



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-11-2023

SITE BACKGROUND

Applicant	Jose Luis Cardenas
Phone	678-362-7248
Email	
Representative Contact	Timoteo Lopez
Phone	678-786-0960
Email	emtservicesinc@gmail.com
Titleholder	Christian Bakery 2. Inc.
Property Location	Located on the southwest corner of the intersection of Veterans Memorial Highway and Powell Drive
Address	1411 Veterans Memorial Highway
Access to Property	Veterans Memorial Highway

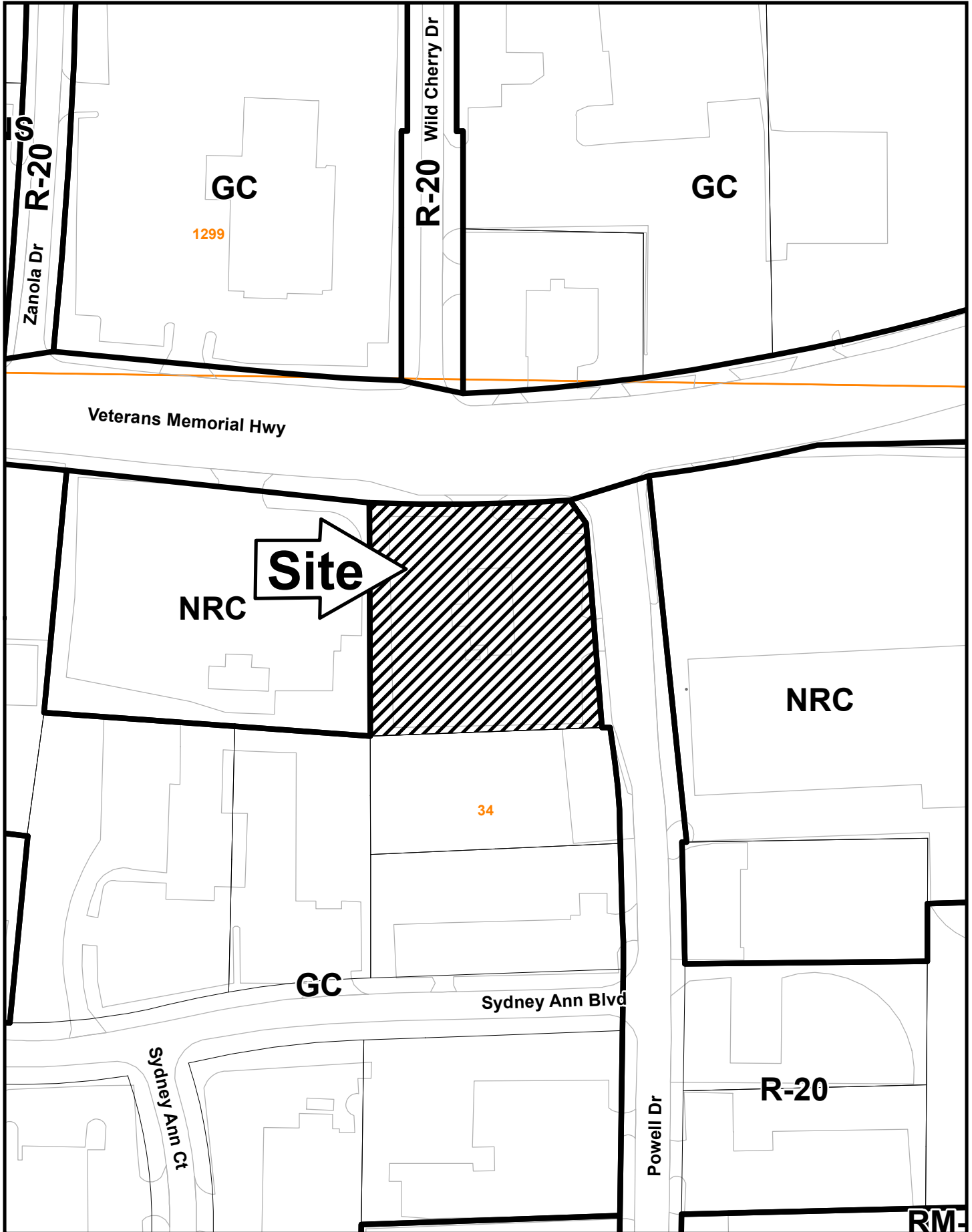
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	GC
Current Use of Property	Bakery
Proposed Zoning	NRC
Proposed Use	Bakery
Future Land Use	NAC
Site Acreage	0.78
District	18
Land Lot	34
Parcel #	18003400020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS



[Click here to enter text.](#)

Z-11 2023 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

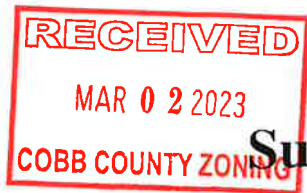
Z-11 Aerial Map



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0 100 200 Feet

— Zoning Boundary
— City Boundary



Application No. 2-11

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): 2,300 sqft
b) Proposed building architecture: 1050
c) List all requested variances: _____

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

- a) Proposed use(s): Storage space for all
bakery supplies
b) Proposed building architecture: _____
c) Proposed hours/days of operation: Monday - Friday
6am - 3:30 pm
d) List all requested variances: _____

.....
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).



March 2, 2023

Christians Bakery
1419 Veterans Memorial Hwy SE aka
15 Veterans Memorial Hwy SE
Mableton, Ga 30126

To whom it may concern :

I Sir Jose Luis Cardenas Prado owner of Christian Bakery, upon my full knowledge give full authorization and approval to general contractor Bakop Construction Services, INC located at 3400 Chapel Hill Road, #310 Douglasville, Ga 30135 to build my new storage that will be added to my existing location in ~~1419~~ Veterans Memorial Hwy SE aka 15 Veterans Memorial Hwy SE, Mableton Ga 30126. 1411

Best Regards and Sincerely

Jose Luis Cardenas Prado

