



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-3-2023

### **SITE BACKGROUND**

Applicant	Cynthia Jones and Cindy Nash Enterprises LLC
Phone	404-384-4669
Email	cyndyafrica@gmail.com
Representative Contact	Cynthia Jones
Phone	404-384-4669
Email	cyndyafrica@gmail.com
Titleholder	Cyndynash Enterprise LLC and Cynthia Jones
Property Location	Located on the south side of South Gordon Road, east of Factory Shoals Road
Address	674 South Gordon Road
Access to Property	South Gordon Road

### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	R-20, PSC
Current Use of Property	Vacant Commercial
Proposed Zoning	NRC
Proposed Use	Retail
Future Land Use	NAC
Site Acreage	1.43
District	18
Land Lot	413
Parcel #	18041300230, 1804130020, 184041300330
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**

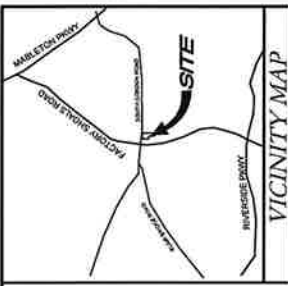
[Click here to enter text.](#)

LOCATED IN  
18TH DISTRICT  
SECTION  
Cobb County,  
GA

**SD GEOMATICS**  
100 WINDSOR COURT  
KENNESAW, GEORGIA 30144  
PHONE: (770) 653-1558

LOG NO.	S GORDON
DRAWN BY	RD
CHECKED BY	RD
DATE	11-23-22
SCALE	1" = 30'

RETRACEMENT / REZONING SURVEY FOR:  
**CINDYSH ENTERPRISE LLC & CYNTHIA JONES**  
17X PARCELS 18041300230, 18041300230, & 18041300240  
675 SOUTH GORDON ROAD MARBLETON, GA 30128  
DEED BOOK 16699, PAGE 1930



**GENERAL NOTES**

A PORTION OF PROPORTION TOTAL SECTION AND TOPOGRAHY DATA FROM THE 1930-5000 DATA COLLECTOR WITH MAGNET STRIPES AND LINEAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAN.

THE HORIZONTAL AND VERTICAL DATUM FOR THIS SURVEY IS BASED ON TOP-NET COORDINATE SYSTEM WEST ZONE 8 & NAD 83.

THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA DATED 11/01/2011. THIS MAP IS LOCATED AT THE DATE OF SAID MAP.

GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID TRIM MAPS UNLESS OTHERWISE NOTED.

UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD EVIDENCE. UNDERGROUND UTILITIES MAY EXIST ON THIS SITE THAT ARE NOT SHOWN ON THIS SURVEY.

**PARKING CALCULATIONS**  
20 PARKING SPACES  
2 HANDICAP SPACES

**TOTAL AREA**  
62,276.4 Sq. Feet  
1.43 Acres

**SURVEYOR'S CERTIFICATION**

THIS PLAN IS A RETRACEMENT OF AN EXISTING PARCEL TO BE REZONED. THE RECORDING OF THIS PLAN DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING OF THIS PLAN DOES NOT AFFECT THE VALIDITY OF ANY OTHER INSTRUMENTS WHICH CREATED THAT PARCEL OR ANY INSTRUMENTS WHICH ARE APPLICABLE TO THAT PARCEL. THE RECORDING OF THIS PLAN DOES NOT AFFECT THE VALIDITY OF ANY LOCAL REGULATIONS OR REQUIREMENTS, OR WITH LOCAL REGULATIONS OR REQUIREMENTS, OR WITH LOCAL REGULATIONS OR REQUIREMENTS, OR WITH LOCAL REGULATIONS OR REQUIREMENTS.

I, THE SURVEYOR, CERTIFY THAT THIS PLAN COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS AS SET FORTH IN O.C.G.A. SECTION 44-1-1. I AM A LICENSED SURVEYOR AND AM REGISTERED FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 44-1-1.

11-28-22  
REC'D DEPT. - 157 3768  
DATE

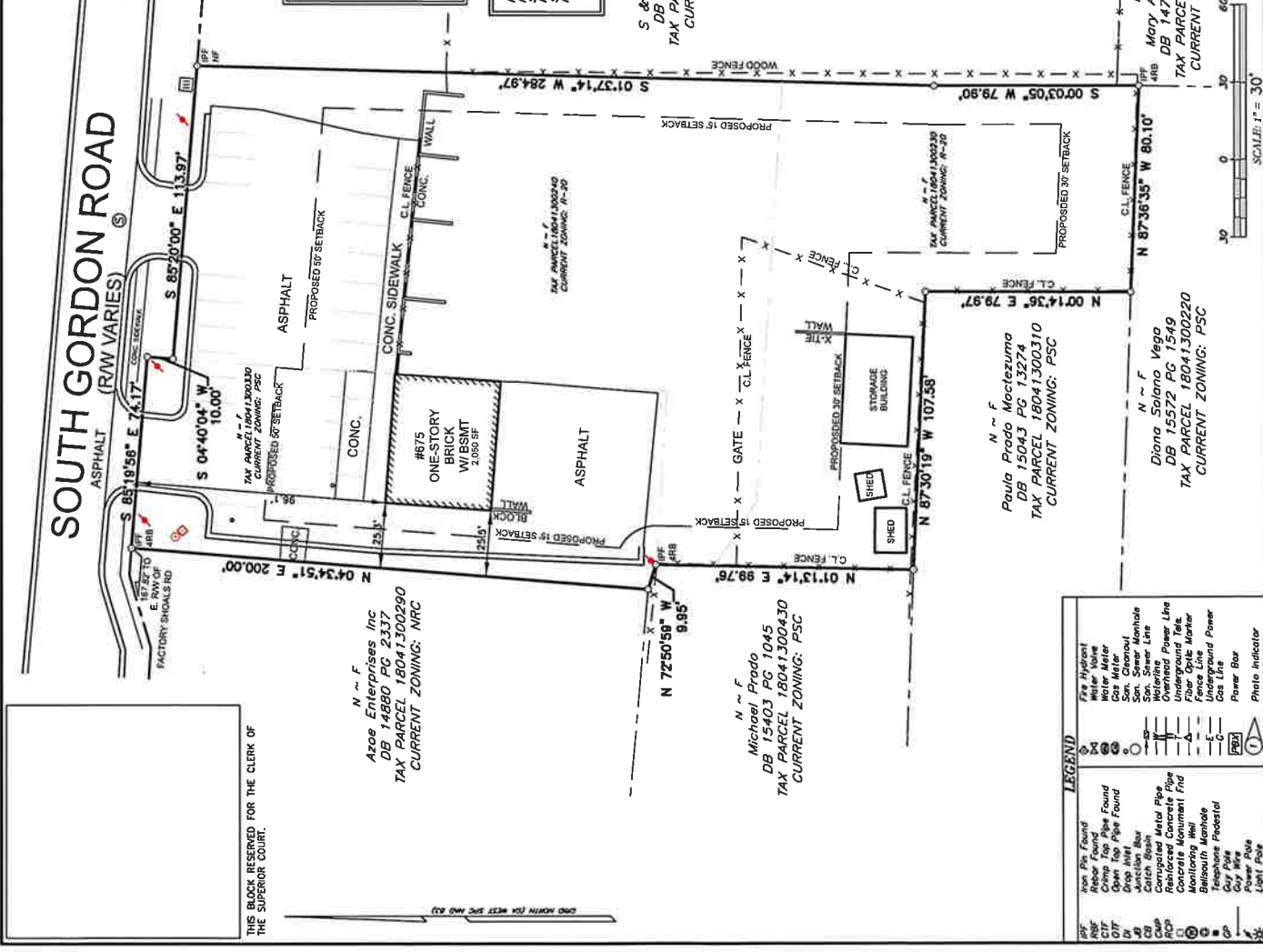
**RECEIVED**  
DEC 01 2022  
Cobb Co. COMM. DEV. AGENCY  
ZONING DIVISION

**PROPOSED ZONING**  
N ~ F  
S & S Kids Zone Inc  
DB 14932 PG 3633  
TAX PARCEL 18041300050  
CURRENT ZONING: GC

**PROPOSED ZONING**  
N ~ F  
Mary Ann Downey  
DB 14741 PG 2579  
TAX PARCEL 18041300060  
CURRENT ZONING: R-20

**PROPOSED ZONING**  
N ~ F  
Paula Prado Mactezuma  
DB 15043 PG 13274  
TAX PARCEL 18041300310  
CURRENT ZONING: PSC

**PROPOSED ZONING**  
N ~ F  
Diana Salano Vega  
DB 15572 PG 1549  
TAX PARCEL 18041300220  
CURRENT ZONING: PSC



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



Application No. 2-3

# Summary of Intent for Rezoning

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_  
\_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Retail Store
- b) Proposed building architecture: Brick and Block Construction
- c) Proposed hours/days of operation: M-F 10AM-9PM, F-S 10AM-10PM,  
Sunday 12:30PM-7PM
- d) List all requested variances: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**  
**(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

\_\_\_\_\_  
\_\_\_\_\_

Zoning Impact Statement for Rezoning  
Cindy Nash Enterprises  
675 South Gordon Road Mableton, GA 30126



1. This is a written, documented analysis of the proposed zoning change with regard to each of the standards governing consideration, (which are enumerated under Cobb County Code of Ordinances, Chapter 134-Zoning, Article II, Division 4, Sec 121 (b(7))) and are as follows:
  - a. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings at and near the Factory Shoals Road Corridor, particularly in view of adjacent and nearby Planned Shopping Center and General Commercial zonings and uses for retail and convenience store sells.
  - b. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties with the subject property. The property is located within an area denominated as a Neighborhood Activity Center (NAC) with commercial intent under Cobb County's Future Land Use Map.
  - 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. Additionally, the present owner of the subject property is suffering an economic detriment by virtue of the disallowance of the proposed use for the entire tract.
  - 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 commercially oriented and is located within a Neighborhood Activity Center (NAC) and is current surrounded by commercially zoned properties (GC, NRC, PSC).
  - f. There are no existing or changing conditions that affect the use of development of the property. Additionally, the proposal of zoning classification is recommended and necessary for full use of the property and due to no established land use planning principles or political considerations which weigh against this application for Rezoning.