



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-27-2023

SITE BACKGROUND

Applicant	Impact Worship Center
Phone	770-436-7766
Email	dratjones1970@aol.com
Representative Contact	Bishop Dr. Arthur T. Jones, Jr.
Phone	904-233-6818
Email	dratjones1970@aol.com
Titleholder	Impact Worship Center, Inc
Property Location	Located on the west side of Queen Mill Road and on the north side of Mableton Parkway
Address	Mableton Parkway
Access to Property	Queen Mill Road

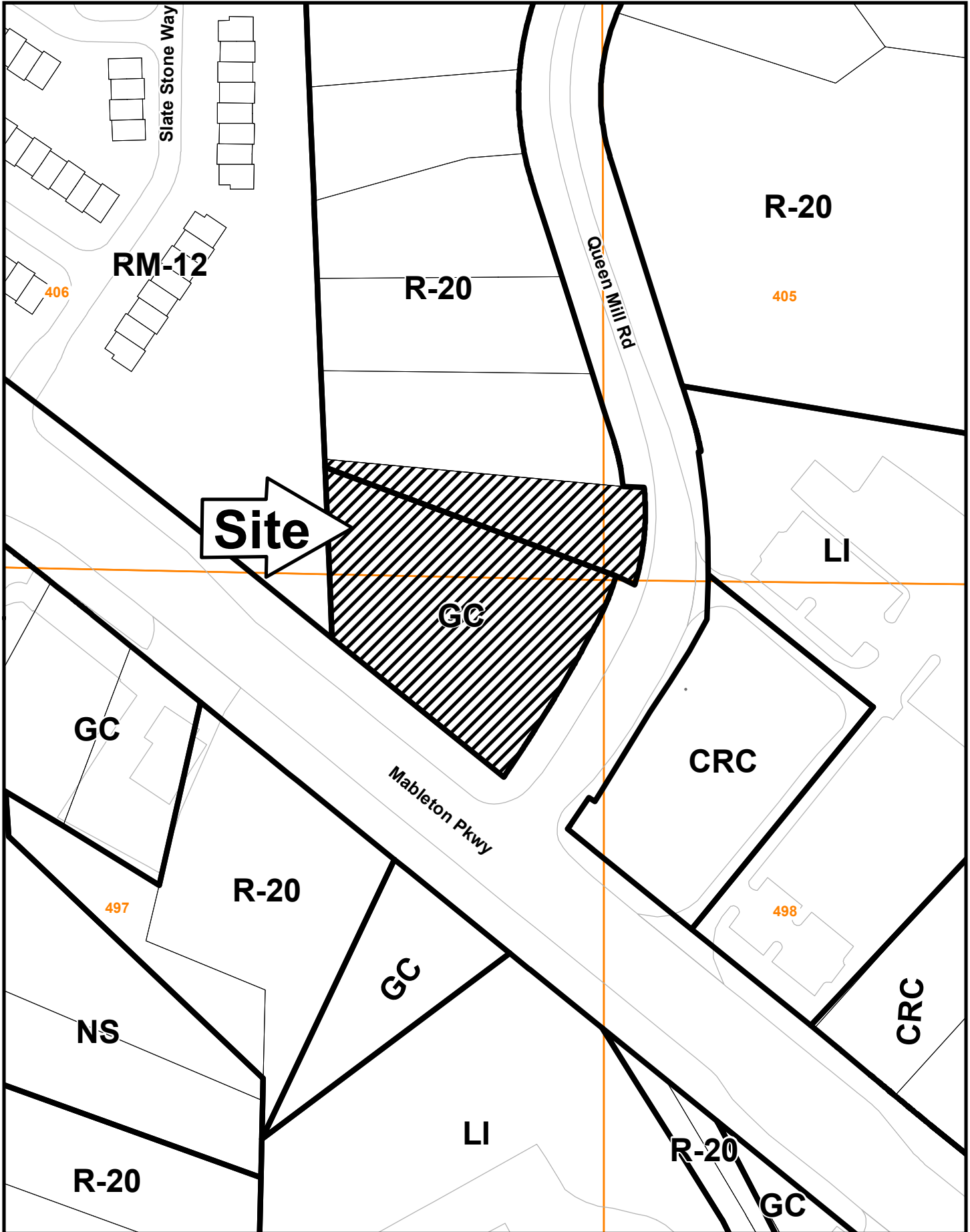
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	R-20, GC
Current Use of Property	Undeveloped, wooded lot
Proposed Zoning	NRC
Proposed Use	Retail
Future Land Use	LDR, CAC
Site Acreage	1.548
District	18
Land Lot	405, 406, 497, 498
Parcel #	18040600080
Taxes Paid	Yes

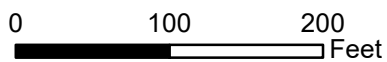
FINAL ZONING STAFF RECOMMENDATIONS



[Click here to enter text.](#)

Z-27 2023 GIS



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-  Zoning Boundary
-  City Boundary



Application No. 2-27

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): _____
- b) Proposed building architecture: _____
- c) List all requested variances: _____

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

- a) Proposed use(s): Neighborhood Retail Commercial (NRC)
- b) Proposed building architecture: Modern brick and stucco design.
- c) Proposed hours/days of operation: Typical retail commercial business hours.
- d) List all requested variances: None at this time.

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

A development of this nature will create jobs, increase food options in our area, and encourage people to spend money in our community while providing a sense of convenience in our neighborhood.

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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). NONE

I. Background and Introduction

The Cobb County zoning ordinance grants the Board of Commissioners the authority to approve applications to amend the Official Zoning Map of Cobb County, Georgia, on a case-by-case basis, provided the amendment aligns with the intent and purpose of the ordinance and the "Future Land Use Map." In this particular case, the property in question falls under this circumstance, hence the reason for this application.

The property is situated at the northwest corner of the intersection of Mableton Parkway and Queens Mill Road in Mableton. As per the Cobb County zoning department, the property currently holds both a residential (R-20) and general commercial district (GC), with a Land Use designation of "Community Activity Center" in the Cobb County Future Land Use Map. Recently, Bishop Jones, on behalf of Impact Worship Center, acquired the property around May 15. No modifications have been made to the property, which presently lacks habitable structures and is primarily undeveloped, with a few trees. Impact Worship Center intends to clear the property, enhance perimeter buffers if necessary, and develop approximately 6,000 sq. ft. of general retail space, to be known as Impact Plaza.

This request from Impact Worship Center is to submit an application to amend the Zoning Maps of the property with TAXID 1804 060 0080, located at the northwest intersection of Mableton Parkway and Queens Mill Road, transitioning it from R-20 and GC to Neighborhood Retail Commercial (NRC). This amendment is sought to enable the development of a 6,000 sq. ft. retail establishment.

The following standards and factors are deemed relevant to the county's zoning powers and will guide the review of all proposed amendments to the official zoning map:

A. *WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.*

At the intersection of Queens Mill and Mableton Highway, there are existing retailers such as Dollar Store and Advance Cycles, catering to the community. Adjacent to these businesses are other retail establishments like Citgo gas stations and Taco Prado. The zoning proposal is suitable given the presence of adjacent and nearby commercial properties.

B. *WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.*

The proposed development consists of general commercial retail with appropriate setbacks from adjacent properties. Furthermore, direct access will be provided to Queens Mill and/or Mableton Parkway, avoiding any disruption to the adjacent properties. Thus, the proposed zoning will not negatively impact the existing use or usability of the adjacent or nearby properties.

B. *WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.*

The property spans approximately 1.5 acres and currently falls within two zoning districts, R-20 (Residential) and GC (General Commercial), making it economically challenging to utilize due to setback and buffer requirements between commercial and adjacent residential districts. Additionally, the proposed access point lies within the R-20 zoning, and the Cobb County Unified Development Code prohibits access to commercial property through a residential zoning district.

D. *WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.*

The proposed development, a 6,000 sq. ft. general retail space, will not result in excessive usage of existing infrastructure. Mableton Parkway and Queens Mill Road are the adjacent roadways to the development, classified as a Minor Arterial and a major collector, respectively. Both roads are not operating at capacity, and the traffic generated from this development will not adversely impact these roadways. Moreover, Cobb County public works has provided capacity letters indicating their willingness to serve the development.

E. *WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN; AND*

The 2023 Future Land Use Map (FLUM) designates the subject site as a Community Activity Center (CAC). Community Activity Centers are intended to cater to the immediate needs of neighborhoods and communities. The proposed general retail development will meet the community's requirements by providing another retail establishment, thereby enhancing the retail experience and improving the quality of life. Furthermore, the FLUM specifies that NRC is a compatible zoning district within the CAC designation.

F. *WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.*

There are no known existing zoning conditions on the property.

G. *WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT HISTORIC BUILDINGS, SITES, DISTRICTS, OR ARCHAEOLOGICAL RESOURCES.*

There are no historic buildings on site and there are no known archaeological resources affected by this zoning proposal.