



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-19-2023

### **SITE BACKGROUND**

Applicant	Kenneth G. Clark
Phone	770-948-9876
Email	kclark@jonquilsteel.com
Representative Contact	Brijesh Patel
Phone	847-338-0040
Email	patelbarry@hotmail.com
Titleholder	Kenneth G. Clark and Thomas P. Aikens
Property Location	Located on the north side of Veterans Memorial Highway, east of Dodgen Road
Address	140 Veterans Memorial Highway
Access to Property	Veterans Memorial Highway

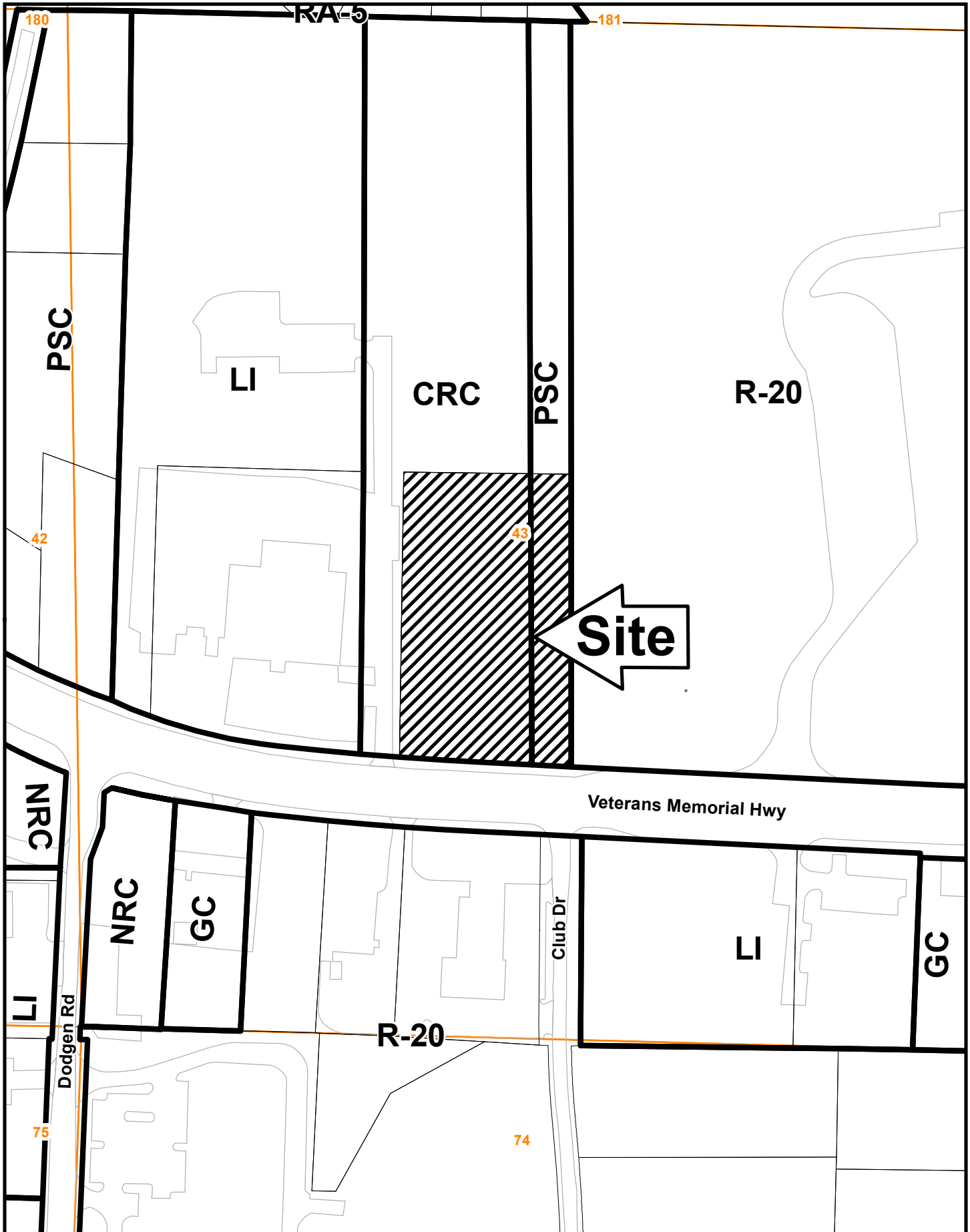
### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	CRC, PSC
Current Use of Property	Undeveloped, vacant lot
Proposed Zoning	CRC
Proposed Use	Hotel
Future Land Use	NAC
Site Acreage	2.036
District	18
Land Lot	43
Parcel #	18004300170
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**



[Click here to enter text.](#)

# Z-19 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



ORIGINATION  
DESIGN  
2325 Shiloh Road, Suite 200  
Marietta, GA 30066  
Phone: 770.494.4455  
Fax: 770.494.4456  
WWW.CHARTERDESIGN.COM

140 Veterans Memorial Hwy SE,  
Mableton, GA 30156, United States

MABLETON HOTEL

Owner

Scale: 1/8" = 1'-0"

SP-100

ISSUED FOR CONSTRUCTION

Project Number: 202314

Date: 04/27/23

Drawn By: JMS

Checked By: JMS

No. Description Date

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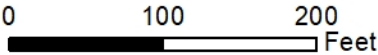
Grade: \_\_\_\_\_





# Z-19 Aerial Map



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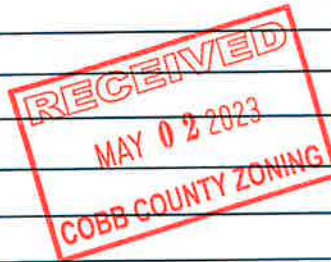
-  Zoning Boundary
-  City Boundary



## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: \_\_\_\_\_
- c) List all requested variances: \_\_\_\_\_



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

- a) Proposed use(s): New Constavction Hotel
- b) Proposed building architecture: Wood framing / stucco
- c) Proposed hours/days of operation: 24/7 365 Days.
- d) List all requested variances: This Property is 2.04 acres. This Property is more than 80' zoned CRC and less than 20' is zoned PSC. I will like to request it to be zoned 100' CRC.

.....  
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).

N/A