



770
601
9292

APPLICATION DEADLINE

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

Check the boxes for all of the items that you have attached:

- 1. Application (attached)
- 2. Notice of Intent - A detailed written description of the proposed development (attached)
- 3. Applicant's Written Analysis (attached)
- 4. Campaign Contribution Disclosure (attached)
- 5. If applicable, owners authorization (attached)
- 6. Legal Description and Survey Plat of the property
- 7. Application Fee
- 8. Copy of the Deed that reflects the current owners name
- 9. Vicinity Map outlining the parcel/s to be rezoned 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
- 12. Traffic Study required for development with 500,000 square feet of non-residential floor area or 350 dwelling units or more.

Please list additional attachments:

- _____
- _____
- _____
- _____
- _____
- _____



APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL MEETINGS)

For Office Use Only:
 PZ # _____
 Planning Commission Hearing _____ City Council Hearing _____

Owners' Name ADRIANE LARSON

Email Address ADRIANE.LARSON@AOL.COM

Mailing Address _____ Zip Code _____ Telephone # 404 966 3609

COMPLETE ONLY IF APPLICANT IS NOT OWNER
 Applicant TMG ENTERPRISES, LLC Email Address TMGENTERPRISES19@GMAIL.COM
 Mailing Address 2121 WHITESTONE CT SMYRNA Zip Code 30080
 Telephone Number 626 780 0697

Address of property to be rezoned 4385 WALTON (MARCHEMAN) ST POWDER SPRINGS


Lot #/Parcel ID 902 Acreage 2.067 TOTAL SITE / .236 ACNE OI ³⁰¹²⁷

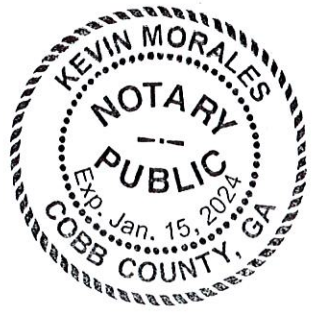
Present Zoning Classification OI Proposed Zoning Classification R-15

Source of Water Supply COBB COUNTY Source of Sanitary Sewage Disposal SEWER

Proposed Use Peak Hour Trips Generated _____ Source _____

If applicable, Available School Capacity:
 Name of Elementary School and Available School Capacity
POWDER SPRINGS
 Name of Middle School and Available School Capacity
COOPER
 Name of High School and Available School Capacity
McFACHERN

SUBSCRIBED AND SWORN BEFORE
 ME ON Feb 22nd, 2020

 Signature of Notary
 My Commission Expires: Jan 15, 2024



 2/22/2020
 Signature of Applicant Date



NOTICE OF INTENT

Part 1.

Please indicate the purpose of the application:

WE REQUEST A CHANGE OF ZONING FOR
THE .236 ACRE PARCEL AT 4385 WALTON STREET
FROM ITS CURRENT OI STATUS TO R-15

Part 2. If applicable, please list all requested variances:

Part 3. Existing use of subject property:

PROPERTY IS VACANT LAND. NO EXISTING
STRUCTURES

Part 4. Proposed use of subject property:

INTENDED USE OF THE PROPERTY IS
DEVELOPMENT OF A 4 HOME SUBDIVISION PER
THE ATTACHED PRELIMINARY PLAT.

POSSIBLE HOME PLANS ARE ATTACHED FOR
CONSIDERATION AND COMMENT PURPOSES ONLY.
FINAL ARCHITECTURAL PLANS TO FOLLOW PENDING
ZONING/SITE DEVELOPMENT APPROVAL AND
DEVELOPMENT COSTS.

Part 5.

Other Pertinent Information (List or attach additional information if needed):

APPLICANT'S WRITTEN ANALYSIS – In details please address these Rezoning Criteria

- (a) Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision making relative to amendments to the official zoning map.

BASED UPON SURROUNDING R-15 ZONING
WE BELIEVE THIS REQUEST IS COMPATIBLE

- (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.

SURROUNDING PROPERTIES ARE R-15

- (c) Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.

NA

- (d) Whether there are substantial reasons why the property cannot or should not be used as currently zoned;

NA

- (e) Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.

EXISTING PUBLIC FACILITIES SHOULD EASILY
ACCOMMODATE/SUPPORT 4 ADDITIONAL HOMES

- (f) Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

- (g) Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.



CAMPAIGN CONTRIBUTION DISCLOSURE

Applicant: TME ENTERPRISES, LLC

Applicant's Address: 211 WHITESTONE CT. SE, SMYRNA, GA 30080

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 ventures 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>	_____	_____



OWNER'S 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 names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check each box that applies

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

Applicant: TMG ENTERPRISES

Applicant's Address: 2121 WHITESTONE CT DMYRNA
GA 30080

Date this Authorization becomes null and void: 2/24, 2020. (Not applicable)

Adriane Larson
Signature of Owner

(Notarized)

Signed before me on 2/24/2020
C.M. Drummonds

Signature of Owner

(Notarized)

Signature of Owner

(Notarized)

Signature of Owner

(Notarized)



FOR NOTICE SEE
LB Book 117 Page 3957

BK: 15302 PG: 3699-3700
Filed and Recorded Dec-30-2015 09:44:58AM
DOC#: D2015-104717
Real Estate Transfer Tax Paid \$83.00
0332015029754

Rebecca Keaton
REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

Return to
NEEL ROBINSON & STAFFORD, LLC
5555 GLENRIDGE CONNECTOR, SUITE 400
ATLANTA, GA 30342

File No 1511666Y

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE, made on 17th day of December, 2015, between

RUTH V. KAROLYI INDIVIDUALLY AND AS TRUSTEE OF THE RUTH KAROLYI TRUST DATED MARCH 23, 1999

(hereinafter referred to as "Grantors") and

ADRIANE LARSON

(hereinafter referred to as "Grantee"), the words "Grantors" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits,

WITNESSETH:

THAT Grantors, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantors, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

This Deed is given subject to all easements, restrictions and encumbrances of record

TOGETHER WITH all and singular the rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining (hereinafter collectively referred to as the "Premises")

TO HAVE AND TO HOLD the Premises, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise

IN WITNESS WHEREOF, Grantor has executed this instrument under seal.

Signed, sealed and delivered in the presence of

[Signature]
Unofficial Witness

[Signature]
Notary Public

My Commission expires



Ruth V. Karolyi
RUTH V. KAROLYI INDIVIDUALLY AND AS TRUSTEE
OF THE RUTH and KAROLYI TRUST DATED MARCH 23,
1999

BK: 15302 PG: 3700
REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

EXHIBIT "A"

ALL THAT TRACE OR PARCEL OF LAND LYING AND BEING IN THE TOWN OF POWDER SPRINGS, BEING PART OF LAND LOTS 902 AND 903, IN THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, AND BEING THE SOUTH 75 FEET OF TOWN LOT 5M, ACCORDING TO A PLAT RECORDED IN DEED BOOK G, PAGE 77, COBB COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT AN IRON PIN LOCATED ON THE EAST SIDE OF WALTON STREET 215 FEET SOUTH OF THE SOUTHEAST CORNER OF WALTON STREET AND ATLANTA STREET AND RUNNING THENCE SOUTH 86° 29' EAST 130 FEET; THENCE SOUTH 5° 45' WEST A DISTANCE OF 75 FEET, THENCE NORTH 86° 29' WEST 130 FEET TO THE EAST SIDE OF WALTON STREET; THENCE NORTH ALONG THE EAST SIDE OF WALTON STREET 75 FEET TO THE POINT OF BEGINNING.

THIS PROPERTY WAS CONVEYED TO GRANTOR BY VIRTUE OF WARRANTY DEED DATED SEPTEMBER 20, 1988, RECORDED IN DEED BOOK 5100, PAGE 484, COBB COUNTY RECORDS AND HAS A CURRENT STREET ADDRESS OF 4385 WALTON STREET PARCEL NUMBER 19090300260



Plan #271033

Dimensions: 40' W x 41'4" D
Levels: 2
Square Footage: 1,516
Main Level Sq. Ft.: 817
Upper Level Sq. Ft.: 699
Bedrooms: 3
Bathrooms: 2½
Foundation: Basement
Materials List Available: Yes
Price Category: C

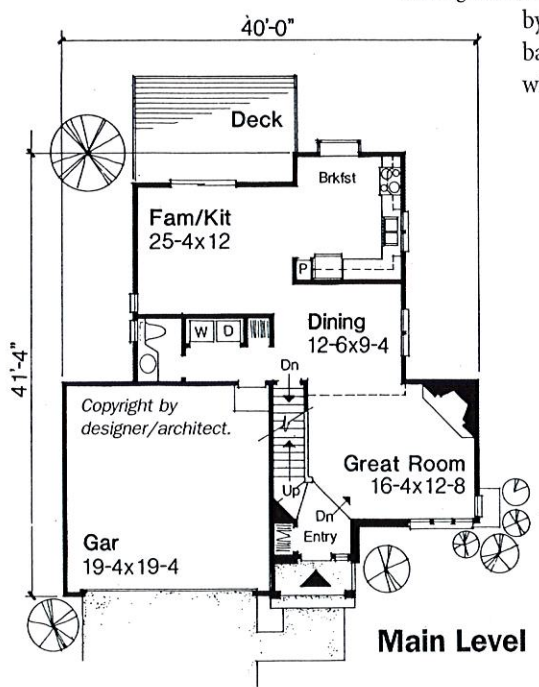
Images provided by designer/architect.

A pronounced roofline and a pleasing mix of brick and lap siding give a sunny disposition to this charming home.

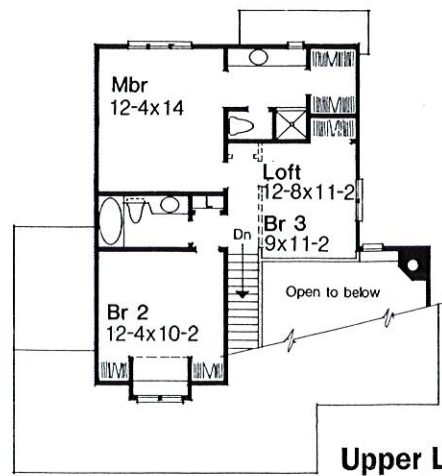
Features:

- Great Room: Introduced by the sidelighted entry, this large space offers tall corner windows for natural light and a cheery corner fireplace for warmth.
- Dining Room: Joined to the great room only by air, this formal dining room basks in the glow from a broad window.

- Kitchen: Plenty of open space allows this kitchen to include ample counter space and incorporate an eating area into it. From here, a door leads to the backyard.
- Family Room: Flowing directly from the kitchen, this large family room allows passage to a backyard deck via sliding glass doors.
- Master Suite: Secluded to the upper floor, the master bedroom offers a private bath with a walk-in closet beyond.



Main Level



Upper Level



Plan #151068

Dimensions: 57' W x 61'8" D

Levels: 1

Square Footage: 1,880

Bedrooms: 4

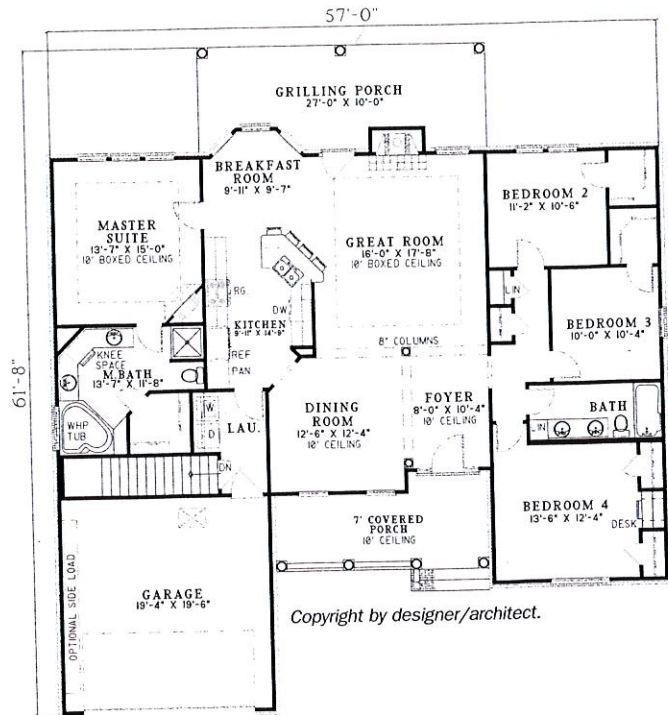
Bathrooms: 2

Foundation: Crawl space or slab;
basement or walkout for fee

Materials List Available: Yes

Price Category: D

Images provided by
designer/architect.



Copyright by designer/architect.



Plan #461202

Dimensions: 48' W x 78'4" D

Levels: 1

Square Footage: 2,215

Bedrooms: 3

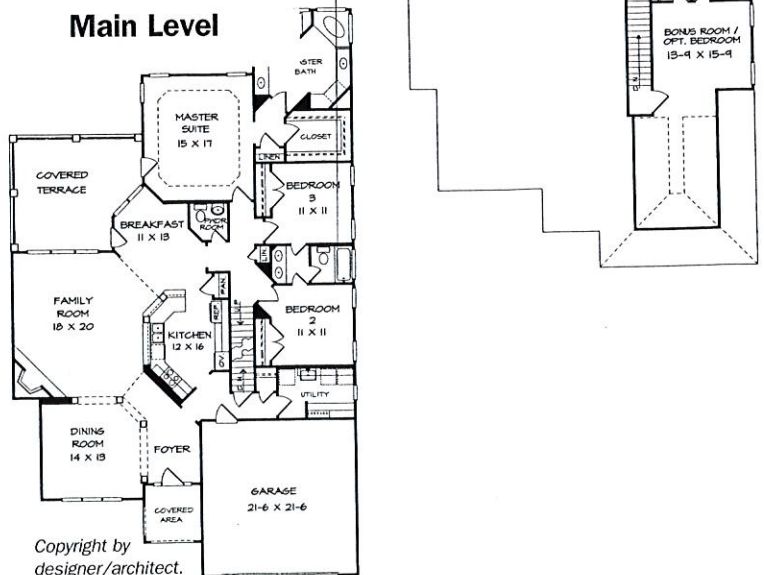
Bathrooms: 2½

Foundation: Slab

Materials List Available: Yes

Price Category: E

Images provided by
designer/architect.



Copyright by
designer/architect.

g Commission

f Acworth. The ing, if approved, ange in the City nd Sign District

ing Commission on this mat- ing on this mat- 20 at 7:30 at City Hall lo- Richard Russell

d of Alderman ing on this mat- 30, 2020 at 6:30 onsideration on y, April 2, 2020 d Room at City enator Richard

end the public e heard rela-

36-67A-3, any and any oppo- chion who has ribution or gift ore to a local rth. two (2) eding the filing rezoning shall five (5) calen- st hearing by or any of its application".

8070

th ng eby gives no- g will be held a variance re- x Restaurant Land Lot 30, 2nd Sec- trict, 2nd Sec- Georgia (3770) request to re- back for a pa-

Commission on this mat- 2020 at 7:30 City Hall lo- hard Russell

of Alderman on this mat- 2020 at 6:30 nderation on April 2, 2020 oom at City tor Richard

the public heard rela-

y gives no- will be held a variance re- roperty lo- el 32 of the 1 of Cobb stin Farm w for solar et facing

Commission on this mat- 2020 at 7:30 City Hall lo- rd Russell

Alderman on this mat- 20 at 6:30 nderation on ril 2, 2020 m at City r Richard

8065 Planning Commission

and Cobb County, Georgia. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing.

3:6-2020

MDJ-6021 GPN-13 NOTICE OF PUBLIC HEARING City of Powder Springs

REZONING

Notice is hereby given that meetings shall be held at the City of Powder Springs City Council Chambers on Thursday, March 12, 2020 (agenda meeting) at 7:00 pm and Monday, March 30, 2020 (public hearing) at 7:30 pm before the Planning and Zoning Commission; Wednesday, April 1, 2020 (agenda meeting) at 5:00 pm and Monday, April 6, 2020 (public meeting) at 7:00 pm before the Mayor and City Council; to consider a rezoning from Official (O-1) to Residential (R-15) to allow a single-family residential development within Land Lots 903, 19th District, 2nd Section, and Cobbs County, Georgia. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing.

3:6-2020

8070 Probate

O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before MARCH 9, 2020.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objection, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Tara C. Riddle, Judge of the Probate Court By: Jennifer P. Ritchey Clerk of the Probate Court 32 Waddell Street Marietta, GA 30090 (770)528-1900 2:14,21,28;3:6-2020

MDJ-5512 GPN-18 IN THE PROBATE COURT OF COBB COUNTY STATE OF GEORGIA

IN RE: ANDREW HOWARD, DECEASED

NOTICE OF PETITION FOR YEARS SUPPORT

The Petition of SHERYL D. HOWARD, for a years support from the estate of ANDREW HOWARD, Deceased, for been duly filed.

TO: MELODY EDWARDS This is to notify you to file objection, if there is any, to the Petition for Years Support, in this Court on or before MARCH 9, 2020.

All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objection, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.

Kelli L. Wolk, Judge of the Probate Court By: Jennifer P. Ritchey Clerk of the Probate Court 32 Waddell Street Marietta, GA 30090 (770)528-1900 2:14,21,28;3:6-2020

MDJ-5513 GPN-18 IN THE PROBATE COURT OF COBB COUNTY STATE OF GEORGIA

IN RE: ESTATE OF BEVERLY M. LUDWICK, DECEASED

ESTATE NO. 19-2371 REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE THOMAS M. LUDWICK has petitioned for waiver of bond and/or for the grant

8070 Probate

objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objection, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Tara C. Riddle, Associate Judge of the Probate Court By: Jennifer P. Ritchey Clerk of the Probate Court 32 Waddell Street Marietta, GA 30090 (770)528-1900 2:14,21,28;3:6-2020

MDJ-5517 GPN-18 IN THE PROBATE COURT OF COBB COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ZACHARY STUART COWAN, III, DECEASED

ESTATE NO. 17-0074 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

To: whom it may concern: REBECCA SHELTON COZZA has petitioned to be appointed Administrator of the estate of ZACHARY STUART COWAN, III deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said Petitions to the Petition must be in writing, objections, and must be filed with the Court on or before MARCH 9, 2020.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objection, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Kelli L. Wolk, Judge of the Probate Court By: Jennifer P. Ritchey Clerk of the Probate Court 32 Waddell Street Marietta, GA 30090 (770)528-1900 2:14,21,28;3:6-2020

MDJ-5518 GPN-18 IN THE PROBATE COURT OF COBB COUNTY STATE OF GEORGIA

IN RE: ESTATE OF LARRY LABRON BENNETT, DECEASED

ESTATE NO. 20-0250 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: to whom it may concern: LARRY ARLOS BENNETT has petitioned to be appointed Administrator of the estate of LARRY LABRON BENNETT deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby

8070 Probate

on or before MARCH 9, 2020. BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objection, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Kelli L. Wolk, Judge of the Probate Court By: Jennifer P. Ritchey Clerk of the Probate Court 32 Waddell Street Marietta, GA 30090 (770)528-1900 2:14,21,28;3:6-2020

MDJ-5522 GPN-18 IN THE PROBATE COURT OF COBB COUNTY STATE OF GEORGIA

IN RE: ESTATE OF BILLY J. STOVER, DECEASED

ESTATE NO. 19-2026 PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS

NOTICE

BARRY GLEN STOVER has petitioned for waiver of bond and/or for the grant of certain powers contained above estate. All interested parties are hereby notified to show cause why said Petitions to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before MARCH 9, 2020.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objection, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Kelli L. Wolk, Judge of the Probate Court By: Jennifer P. Ritchey Clerk of the Probate Court 32 Waddell Street Marietta, GA 30090 (770)528-1900 2:14,21,28;3:6-2020

MDJ-5523 GPN-18 IN THE PROBATE COURT OF COBB COUNTY STATE OF GEORGIA

IN RE: ESTATE OF MARGARET E. BRADY, DECEASED

ESTATE NO. 18-0906 PETITION FOR LETTERS OF ADMINISTRATION

NOTICE

TO: whom it may concern: RICHARD DEAN BRADY has petitioned to be appointed Administrator of the estate of MARGARET E. BRADY deceased, of said County.



Affidavit of Public Notification Requirements

Please sign affidavit after letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

Per Article 13 and 14 of the City of Powder Springs Unified Development Code, I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning Application for subject property located at 4385 WALTON ST
LL 903 / PARCEL 19090300260

Notices were mailed to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning, special use or variance application. The written notice was mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records on 5 MARCH 2020. Said notices were mailed at least 15 days but no more than 45 days prior to the Mayor and Council first public hearing date.

Signs were placed on the subject property advertising said hearing on 3/5/2020. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

[Signature]
Signature of Applicant

3/5/2020
Date

JEREMY JOHNSON
Printed Name

SUBSCRIBED AND SWORN BEFORE
ME ON 3/5/2020

[Signature]
Signature of Notary





ZONING NOTICE

Application has been Made to rezone this property

From [REDACTED] To [REDACTED]

to be heard by the
Powder Springs Planning Commission

on [REDACTED] at 7:30 PM

and by the
Mayor & City Council

on [REDACTED] at 7:00 PM

Council Chambers, City Hall, 4488 Pineview Dr.
770-943-1666