



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-1-2024

SITE BACKGROUND

Applicant	Mirna Aracely Torres Castro
Phone	678-472-4835
Email	mirnaatorres2013@gmail.com
Representative Contact	Daniel Escobar Torres
Phone	678-360-0907
Email	daniel@torresinsurancega.com
Titleholder	Luis G. Escobar Torres and Mirna A. Torres Castro
Property Location	Located on the east side of Mableton Parkway and on the north side of Community Road
Address	6265 Mableton Parkway
Access to Property	Mableton Parkway, Community Road

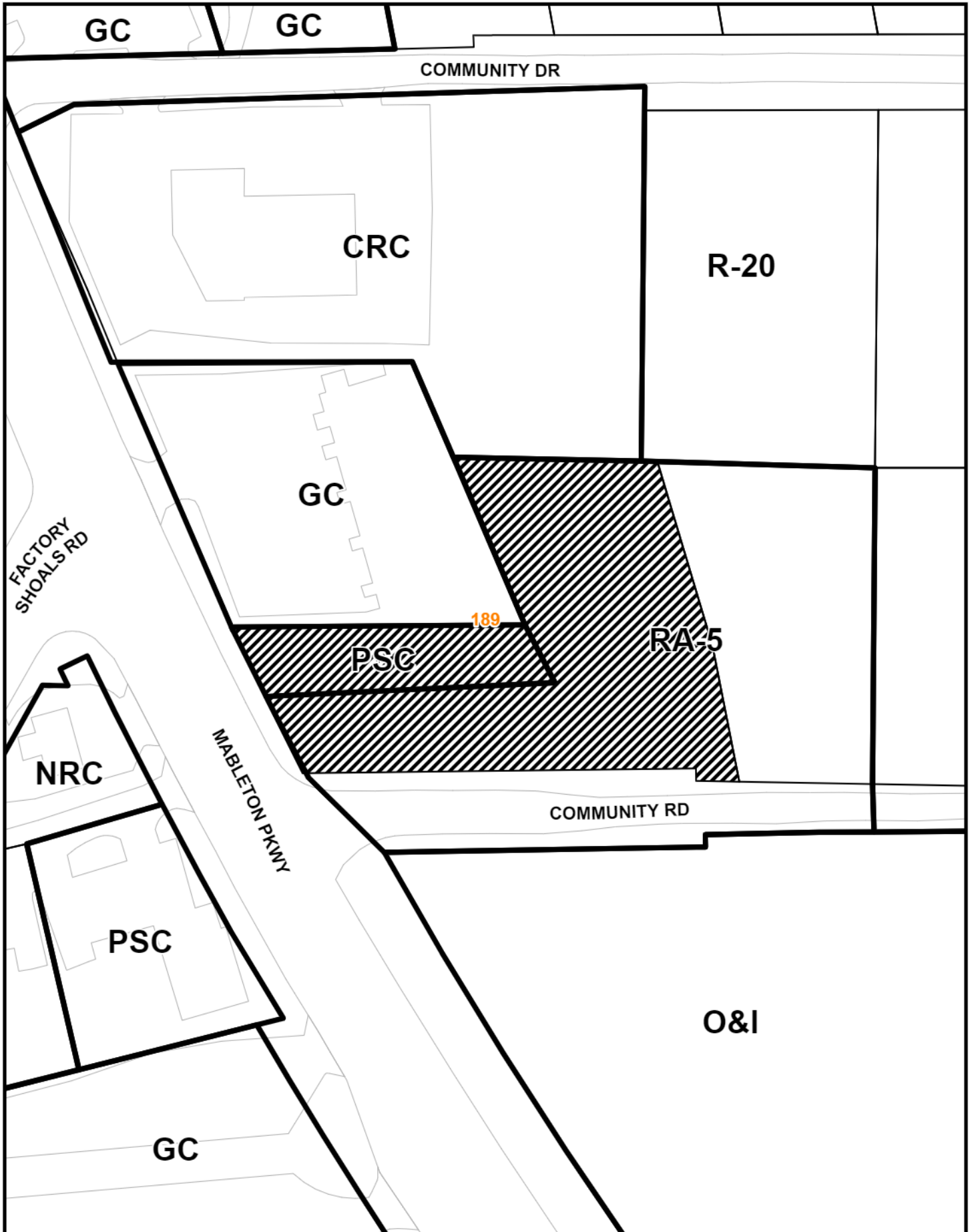
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	RA-5, PSC
Current Use of Property	Undeveloped lot
Proposed Zoning	LRC
Proposed Use	Office
Future Land Use	NAC, LDR
Site Acreage	1.0
District	18
Land Lot	189
Parcel #	18018900250
Taxes Paid	Yes

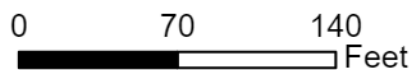
FINAL ZONING STAFF RECOMMENDATIONS



[Click here to enter text.](#)

Z-1 2024 Map



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-  Zoning Boundary
-  City Boundary



02-033

COBB COUNTY ZONING

SITE AREA CALCULATIONS

LOT SIZE = 1.0 ACRES

LOT COVERAGE AREA CALCULATIONS

PROP. BUILDING FOOTPRINT AREA = 2,023 SQ. FT. (0.06 ACRES)
 PROP. DRIVEWAY AREA = 1,000 SQ. FT. (0.03 ACRES)
 PROPOSED IMPROVEMENTS AREA = 25,047 SQ. FT. (0.57 ACRES) 45,096

ZONING

RESIDENTIAL DISTRICT
 SINGLE FAMILY ATTACHED/DETACHED
 RESIDENTIAL DISTRICT

ZONING STIPULATIONS

MIN. LOT 30' SETBACK 7,000 SF
 MIN. DRIVEWAY WIDTH 25'
 SIDE YARD SETBACK 10'
 MAX. BUILDING HEIGHT 50'
 LANDSCAPE BUFFER 10'

NOTES + IMPLICATIONS

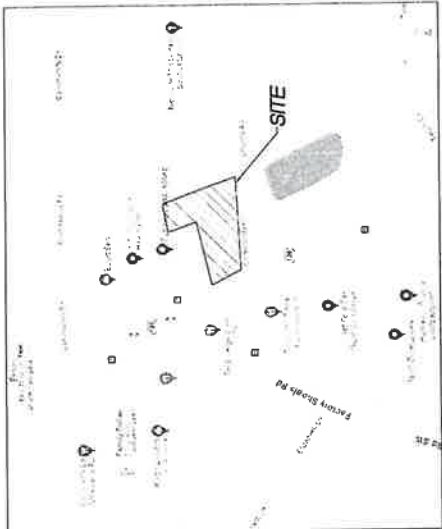
1. LOT NEEDS TO BE REZONED TO GC TO SUPPORT DEVELOPMENT.
2. THE DEVELOPMENT CAN ONLY OBTAIN UP TO 0.1 ACRE OF THE WETLAND AREA. THE LOCATION OF THE BUILDING, A GEOTECHNICAL CONSULTANT WOULD BE RECOMMENDED FOR SOIL ANALYSIS IN THE AREA.

SITE NOTES

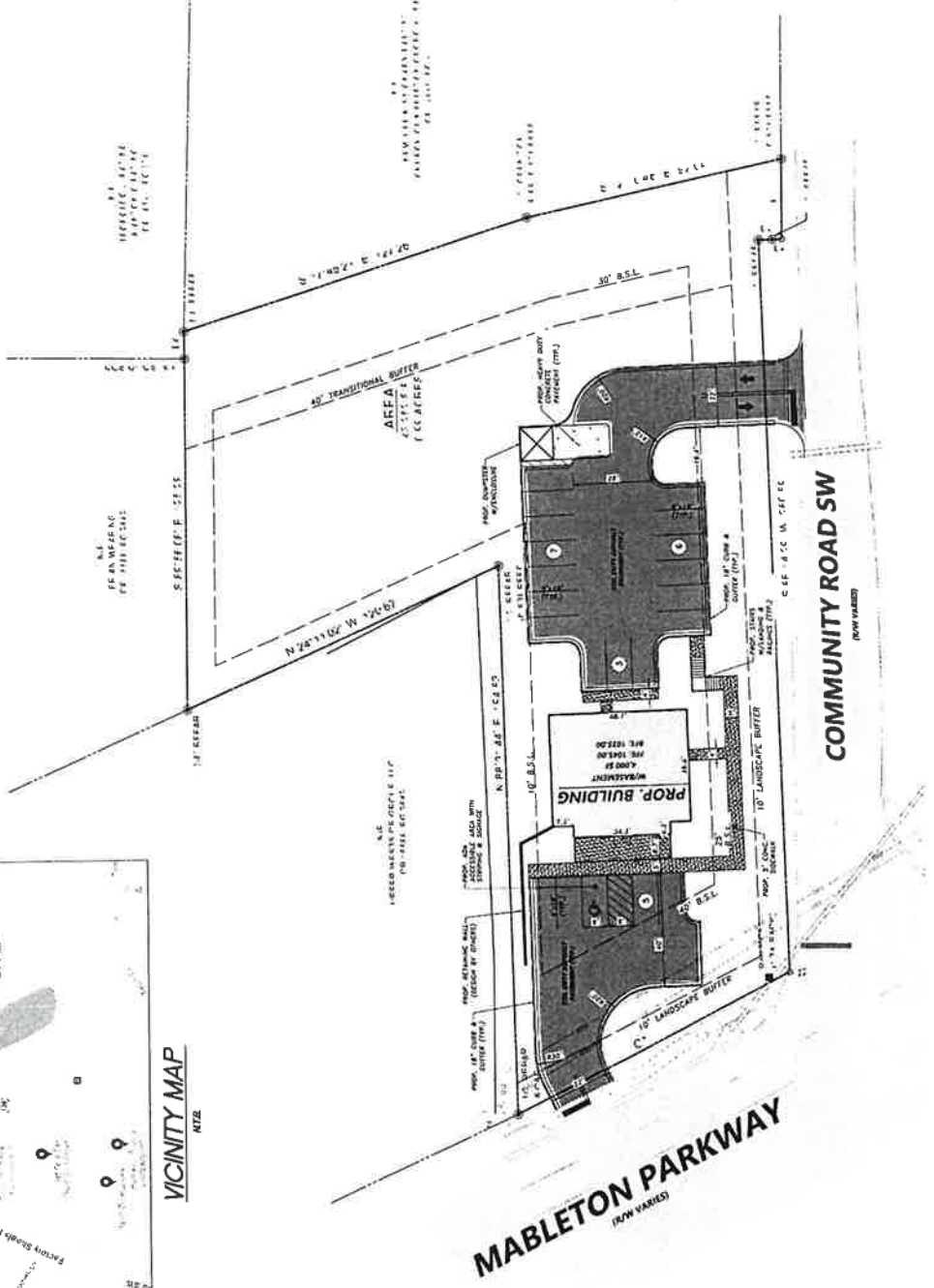
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. REFER TO ADDITIONAL PLANS FOR BUILDING DEVELOPMENT, TREE RETENTION, AND LANDSCAPE BUFFER.
3. ALL DIMENSIONS AND WORK ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
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20. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER
 TORRES INSURANCE AGENCY
 1074 E. VETERANS MEMORIAL HWY,
 LITHIA SPRINGS, GA 30722
 CONTACT: MR. DANIEL ESCOBAR TORRES
 EMAIL: daniel@torresinsurance.com

CIVIL ENGINEER
 JDM CONSULTANTS, LLC
 P.O. BOX 366411
 ATLANTA, GA 30338
 PHONE: 202.266.1548
 CONTACT: DARRINEL JOHNSON
 EMAIL: djohnson@jdmconsultants.com



VICINITY MAP
 (FOR REFERENCE)



MABLETON PARKWAY
 (FOR REFERENCE)



COMMUNITY ROAD SW
 (FOR REFERENCE)

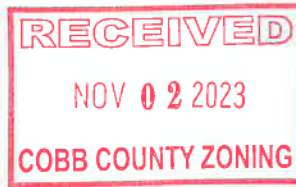
Z-1 2024 Aerial Map



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-  Zoning Boundary
-  City Boundary



Application No. 2-1

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): 4,000 SF Commercial Insurance Office.

b) Proposed building architecture: Modern farmhouse with brick veneer on the front.

c) List all requested variances: N/A

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

a) Proposed use(s): Commercial Insurance Office

b) Proposed building architecture: Modern farmhouse with brick veneer on the front.

c) Proposed hours/days of operation: Monday through Friday 11:00 a.m. until 7:00 p.m.

d) List all requested variances: _____

N/A

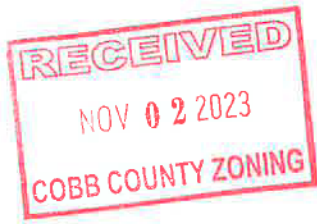
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Part 3. Other Pertinent Information (List or attach additional information if needed)

N/A

.....
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.



IMPACT STATEMENT
Torres Insurance
Application for Rezoning

Parcel No.	Current Zone	Proposed Zone	Proposed Use	Area
18018900250	RA-5	LRC	Limited Retail Commercial – Insurance Office	0.99 acre

The purpose of the rezoning of Parcel 18018900250 is to remove the residential use restriction and allow for the construction of a single, small, one-story-on-a-basement, limited commercial-use building. The owner is looking to expand her current business interests as currently established at a nearby location on Mableton Pkwy.

The following narrative summarizes the impacts of the rezoning to the surrounding area according to the criteria listed in paragraph nine (9) of the “Requirements for Completing Application for Rezoning – Cobb County, Georgia” document:

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property:

Yes, the zoning proposal brings the use of the subject parcel in line with the surrounding commercial uses on the parcels immediately surrounding it.

(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

Pursuant to the condition outlined in item (a) above, no existing use or usability of adjacent or nearby property will be adversely affected. To the contrary, it would be reinforced by the further establishment of this area as a commercial enterprise hub.

(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

Due to the immediate commercial adjacencies, the subject parcel is not an ideal location for residential development. Should residential development be pursued, livability and marketability of the resulting units would be hampered by the traffic patterns and noise, light pollution, lack of walkability, and public nature of the property uses immediately adjacent to the subject property.



(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 zoning proposal will not cause an excessive or burdensome use of these elements of the community. In fact, the new use will enhance them by encouraging the existing client base that is being serviced by the owner's location just across the street to continue their already established pattern of patronizing Mableton establishments. A minimal but entirely manageable load will be introduced on existing streets, transportation facilities, utilities of schools, not by the new use itself, but perhaps another business moving into the space from which the owner may relocate.

(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan:

The Future Land Use Plan of the Cobb County 2040 Comprehensive Plan shows the use for the subject parcel as a Neighborhood Activity Center (NAC). The document's description of the NAC is as follows:

"Neighborhood Activity Centers provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores. Compatible Zoning Districts, Policy Guidelines and Small Area Policy Guidelines for this category are listed below.

COMPATIBLE ZONING DISTRICTS:

SC, LRO, LRC, OS (special exceptions), NRC, PVC, UVC, RSL (supportive & non-supportive)"

(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:

It is our opinion that approval of the zoning proposal will enhance the economic viability of Mableton and its surrounding areas, thereby discouraging the blight so endemic to areas where small business interests are either disregarded or outright opposed. Furthermore, the proposed architecture and site design not only comply with the Cobb County Architectural Guidelines for development, redevelopment or building renovations and the Design Guidelines for Mableton Parkway and Veterans Memorial Highway, but will beautify a vital community-connecting artery. No grounds for disapproval can be identified at this time.

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DATE: 10/26/2023
 ISSUED FOR REVIEW

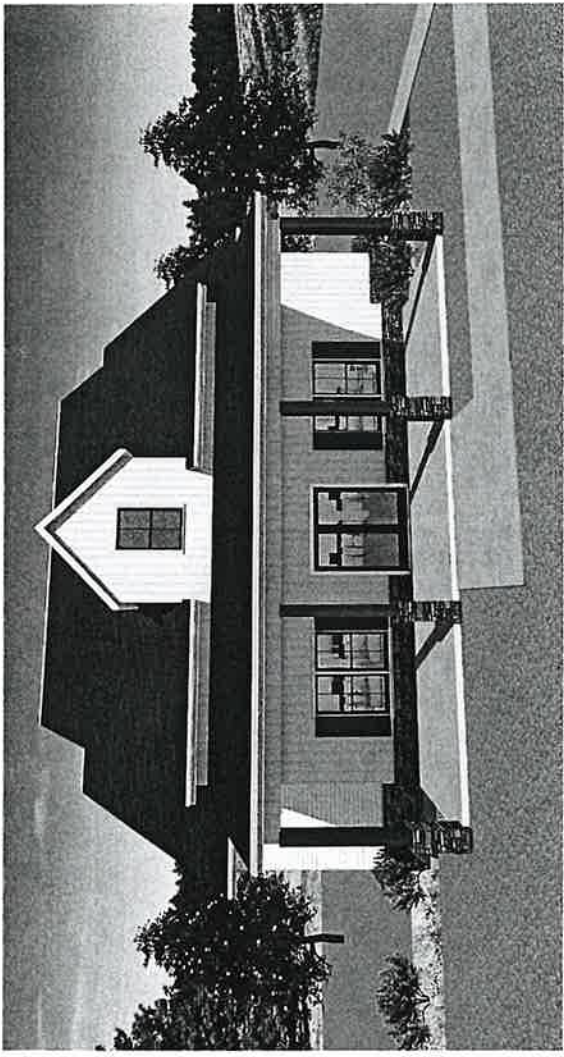
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PROJECT ADDRESS:
 8285 MABLETON PARKWAY
 MABLETON, GA 30128

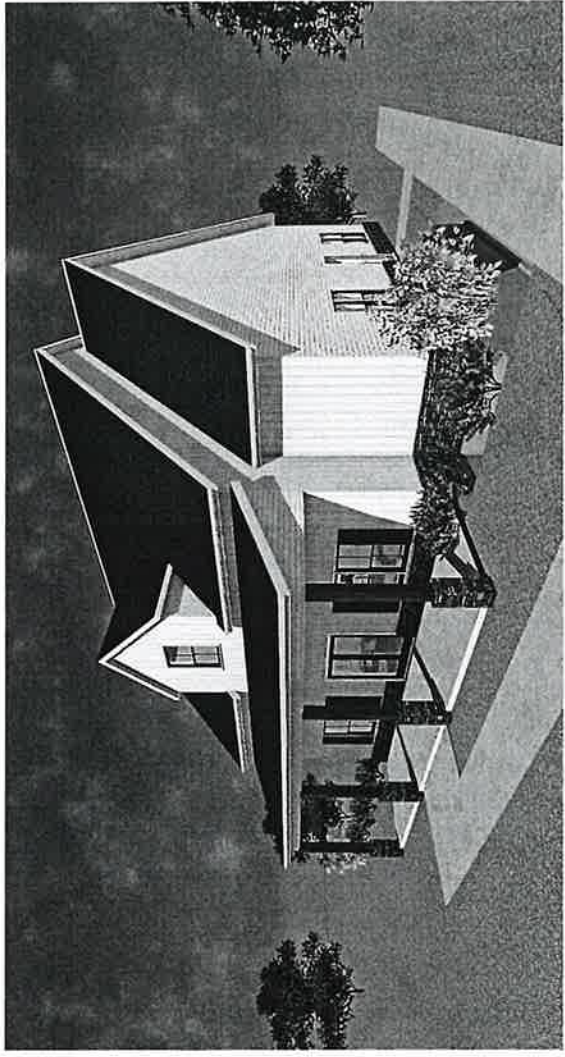
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 MR. DANIEL ESCOBAR TORRES,
 MR. LUIS ESCOBAR TORRES, &
 MRS. MIRNA TORRES CASTRO

3D EXTERIOR VIEWS

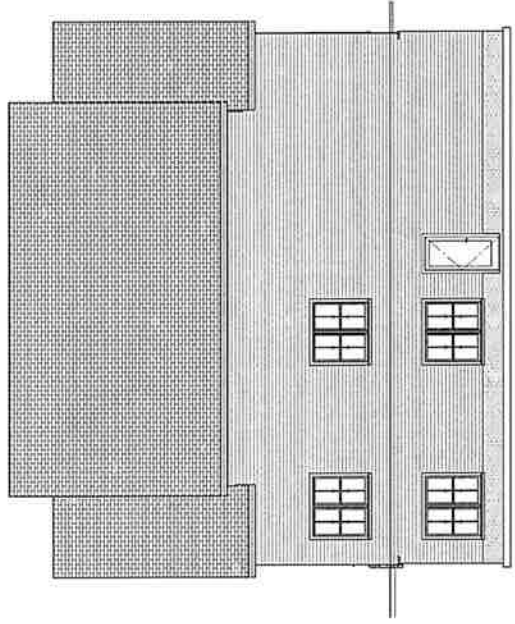
A-02



FRONT VIEW - FACING MABLETON PARKWAY

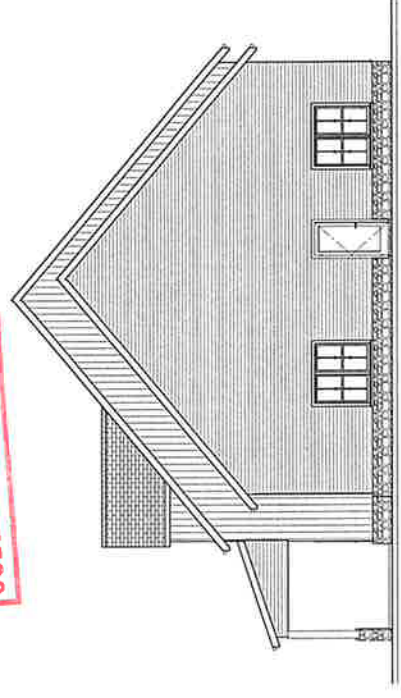


FRONT CORNER VIEW - FACING MABLETON PARKWAY & COMMUNITY DRIVE



REAR VIEW - FACING THE REAR OF THE PROPERTY

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 COBB COUNTY ZONING



SIDE EXIT VIEW - FACING COMMUNITY DRIVE

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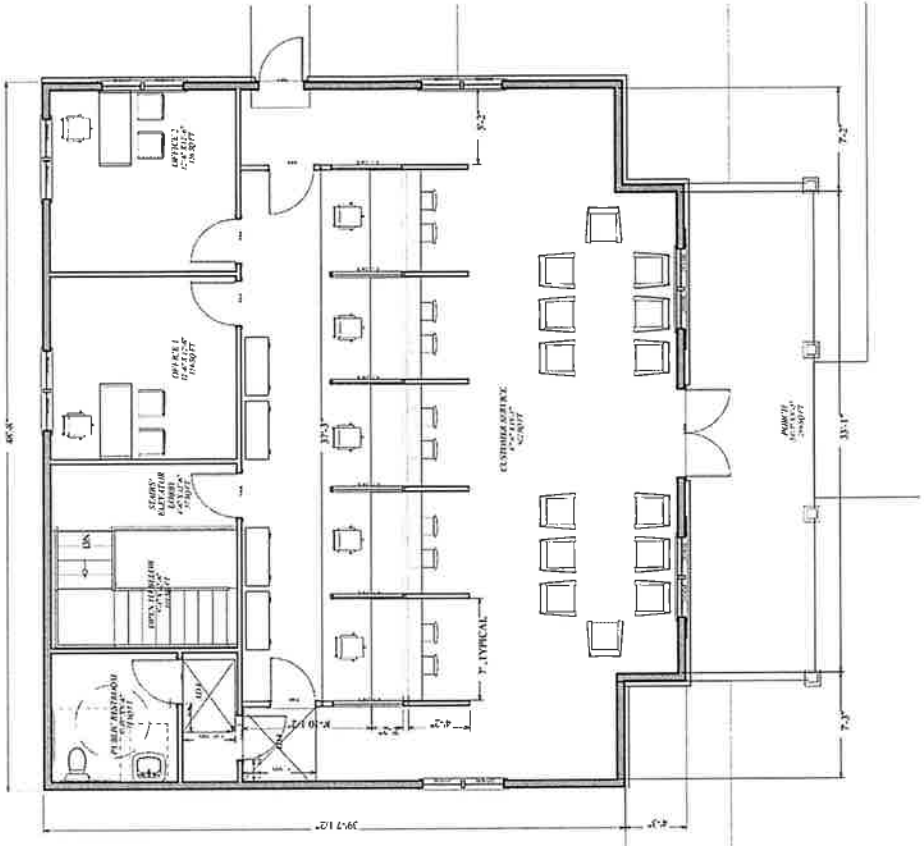
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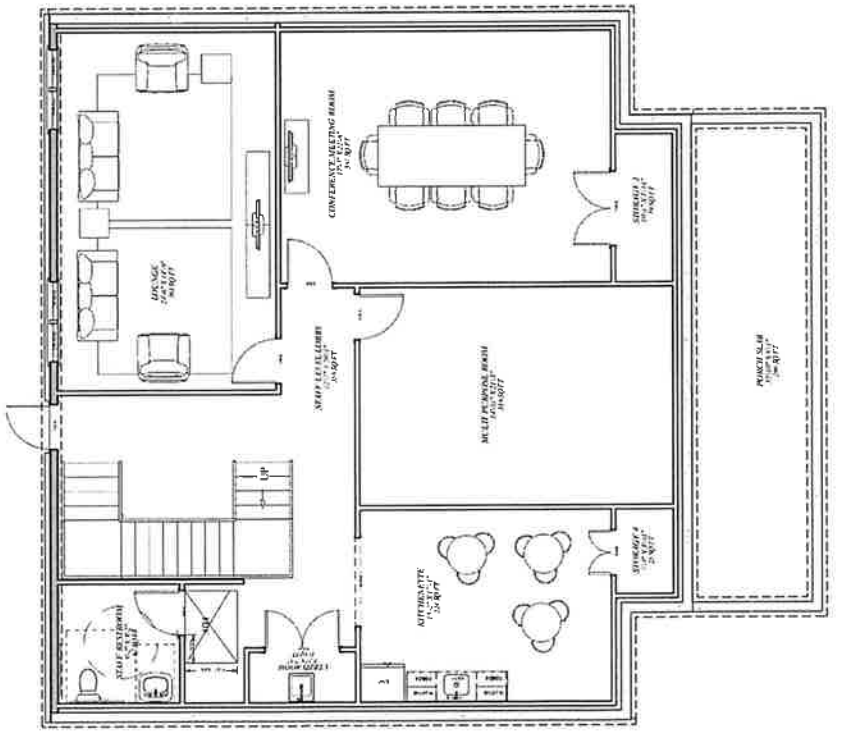
PREPARED FOR:
 MR. DANIEL ESCOBAR TORRES, MR. LUIS ESCOBAR TORRES, & MRS. MIRNA TORRES CASTRO

FLOOR PLANS -
 NEW WORK/
 PROPOSED

A-01



2 - FLOOR PLAN - NEW WORK/PROPOSED | MAIN/CUSTOMER LEVEL | Scale: 1/4" = 1'-0"



1 - FLOOR PLAN - NEW WORK/PROPOSED | BASEMENT/STAFF LEVEL | Scale: 1/4" = 1'-0"

