

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

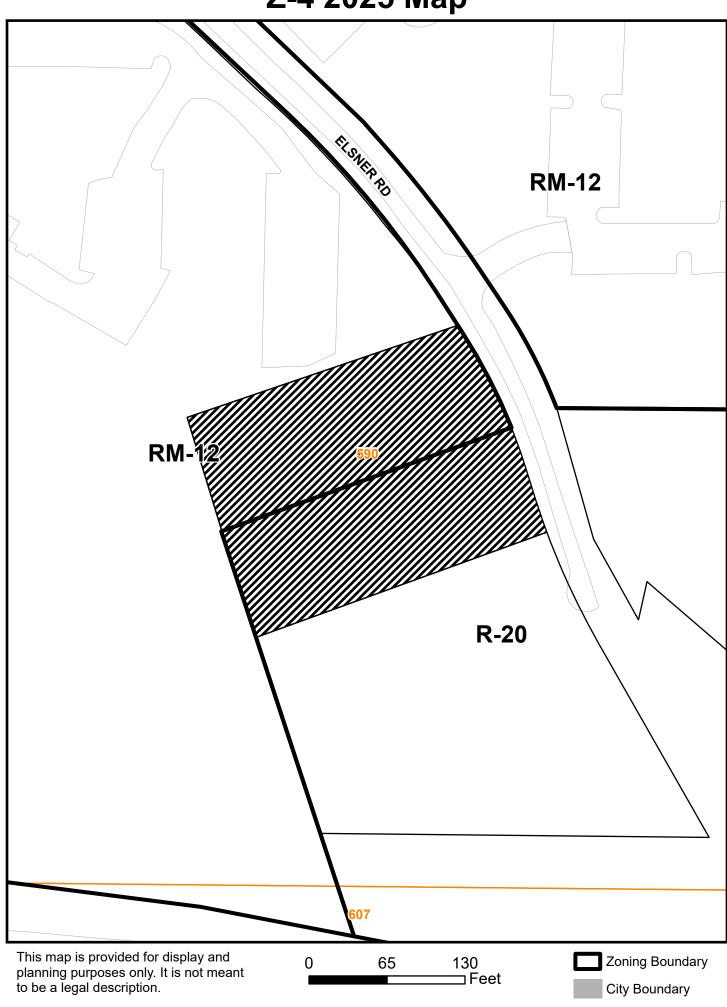
Parcel # 18059000090

Taxes Paid Yes

FINAL ZONING STAFF RECOMMENDATIONS

Click here to enter text.

Z-4 2025 Map



COV NO. LSF 001321 SHEET 1 OF 1 GEORGIA PAGE: 5160 99261(80) JOB NUMBER: **ЗИВ SECTION, COBB COUNTY** 24-486 PAGE: 260 TOIRTRIG HT81, 000 TOJ GNAL LEGAL REFERENCE: 06000069081 PLAT DATE: FIELD DATE: DARCEL ID JP GROUP CONSTRUCTION LL LOT DIVISION SURVEY REVISIONS IO' ITC' WIT MONUS WHE RESERVED. ANY POSSESSION, REPRODUCTION OR OTH SIGNED LAND SURVEYOR CERTIFIES THAT
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RGIA AS SET FORTHIN THE RULLE AND
CASA BOARD OF REGISTRATION FOR
AND LAND SURVEYORS AND AS SET FORTH IN VICINITY MAP OR #3144, LSF 001321 DR #3144, LSF 001321 ander 27,885 eq.ft. 0.64 acres #7280 NEG-BOR BUILDING 5-27,894 sq.ft. 0.64 acres LOT DIVISION SURVEY PREPARED FOR:

JP GROUP CONSTRUCTION LLC
PARACLE I 1682900000

LAND LOTS 560, 18TH DISTRICT, 2ND SECTION
COBS COUNTY, GEORGIA LOT 2 AREA 27,894 sq.ft. 0.64 acres LO7 LOT 1 AREA 27,885 sq.ft. 0.64 acres COBB COUNTY DEVELOPMENT CERTIFICATION P.O.C. ALONG MORTH INTERSECTION OF RIW 1.20 AND WEST LINE OF LAND LOT 590 (PER DB 14780, PG 162) **COBB COUNTY ZONING** DIVIDE PARCEL ID #18058000090 INTO TWO SEPARATE LOTS. THE PURPOSE OF THIS REVISION IS TO: DEC 0 5 2024 DBB COUNTY ZONING DIVISION MIN. YARO ADJANCENT TO PUBLIC STREET
FROMT YARD: 39 FEET
SIGE YARD: 10 FEET
MIN. LOT SIZE: 30,000 SIGET
MIN. LOT SIZE: 30,000 SIGET
MIN. FOR FIXER MAX. LOT COVERAGE: 36% THIS WAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 120,680 FEET. THE PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETTACK LINES AND EASEMENTS OF RECORD LYNA WITHIN. THE FIELD DATA URON WHICH THE MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 1000 PET TAN ANALAR ERROR OF <u>02</u> PER PAREL POINT AND WAS ADJUSTED DENIG COMPASS RULE. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PRESONS, OR BUTTY NAMED IN THE CERTIFICATE PERSONS, AND CERTIFICATE DOES NOT EXTEND TO ANY UNINAMED PERSON. WITHOUT AN EOPERS RE-CERTIFICATION BY THE SURVEYOR MAMING SAID PERSON. FLOOD NOTE
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COMMANY TO PALE, INNERSE, YAMICONE, PERCENTE OF TO THE TOWARD THE
OPPRETATIS NOT LICATED IN A SPECIAL TEAM FLOOD NAZHRO JERK (2014 E.). GRAPHIC SCALE THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT SURVEY NOTES

Z-4 2025 Aerial Map



This map is provided for display and planning purposes only. It is not meant to be a legal description.



City Boundary

Application No	plication No	
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Summary of Intent for Rezoning

a) P b) P c) L See 2. Non-reside	roposed unit square-footage(s) roposed building architecture: reat bood 5 day, ist all requested variances: Little Ched. ential Rezoning Information (a	Single Fam Asphalt	55g Ft nly 3/2 shigg(c	
c) L See 2. Non-reside a) P	ist all requested variances:	ttach additional infor		
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2. Non-reside	ential Rezoning Information (a	ttach additional infor		
a) P			nation if needed)
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a) P			nation if needed)
	Proposed use(s):			
b) P				
b) P				
	Proposed building architecture:			
c) P	Proposed hours/days of operation	on:		RECEIVED
				DEC 0 5 2024
d) I	List all requested variances:			520 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
				COBB COUNTY ZONING
t 3. Other P	Pertinent Information (List or a	ttach additional infor	mation if needed)
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	the property included on the p			
(Please li	ist all Right-of-Ways, Governm	ent owned lots, Coun	y owned parcels	and/or remnants, etc., and a
plat clear	ly showing where these proper	ties are located).		
O de la	Country			00 (
C. OVA	he Site plan.	has a sewer	- right of	way noveate

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;
- (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;

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

DEC 0 5 2024

COBB COUNTY ZONING