



ZONING IMPACT STATEMENT FOR THE REZONING APPLICATION FOR ANDRES ESTRADA

November 25, 2019

Reference:

Application of Andres Estrada to rezone an existing warehouse building on a .589 acre lot from GC to NRC, property located at **1498 Sydney Ann Boulevard Mableton, GA 30126** Land Lot 34 District 18th Cobb County, Georgia

Applicant FUTURE OWNER

Andres Estrada
Applicant address
1806 Veterans Memorial Dr
Austell, GA 30126
Tel (404) 234-0108
E-mail Andres@Automania.Us

Current Owner

Atlanta Safety Brake Service, Inc.
Owner Address
5762 Sydney Ann Court
Mableton, GA 30126
John A. Glore
Tel (678) 898-3819
Fax (404) 875-3366

To Cobb County Zoning Division:

The applicant is seeking a rezone for the property located at **1498 Sydney Ann Ct Mableton, GA 30126 Lot 34 Land Lot 12 District 18th Cobb County, Georgia Parcel 18003400460**. Currently Zoned GC. Rezoned to NRC

- A. **NRC section 134-213 - e** automotive repair establishment means an indoor repair establishment (no outside storage) with fully enclosed service bay(s) with operable door(s) for performing light auto and small truck repair and maintenance within the enclosed service bay(s) (under one ton) such as brakes, oil changes, lubrication, transmission, belts, hoses, inspections, tire mounting and installation and the like. Light automotive repair establishments adjacent to residentially zoned properties shall be required to incorporate noise abatement measures such as, but not limited to, landscaping, fencing, portable noise screen, or other equally effective industry accepted alternative. This amendment shall become effective July 1, 2013. Activities such as battery replacement, light bulb changes, wiper blade replacement, "check engine light" diagnostics, or other minor things done complimentary and the like may be done outside of a retail automotive parts store with non-powered hand tools.

- B. The zoning proposal will not affect the existing use or usability of adjacent or nearby properties, the property was built for light industrial use and the same use is with most properties nearby,

- C. The subject property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility.
- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation, facilities, utilities or schools.
- E. The zoning proposal is consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map with the subject property lying and being in a Neighborhood Activity Center.
- F. There is no substantial relationship between the existing zoning classification of GC which limits the property in terms of its present's utilization and the public health, safety and general welfare.

Property description and proposed use:

Property has .589 Acre with an approximately 5,000sf existing building build of Brick and metal, parking lot is asphalt paved, property is fenced with 6ft metal wire. Has 16 parking spaces which will be reduced to 12 parking spaces.

Property is currently vacant, the propose of use is for light auto repair and maintenance for the cars that are sold at Automania, Inc, a car dealer owned by the applicant.

Automania, Inc. is a car dealership located .8 mile from subject property, located at 1806 Veterans Memorial Drive Austell, GA 30126 where he has been in business for 15 years.

Applicant will have no more that 3 full time mechanics and 3 office staff employees

Applicant will install a dumpster enclosure per county ordinances, will cancel 2 existing bays where loading docks, and will maintain landscape

There will be no heavy trucks or heavy equipment park on site
There will be no outdoor storage
All existing landscape will be kept landscaped and trimmed
Sign will be placed on building per Cobb County Signage ordinances
Will continue maintenance of the existing metal fence

RESPECTFULLY SUBMITTED Dec 5th, 2019

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by 'D' and 'R' in a cursive script. The signature is written over a horizontal line.

Contact Person
Jose De La Rosa
Applicant's Representative
Tel (404) 422-7472
Email Jose@DeLaRosaRealtor.com



RESERVED
 DEC - 5 2019
 COBB CO COMM. DEV. AGENCY
 ZONING DIVISION



RECEIVED
DEC - 5 2019
COBB CO. CLERK
ZONING DEPARTMENT

EXHIBIT "A"
AUTOMANIA SERVICE CENTER
EXISTING CONDITIONS & PROPOSED WORK FOR PROPERTY REZONING
1498 SYDNEY ANN BLVD MABLETON GA 30128

DATE: 11/27/2018
DRAWN BY: M
CHECKED BY:
SCALE:
TITLE:
CONCEPTUAL SITE ELEVATIONS
SHEET NUMBER:
SP 4

NOT RELEASED FOR CONSTRUCTION