



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-22-2023

SITE BACKGROUND

Applicant	MRE Properties & Investments, LLC
Phone	678-232-9871
Email	sam@mrepropertiesandinvestments.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Mt. Bethel Church, Inc.
Property Location	Located on the south side of Lower Roswell Road, west of Woodlawn Drive
Address	4608 Lower Roswell Road
Access to Property	Lower Roswell Road

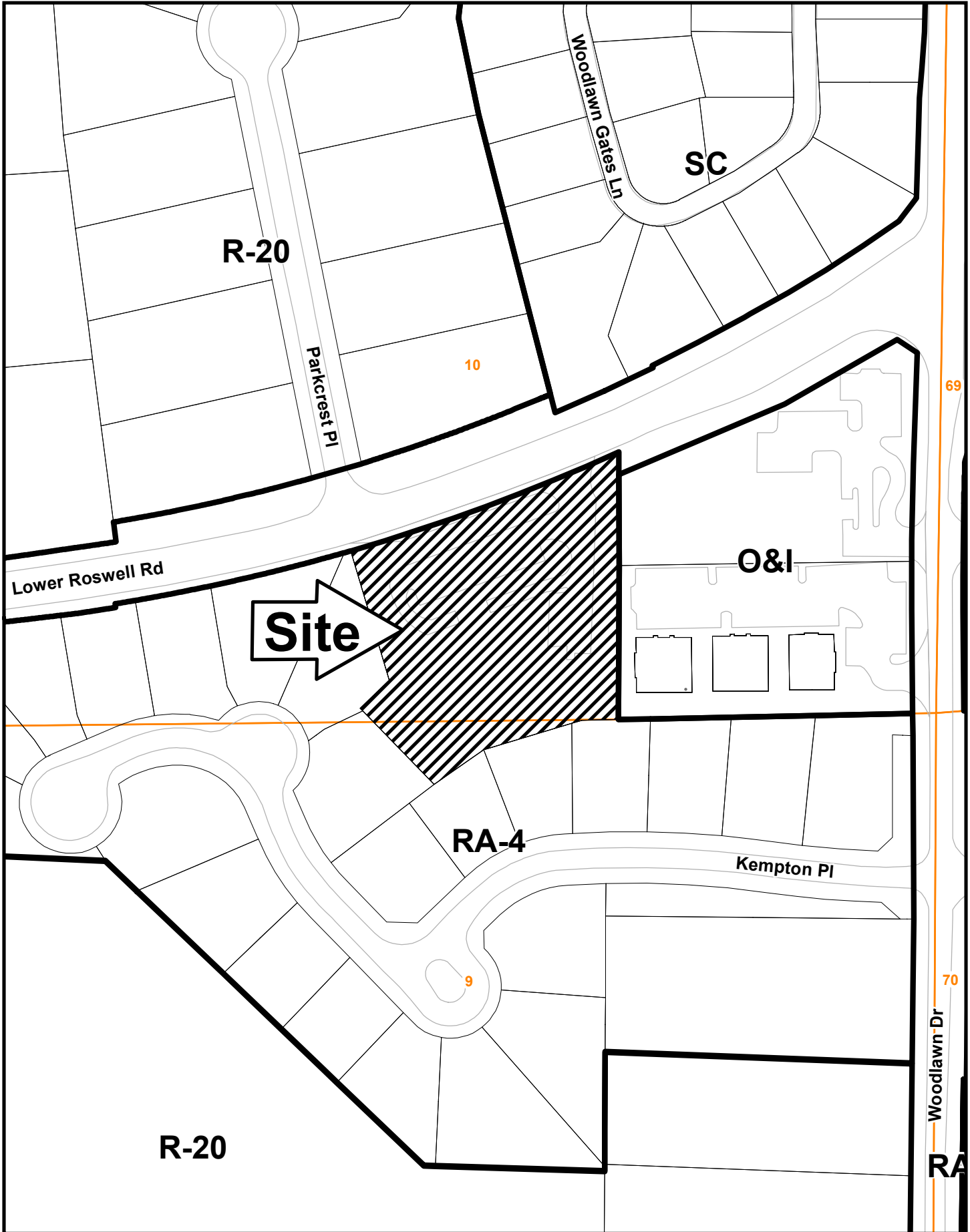
QUICK FACTS

Commission District	2-Richardson
Current Zoning	RA-4
Current Use of Property	Church
Proposed Zoning	LRO
Proposed Use	Office
Future Land Use	PI
Site Acreage	1.13
District	1
Land Lot	9, 10
Parcel #	01001000140
Taxes Paid	Exempt

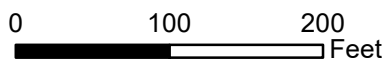
FINAL ZONING STAFF RECOMMENDATIONS



[Click here to enter text.](#)

Z-22 2023 GIS



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-  Zoning Boundary
-  City Boundary

Z-22 Aerial Map



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0 100 200 Feet

 Zoning Boundary
 City Boundary

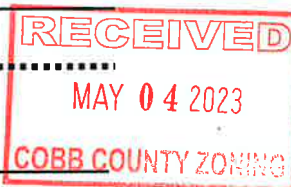
Summary of Intent for Rezoning*

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

a) Proposed unit square-footage(s): Not Applicable.

b) Proposed building architecture: Not Applicable.

c) List all requested variances: Not Applicable.



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

a) Proposed use(s): Office

b) Proposed building architecture: Existing building will be utilized, with upgrades to the exterior and interior.

c) Proposed hours/days of operation: Monday - Friday; 8:00 a.m. - 6:00 p.m.

d) List all requested variances: None known at this time.

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

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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). None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

IMPACT ANALYSIS STATEMENT

Application No.: Z- 22 (2023)
Hearing Dates: July 5, 2023
July 18, 2023



Applicant: MRE Properties & Investments, LLC
Titleholder: Mt. Bethel Church, Inc.

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS
OF ROADS AND REVENUES AND THE
COBB COUNTY PLANNING COMMISSION

Analysis of impact of the proposed rezoning with respect to the following:

- (a) Applicant, MRE Properties & Investments, LLC (hereinafter “Applicant”), is seeking rezoning of approximately 1.13 acres located on the southerly side of Lower Roswell Road, westerly of Woodlawn Drive, being more particularly known as 4608 Lower Roswell Road, Land Lots 9 and 10, 1st District, 2nd Section, Cobb County, Georgia (hereinafter the “Property” or the “Subject Property”). The Property is zoned to the RA-4 zoning category and has an existing building and parking, which has been utilized by the owner, Mt. Bethel Church, Inc., for Church-related activities. Applicant is seeking rezoning of the Property to the Low Rise Office (“LRO”) zoning category to allow the structure to be utilized as a professional office. The requested zoning is suitable for the Subject Property as adjacent and nearby properties are zoned to various commercial categories, such as Office and Institutional (“OI”), General Commercial (“GC”), Community Retail Commercial (“CRC”), Neighborhood Retail Commercial (“NRC”), and Neighborhood Shopping (“NS”); as well as to the residential categories of RA-4, RA-5, and R-20. To rezone the Subject Property to the proposed LRO zoning classification for the proposed use, would allow for a transitional rezoning with little to no impact upon the existing residential areas.
- (b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed use of the Subject Property should have no impact on surrounding properties. If approved and developed according to the request, the adjacent and nearby property owners should benefit in increased land values.
- (c) The Subject Property, as presently zoned, does not have a reasonable economic use. The proposed zoning will allow for a higher and better use of the Subject Property.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial development has almost no

effect on schools and minimal effect on utilities and transportation facilities. There should be minimal impact on traffic in and around the Subject Property

- (e) The zoning proposal is not in conformity with the Land Use Map of Cobb County, Georgia, as the Property is currently classified within the "Public Institutional" classification due to its ownership and use by Mt. Bethel Church, Inc. However, immediately adjacent to the Property is an Office/Institutional zoned parcel, lying within the Medium Density Residential land use category, and both properties being immediately adjacent to and westerly of a Community Activity Center. Moreover, the Property is already developed consistent with the LRO standards.

- (f) This zoning proposal is consistent with the current conditions affecting the use of this Property; as well as surrounding properties. The proposed rezoning would allow for a more suitable and economic use of the Subject Property without high impact into any adjacent or surrounding properties. Applicant proposes renovations and upgrades to the exterior and interior of the existing structure, including upgrades to the landscaping, signage, parking, and the like, with no new building or development on the remaining acreage of the tract. The proposed office use would provide a low-impact, transitional use between existing residential neighborhoods and more intense commercial development to the east along Lower Roswell Road.

