



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-4-2025

SITE BACKGROUND

Applicant	Juscelio Cruz
Phone	678-255-6579
Email	jprealtyinvestments@gmail.com
Representative Contact	Stuart Napshin
Phone	610-220-4741
Email	snapshin@gmail.com
Titleholder	Feydi Mendez Hernandez
Property Location	Located on the west side of Elsner Road, south of Riverside Parkway
Address	7310 Elsner Road
Access to Property	Elsner Road

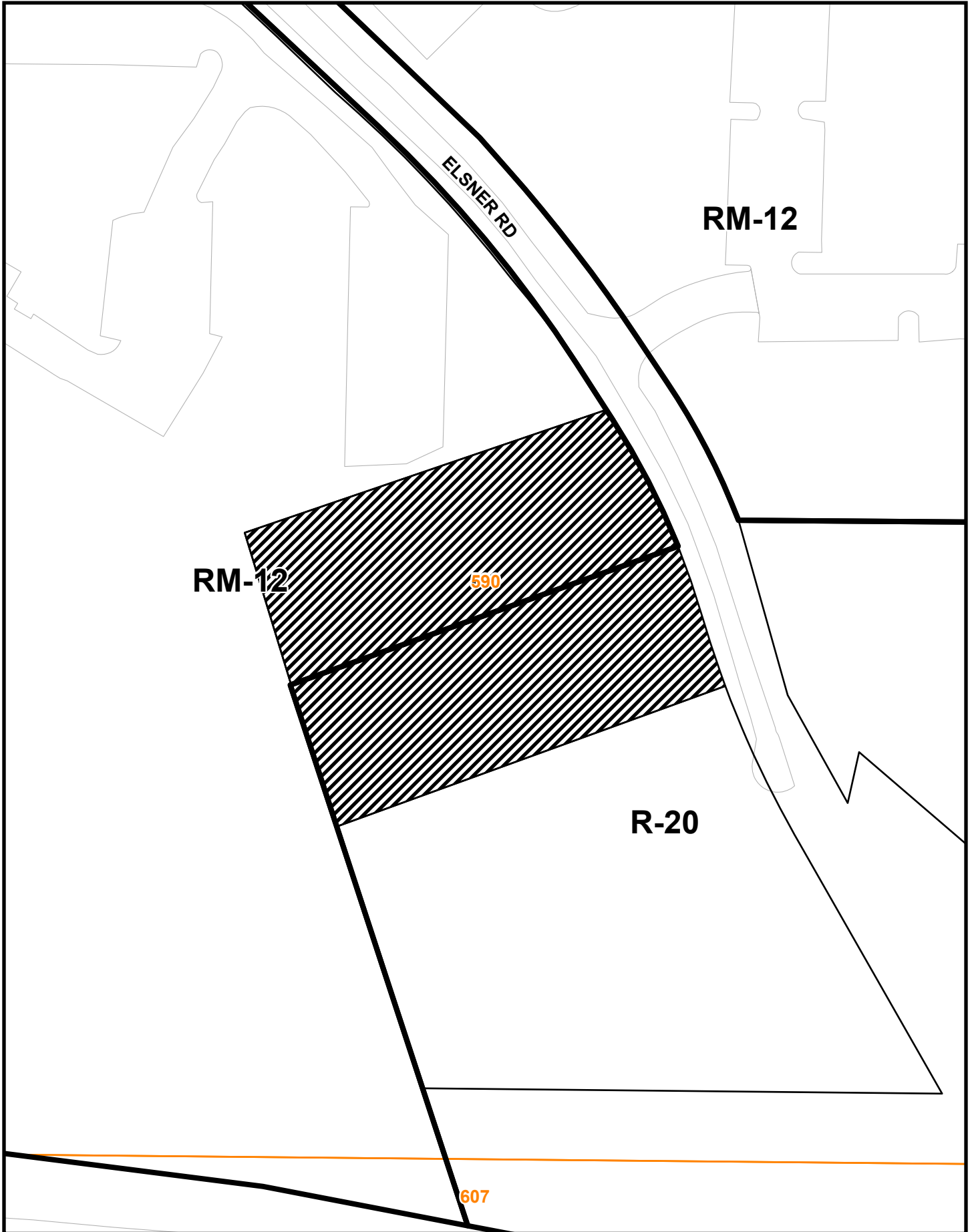
QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	R-20, RM-12
Current Use of Property	Undeveloped
Proposed Zoning	R-15
Proposed Use	Single-family residential
Future Land Use	CAC
Site Acreage	1.28
District	18
Land Lot	590
Parcel #	18059000090
Taxes Paid	Yes

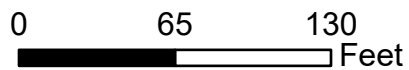
FINAL ZONING STAFF RECOMMENDATIONS



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Z-4 2025 Map



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-  Zoning Boundary
-  City Boundary

Z-4 2025 Aerial Map



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 Zoning Boundary
 City Boundary

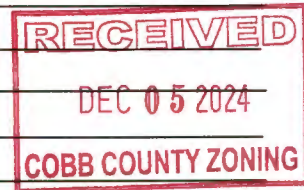
Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Lot 1 27,885 Sq Ft Lot 2 27894 Sq Ft
- b) Proposed building architecture: Single Family 3/2 wood framing
Cement board siding, Asphalt shingle roof
- c) List all requested variances: _____
See Attached.
- _____
- _____

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

- a) Proposed use(s): _____
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: _____
- d) List all requested variances: _____
- _____
- _____



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

N/A

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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).

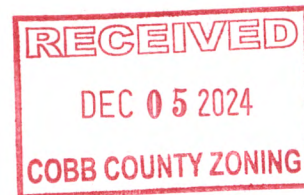
Cobb County Water has a sewer right of way indicated on the site plan.

Summary of Intent for Rezoning
Part 1 c)

JP Realty & Investments LLC, is requesting rezoning for 7310 Elsner Rd, Austell GA-30168
Parcel ID:1805900009.

The parcel currently contains 1.2 acres and is zoned R-20 and RM-12.

We request that the parcel be divided into two lots of 0.64 acres each and that the two new lots
be zoned R-15 for the construction of new single family homes on each lot.



Applicant Rezoning Analysis



Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

- (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

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

no

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

no

- (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;

no

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

yes

- (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.

no

