	QUERCUS PHELLOS	3" CAL.	AS SHOWN	9	0.6	5.4	7
TOTAL TREE UNITS						54	
DENTENTION POND SCREENING PLANTS							
BURGUNDY LOROPETALUM	LOROPETALUM CHINENSE 'BURGUNDY'	3 GAL.	6' O.C.	29	-	-	-
JAPANESE ANISE	ILICUM ANISATUM	3 GAL.	6' O.C.	14	-	-	-
CRYPTOMERIA	CRYPTOMERIA JAPONICA	5'-6" HT.	10' O.C.	5	N/A	N/A	12
SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	5'-6" HT.	10' O.C.	6	N/A	N/A	23
SOUTHERN WAX MYRTLE	MYRTICA CERIFERA	3 GAL.	8' O.C.	19	-	-	-
35' LANDSCAPE BUFFER SHRUBS							
BURGUNDY LOROPETALUM	LOROPETALUM CHINENSE 'BURGUNDY'	3 GAL.	6' O.C.	21	-	-	-
JAPANESE ANISE	ILICUM ANISATUM	3 GAL.	6' O.C.	30	-	-	-
SOUTHERN WAX MYRTLE	MYRTICA CERIFERA	3 GAL.	8' O.C.	43	-	-	-
8' LANDSCAPE ENHANCEMENT STRIP SHRUBS							
BLUE CASCADE DISTYLUM	DISTYLUM 'P11D151-11' PPH24	3 GAL.	3.5' O.C.	70	-	-	-
GREY OWL JUNIPER	JUNIPERUS VIRGINIANA 'GREY OWL'	3 GAL.	4' O.C.	21	-	-	-
NEEDLEPOINT HOLLY	ILLEX CORNUTA 'NEEDLEPOINT'	3 GAL.	3.5' O.C.	24	-	-	-
RUBY LOROPETALUM	LOROPETALUM CHINENSE 'RUBY'	3 GAL.	4' O.C.	42	-	-	-
TOTAL STRIP SHRUBS						157	

PARKING TREE NOTES:
ONE TREE (MIN. 3" CAL.) IS REQUIRED PER 1140 S.F. OF PARKING BAY AREA. THERE ARE A TOTAL OF 29,575 S.F. PARKING BAYS. 29,575 / 1140 = 25.9. THERE ARE 26 TREES (3" WILLOW OAK, 3" VILLAGE GREEN ZELKOVA, 3" BALD CYPRESS) ADJACENT TO EACH BAY, THEREFORE MIN. PARKING TREE REQUIREMENT HAS BEEN MET.
THE PROPOSED TREES ARE LOCATED +/- 4' FROM THE BACK OF CURB AND NO PARKING SPACE IS FURTHER THAN 50 FEET FROM A TREE.
NOTE: NO TREES ARE ALLOWED WITHIN THE GA. POWER EASEMENT.

NOTES:
NO PERMANENT SIGNAGE, FLAG POLES, PROPOSED FIRE HYDRANTS, POWER TRANSFORMERS, SIDEWALKS OR ADA RAMPS WILL BE PLACED IN CONFLICT WITH AN ORDINANCE CODED OR APPROVED TREE PLANTING LOCATION.
ALL PROPOSED TREES ARE TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. TREES LOCATED IN AREAS NOT COVERED BY SPRAY HEADS SHALL BE IRRIGATED VIA DRIP LINES.
THE INSTALLATION OF THE IRRIGATION SYSTEM OR HOSE BIBS (AS SPECIFIED ON THIS PLAN) WILL BE VERIFIED BY THE COUNTY ARBORIST PRIOR TO THE RELEASE OF THIS PROJECT FOR A CERTIFICATE OF OCCUPANCY.
ALL ELECTRONIC LANDSCAPE IRRIGATION SYSTEMS INSTALLED AFTER JANUARY 1, 2009 MUST BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF SWITCH IN ACCORDANCE WITH GEORGIA HB 1271.
A LANDSCAPE CONFERENCE IS REQUIRED FOR THIS PROJECT PRIOR TO ANY FINISH LANDSCAPING. CALL THE COBB COUNTY ARBORIST AT (770) 528-2124 OR LANDSCAPE ARCHITECT AT (770) 528-2143. THERE ARE CRITICAL FACTORS ON THE LANDSCAPE PLAN THAT AFFECT BOTH THE GENERAL CONTRACTOR AND THE LANDSCAPE CONTRACTOR: PLANTING AREA DIMENSIONS, PLANTING METHODS AND AS WELL AS PLANT MATERIALS MUST BE IN ACCORDANCE WITH THE APPROVED PLAN. OR THE LANDSCAPE INSPECTOR MAY DELAY THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

PARKING LOT ISLANDS, PENINSULAS AND MEDIANS MUST HAVE CLEAN, CULTIVATED SOIL TO A TOTAL DEPTH OF TWO AND ONE-HALF (2 1/2) FEET. NATIVE SUBSOIL IS ACCEPTABLE IN THESE AREAS IF THE SOIL IS AMENDED WITH APPROPRIATE SOIL AMENDMENTS AND THOROUGHLY TILLED. OTHERWISE, LOAMY TOPSOIL IS REQUIRED.

THE COBB COUNTY ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LIGHT POLES ARE NOT PERMITTED IN PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT THE PRIOR APPROVAL OF THE COUNTY ARBORIST. 20' MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNK OF ANY PROPOSED OVER-STORY HARDWOOD TREE (OR EXISTING TREE COUNTED FOR TREE ORDINANCE CREDIT) AND ANY EXISTING OR PROPOSED LIGHT POLE IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY COBB COUNTY FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CIVIL DRAWINGS, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED. CALL 770-528-2141.

PARKING LOT ISLANDS AND MEDIANS MUST BE COVERED WITH FOUR (4) INCHES OF ORGANIC MULCH MATERIAL (REPLACED PERIODICALLY) TO DISCOURAGE SOIL COMPACTION FROM PEDESTRIAN TRAFFIC; THESE AREAS MAY BE PLANTED WITH LOW EVERGREEN SHRUBS, BUT NOT WITH GRASS.

PARKING LOT ISLANDS, PENINSULAS AND MEDIANS MUST HAVE A MINIMUM WIDTH OF EIGHT (8) FEET FROM BACK OF CURB. PENINSULAS MUST HAVE A MINIMUM DEPTH OF 18.5 FEET FROM BACK OF CURB.

POSITION THE PARKING LOT TREES APPROXIMATELY FOUR FEET FROM ALL ADJACENT CURB LINES TO ACHIEVE MAXIMUM SHADING EFFECT.

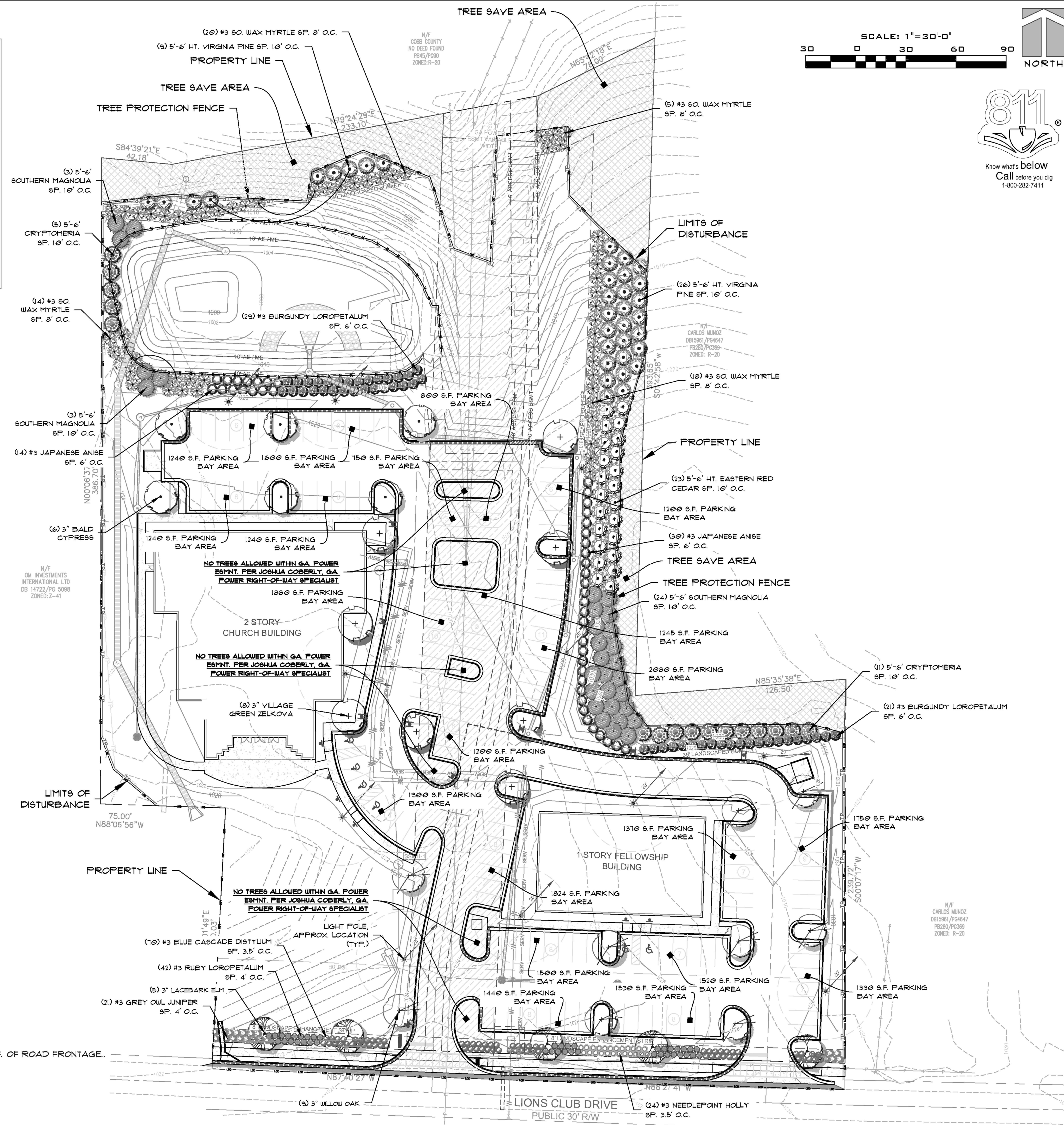
INSTALLED TREES MUST BE ALLOWED TO GROW TO THEIR NATURAL SIZE AND SHAPE AND NOT BE PRUNED IN CONFLICT WITH ANY ASPE STANDARDS (NO TOPPING, LIMBING UP, LION TAILING, ETC.)

FISCAL SURETY FOR MAINTENANCE OF PLANTED TREES MUST BE IN PLACE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A MAINTENANCE INSPECTION AND REPORT MUST BE PERFORMED PRIOR TO THE SCHEDULED RELEASE DATE OF THE POSTED FISCAL SURETY TO DETERMINE THE HEALTH OF THE TREES PLANTED TO MEET THE REQUIREMENTS OF THIS ORDINANCE AS WELL AS ANY BUFFER PLANTINGS.

ANY CLEARING OF THIS PROPERTY THAT RESULTS IN THE SALE OF TIMBER SHALL CONFORM TO STATE LAW REGARDING PAYMENT OF TAXES ON SUCH TIMBER. A GEORGIA DEPARTMENT OF REVENUE FORM PT-2837 (SEE ATTACHED SAMPLE FORM) ALONG WITH THE REQUIRED TAX PAYMENT MUST BE SUBMITTED TO THE COBB COUNTY BOARD OF TAX ASSESSORS OFFICE WITHIN THE TIME FRAME PRESCRIBED BY STATE LAW.

RESPONSIBILITY FOR THE PAYMENT OF THESE TAXES RESTS WITH THE LANDOWNER, WHETHER OR NOT THE LANDOWNER RECEIVES ANY MONEY FOR THE TIMBER. TO ASSURE THAT THE LAND OWNER IS AWARE OF THIS OBLIGATION, AND TO PROVIDE DOCUMENTATION FOR THE BOARD OF TAX ASSESSORS, THE ATTACHED AFFIDAVIT MUST BE COMPLETED AND SIGNED BY THE LAND OWNER PRIOR TO THE ISSUANCE OF THE LAND DISTURBANCE PERMIT.

LANDSCAPE ENHANCEMENT STRIP PLANTING
3 GALLON SHRUBS W/ A MATURE HEIGHT OF +/- 30" ARE REQUIRED AT A RATE OF 18 SHRUBS PER 35 L.F. OF ROAD FRONTAGE. THIS PROPERTY HAS 378 L.F. OF ROAD FRONTAGE (-13' FOR APPROVED ACCESS DRIVES).
378 / 13 = 305
305 / 35 = 8.7
8.7 x 18 = 156.6 SHRUBS REQUIRED.
157 SHRUBS PROVIDED, THEREFORE STRIP PLANTING REQUIREMENT HAS BEEN SATISFIED.



BLD

BAKER LAND DESIGN

LANDSCAPE ARCHITECTURE
LAND PLANNING
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TREE PRESERVATION AND REPLACEMENT PLAN FOR TKHC MINISTRIES SRP-2023-00465

LL 101, 11TH DIST., 2ND SECTION

TAX ID: 17010700480 & 17010700100

ADDRESS:
550 LIONS CLUB DR.
MABLETON, GA 30126

OWNER/DEVELOPER/
PRIMARY PERMITTEE:
TKHC MINISTRIES
PO BOX 61
SMYRNA, GA 30081
PHONE: (770) 540-1318

24 HOUR CONTACT:
TERESA GOGGINS
PHONE: (770) 540-1318

ENGINEER:
WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HIGHWAY NW
MARIETTA, GA 30060
PHONE: (770) 324-6192
CONTACT: BILL AGUILAR

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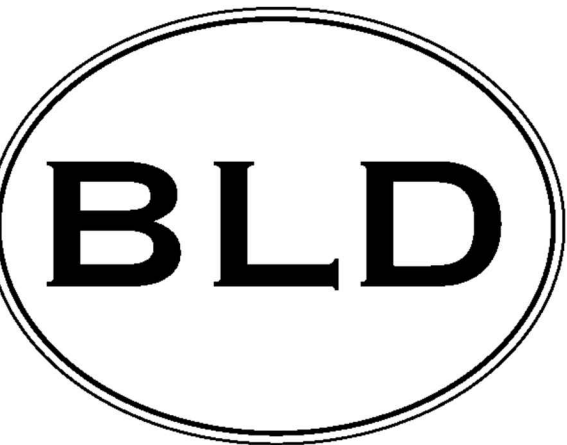
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
TERRY BAKER

CERTIFIED ARBORIST
80-6819A

REVISIONS

7/15/24 PER REVISED SITE PLAN
7/31/24 PER REVISED SITE PLAN

DRAWN BY: BH
CHECKED BY: TB
SCALE: 1"=30'-0"
DATE: 7/10/24
JOB NO.
SHEET 2 OF 3



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CERTIFIED ARBORIST
80-6819A

REVISIONS

7/15/24 PER REVISED SITE PLAN
7/31/24 PER REVISED SITE PLAN

DRAWN BY: BH

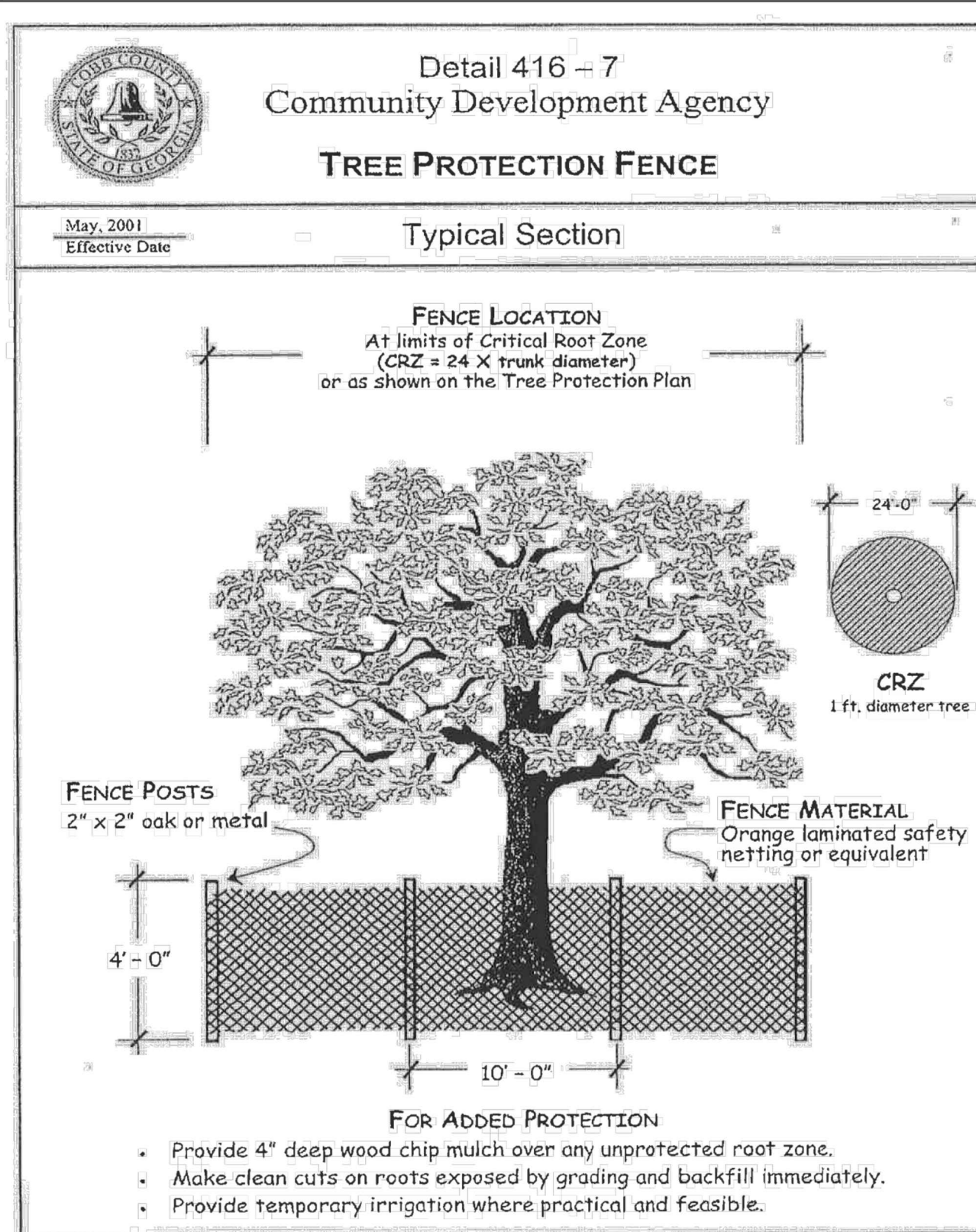
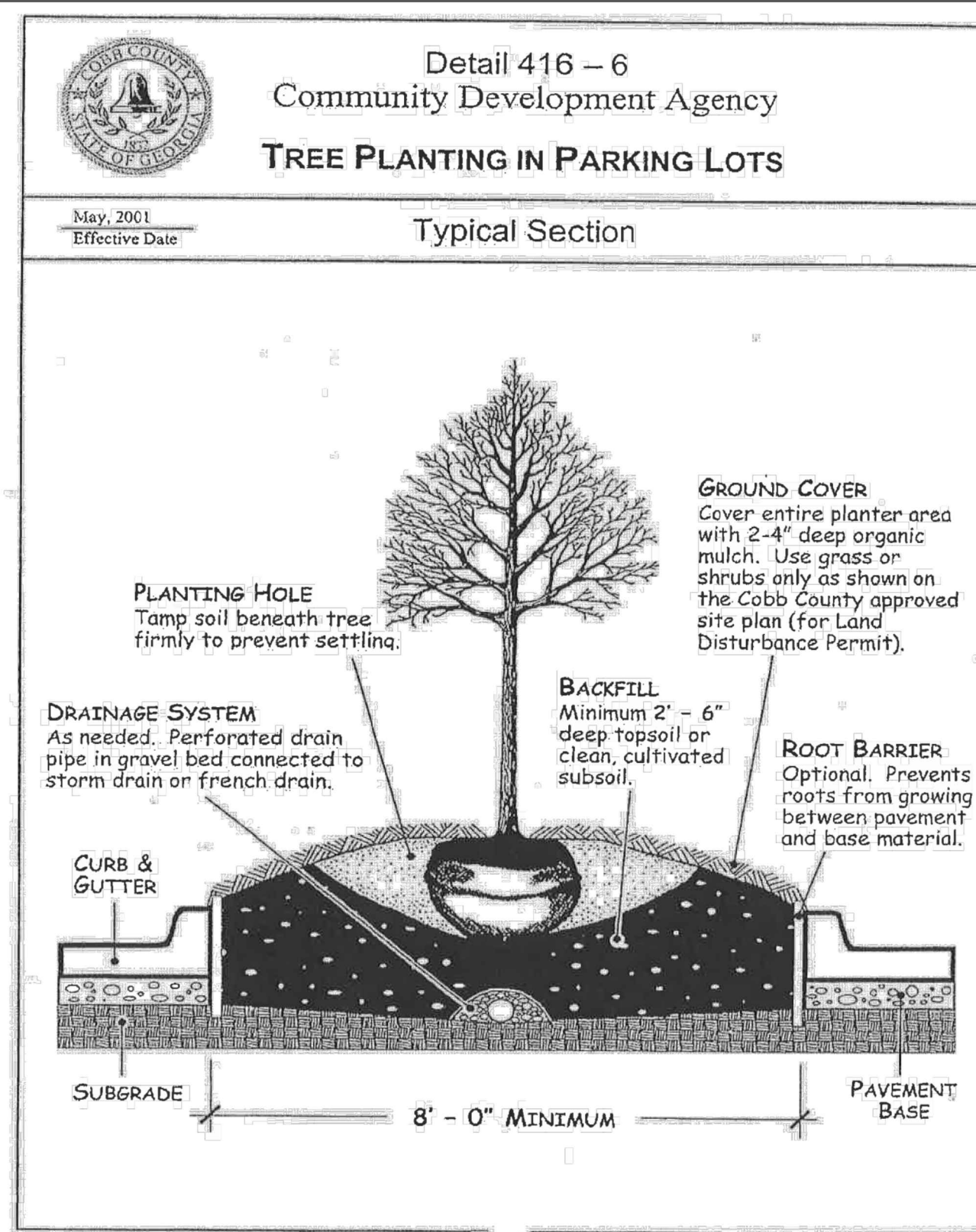
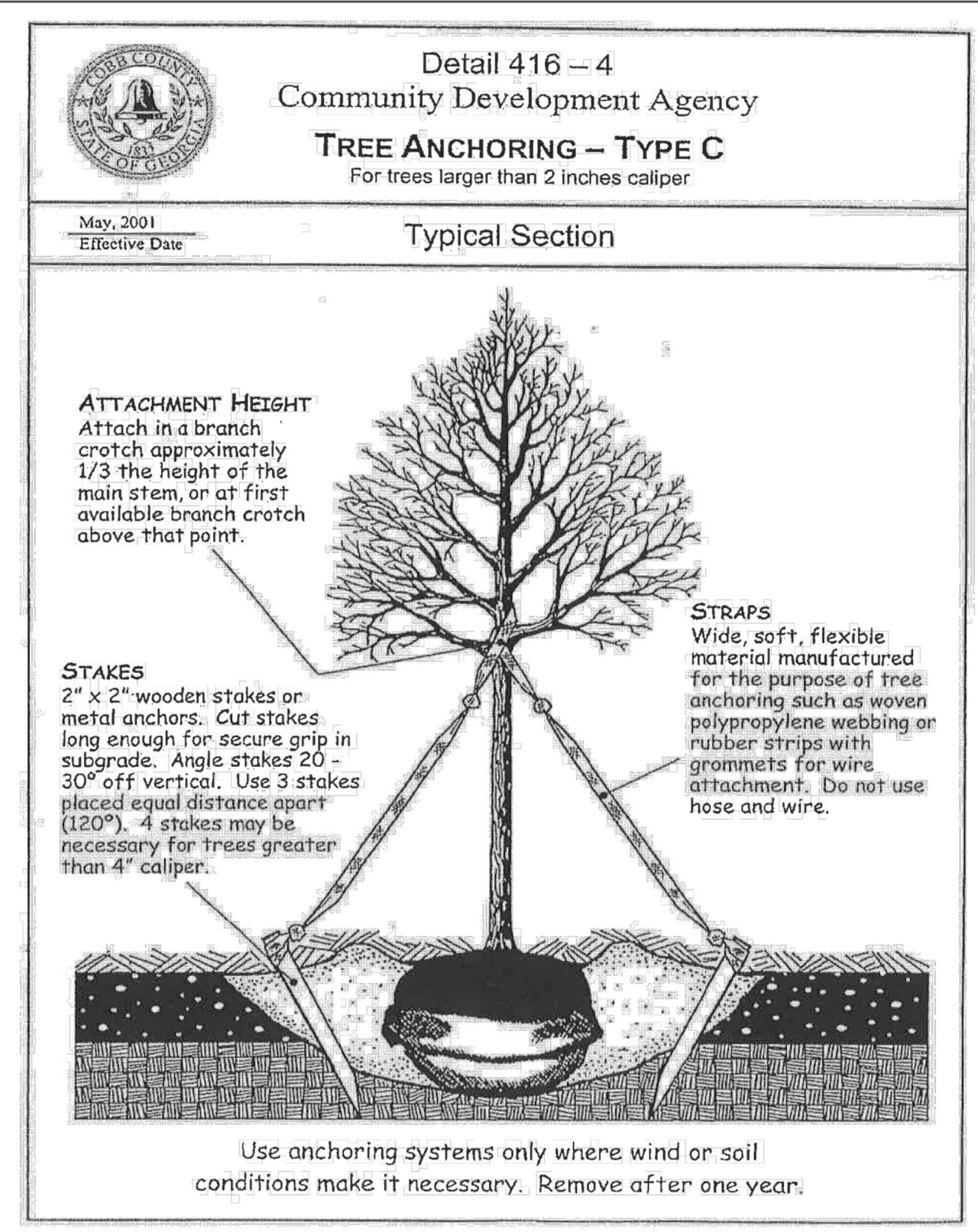
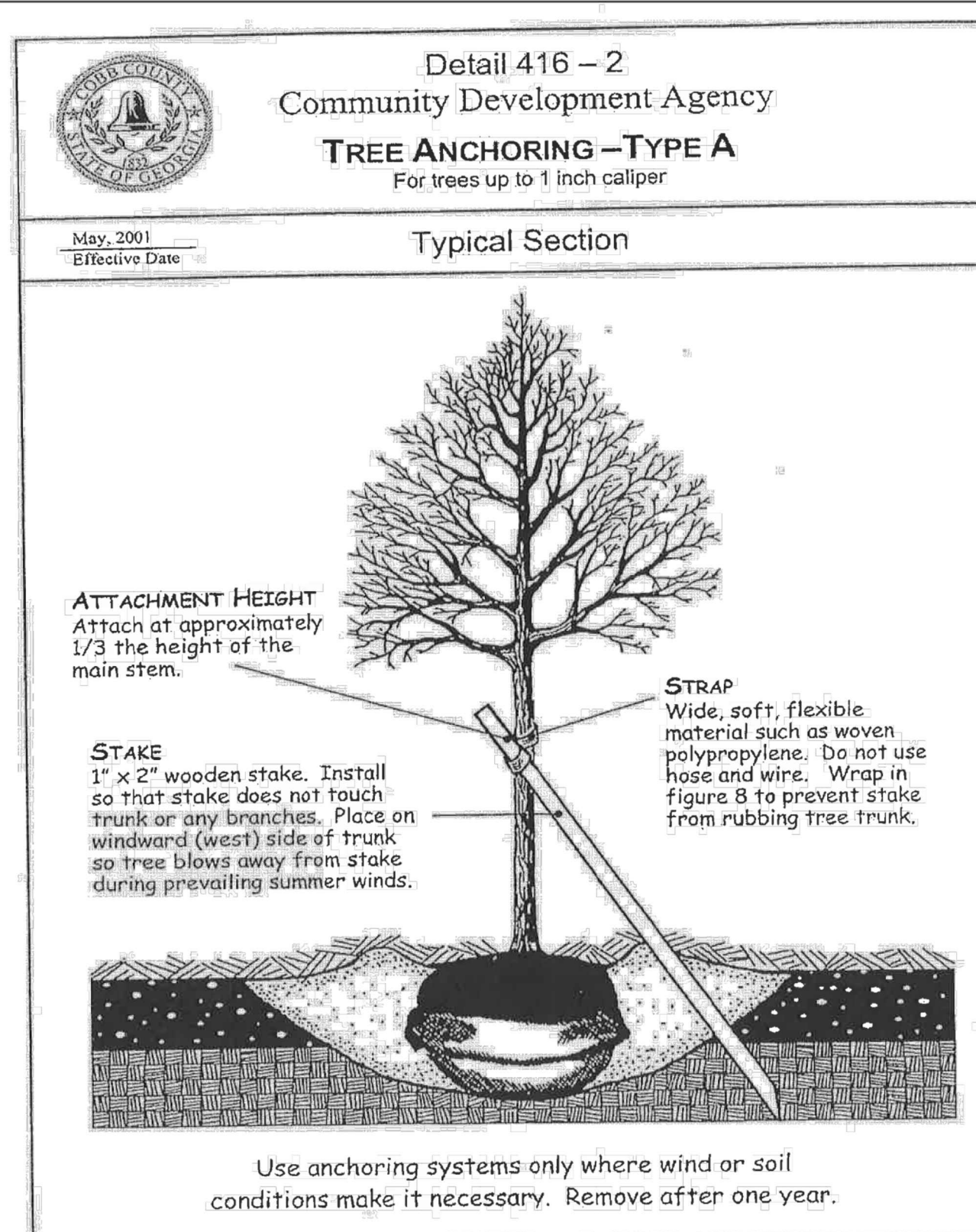
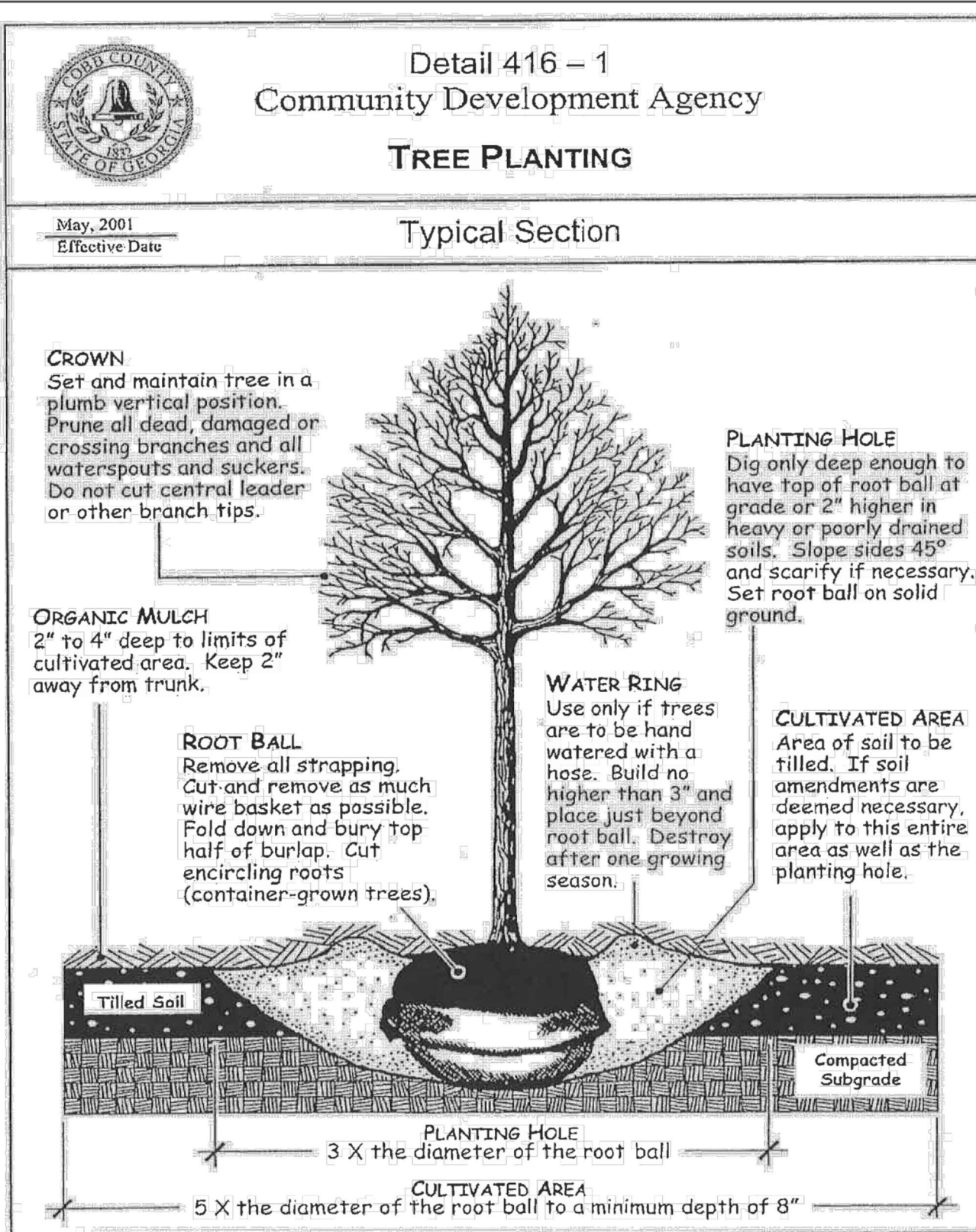
CHECKED BY: TB

SCALE: 1"=30'-0"

DATE: 7/10/24

JOB NO.

SHEET 3 OF 3



To: Cobb County Arborist
From: James T. "Terry" Baker, ISA Arborist SO-6819A
Date: July 10, 2024
Subj: Specimen Tree Report - Lions Club Drive Church Site

This is to report on the condition and surroundings of a specimen size tree that was found on the subject site. The tree noted below was tagged with an aluminum tag.

Tree #	Size (dbh)	Species	Specimen Y/N	Condition
88	44"	Tuliptree	NO	Codominant stems at 2' ht above grade. Included bark. Missing two large limbs; one logged between the stems. Heavy vine growth.

The site is being developed for a proposed church. Large, overhead power lines bisect the site. There are no trees within the power line easement. Most of the site, along the eastern property line (on the east side of the power lines) is 95% hardwood forest. Most of the site to the west of the power lines is open/grassland. Individual trees to remain were located by the surveyor.

Two specimen boundary trees are shown on the plan. They are not affected by the site development.

Photos of Tree #88 - Non-specimen Tuliptree

