



Special Use Request Application Form

Applicant Information

Name	Carlton Gene Stephens	Phone	[REDACTED]
Mailing Address	3665 Forest Hill Rd Powder Springs, GA 30127	Email	[REDACTED]

Rezoning Request Property Information

Address	3665 Forest Hill Rd Powder Springs, GA 30127	Parcel ID / Lot#	832	Acreage	1.
Present Zoning		Special Use Request	Garage with in law suit in back		
Source of Water Supply	Public	Source of Sewage Disposal	Public		
Peak Hour Trips Generated		Source of Trip Information			

Additional Information, If Applicable

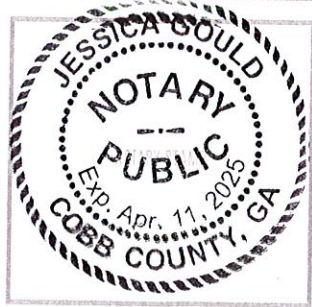
Elementary School and School's Capacity	Compton Elementary	Middle School and School's Capacity	
High School and School's Capacity	McEachern High		Tapp middle

Notary Attestation

Executed in Powder Springs (City), GA (State).

Signature of Applicant	<u>Carlton Stephens</u>	Printed Name	Carlton Stephens	Date	5-16-23
Signature of Notary Public	<u>Jessica Gould</u>	Name of Notary Public	Jessica Gould	My Commission Expires	4/11/2025

Subscribed and sworn before me this 16th day of May month, 2023



For Official Use Only

PZ #		City Council Hearing	
Planning Commission Hearing		Reason for Withdrawal	
Withdrawal Date			



Special Use Request

Notice of Intent

Applicant Information

Name	Carlton Gene Stephens	Phone	[REDACTED]
Mailing Address	3665 Forest Hill Rd Powder Springs, GA 30127	Email	[REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

To build a garage in the back with a 2 bedroom
2 bathroom in law suit above the garage.

PART II. Please list all requested variances:

Part III. Existing use of subject property:

owner occupied

Part IV. Proposed use of subject property:

owner occupied. My daughter and grand daughters
live with me so we need the extra space.

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

Applicant Signature

	Carlton Stephens	5/18/23
Signature of Applicant	Printed Name	Date



Special Use Request

Applicant's Written Analysis

Applicant Information

Name Carlton Gene Stephens

Phone [REDACTED]

Mailing Address 3665 Forest 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.

Yes the proposed use is consistent, The use is the same as it already is just need more space for my family and I.

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.

Yes they are suitable

c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.

Yes! the location and character of use will be consistent with desirable pattern. No changes in use just more space for my family.

d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.

The driveway for the main house goes to the back of the house so the garage will use the same driveway.

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.

Yes, access into and out of will be adequate. There will be no more traffic than we already have just more space

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.

Yes, everything will still be the same just more space

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.

Everything will be the same as it already is just adding a garage with more space.

h. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.

The use is other occupied. There will be nothing different or special about the use and operation. Just more living space

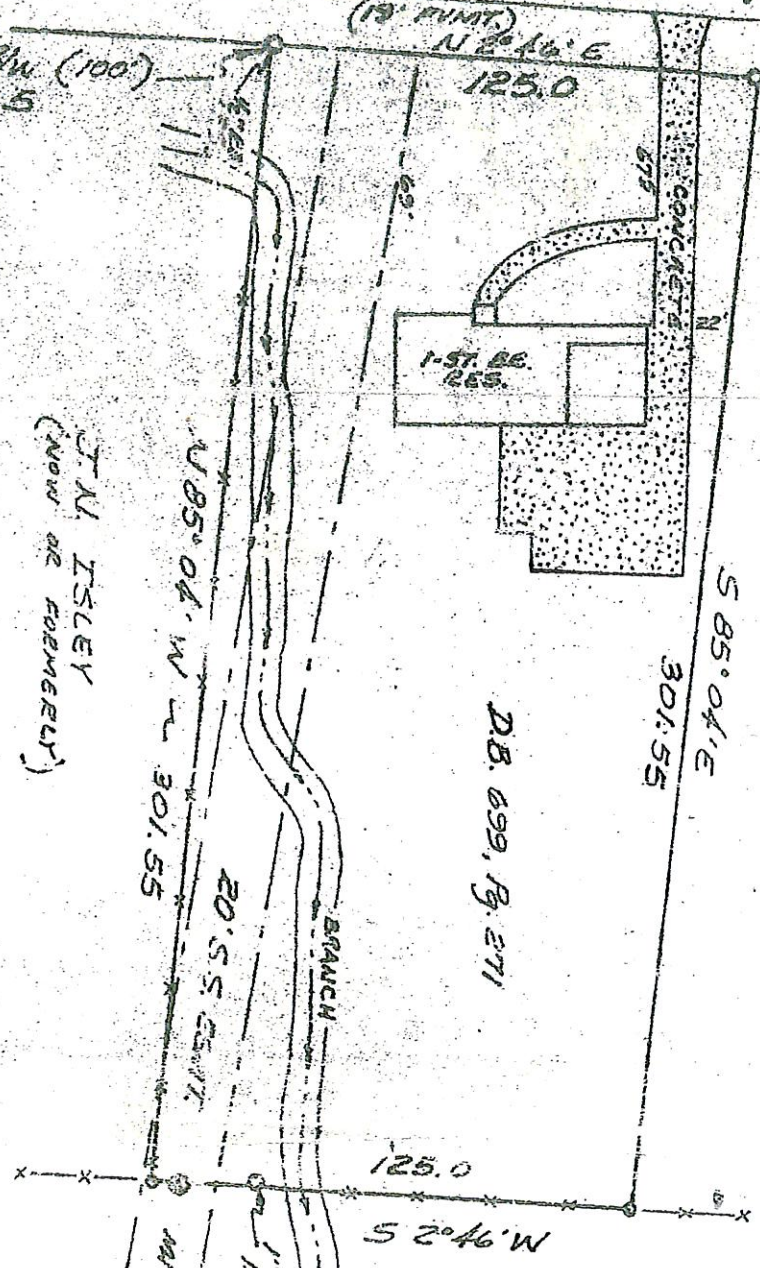
i. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.

Yes it will be compatible

This survey performed using a
 Paragon, 30" Transit and 200' steel tape.
 A computer used for all calculations.

FOREST HILLS RD.

WILLIAM WENDALL ROGERS



PONDEROSA S/D UNIT 2
 P.B. 28, Pg. 95

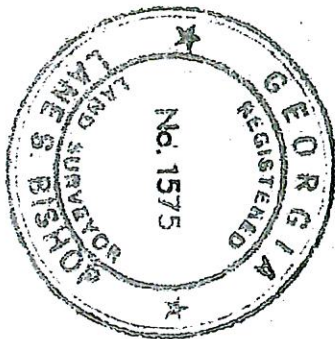
MAGNETIC NORTH



FREDERICK M. BAILEY

SURVEY FOR

LAND LOT 832 ~ 19TH DISTRICT
 2ND SECTION ~ COBB COUNTY, GA.
 MARCH 2, 1979 SCALE: 1" = 50'



In my opinion, this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.

Frederick M. Bailey

CASE #: LAP161660945309

DOC ID #: 00024449157510012

LEGAL DESCRIPTION EXHIBIT A

Tract I

All that tract or parcel of land lying and being in Land Lot 832 of the 19th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the easterly right of way of Forest Hills Road 1500 feet northerly as measured along the easterly right of way of Forest Hills Road from the corner formed by the intersection of the northerly right of way of Georgia Highway 5 and the easterly right of way of Forest Hills Road; running thence easterly a distance of 301.55 feet; running thence northerly a distance of 125.0 feet; running thence westerly a distance of 301.55 feet to an iron pin on the easterly right of way of Forest Hills Road; running thence southerly along the easterly right of way of Forest Hills Road a distance of 125.0 feet to an iron pin and the POINT OF BEGINNING.

Tract II

All that tract or parcel of land lying and being in Original Land Lot Number 832 of the 19th District, 2nd Section of Cobb County, Georgia, as shown by plat made by J. R. Harrison, Surveyor, dated March 19, 1963, more particularly described as follows:

BEGINNING at an iron pin located on the east side of Forest Hill Road 1,625 feet north of the intersection of the east side of Forest Hill Road with the northerly side of Marietta-Powder Springs Road; running thence south 85 degrees 04 minutes east a distance of 301.35 feet to an iron pin found; thence north 2 degrees 30 minutes east a distance of 33.75 feet to a point; thence in a westerly direction to the POINT OF BEGINNING, said property being in the shape of a triangle and being a parcel of that tract of land deed to Billy J. Stover by R. Hubert Lindley by deed dated May 6, 1963.

BEING the same property conveyed to JERRY LEON CANTRELL AND ROSIE L. CANTRELL, by Warranty Deed from Frederick M. Bailey and Sara E. Bailey, a/k/a Sarah E. Bailey, dated the 5th day of October, 1983, and recorded in Deed Book 2904, page 304, Cobb County Records.



CLS