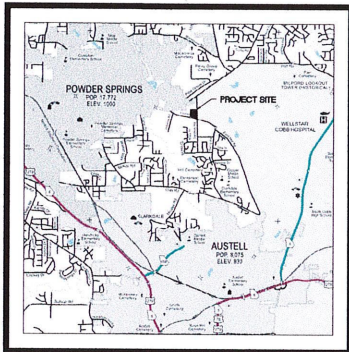
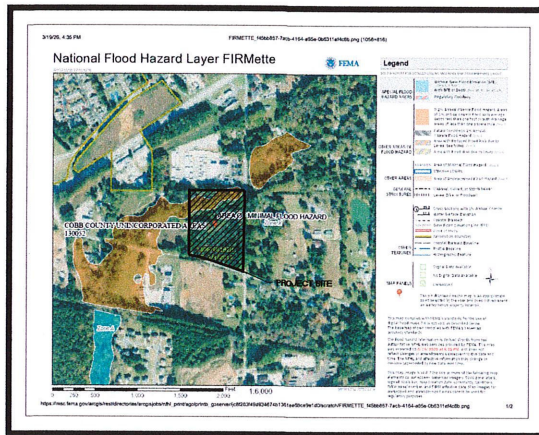




SITE LOCATION MAP
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA
GPS LOCATION: 33.85483° N, -84.61256° W
SCALE: 1"=500'



FIRM MAP
N.T.S.
MAP #: 13067C0182H
EFFECTIVE DATE: 03/04/2013
ZONE: X

NOTE:
ALL DEVELOPMENT ACTIVITIES PERFORMED SHALL BE IN COMPLIANCE WITH THE APPROVED CIVIL CONSTRUCTION PLANS AND/OR ANY APPROVED REVISIONS.

FLOOD INFORMATION:
A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SHADED ZONE X) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP #13067C0182H, WITH A DATE OF IDENTIFICATION OF 03/04/2013 FOR COBB COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.



December 17, 2025
National Zoning Associates, LLC
4616 NW 159th Street
Edmond, OK 73013

RE: 3989 Powder Springs Road, Powder Springs, GA 30127

PIN	Address	Zoning
10001100060	3989 Flint Hill Road	Light Industrial District (LI)

Table 1. Parcel, Identification Number, and Zoning District

To Whom It May Concern,

Applicant's Request: To store and re-sell asphalt millings for approximately 2-3 years. No crushing of material on site - storage facility only. Subsequent to initial 2-3 year use for storage of asphalt millings, request a separate use redevelopment site for truck parking for +/- 128 trucks on the site.

Reply to Applicant: Proposed usage of storage and selling of asphalt millings is Permitted per Unified Development Code (UDC) Sec. 2-22 Table 2-3.

*Recovered materials processing facility" https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART22ODIOFZOMA_DIVIIMENZOZDI_S2-22APESUSHIENSIZODI

Community Development Dept
4483 Pineview Drive
Powder Springs, GA 30127
770-943-1666 EXT 357

The separate second usage as truck parking for 125 trucks will be a Permitted Use as a lease or rental facility for outdoor storage of trucks per UDC Sec. 2-22 Table 2-3.

https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART22ODIOFZOMA_DIVIIMENZOZDI_S2-22APESUSHIENSIZODI

Zoning, Variance, or Special Use Conditions: Proposed use is permitted in LI.

Other Stipulations: Please note additional review will be required during the LDP and design review process for the site for both phases, including the proposed general landscaping, landscape berms, upgraded fencing, gated access, brick/stone entry monuments and other "aesthetically pleasing" site development measures. Additional State regulations for storage of the asphalt millings will apply as well.

A site plan, concept drawing, and project narrative will be requested for the truck parking project as well.

Should you have any further questions, please feel free to contact me at 770-943-1666 EXT 357 or email me at jrobinson@powderspringsga.gov.

With Warm Regards,

JoAnna Robinson

JoAnna Robinson
Planning and Zoning Technician,
City of Powder Springs

- SHEET INDEX**
- C001 EXISTING CONDITIONS MAP
 - C002 DEMOLITION PLAN
 - C100 SITE PLAN
 - C200 GRADING PLAN
 - C201 STORM DRAINAGE PLAN
 - C202 STORM SEWER PROFILE
 - C203 ENLARGED STORMWATER POND & DATA
 - C300 INITIAL PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
 - C301 INTERMEDIATE PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
 - C302 FINAL PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
 - C303 EROSION CONTROL DATA
 - C304 EROSION CONTROL DATA
 - C305 EROSION CONTROL NOTES
 - C400 UTILITY PLAN
 - CD100 SITE DETAILS
 - CD200 STORM DRAINAGE DETAILS
 - CD201 STORM DRAINAGE DETAILS
 - CD300 EROSION CONTROL DETAILS
 - CD400 UTILITY DETAILS

POWDER SPRINGS TRUCK FARM

ADDRESS: 3989 FLINT HILL ROAD, POWDER SPRINGS, GA 30127

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (PLAN) WAS PREPARED BY A DESIGN PROFESSIONAL AS DEFINED BY THIS PERMIT, THAT HAS COMPLETED THE APPROPRIATE CERTIFICATION COURSE APPROVED BY THE GEORGIA SOLA AND WATER CONSERVATION COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-79 AND THAT I WILL ADHERE TO THE PLAN AND COMPLY WITH ALL REQUIREMENTS OF THIS PERMIT.

OWNER/PERMITTEE

DATE

GENERAL SITE DATA:

OWNER/PROJECT MANAGER
THE TRUCK FARM, LLC
ATTN: MARK CAMPBELL

24-HR CONTACT

THE TRUCK FARM, LLC
ATTN: MARK CAMPBELL

PRIMARY PERMITTEE

THE TRUCK FARM, LLC
ATTN: MARK CAMPBELL

1. SITE ADDRESS: 3989 FLINT HILL ROAD, POWDER SPRINGS, GA 30127
2. PARCEL: 19001100060
3. LAND LOT: 911
4. DISTRICT: 19
5. SITE AREA: 8.050 +/- ACRES
6. PROPOSED USE: TRUCK PARKING
7. ZONING: LI - LIGHT INDUSTRIAL SETBACKS:
FRONT = 50' SIDE = 20' REAR = 40'
8. DISTURBED AREA: 5.88 AC
9. EXISTING IMPERVIOUS AREA: 0 S.F.
10. PROPOSED IMPERVIOUS AREA: 113,256 S.F.
11. WATER AVAILABILITY: PUBLIC
12. SEWER AVAILABILITY: PUBLIC

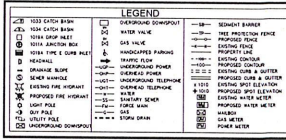
GEORGIA811
Unified Production Center, Inc.
Have your 811 number ready before you dig.

SOUTHEAST CIVIL GROUP
ENGINEERING • SURVEYING • LAND PLANNING
DOUGLASVILLE, GA | BREWEN, GA
678-909-6996 | DESIGN@SOUTHEASTCIVILGROUP.COM

REV.	DATE	DESCRIPTION

POWDER SPRINGS TRUCK FARM

JOB #: 251211



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