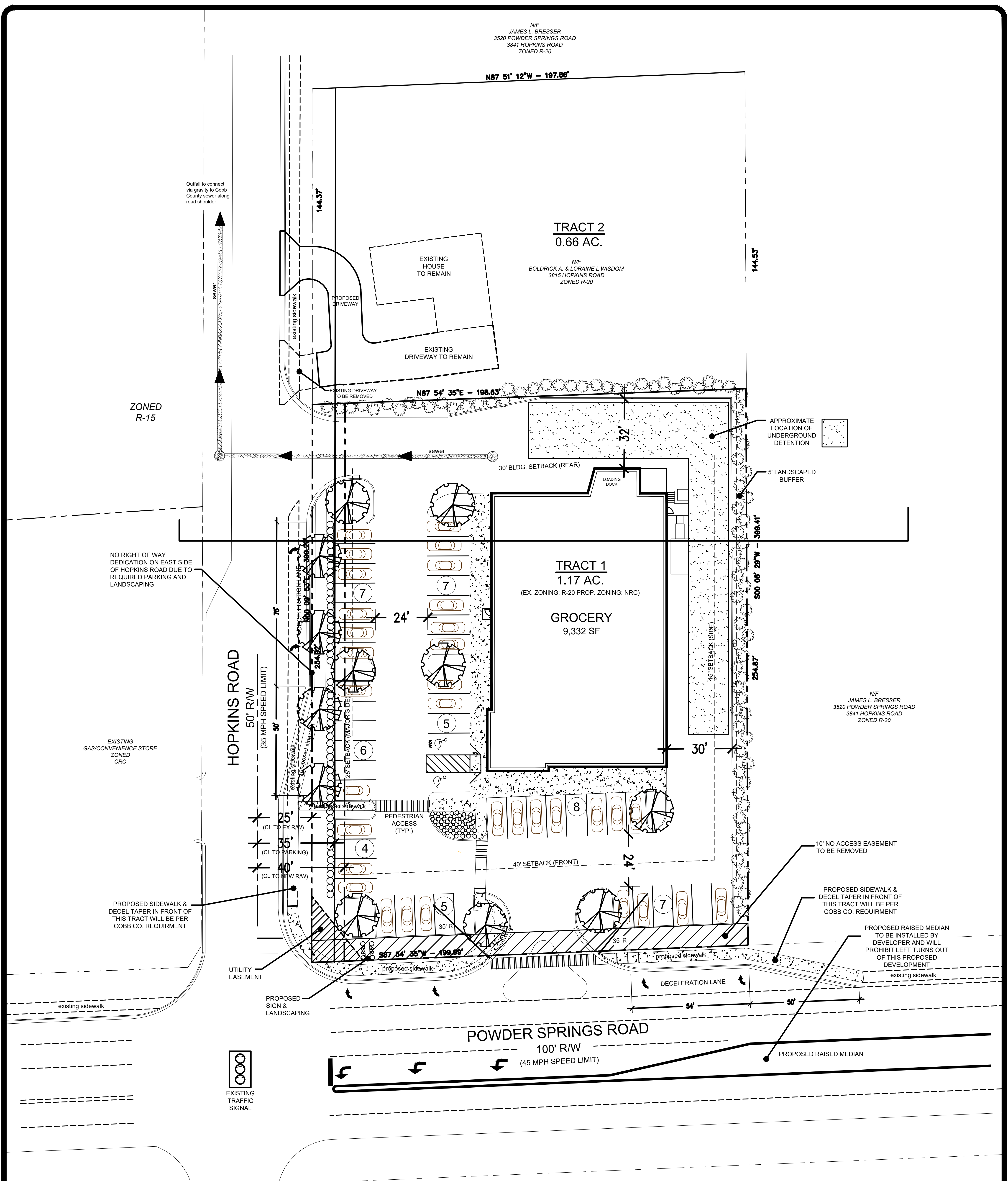


N/F
 JAMES L. BRESSER
 3520 POWDER SPRINGS ROAD
 3841 HOPKINS ROAD
 ZONED R-20



ZONED R-15

TRACT 2
 0.66 AC.

N/F
 BOLDRICK A. & LORRAINE L WISDOM
 3815 HOPKINS ROAD
 ZONED R-20

TRACT 1
 1.17 AC.
 (EX. ZONING: R-20 PROP. ZONING: NRC)

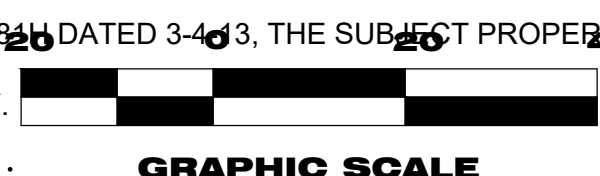
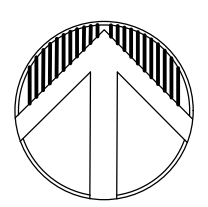
GROCERY
 9,332 SF

N/F
 JAMES L. BRESSER
 3520 POWDER SPRINGS ROAD
 3841 HOPKINS ROAD
 ZONED R-20

APPLICANT/OWNER
 TWIGS FARMERS MARKET, LLC
 (THE WISDOM INTERNATIONAL GROCERY STORE)
 3840 CHASEMONT DRIVE
 POWDER SPRINGS, GA 30127

BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY JACKSON LAND SURVEYING, LLC DATED 8-12-20.
 FLOOD CERTIFICATION STATEMENT FROM SURVEYOR:
 ACCORDING TO THE F.E.M.A. F.I.R.M., FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13067C0181 DATED 3-4-03, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" - AREA OF MINIMUM FLOOD HAZARD.
 THERE ARE NO KNOWN CEMETERIES, WETLANDS OR STREAM BUFFERS LOCATED ON THIS PROPERTY.

REZONING PLAN

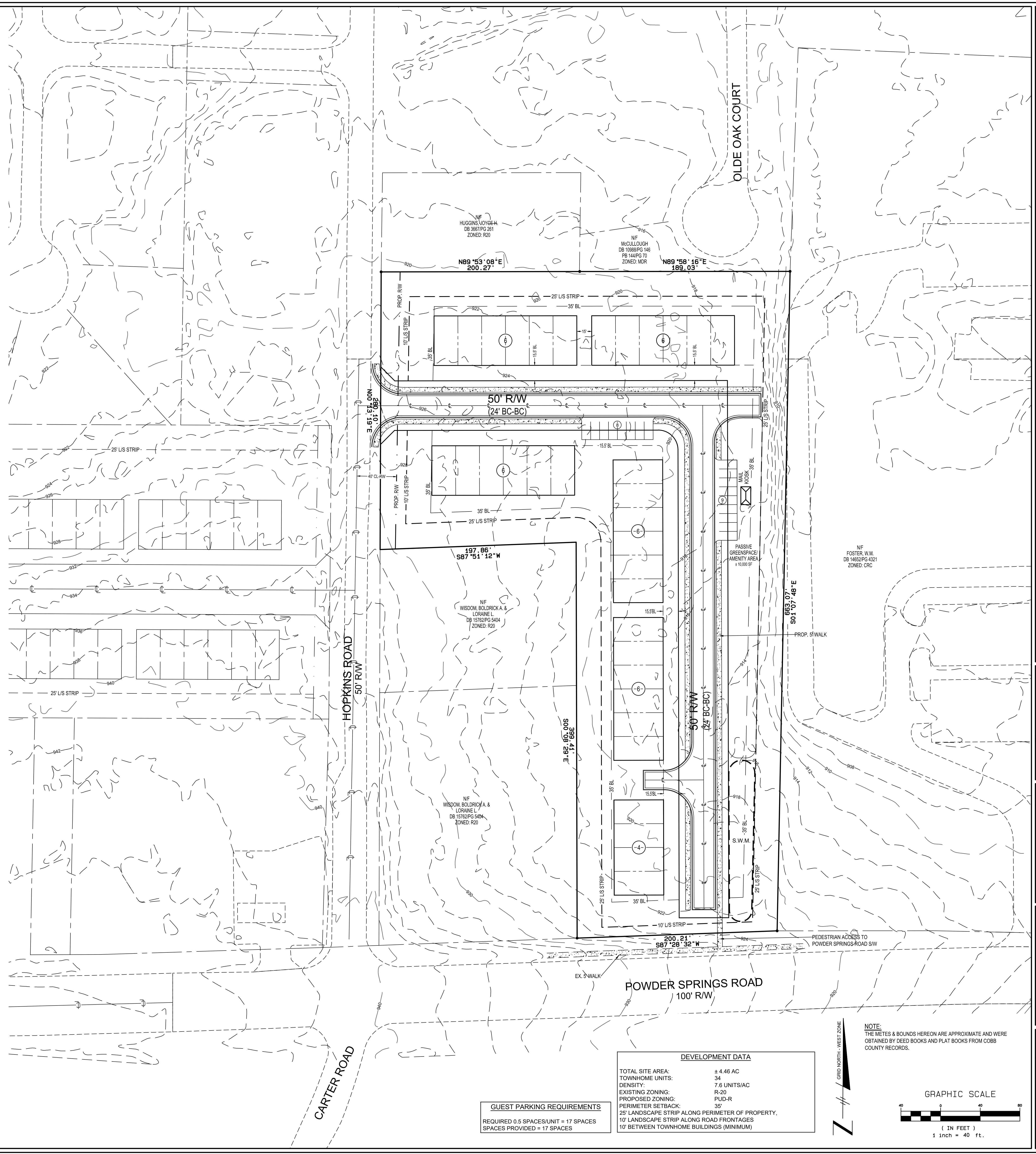
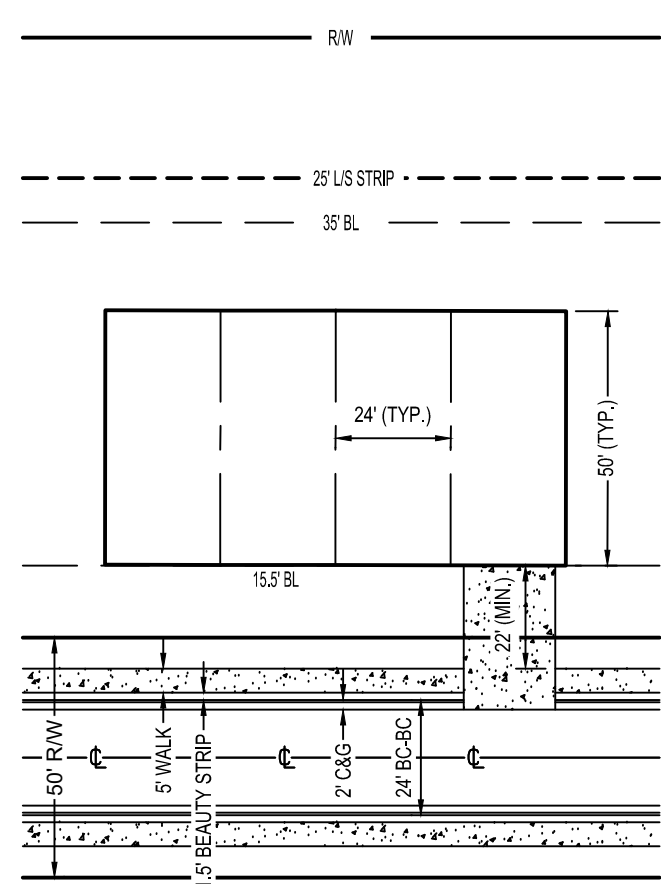
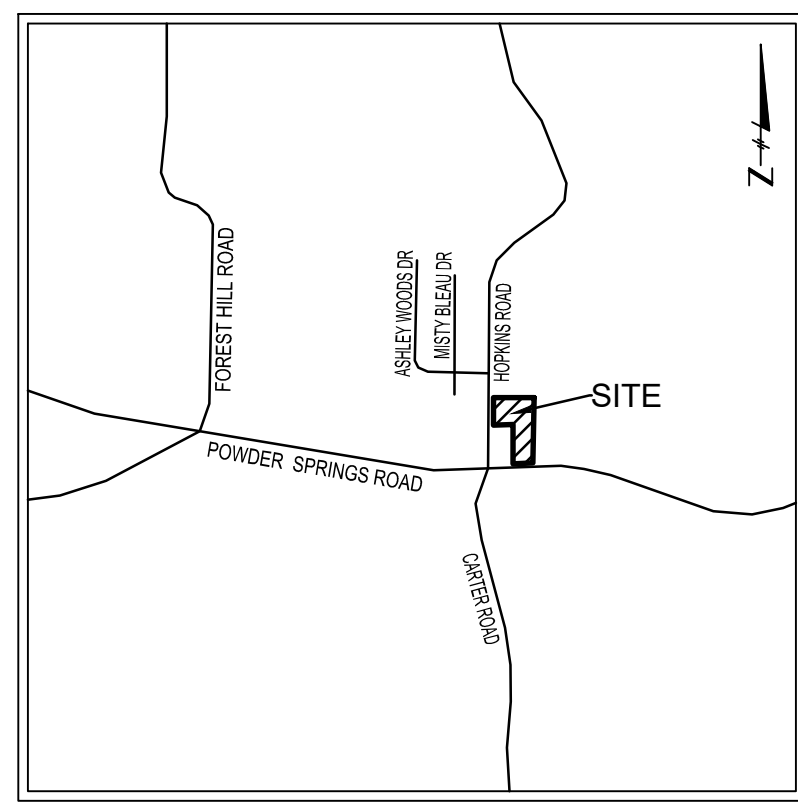
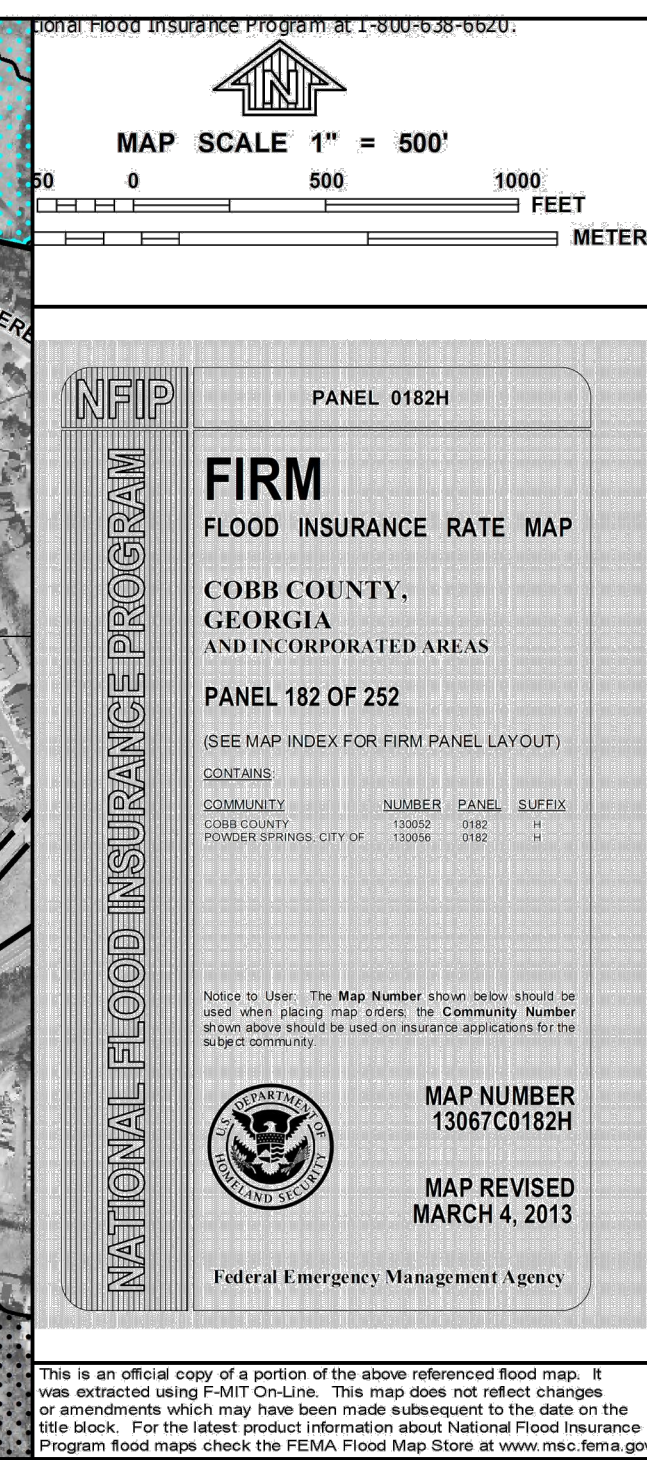
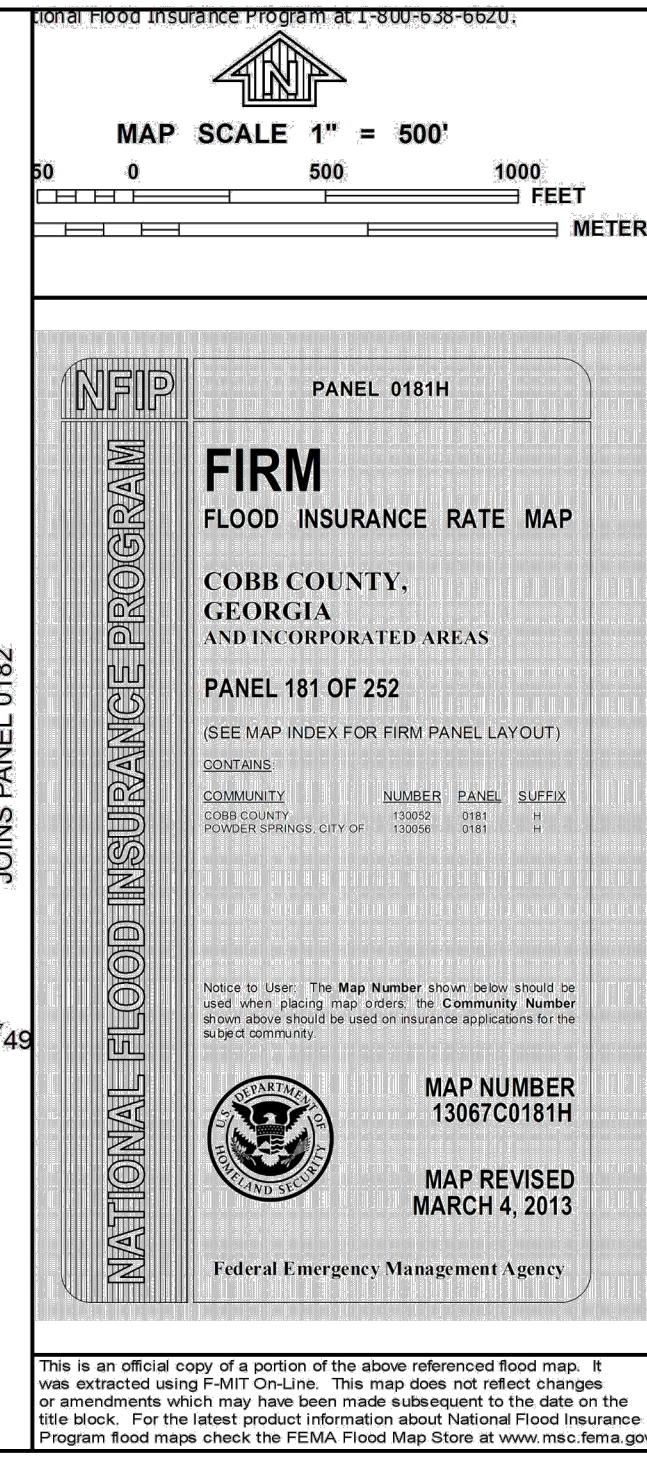


ZONING INFO	SITE SUMMARY
TRACT 1 3815 HOPKINS ROAD, SW POWDER SPRINGS, GA PIN: 19086900020 EXISTING ZONING: R-20 PROPOSED ZONING: NRC SETBACKS: FRONT- 40' SIDE - 15' MAJOR SIDE: 25' REAR - 30'	TOTAL SITE AREA: 1.17 ACRES BUILDING AREA SUMMARY 1ST FLOOR: 10,371 SF (GROCERY STORE) RETAIL AREA: 7,852 SF BREAK ROOM: 300 SF+/- RESTROOMS: 256 SF+/- LOADING DOCK: 1,010 SF+/- COOLERS/FREEZERS: 714 SF+/- 2nd FLOOR: 1,836 SF (MEZZANINE) OFFICE AREA: 1,480 SF+/- RESTROOM: 56 SF+/- STORAGE AREA: 300 SF+/- TOTAL BUILDING AREA: 12,207 SF NET BUILDING AREA: 9,332 SF (NET BLDG AREA DOES NOT INCLUDE BREAK ROOM, LOADING DOCK, COOLERS, FREEZERS, STORAGE AND RESTROOMS) TOTAL PARKING: 49 SPACES = 5.25 SPACES / 1,000 SF (NET BLDG AREA)

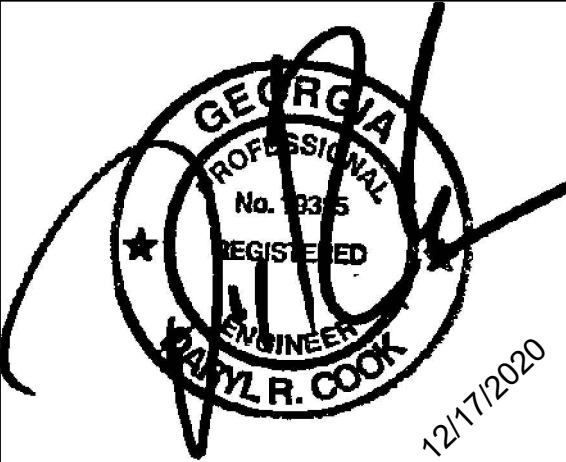
OF 1 SHEETS
1

REZONING PLAN
HOPKINS ROAD TRACT
 L.L. 869, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA
 PREPARED FOR
 TWIGS FARMERS MARKET, LLC

DATE	SCALE	JOB NO.	SHEET	REVISIONS BY
03-09-2021	1" = 30'	2020-134	1	4-2-21 ADD DIMS AT RW



ZONING EXHIBIT FOR
POWDER SPRINGS ROAD
AT HOPKINS ROAD
 LAND LOT 889 ~ DISTRICT 19TH ~ 2ND SECTION
 CITY OF POWDER SPRINGS,
 COBB COUNTY, GEORGIA

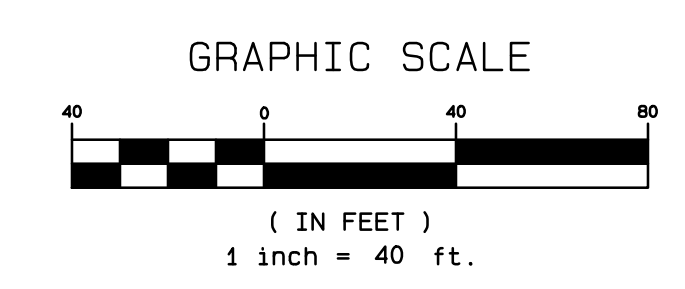


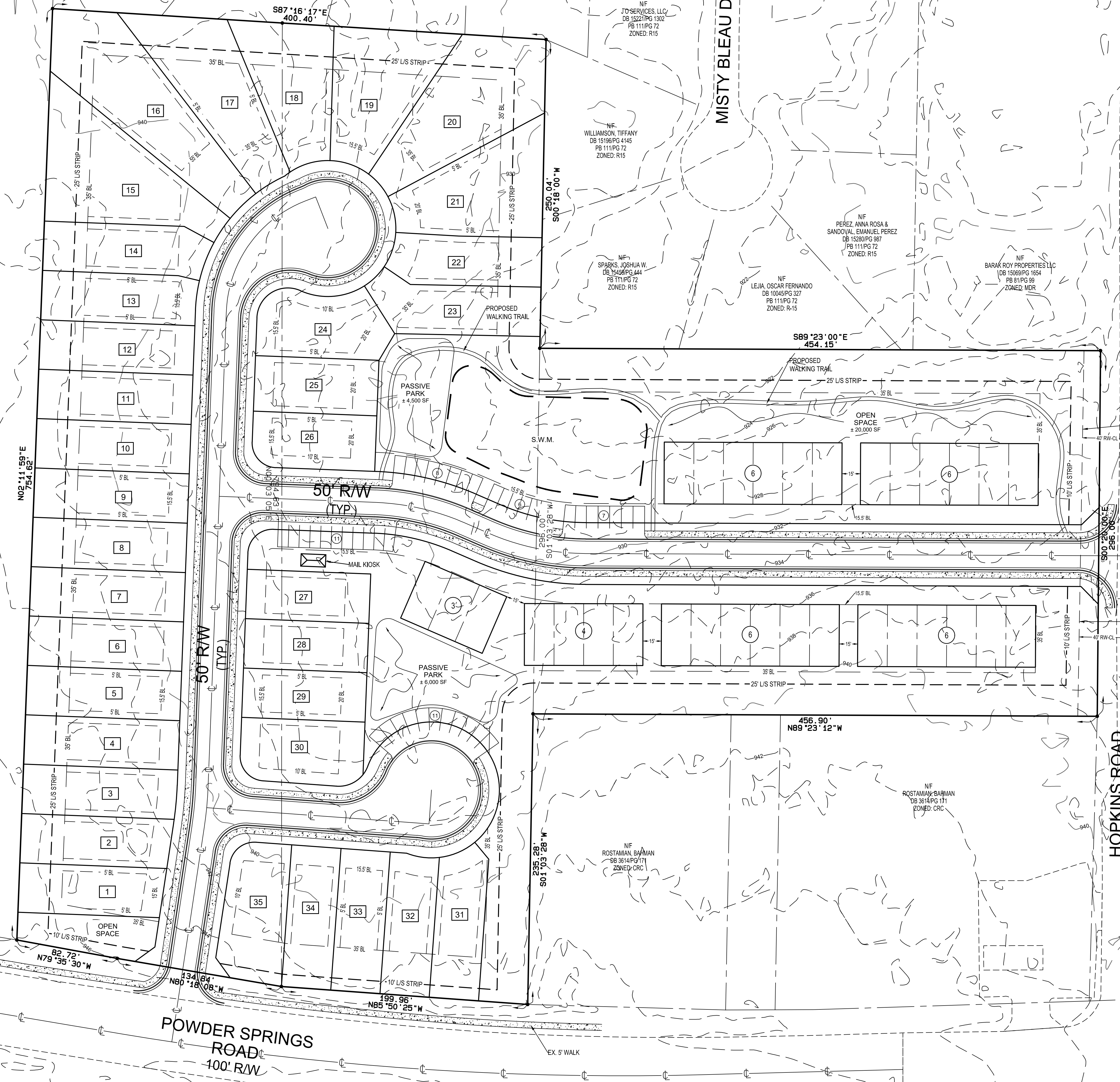
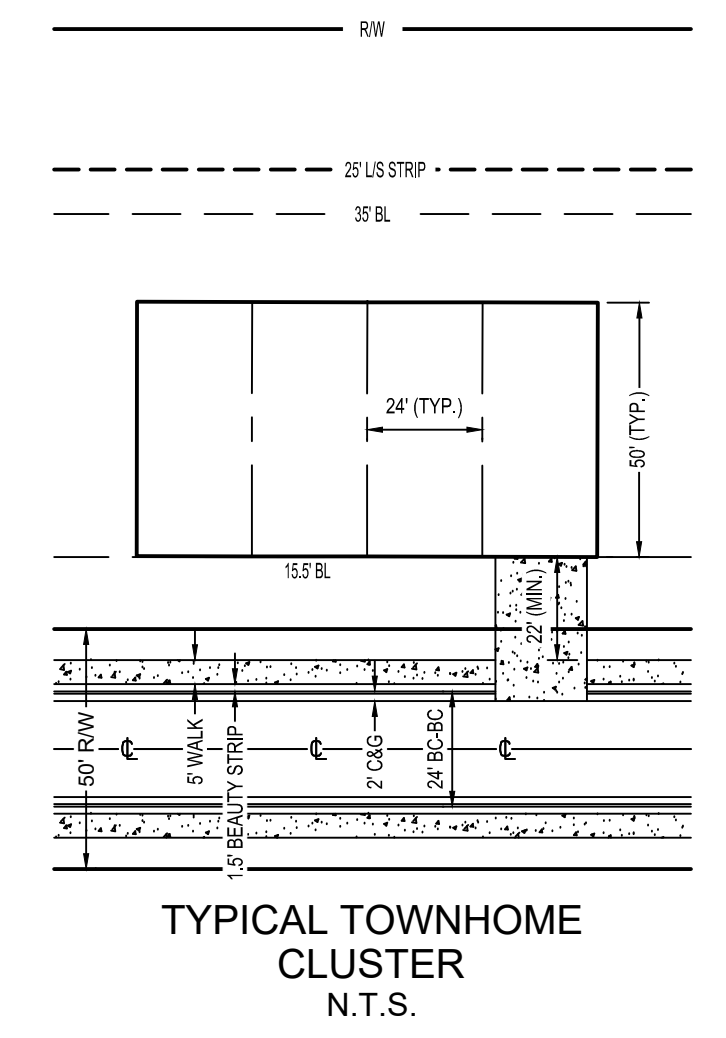
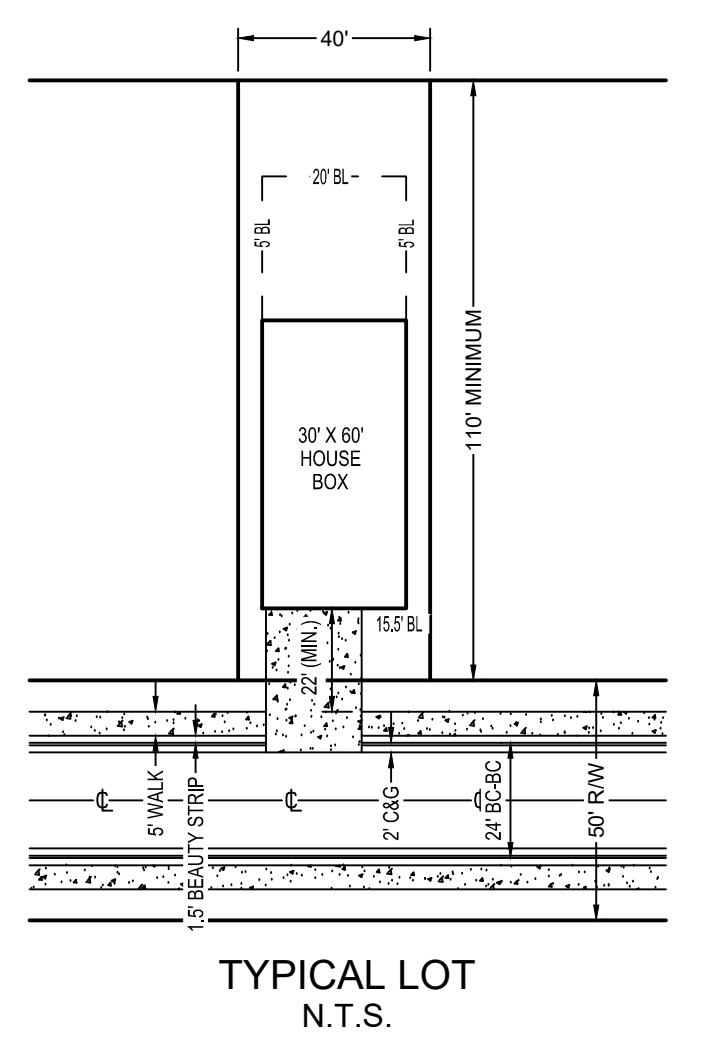
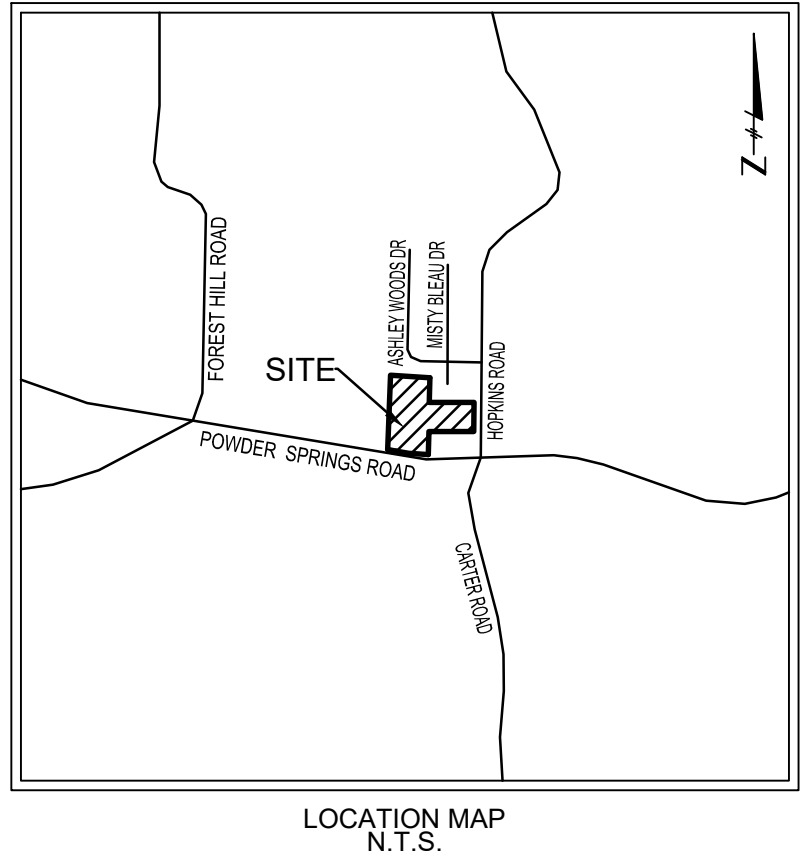
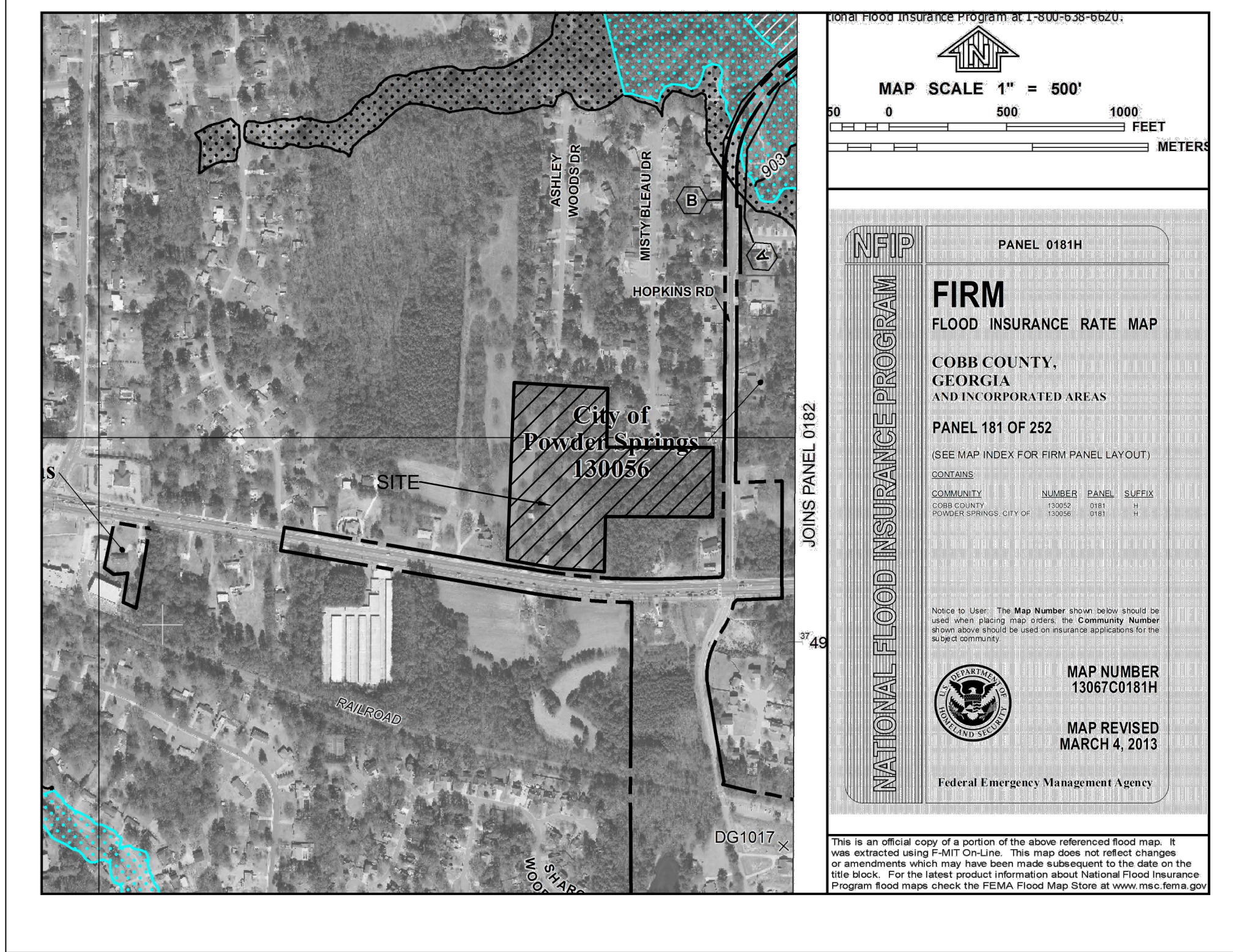
GSW LEVEL II CERTIFICATION NO. 31908
 EXPIRES: 01/22/2022

REVISIONS	NO.	DATE	BY	DESCRIPTION
1	04/12/21	JUT	JUT	REVISE LAYOUT

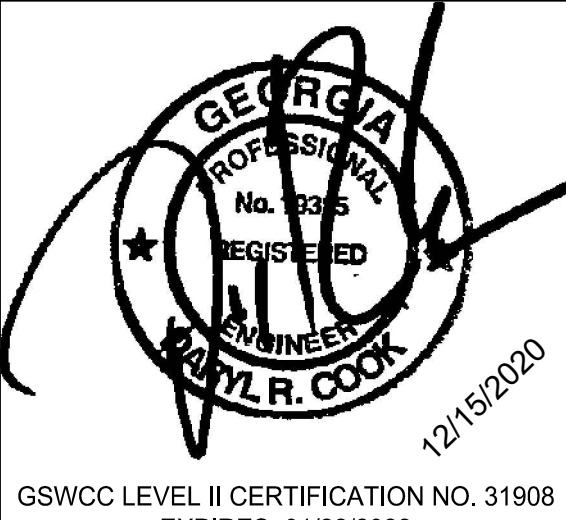
W&B
WATTS & BROWNING ENGINEERS, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 44 HWY NW SUITE #225
 MARIETTA, GEORGIA 30060
 PHONE: (770) 894-6192
 FAX: (770) 894-6570
 WWW.WBENG.COM
 LSF000429 - PEF000714

SCALE:	1" = 40'
DESIGNED BY:	DRC
DRAWN BY:	JUT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	12/17/2020
JOB NUMBER:	201006
SHEET NUMBER:	1





REZONING EXHIBIT
 FOR
3610 & 3620 POWDER SPRINGS ROAD
 LAND LOTS 869 & 870 ~ 2ND SECTION
 CITY OF POWDER SPRINGS,
 COBB COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
 EXPIRES: 01/22/2022

NO.	DATE	BY	DESCRIPTION
1	04/15/2021	JJT	REVISE LAYOUT



SCALE: 1" = 40'

DESIGNED BY: DRC
 DRAWN BY: JJT
 CHECKED BY: DRC
 INITIAL ISSUE DATE: 12/15/2020
 JOB NUMBER: 201006
 SHEET NUMBER: 1



NOTE:
 THE METES & BOUNDS HEREON ARE APPROXIMATE AND WERE OBTAINED BY DEED BOOKS AND FLAT BOOKS FROM COBB COUNTY RECORDS.

