



**city of powder springs**  
**Special Use Request**  
 Application Form

**Applicant Information**

Name Moises Cardenas Andrade  
Leticia Cardenas Navarro

Phone [Redacted]

Mailing Address 5707 Hill Rd Powder Springs  
G.A 30127

Email [Redacted]

**Special Use Request Property Information**

Address 3982 Austell Powder Springs  
Rd SW Powder Springs G.A 30127

Parcel ID / Lot# \_\_\_\_\_ Acreage .89

Present Zoning LRL

Special Use Request

Source of Water Supply \_\_\_\_\_

Source of Sewage Disposal \_\_\_\_\_

Peak Hour Trips Generated \_\_\_\_\_

Source of Trip Information \_\_\_\_\_

**Additional Information, If Applicable**

Elementary School and School's Capacity \_\_\_\_\_

Middle School and School's Capacity \_\_\_\_\_

High School and School's Capacity \_\_\_\_\_

\_\_\_\_\_

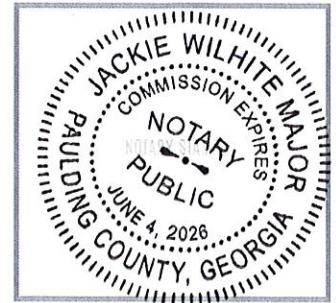
**Notary Attestation**

Executed in PS (City), GA (State).

[Signature] \_\_\_\_\_  
 Signature of Applicant Printed Name Leticia Cardenas M Date 02-07-24

Subscribed and sworn before me this 7th day of February 2024

[Signature] \_\_\_\_\_  
 Signature of Notary Public Name of Notary Public My Commission Expires \_\_\_\_\_



**For Official Use Only**

PZ # \_\_\_\_\_

Planning Commission Hearing \_\_\_\_\_

City Council Hearing \_\_\_\_\_

Withdrawal Date \_\_\_\_\_

Reason for Withdrawal \_\_\_\_\_



# Special Use Request

## Notice of Intent

### Applicant Information

Name Moises Cardenas Andrade  
Leticia Cardenas Navarro

Phone [Redacted]

Mailing Address 5707 Hill Rd Powder Springs  
G.A 30127

Email [Redacted]

### Notice of Intent

**PART I.** Please indicate the purpose of this application :

The purpose of this application is to obtain the license to be able to set up a retail store and home improvements.

**PART II.** Please list all requested variances:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Part III.** Existing use of subject property:

Part of the business will be occupied by food trucks and another section by Kathy's Overstock Retail Center.

**Part IV.** Proposed use of subject property:

To set up a retail store and home improvements.

**Part V.** Other Pertinent Information (List or attach additional information if needed):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Applicant Signature

Signature of Applicant

Leticia Cardenas N

Printed Name

Date



# Special Use Request

## Applicant's Written Analysis

### Applicant Information

Name *Moises Cardenas Andrade*  
*Leticia Cardenas Navarro*

Phone [Redacted]

Mailing Address *5707 Hill Rd Powder Springs*  
*GA 30127*

Email [Redacted]

### Written Analysis

In details please address these Special Use Criteria:

- a. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located.  
\_\_\_\_\_
- b. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.  
\_\_\_\_\_
- c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.  
\_\_\_\_\_
- d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.  
*It is adequate*
- e. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.  
*It is adequate*
- f. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the use.  
*It is adequate*
- g. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.  
\_\_\_\_\_
- h. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.  
*NO*
- i. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.  
*yes*



# Special Use Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

Applicant's Name Noises Cardenas Andrade  
Leticia Cardenas N

Applicant's Address 5707 Hill Rd Powder Springs GA 30127

Applicant's Attorney

Attorney's Address

### Campaign Contribution Disclosure

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 ventures party to ownership of the property that is the subject of the attached application are listed below:

N/A      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

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



# Special Use Request Owner's Authorization Form

## Owner's Authorization

Applicant Name Moises Cardenas Andrade  
Leticia Cardenas Navarro

Applicant's Address 5707 Hill Rd Powder Spring  
G.A 30127

Property Address 3982 Austell Powder Powder Springs, GA  
Springs Rd sw powder Springs G.A 30127

Property PIN \_\_\_\_\_

This is to certify that I am  or We are  or I am  the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

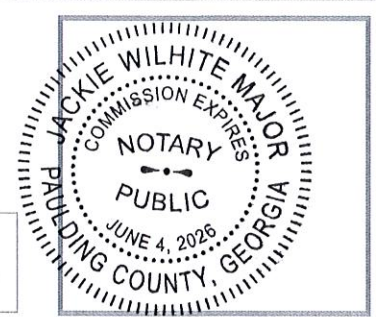
Rezoning <input type="checkbox"/>	Special Use <input checked="" type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

## Signature of Property Owner(s)

Signature of Owner [Signature] Printed Name Leticia Cardenas N Date 02-07-24

State of GA, County of Cobb

This instrument was acknowledged before me this 7th day of February, 2024, by \_\_\_\_\_ name of signer. Identification Presented: \_\_\_\_\_

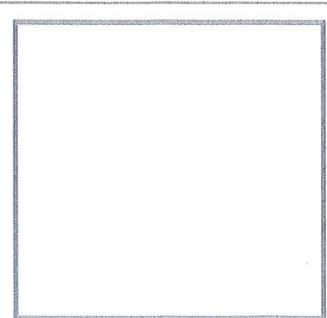


Signature of Notary Public [Signature] Name of Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_

Signature of Owner \_\_\_\_\_ Printed Name \_\_\_\_\_ Date \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ month, 20\_\_\_\_, by \_\_\_\_\_ name of signer. Identification Presented: \_\_\_\_\_



Signature of Notary Public \_\_\_\_\_ Name of Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_



# Special Use Request Application Checklist

## Applicant Information

Name Moises Cardenas Andrade  
Leticia Cardenas Navarro

Phone [Redacted]

Mailing Address 5707 Hill Rd Powder Springs  
GA 30127

Email [Redacted]

## Application Checklist

The following information will be required:

1.  Application
  2.  Notice of Intent
  3.  Applicant's Written Analysis
  4.  Campaign Contribution Disclosure
  5.  Owner's Authorization, if applicable.
  6.  Legal Description and Survey Plat of the property
  7.  Application Fee (summary of fees attached)
  8.  Copy of the Deed that reflects the current owners name
  9.  Vicinity Map outlining the parcel/s in relation to the surrounding area
  10.  Site plan, plat or survey prepared by an architect, engineer. The following information **must** be included:  
Specific use or uses proposed for the site. Acreage, bearing and distances, other dimensions, and location of the tract(s). Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area, height, for residential number of units, Square footage of heated floor area. Detention/retention areas, and utility easements. Location of dumpsters. Public or private street(s) - right of way and roadway widths, approximate grades  
Location and size of parking area with proposed ingress and egress. Specific types and dimensions of protective measures, such as buffers. Landscaping. Wetlands, stream buffers, and 100 year floodplain.
  11.  Sketch Plan/ Architectural Rendering, if applicable
  12.  Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.
- List additional attachments:

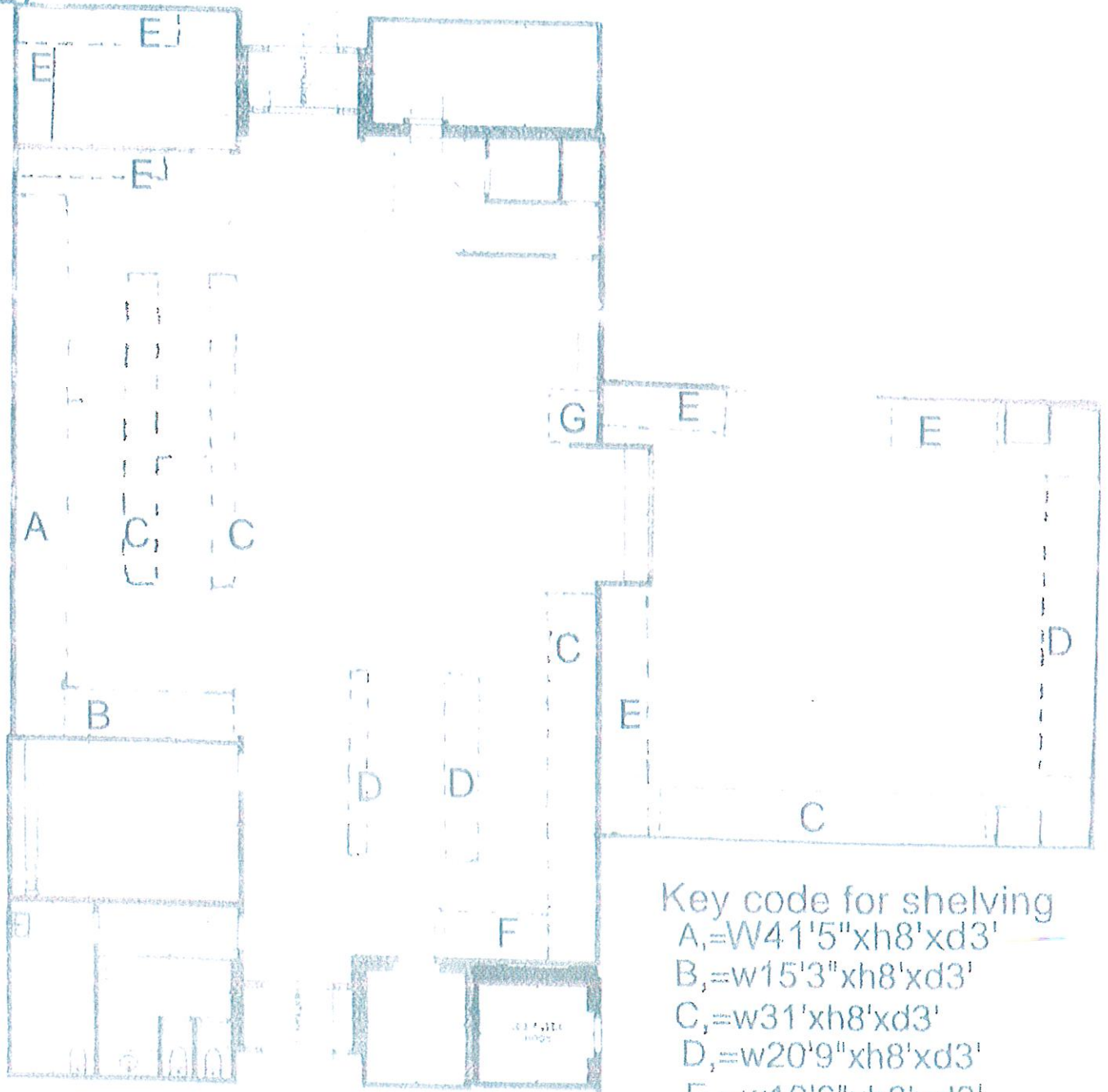
## Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



Kathy's retail store center  
 3982 Austell Powder Springs  
 Powder Springs GA  
 30127



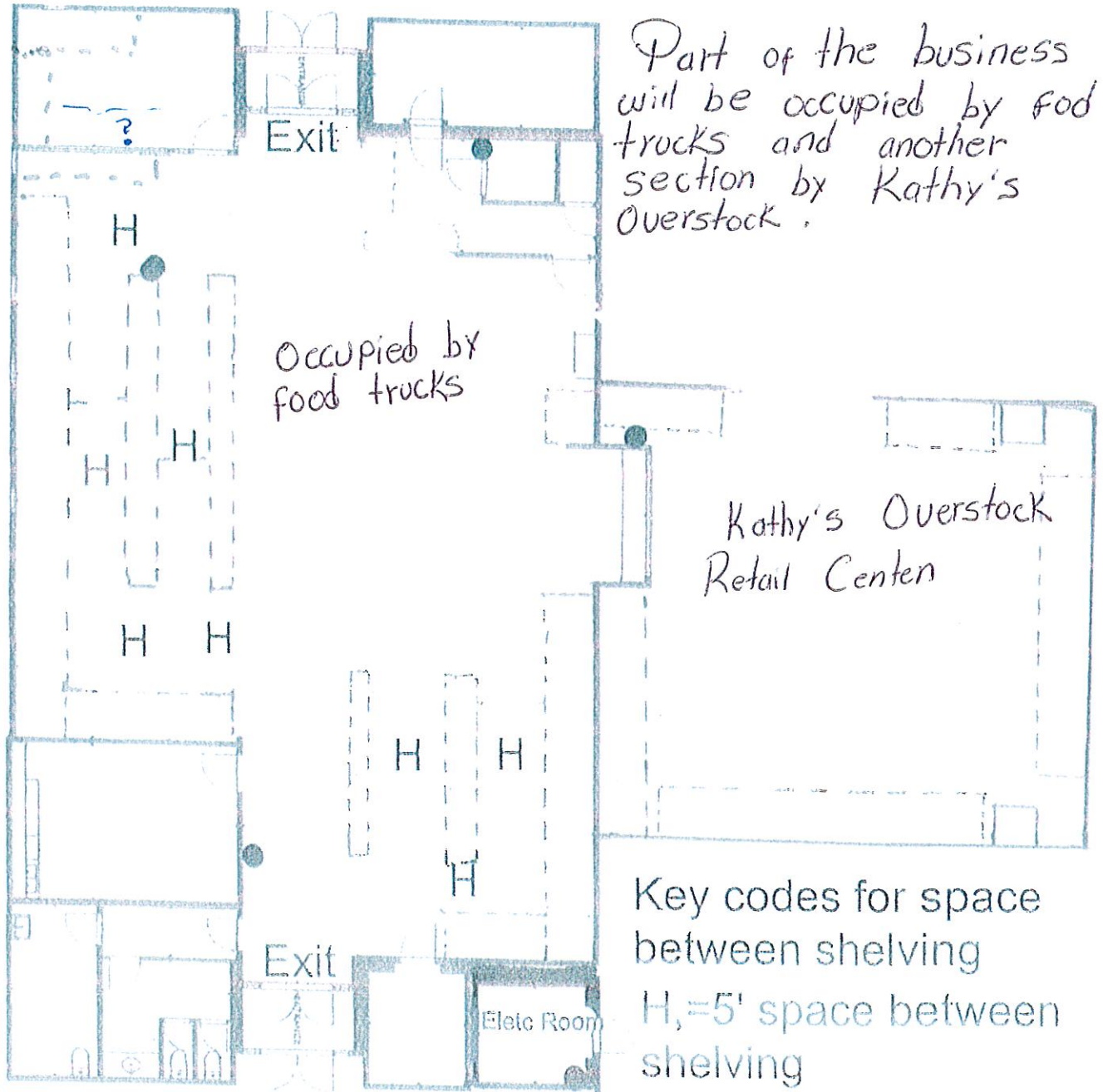
Key code for shelving  
 A,=W41'5"xh8'xd3'  
 B,=w15'3"xh8'xd3'  
 C,=w31'xh8'xd3'  
 D,=w20'9"xh8'xd3'  
 E,=w10'6"xh8'xd3'  
 F,=w8'6"xh8'xd3'  
 G,=w5'xh8'xd3'

POWERPORE  
 10000  
 10000  
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POWERPORE  
 matterport



Kathy's retail store center  
3982 Austell Powder Springs  
Powder Springs GA  
30127



● Dots are for fire extinguishers

SCALE: 1/8" = 1'-0"  
DATE: 11/10/05  
BY: J. W. B.

POWERED BY  
MATTERPORT