



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z- 30

Public Hearing Dates:

PC: 5- 5-20

BOC: 5-19-20

SITE BACKGROUND

Applicant: Raouf S. Elmasry

Phone: 404-455-0667

Email: raoufsemasry@aol.com

Representative Contact: Raouf S. Elmasry

Phone: : 404-455-0667

Email: raoufsemasry@aol.com

Titleholder: Agustin Benitez and Elvia Benitez

Property location and address: Located on the east side of Mableton Parkway, north of Factory Shoals Road (6175 Mableton Parkway, 426 Community Drive)

Access to Property: Mableton Parkway and Community Drive

QUICK FACTS

Commission District: 4- Cupid

Current Zoning: NRC (Neighborhood retail commercial) and GC (General commercial)

Current use of property: Vacant restaurant and Vacant lot

Proposed zoning: NRC (Neighborhood retail commercial)

Proposed use: Grocery (Neighborhood retail)

Future Land Use Designation: NAC (Neighborhood Activity Center)

Site Acreage: 1.255

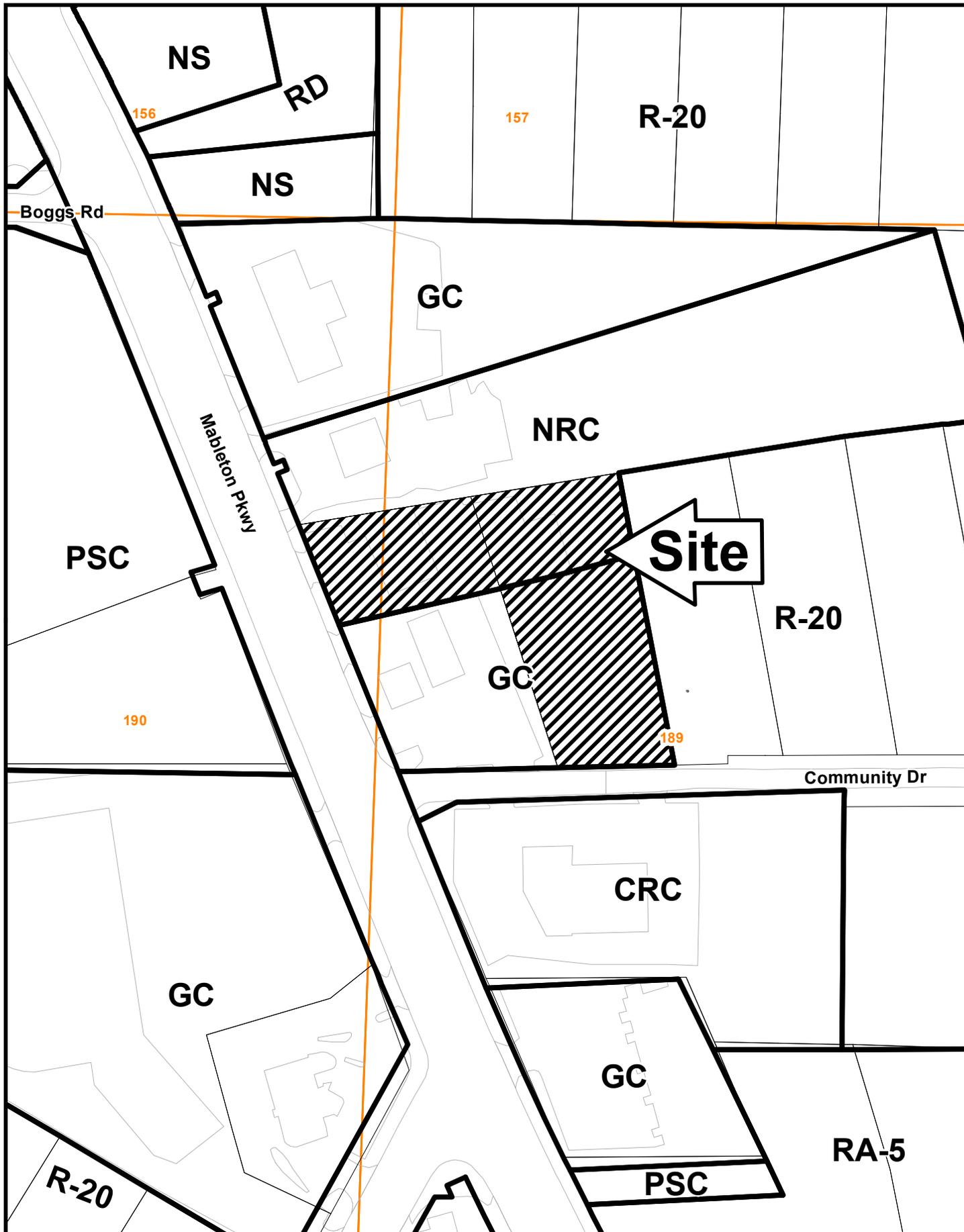
District: 18

Land Lot: 189, 190

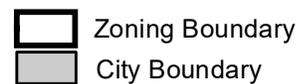
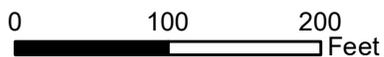
Parcel #: 18018900030, 18018900040

Taxes Paid: Yes

Z-30 GIS



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



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Application No. 230

COBB CO. COMM DEV AGENCY
ZONING DIVISION

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): ≈ 10000 sf
- b) Proposed building architecture: Concrete Masonry, Brick Veneer, Gable/Flat Roof
- c) List all requested variances: 1 variance is to remove the existing buffer of 20 feet adjacent property

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

- a) Proposed use(s): Grocery store
- b) Proposed building architecture: Brick Veneer
- c) Proposed hours/days of operation: 9:00 am to 11 pm
- d) List all requested variances: Remove 20' buffer and make it 5 ft only.

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 N/A