



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-19-2024

SITE BACKGROUND

Applicant	JeLen Holdings, Inc
Phone	404-754-7115
Email	lenesia.cooper@comcast.net
Representative Contact	Lenesia Cooper
Phone	404-754-7115
Email	lenesia.cooper@comcast.net
Titleholder	JeLen Holdings, Inc.
Property Location	Located on the west side of Mableton Parkway, north of South Gordon Road
Address	Mableton Parkway
Access to Property	Mableton Parkway

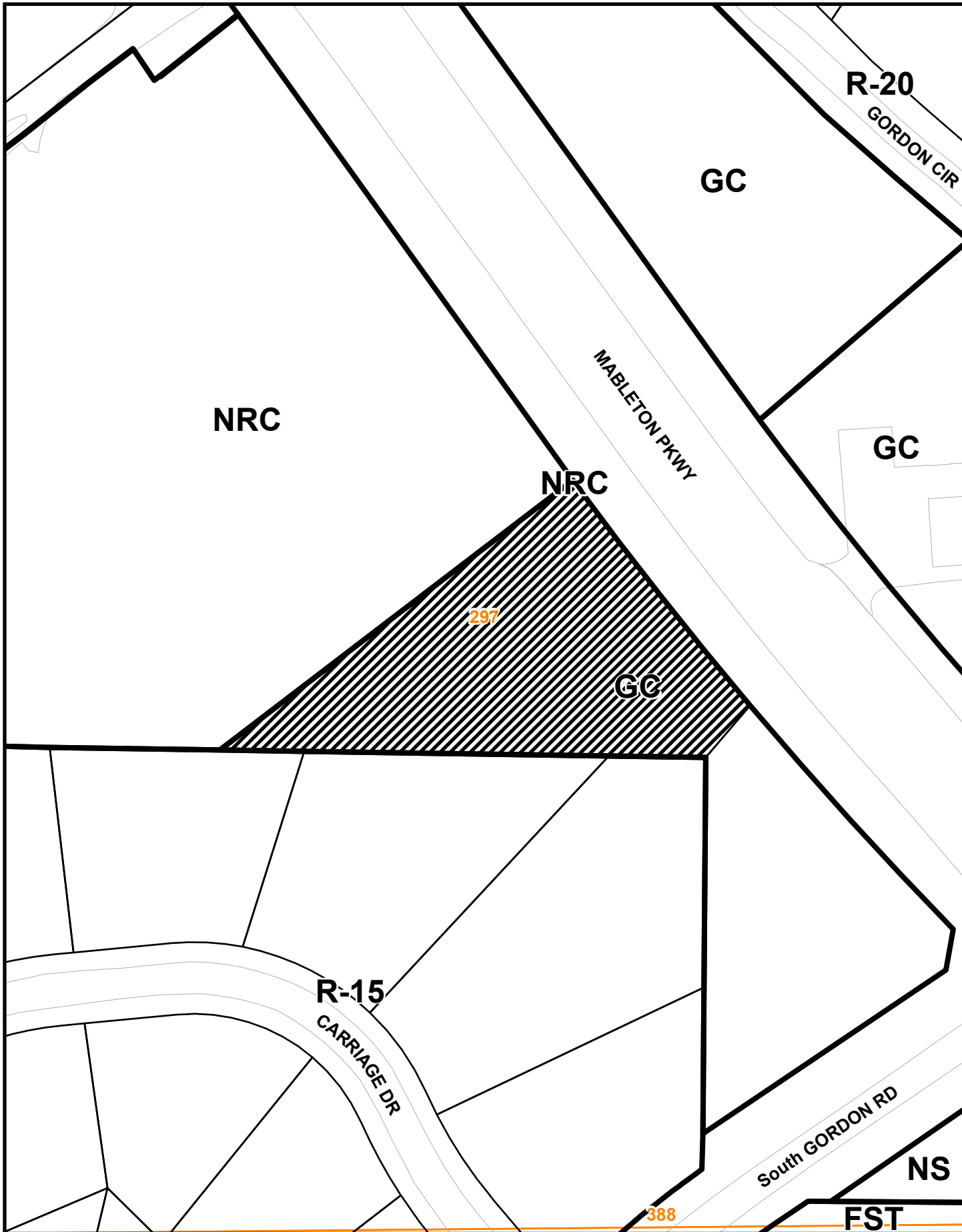
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	GC
Current Use of Property	Undeveloped lots
Proposed Zoning	NRC
Proposed Use	Office, Retail, Restaurant
Future Land Use	NAC
Site Acreage	0.787
District	18
Land Lot	297
Parcel #	18029700390
Taxes Paid	Yes

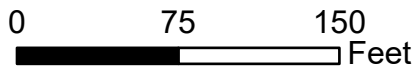
FINAL ZONING STAFF RECOMMENDATIONS

[Click here to enter text.](#)

Z-19 2024 Map



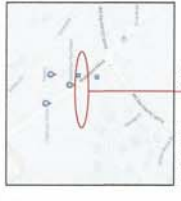
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- Zoning Boundary
- City Boundary

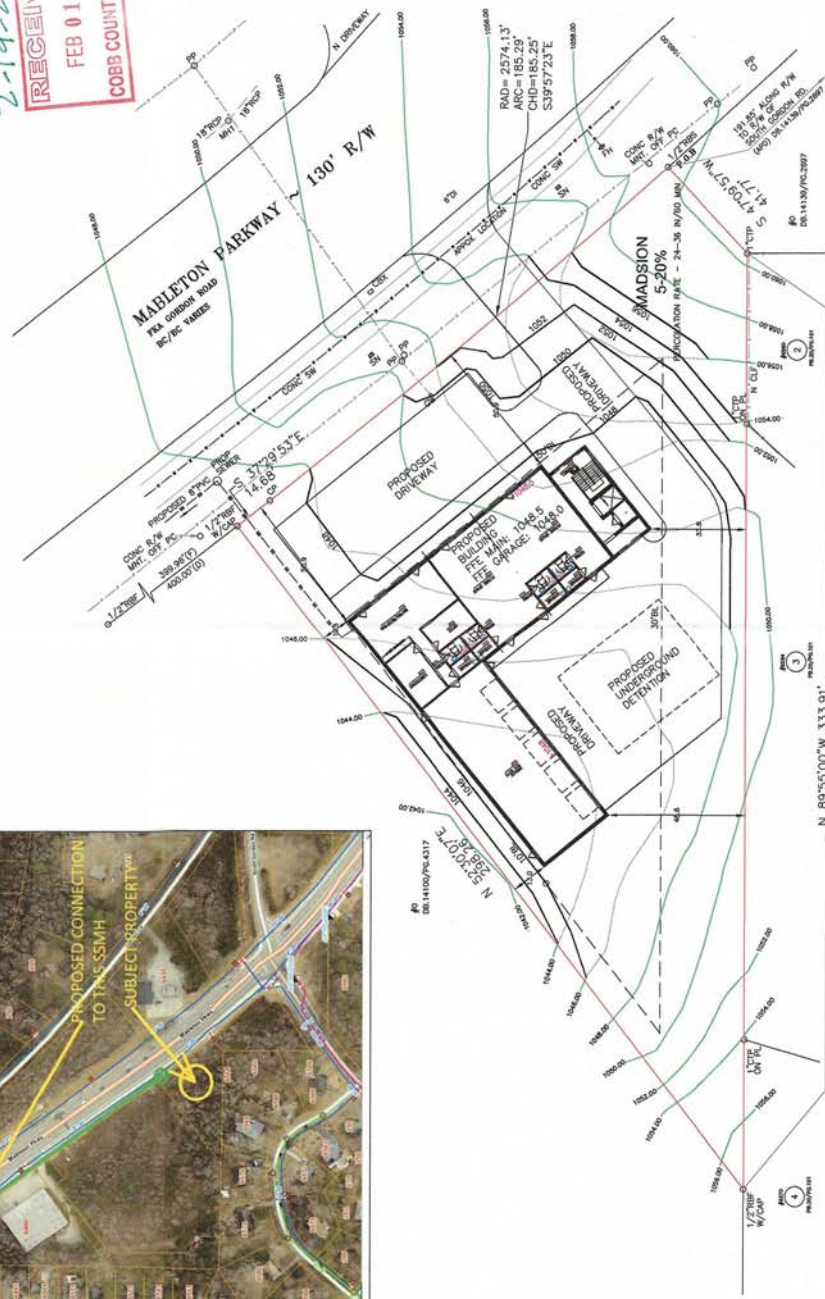
VERTICAL DATUM NAVD83
 EXIST. HOUSE FTE N/A
 VICINITY LOT
 MH 1091.13
 RW N 1044.33
 RW 501.1041.33

2-19-2024
RECEIVED
 FEB 01 2024
 COBB COUNTY ZONING



LEGEND

- PROPOSED LOT COVERAGE
- PROPOSED FLOOR AREA
- PROPOSED DRIVEWAY
- PROPOSED UNDERGROUND DETENTION
- PROPOSED SIDEWALK
- PROPOSED GARAGE
- PROPOSED TOILET
- PROPOSED SHOWER
- PROPOSED SINK
- PROPOSED TUB
- PROPOSED CLOSET
- PROPOSED HALL
- PROPOSED KITCHEN
- PROPOSED LIVING
- PROPOSED DINING
- PROPOSED BREAKFAST
- PROPOSED BEDROOM
- PROPOSED BATH
- PROPOSED PORCH
- PROPOSED PATIO
- PROPOSED DECK
- PROPOSED FENCE
- PROPOSED UTILITY
- PROPOSED MECHANICAL
- PROPOSED ELECTRICAL
- PROPOSED PLUMBING
- PROPOSED HVAC
- PROPOSED ROOF
- PROPOSED FOUNDATION
- PROPOSED STRUCTURE
- PROPOSED CONCRETE
- PROPOSED BRICK
- PROPOSED SIDING
- PROPOSED WINDOWS
- PROPOSED DOORS
- PROPOSED TRIM
- PROPOSED FINISHES
- PROPOSED UTILITIES
- PROPOSED EGRESS
- PROPOSED SAFETY
- PROPOSED ACCESS
- PROPOSED VENTILATION
- PROPOSED INSULATION
- PROPOSED SOUND
- PROPOSED LIGHTING
- PROPOSED HEATING
- PROPOSED COOLING
- PROPOSED FUEL
- PROPOSED GAS
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED RAIN
- PROPOSED STORM
- PROPOSED FLOOD
- PROPOSED EROSION
- PROPOSED SLOPE
- PROPOSED ELEVATION
- PROPOSED DISTANCE
- PROPOSED AREA
- PROPOSED VOLUME
- PROPOSED WEIGHT
- PROPOSED MASS
- PROPOSED FORCE
- PROPOSED PRESSURE
- PROPOSED TEMPERATURE
- PROPOSED HUMIDITY
- PROPOSED WIND
- PROPOSED RAINFALL
- PROPOSED SUNLIGHT
- PROPOSED SHADOW
- PROPOSED REFLECTION
- PROPOSED REFRACTION
- PROPOSED DIFFRACTION
- PROPOSED INTERFERENCE
- PROPOSED SCATTERING
- PROPOSED ABSORPTION
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- PROPOSED SCATTERING
- PROPOSED ABSORPTION
- PROPOSED TRANSMISSION



TOTAL LAND AREA
 34,274.90 SF / 0.787 AC
 PROPOSED LOT COVERAGE
 17,831.63 SF / 0.409 AC / 52.0%
 FLOOR AREA RATIO
 See architect's set for details

ZONING NOTE:
 THIS IS THE ZONING MAP FOR THE PROPERTY. THE ZONING MAP IS THE ONLY AUTHORITY FOR ZONING. THE ZONING MAP IS THE ONLY AUTHORITY FOR ZONING. THE ZONING MAP IS THE ONLY AUTHORITY FOR ZONING.

PROPERTY IS ZONED GC
 GENERAL COMMERCIAL
 100' MIN. FRONT SETBACK
 5' MIN. SIDE SETBACK
 5' MIN. REAR SETBACK

PROPOSED CONDITIONS SURVEY PREPARED FOR: SHEET 1 OF 1
LENESIA COOPER

PROPERTY ADDRESS:
 0 MABLETON PARKWAY
 MABLETON, GA 30158

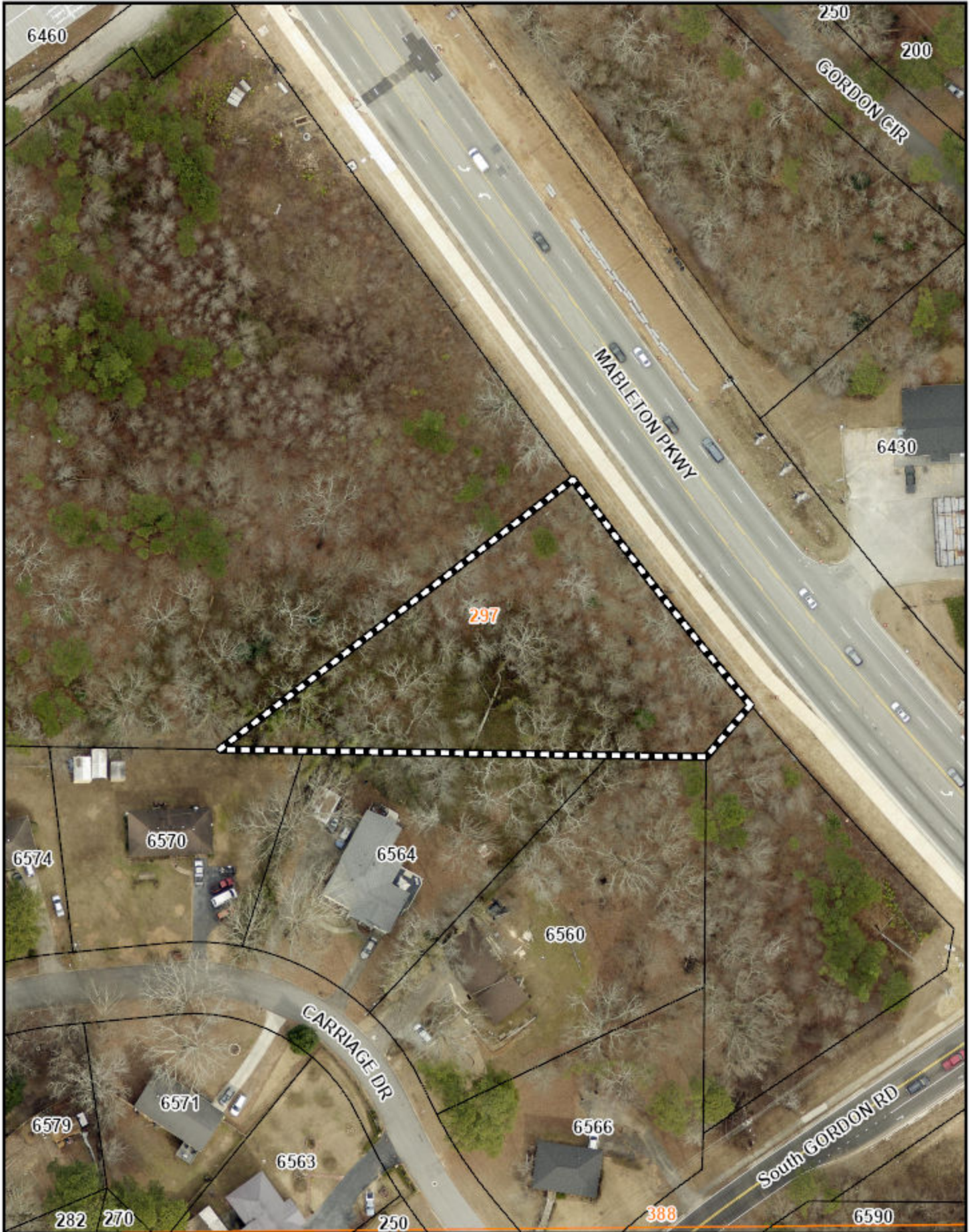
DATE: 02/27/2024
 TIME: 10:00 AM

ALL RIGHTS RESERVED TO THE LAND SURVEYOR. THIS SURVEY IS VALID FOR THE STATE OF GEORGIA. THE SURVEYOR'S OFFICE IS AT 1000 W. BROAD ST., ATLANTA, GA 30334. PHONE: (404) 525-1111. FAX: (404) 525-1112. EMAIL: INFO@EXPRESSLANDSURVEYING.COM

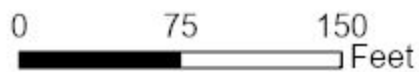
SURVEY LAND EXPRESS, INC.
 LAND SURVEYING SERVICES




Z-19 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): 5651

b) Proposed building architecture: Mableton Parkway Centre

c) List all requested variances: _____



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

a) Proposed use(s): Office Space with Rooftop are, Retail, Restaraunt, Bus Indoor Parking for Business Relocation

b) Proposed building architecture: _____

c) Proposed hours/days of operation: Office/Retail/Restauraunt 7 am - 12 am; Indoor Parking - 24 hours

d) List all requested variances: _____

.....
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



Analysis of the Impact of the Proposed Rezoning

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

The proposed rezoning seeks to change the current zoning designation of the property located at 0 Mableton Parkway from the grandfathered zoning of General Commercial to Neighborhood Retail Commercial. The surrounding properties predominantly feature a mix of residential developments, including small retail, gas, and convenience stores. The rezoning to allow retail and office space aligns with the neighborhood's existing character and is deemed suitable given the use and development of adjacent and nearby properties.

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

An assessment of the proposed rezoning indicates that it will not adversely affect the existing use or usability of adjacent or nearby properties. The proposed office/retail commercial zoning aims to enhance the vitality of the neighborhood by promoting compatible neighborhood activities while preserving the residential character. Measures will be implemented to mitigate potential impacts such as noise, traffic congestion, and visual intrusion to ensure minimal disruption to surrounding properties.

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

The property subject to rezoning currently has a general commercial designation. Rezoning the property to allow office/retail commercial development will unlock economic potential, providing opportunities for job creation, business growth, and increased tax revenue for the community.

(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 office/retail commercial development will not result in excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The anticipated increase in vehicular and pedestrian traffic will be accommodated through the current traffic management, including improved

road infrastructure, pedestrian walkways, to ensure the efficient and safe movement of people and goods.

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

The proposed rezoning aligns with the policy and intent of the future land use plan, which encourages office/retail development to promote economic vitality, enhance community amenities, and foster sustainable growth. The rezoning proposal reflects the goals and objectives outlined in the comprehensive land use strategy, which emphasizes promoting balanced development patterns that benefit residents and businesses alike.

(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 analysis of existing and changing conditions affecting the use and development of the property suggests strong supporting grounds for the approval of the rezoning proposal. Market trends indicate a shift towards neighborhood activities for an office/retail development by changing consumer preferences and neighborhood trends. The proposed rezoning represents a proactive response to these market dynamics, positioning the property to remain competitive and resilient in the face of changing economic and demographic trends.

The rezoning proposal is expected to enhance the overall livability and economic vibrancy of the community while respecting the character and integrity of the surrounding neighborhood.