



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-10-2024

SITE BACKGROUND

Applicant	Paul A Edjua (POPOL LLC)
Phone	530-848-5863
Email	pedjua@yahoo.com
Representative Contact	Paul A Edjua
Phone	530-848-5863
Email	pedjua@yahoo.com
Titleholder	POPOL, LLC
Property Location	Located on the west side of Austell Road and on the south side of Warren Drive
Address	4878 Austell Road, Warren Road
Access to Property	Warren Road

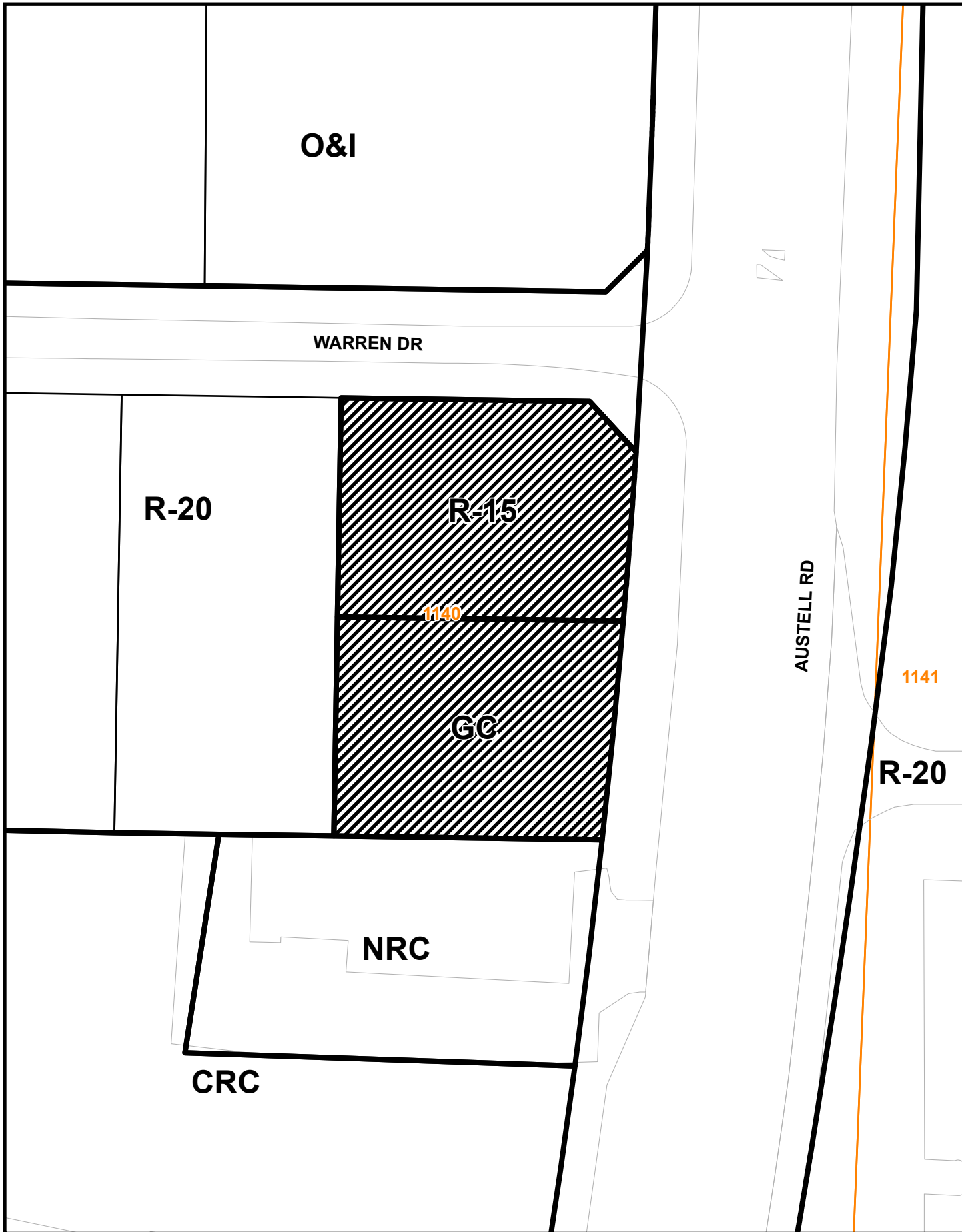
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	GC, R-15
Current Use of Property	Undeveloped lots
Proposed Zoning	NRC
Proposed Use	Retail Center
Future Land Use	NAC
Site Acreage	0.642
District	19
Land Lot	1140
Parcel #	19114000500, 19114000530
Taxes Paid	Yes

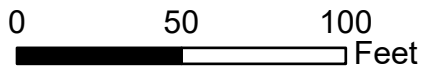
FINAL ZONING STAFF RECOMMENDATIONS



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Z-10 2024 Map



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-  Zoning Boundary
-  City Boundary

2-10-2024
 (A)B-C(1)D(1)E(1)F(1)G(1)H(1)I(1)J(1)K(1)L(1)M(1)N(1)O(1)P(1)Q(1)R(1)S(1)T(1)U(1)V(1)W(1)X(1)Y(1)Z(1)
 JAN 31 2024
 COBB COUNTY ZONING

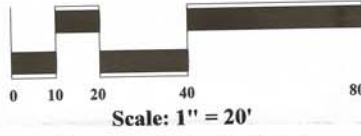
Rezoning Plat

4878 Austell Road

Cobb County, Georgia Land Lot 1140, 19th District, 2nd Section

prepared for:

Popol, LLC
 1360 Little Willeo Road
 Marietta, Georgia 30068



September 6, 2023

Site Data

Total Site Area: .641 AC
 Existing Zoning: R-15 & GC
 Proposed Zoning: NRC
 Building Area Shown: 6,485 SF
 Parking Shown: 34 spaces
 NRC Building Lines:
 ***front: 50' (variance requested to 15')
 side:
 rear:

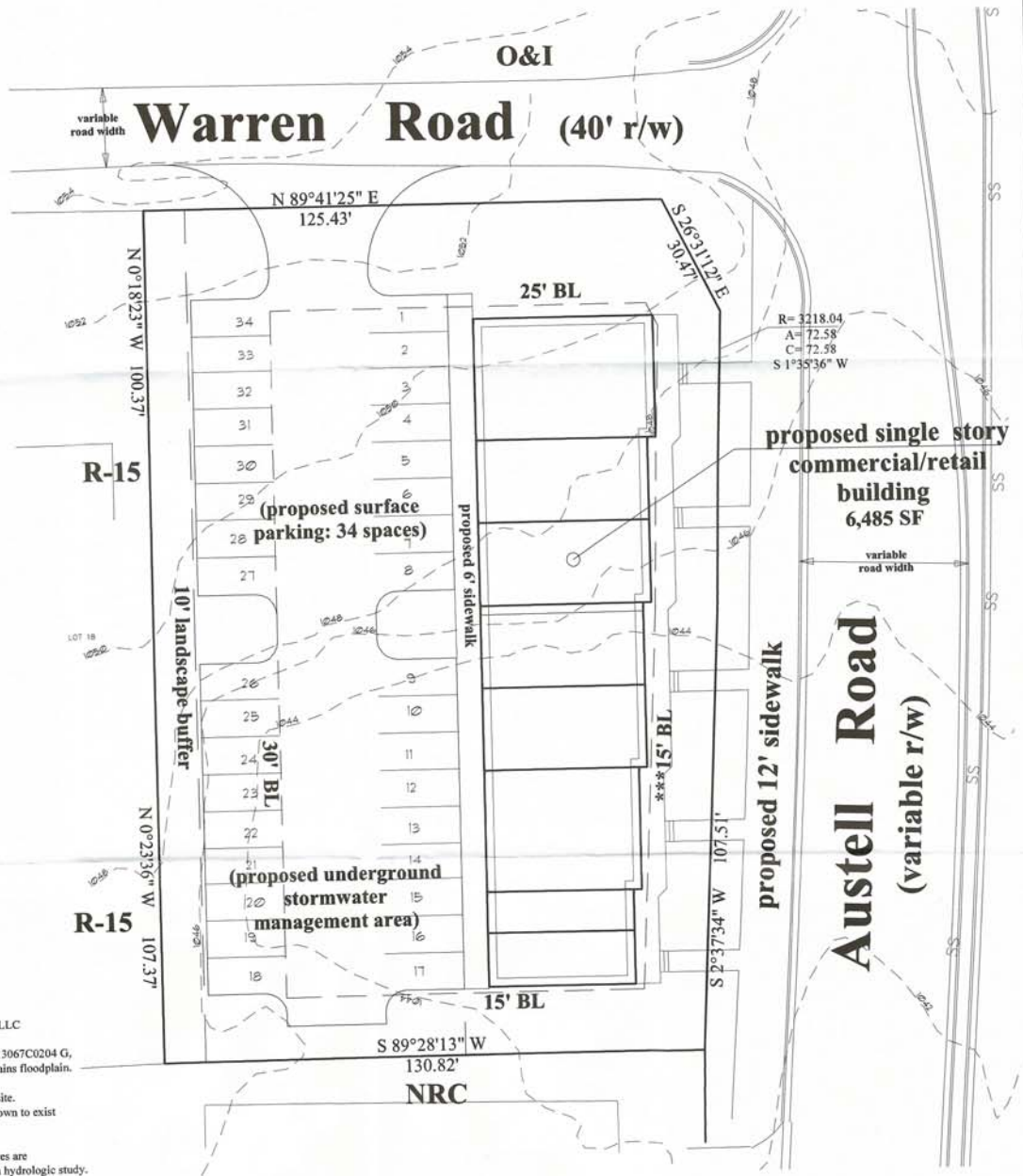


DGM

LAND PLANNING
 CONSULTANTS, INC.



1635 Old Hwy 41
 SUITE 112-314
 KENNESAW GA 30152
 770-514-9006
 DGMLPC.COM



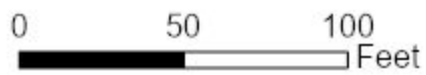
General Notes:



1. Boundary taken from Combination Plat for Popol, LLC
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0204 G, December 16, 2008, no portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. No streams and/or wetlands are known to exist on site.
6. No archeological or architectural landmarks are known to exist on site.
7. No utility easements are known to exist on site.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.

Z-10 2024 Aerial Map



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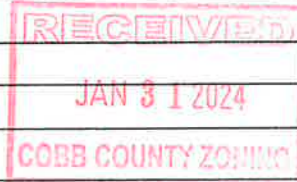


-  Zoning Boundary
-  City Boundary

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: _____
- _____
- _____
- _____



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

- a) Proposed use(s): Retail strip Center
 - b) Proposed building architecture: 1 or 2 Story building ~ 6500 sqft
Modern/Contemporary
 - c) Proposed hours/days of operation: Daily 8am - 9pm
 - d) List all requested variances: front 50' (variance requested to 15')
- _____
- _____

.....
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).

NRC-Zoning for 4878 Austell rd



(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 NRC-zoning will be ideal for this piece of land given the continuous development of the Austell city and Austell Rd and the need for this type of zoning to help the neighborhood.

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

The nearby properties will not be adversely affected by this Zoning.

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

It's partly currently zoned as a GC, and this of course is a great economic use. But understanding that the property is delineated withing an expanding neighborhood activity it will be better served for the community to have a NRC (Neighborhood retail commercial).

(d) Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

There is no anticipation of excessive or burdensome use of the existing streets, transportation, utilities within the proposed NRC zoning. This might be a concern for the current GC- zoning of part of the property.

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

Yes, it is in conformity with the policy and intent of the land use plan.

(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.

The neighborhood around the land and in general the area of Austell City along this area has been having a lot of development with multiple residential dwellings being constructed or already built. These Residential development which will benefit from a NRC-zoning .