



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-5-2023

SITE BACKGROUND

Applicant	Emerson and Gigi Real Estate HoldingsLLC
Phone	678-521-6467
Email	emersonfernandez72@gmail.com
Representative Contact	Adriana Murillo
Phone	678-882-9065
Email	m.adriana0929@gmail.com
Titleholder	Emerson and Gigi Real Estate Holdings, LLC
Property Location	Located on the northeast side of Mableton Parkway and on the southeast side of Gresham Road
Address	6015, 6021, 6041 Mableton Parkway
Access to Property	Mableton Parkway, Gresham Road

QUICK FACTS

Commission District	4-Sheffield
Current Zoning	PSC
Current Use of Property	Shopping Center
Proposed Zoning	GC
Proposed Use	Shopping Center
Future Land Use	CAC
Site Acreage	7.982
District	18
Land Lot	77, 156
Parcel #	18015600090, 18015600410, 18015600450
Taxes Paid	No (\$290.73 due)

FINAL ZONING STAFF RECOMMENDATIONS

[Click here to enter text.](#)



Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: N/A
- c) List all requested variances: N/A

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

- a) Proposed use(s): Event Hall, Ability for More business and a variety of businesses.
- b) Proposed building architecture: same
- c) Proposed hours/days of operation: variable
- d) List all requested variances: N/A.

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

Supporting a non profit organization, TEOT&L foundation

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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).

NO.

11/30/2022

Adriana Murillo

Proposed Rezoning

This application is to propose a rezone for the shopping center located at 6041 Mableton pkwy, Mableton, Ga, 30126. The rezone proposal is to go from PSC to GC. This application does not include any remodeling to shopping center's exterior or interior but simply the zone change.

The proposed zoning will NOT affect the existing business' that are in the shopping center or around the shopping center.

The proposed rezoning will positively affect the business' around because the proposed zone will allow for a variety of businesses to open in this shopping center which will in turn create more clients in the area.

The main reason for the proposal is so that an event venue can be opened in the shopping center. The owner, Emerson, has been working with a non-profit organization Teotl. Teotl is the new tenant in suit 130. This foundation is focused on promoting Mexican culture in Cobb County. The foundation also provides extracurricular activities to youth at a low cost. Currently they have a Mexican folk-dance group that is set to practice in this group.

The foundation plans to use the space to teach a variety of class such as dance, music lessons, art classes, etc. Unfortunately, due to their non-profit status they are unable pay the rent and bills solely on the donations received from parents. Their plan was to be able to rent the space on the weekends for a variety of events and have the space be self-sufficient. This way the foundation can keep providing extracurricular activity for youth at a low cost. The foundation signed a lease is in March and were not aware that the current zoning did not allow for the spaces to also be an event hall until we started applying for the certificate of occupancy. Since March we have done some cosmetic work such as painting, trim work, cleaning up etc. We are unable to look for another place since we have invested money. Luckily Emerson is part of the foundation and is working with us to make the space work. That is why we ask you to carefully consider this rezoning proposal so that the foundation can keep providing these activities for over 70 kids and teens.