



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. 13067C0181H DATED 3-4-13, 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

SCALE: 1" = 20'



ZONING INFO

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'

SITE SUMMARY

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: 266 SF +/-
 LOADING DOCK: 1,010 SF +/-
 COOLERS/FREEZERS: 714 SF +/-
2nd FLOOR: 1,836 SF (MEZZANINE)
 OFFICE AREA: 1,490 SF +/-
 RESTROOM: 36 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)

DATE	03-26-2021
DRAWN	SL
CHECKED	SL
JOB No.	2020-134
SHEET	1

REZONING PLAN
HOPKINS ROAD TRACT

L.L. 909, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA

PREPARED FOR
TWIGS FARMERS MARKET, LLC



Bilson & Associates
 LANDSCAPE ARCHITECTS & LAND PLANNERS
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REVISIONS	BY
1-2-21	
ADD DIMS AT RW	