



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-41

Public Hearing Dates:

PC: 6-4-19

BOC: 6-18-19

SITE BACKGROUND

Applicant: Kenneth Mordi

Phone: 678-799-4934

Email: saego35@gmail.com

Representative Contact: Adam J. Rozen

Phone: 770-422-7016

Email: arozen@slhb-law.com

Titleholder: Kenneth Mordi

Property location and address: East side of
Powell Drive, south of Veterans Memorial
Highway (5777 Powell Drive)

Access to Property: Powell Drive

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: R-20 (Single-family Residential) &
GC (General Commercial)

Current use of property: Automotive Services

Proposed zoning: CRC (Community Retail
Commercial)

Proposed use: Automotive Repair

Future Land Use Designation: NAC (Neighborhood
Activity Center)

Site Acreage: 0.91 ac

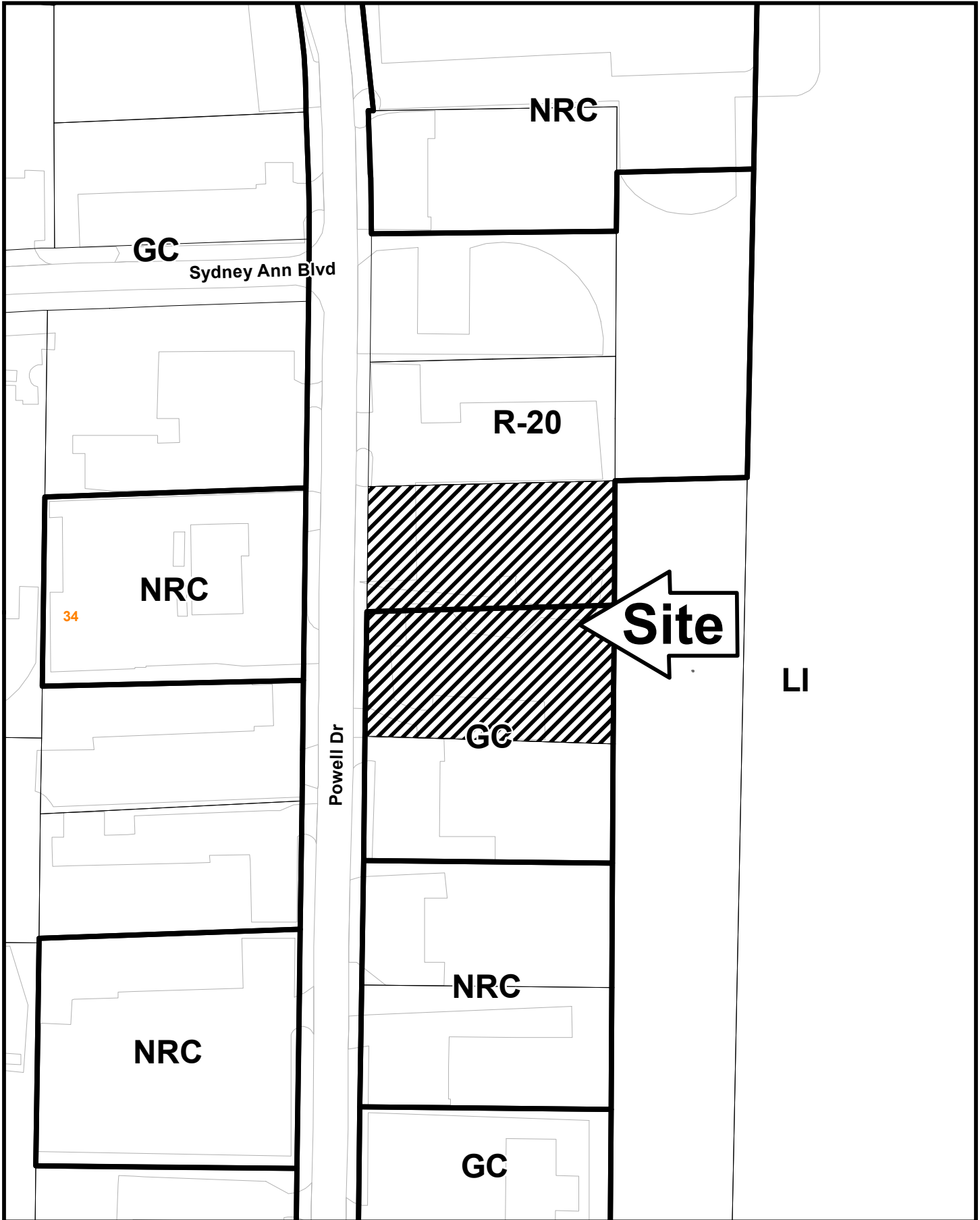
District: 18

Land Lots: 34

Parcel #'s: 18003400210



Taxes Paid: Yes

Z-41 2019-GIS



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

0 100 200 Feet

 Zoning Boundary
 City Boundary

RECEIVED
MAR 08 2019

COBB COUNTY GOVERNMENT AGENCY
ZONING DIVISION

Application No. z-41

June 2019

Summary of Intent for Rezoning

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Part 1. Residential Rezoning Information (attach additional information if needed) Not Applicable

a) Proposed unit square-footage(s): _____

b) Proposed building architecture: _____

c) List all requested variances: _____

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

a) Proposed use(s): Automotive Repair

b) Proposed building architecture: As-built

c) Proposed hours/days of operation: To be determined

d) List all requested variances: To accommodate as-built circumstances of site and building.

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

The present owner is suffering a significant economic detriment by virtue of the continuation of the present nonconforming classification of GC. The Subject Property is surrounded by existing automotive businesses and similarly intense uses which dominate Powell Drive.

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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). No.