

# APPLICATION FOR SPECIAL USE

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

**For Office Use Only:**  
 PZ #: \_\_\_\_\_  
 Planning Commission Hearing: \_\_\_\_\_ City Council Hearing: \_\_\_\_\_  
 Withdrawn Date: \_\_\_\_\_ Reason for withdrawal: \_\_\_\_\_

Owners' Name: Alex Cotta

Email Address: abcotta11@yahoo.com

Mailing Address: 221 Hardage Drive Marietta Zip Code: 30064 Telephone #: 770-490-3698

**COMPLETE ONLY IF APPLICANT IS NOT OWNER**  
 Applicant: Mayanee Pandya Email Address: powdersprings76@gmail.com  
 Mailing Address: 4148 Marietta Street Zip Code: 30127  
powder Springs  
 Telephone Number: 404-472-6245

Address of property requesting Special Use: 4148 Marietta Street, powder springs GA 30127

Lot #/Parcel ID: \_\_\_\_\_ Acreage: \_\_\_\_\_

Present Zoning Classification: \_\_\_\_\_ Special Use Request: U-haul Rentals

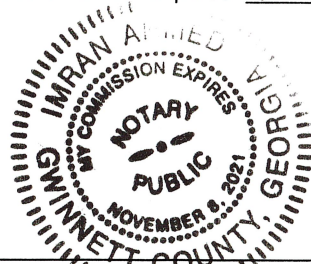
Source of Water Supply: \_\_\_\_\_ Source of Sanitary Sewage Disposal: \_\_\_\_\_

Peak Hour Trips Generated: \_\_\_\_\_ Source of Information: \_\_\_\_\_

**If applicable, Available School Capacity:**  
 Name of Elementary School and Available School Capacity:  
 \_\_\_\_\_  
 Name of Middle School and Available School Capacity:  
 \_\_\_\_\_  
 Name of High School and Available School Capacity:  
 \_\_\_\_\_

[Signature]  
 Signature of Applicant  
Feb-01-20  
 Date

SUBSCRIBED AND SWORN BEFORE  
 ME ON 01-Feb-2020  
[Signature]  
 Signature of Notary  
 My Commission Expires: NOV-8-2021



## NOTICE OF INTENT

**Part 1.**

Please indicate the purpose of the application:

U-haul Rentals

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

**Part 3. Existing use of subject property:**

GAS STATION

**Part 4. Proposed use of subject property:**

GAS STATION & U-HAUL

**Part 5.**

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

**APPLICANT'S 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.

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(b) Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area.

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

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

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(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,

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(f) Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the special use.

yes

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(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.

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

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- (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.

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## CAMPAIGN CONTRIBUTION DISCLOSURE

**Applicant:** Powder Springs Mini Mart (Mayank Pandya)  
**Applicant's Address:** \_\_\_\_\_

**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:


**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

**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

**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: Mayank Pandya

Applicant's Address: 7209 Jefferson Square Ct, Decatur GA 30033

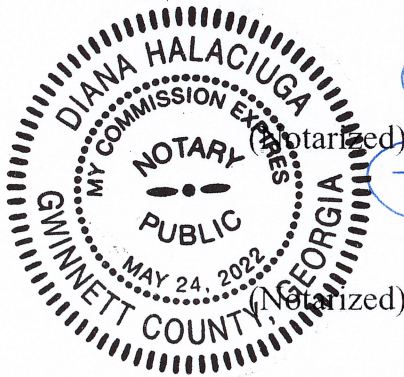
Date this Authorization becomes null and void: Dec. 31, 2034. ( Not applicable)

Alex B. Citta  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner (Notarized)

\_\_\_\_\_  
Signature of Owner (Notarized)



Diana Halaciuga  
02/03/2020



Powder Springs Mini Mart &lt;powdersprings76@gmail.com&gt;

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**Rough Estimate: Bravo Fence**

1 message

**BRAVO FENCE** <info@bravofenceteam.com>

Wed, Feb 26, 2020 at 1:08 PM

To: powdersprings76@gmail.com

Hi there,

Please note, any price estimate that is given phone/text/email is not exact and will not substitute the actual price of the fence. A rough estimate based on footage you provided, 78' of 8' tall privacy fence would be around \$3000.00 with 2 double swinging gates and \$2400.00 with 2 swinging 5' wide gates.

Please let us know if you are interested in scheduling a FREE estimate. Once a sales rep meets with you they can solidify the actual price for your specific project.

Best,

**Bravo Fence**

Serving the Metro Atlanta Area

www.bravofencecompany.com

**Email:** info@bravofenceteam.com**Ofc:** 770. 966. 9970**Fax:** 404. 806. 0127**Main Ofc:** 125 TownPark Drive. Suite 300, Kennesaw, GA 30144

Like us on Google &amp; Facebook

**FENCES  
WITHOUT  
HASSLE**

five thereto. 3:6-13-2020

MDJ-6016 GPN-13 NOTICE OF PUBLIC HEARING City of Powder Springs VARIANCE 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 hearing) at 7:00 pm before the Mayor and City Council to consider a variance to comply with Section 12-13 (c) Removal of landscaping as approved on plat; to vary rear and side setback, Table 2-2, Dimensional Requirements for Residential Zoning Districts (R15-C) within Land Lots 820, 19th District, 2nd Section, 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-6017 GPN-13 Notice of Public Hearing City of Powder Springs SPECIAL USE 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 hearing) at 7:00 pm before the Mayor and City Council to consider a Special Use application to allow truck rental/leasing in the Community Retail Commercial (CRC) zoning district within Land Lot 873, 19th District, 2nd Section, 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-6018 GPN-13 NOTICE OF PUBLIC HEARING City of Powder Springs CODE TEXT AMENDMENT 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 hearing) at 7:00 pm before the Mayor and City Council to consider varying Table 2-3 (Permitted and Special Uses in the Mixed-Use and Non-residential Zoning district) to allow truck rental/leasing within the Neighborhood Retail Commercial (NRC) zoning district in the 19th District, 2nd Section, 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-6019 GPN-13 NOTICE OF PUBLIC HEARING City of Powder Springs REZONING/ANNEXATION 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 hearing, 1st reading) at 7:00 pm before the Mayor and City Council; Monday, April 20, 2020 (public hearing, 2nd reading) at 7:00 pm before the Mayor and City Council to consider an annexation and rezoning from Residential (R20, Cobb County) to Planned Unit Development Residential (PUD-R, City of Powder Springs) to allow a single-family residential development within Land Lots 680 and 727, 19th District, 2nd Section, 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-6020 GPN-13 NOTICE OF PUBLIC HEARING City of Powder Springs REZONING/ANNEXATION 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 hearing) at 7:00 pm before the Mayor and City Council to consider an annexation and rezoning from Residential (R20, Cobb County) to Planned Unit Development Residential (PUD-R, City of Powder Springs) to allow a single-family residential development within Land Lots 680 and 727, 19th District, 2nd Section, 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

WHICH I MAY CONCERN: **CHRISTOPHER SCOTT WILLIAMS** has petitioned to be appointed Administrator of the estate of **TE ANNE BOWERS**, deceased, of Cobb County. (The Petitioner has 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 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 objections, 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.

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-5509 GPN-18 IN THE PROBATE COURT OF COBB COUNTY STATE OF GEORGIA IN RE: ESTATE OF MARGARETTE ELIZABETH MERCHER ALTENBURG BATEM DECEASED ESTATE NO. 19-0533 NOTICE IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed, **TO: KEVIN FRANCES ALTENBURG** This is to notify you to file objections, there is any, to the Petition to Probate Will in Solemn Form, in this 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 objections, 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.

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-5510 GPN-18 IN THE PROBATE COURT OF COBB COUNTY STATE OF GEORGIA IN RE: ESTATE OF SIU HAN CHUNG, DECEASED ESTATE NO. 20-0236 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

To whom it may concern: **WING SAN CHUNG** has petitioned to be appointed Administrator of the estate of **SIU HAN CHUNG**, deceased, of Cobb County. The Petitioner has 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 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 objections, 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. Walk, 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

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## Affidavit of Public Notification Requirements

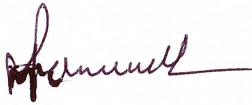
Please sign affidavit after letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

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 4148 Marieta Street, Powder Springs GA

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 03/04/2020. 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 Feb-27-2020. 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 of Applicant

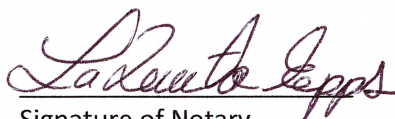
03/03/20

Date

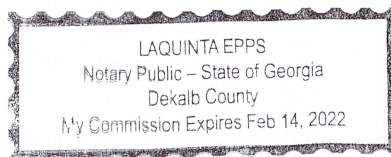
Mayank N. Pardeya

Printed Name

SUBSCRIBED AND SWORN BEFORE  
ME ON 3<sup>rd</sup> March, 2020



Signature of Notary





**SPECIAL USE NOTICE**

Application has been made for special use approval on this property **4488 PINEVIEW DRIVE**

To be heard by the City of Powder Springs Planning Commission

on **MARCH 20, 2020** at 7:30 PM

And by the Mayor and City Council

on **APRIL 6, 2020** at 7:00 PM.

Council Chambers  
4488 Pineview Drive  
770-943-1666

