

Powder Springs Application Form

REZONING

Applicant: JWA Ventures II, LLC Telephone No.: 334-260-2528

Applicant's Address: 2660 East Chase Lane, Suite 100, Montgomery, AL 36117

Property Location: 4440 Brownsville Rd, Powder Springs, GA Land Lot No.: 1026 & 1027

Applicant is: Property Owner Other: Attorney for Property Owner (Attach Owner's Authorization)

Other Representative of the Owner (Attach Owner's Authorization)

Current Zoning: R-30

Type of Application

Rezoning to: CRC

Change In Stipulations of Approval

Attachments

- Application Fee
- Boundary Description
- Sketch Plan (Not Required)
- Impact Studies (Not Required)
- Campaign Contribution Form

Review Checklist

Other: Architectual Elevation

I attest that this Application and its attachments are accurate to the best of my knowledge.



Signature of Applicant (to be notarized)

Sworn to and subscribed before me this

25 day of February, 2019



Notary Public EXPIRES 01-17-2023

***** DO NOT WRITE IN THE BOXES BELOW *****

DRI Forms filed with ARC/DCA/GRTA on: _____ Final determination received on: _____

Application Received Date: _____

Scheduled for Public Hearing on:

Planning Commission Date: _____

Mayor & City Council Date: _____

Signs Provided Date: _____

Newspaper Ad Date: _____

Affidavit Received Date: _____

Notes:

Planning Commission

Public Hearing: Date: _____

Tabled Until: Date: _____

Recommendation

- Approval
- Approval with Stipulations
- Denial
- No Recommendation

Mayor & Council

Public Hearing: Date: _____

Tabled Until: Date: _____

Returned to P.C. Date: _____

Final Action

- Approved
- Approved with Stipulations
- Denied
- Stipulations Attached



Application Withdrawn

By Planning Director

By P.C. or Mayor & Council

Date: _____

Without time restriction

Restriction: Cannot be refiled for _____ months

CAMPAIGN CONTRIBUTION DISCLOSURE

Powder Springs

Applicant: _____

Applicant's Address: _____

Applicant's Attorney: _____

Attorney's Address: _____

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 *et seq.*

The property that is the subject of the attached application is owned by:

- Individual(s)
- Corporation
- Partnership
- Limited Partnership
- Joint Venture

All persons, corporations, partners, limited partners, or joint venturers party to ownership of the property that is the subject of the attached application are listed below:

Estate of Joseph F. Hardy

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

| Name of Official | Amount of Contribution or Gift | Date of Contribution or Gift |
|------------------|--------------------------------|------------------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

| Name of Official | Amount of Contribution or Gift | Date of Contribution or Gift |
|------------------|--------------------------------|------------------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Attach additional sheets as needed

Applicant: JWA Ventures II, LLC

Applicant's Address: 2660 East Chase Lane, Suite 100, Montgomery, AL 36117

Applicant's ~~Attorney:~~ ^{Engineer:} David Buckel

Attorney's Address: Buckel Design Group, LLC
3471 Donaville Street, Duluth, GA 30096

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 *et seq.*

The property that is the subject of the attached application is owned by:

- Individual(s) Corporation Partnership Limited Partnership Joint Venture

All persons, corporations, partners, limited partners, or joint venturers party to ownership of the property that is the subject of the attached application are listed below:

n/a

APPLICANT: Within the two years preceding the date of the attached application, **the applicant** has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

| Name of Official | Amount of Contribution or Gift | Date of Contribution or Gift |
|------------------|--------------------------------|------------------------------|
| _____ | <u>n/a</u> | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

ATTORNEY: Within the two years preceding the date of the attached application, **the attorney representing the applicant** has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

| Name of Official | Amount of Contribution or Gift | Date of Contribution or Gift |
|------------------|--------------------------------|------------------------------|
| _____ | <u>n/a</u> | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Attach additional sheets as needed

This is to certify that (I am we are I am the Corporate Secretary of a Corporation that is) the owner of a majority interest in the property that is the subject of the attached application.

By execution of this form, this is to authorize the person named as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

(Check each that applies and cross out each that does not apply)

- Rezoning
- Special Use
- Appeal from Administrative Decision
- Special Exception
- Hardship Variance
- Flood Protection Variance

Applicant: _____

Applicant's Address: _____

Date this Authorization becomes null and void: 4-1-, 2019. (Not applicable)

Karen H. Britshaw, Executives for
Signature of Owner Estate of Joseph F. Harby

(Notarized)

(Notarized)

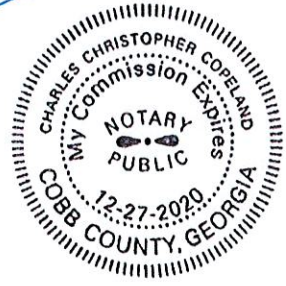
Signature of Owner

(Notarized)

Signature of Owner

(Notarized)

Signature of Owner



Attach additional sheets as needed

Corporations – attach copy of corporate resolution approving authorization

This is to certify that (I am we are I am the Corporate Secretary of a Corporation that is) the owner of a majority interest in the property that is the subject of the attached application.

By execution of this form, this is to authorize the person named as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

(Check each that applies and cross out each that does not apply)

- Rezoning
- Special Use
- Appeal from Administrative Decision
- Special Exception
- Hardship Variance
- Flood Protection Variance

Applicant: JWA Ventures II, LLC

Applicant's Address: 2660 East Chase Lane, Suite 100

Montgomery, AL 36117

Date this Authorization becomes null and void: 2-25, 20 19. (Not applicable)

[Signature]
Signature of Owner

(Notarized) Karen D. Liza
Expires 01-17-2023

Signature of Owner

(Notarized)

Signature of Owner

(Notarized)

Signature of Owner

(Notarized)



Attach additional sheets as needed

Corporations -- attach copy of corporate resolution approving authorization

Applicant: JWA Ventures II, LLC Current Zoning: R-30 Proposed Zoning: CRC
 Property Location: 4440 Brownsville Rd, Powder Springs, GA Land Lot No. 1026 & 1027

A sketch plan is required to accompany a rezoning application for an MDR or MXU Development, or a multifamily or nonresidential use or project, if any new construction alteration of the site is proposed.

The sketch plan may be prepared by the applicant, a professional engineer, a registered land surveyor, a landscape architect, a land planner or any other person familiar with land development activities.

The sketch plan must be drawn to approximate scale on a boundary survey of the tract or on a property map showing the approximate location of the boundaries and dimensions of the tract.

The sketch plan must show the following:

- Name and address of the property owner.
- Name, address, and telephone number of the applicant (if different than the owner).
- If drawn on a boundary survey: date of survey and source of datum,
- Date of plan drawing, and revision dates, as appropriate.
- North point and approximate scale of the drawing.
- Location (Land District and Land Lot) and size of the property in acres (or in square feet if less than an acre).
- Location sketch of the property in relation to the surrounding area with regard to well known landmarks such as arterial streets or railroads. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than 1 inch equal to 2,000 feet. US. Geological Survey maps may be used as a reference guide for the location sketch.
- Zoning district classification of the subject property and all adjacent properties, and current zoning district boundaries if they cross the property.
- Man-made features within and adjacent to the property, including existing streets and names, city limit lines, and other significant information such as location of bridges, utility lines, existing buildings to remain, and other features as appropriate to the nature of the request.
- Proposed use of the property, including a statistical summary of development factors such as density, nonresidential floor area, number of lots or dwelling units, and minimum unit sizes, as may be pertinent to the type of project.

The proposed project layout including:

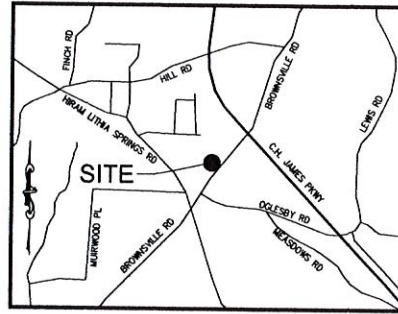
- For office or industrial parks and residential subdivisions included within an MDR or MXU development, approximate lot lines and street right-of-way lines, along with the front building setback line on each lot.
- For multi-family and nonresidential development projects, the approximate outline and location of all principal buildings, and the location of all minimum building setback lines, trash receptacle locations, outdoor storage areas, buffers, parking and loading areas, and driveways.
- A statement as to the source of domestic water supply.
- A statement as to the provision for sanitary sewage disposal.
- The approximate location of proposed storm water detention facilities.
- Such additional information as may be useful to permit an understanding of the proposed use and development of the property.

PROPERTY DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 1026 and 1027 of the 19th District, Cobb County, within The City of Powder Springs, Georgia, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found at the Land Lot Corner common to Land Lots 972, 973, 1026 and 1027, said point being the TRUE POINT OF BEGINNING; Thence South 41 degrees 16 minutes 58 seconds East, a distance of 678.11 feet to a 1/2-inch rebar found located on the Northerly right-of-way line of Brownsville Road (60-foot right-of-way); Thence along said right-of-way line South 41 degrees 03 minutes 32 seconds West, a distance of 360.89 feet to a 5/8-inch rebar set; Thence North 38 degrees 13 minutes 51 seconds West, a distance of 13.72 feet to a 5/8-inch rebar set; Thence departing said right-of-way line North 38 degrees 13 minutes 51 seconds West, a distance of 885.62 feet to a 1-inch angle iron found; Thence North 38 degrees 24 minutes 40 seconds West, a distance of 118.66 feet to a 1/2-inch crimp top pipe found; Thence South 87 degrees 34 minutes 52 seconds East, a distance of 420.28 feet to a 1/2-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 6.505 Acres.



LOCATION MAP
NOT TO SCALE

SETBACKS:
FRONT - 40'
SIDE - 15'
REAR - 40'
ABUTTING RESIDENTIAL PROPERTY - 50'

LANDSCAPE BUFFERS:
FRONT - 10'
SIDE OR REAR ABUTTING COMM - 5'
SIDE OR REAR ABUTTING RES - 40'

PROPERTY OWNER:
JOSEPH F. HARDY
4440 BROWNSVILLE ROAD
POWDER SPRINGS, GA 30127

APPLICANT:
JWA VENTURES II, LLC
2660 EAST CHASE LANE, SUITE 100
MONTGOMERY, AL 36117
PHONE: 334-260-2528

- NOTES:**
- 1) ALL EXISTING STRUCTURES ON THE PROPERTY TO BE DEMOLISHED.
 - 2) DOMESTIC WATER SHALL BE SUPPLIED VIA WATER LINE ON NORTHERN R/W OF BROWNSVILLE RD ADJACENT TO SITE.
 - 3) FIRE HYDRANT TO BE PLACED WITHIN THE COBB COUNTY FIRE DEPARTMENT MINIMUM DISTANCE TO SERVICE BUILDING.
 - 4) SANITARY SEWER SHALL BE SUPPLIED VIA MANHOLE LOCATED ON NORTHSIDE OF PARCEL. ALTERNATE LOCATION IN KROGER PARKING LOT.
 - 5) DETENTION TO BE PROVIDED FOR EACH PARCEL PER THE GA. STORMWATER MANUAL. MASTER DETENTION WILL BE PROVIDED IF DESIGN DICTATES.
 - 6) EXISTING INFORMATION IS FROM A PRELIMINARY SURVEY BY GEOSURVEY, LTD. DATED 02/18/2019 AND COUNTY GIS/AERIALS.

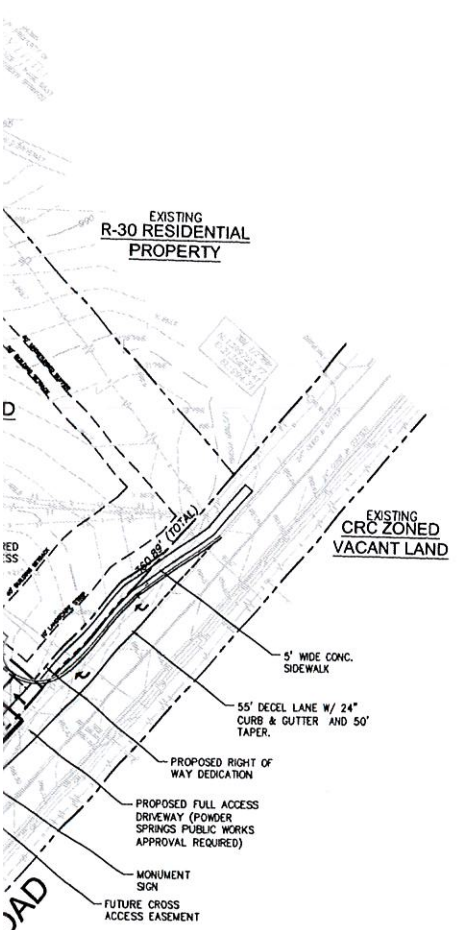
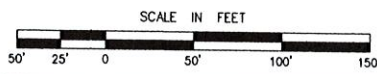
SITE ANALYSIS - AUTO PARTS STORE

| | |
|--|--------------------------|
| PROPOSED AUTO PARTS | 7,627 S.F. |
| PARKING REQUIRED (MIN: 2.0/MAX: 3.33) | 16/26 SPACES |
| PARKING PROVIDED | 24 SPACES (3.15/1,000SF) |
| AUTO PARTS LAND AREA | ±1.65 ACRES |
| SELLER RETAINED AREA | ±4.85 ACRES |
| TOTAL LAND AREA | ±6.50 ACRES |
| EXISTING ZONING | R-30 |
| PROPOSED ZONING (ENTIRE 6.5 ACRES TO BE REZONED) | CRC |
| TOTAL IMPERVIOUS AREA - AUTO PARTS STORE | ±0.57 ACRES (34.5%) |
| FLOOR AREA RATIO | 0.106 |
| BUILDING HEIGHT | 25 FEET |

LEGEND FOR PROPOSED IMPROVEMENTS

- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED GUIDERAIL
- PROPOSED CHAINLINK FENCE
- PAINTED TRAFFIC DIRECTION ARROW
- PROPOSED PARKING SPACES
- PROPOSED SIDEWALK
- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ARCHITECTURAL CONCRETE REFER TO ARCH PLANS FOR UNITS AND DETAILS.
- PUBLIC ROADWAY ASPHALTIC PAVEMENT

ZONING PLAN



3471 DONAVILLE ST
DULUTH, GA 30096
PHONE: 404-567-5701
FAX: 404-567-5703
WWW.BDGSE.COM

BDG

Buckel Design Group, LLC.

PROPOSED COMMERCIAL DEVELOPMENT
POWDER SPRINGS, COBB COUNTY, GA

FOR: JWA VENTURES II, LLC
MONTGOMERY, ALABAMA

| REVISION | BY |
|----------|----|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

DRAWN
GDL

CHECKED
ADB

ISSUED DATE
2/21/2019

ISSUED FOR
CONCEPTUAL REVIEW

PROJECT NO.
19-105

FILE
19-105 P-2

SHEET
P-2