



Rezoning Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept.

4488 Pineview Drive

Powder Springs GA 30127.

commdev@cityofpowdersprings.org

770-943-1666

Zoning Administrator

Shauna Wilson-Edwards

Special Projects Coordinator for Zoning

sedwards@cityofpowdersprings.org

770-943-1666



Rezoning Request Application Checklist

Applicant Information

Name	Phone
Mailing Address	Email

Application Checklist

The following information will be required:

1. Application
2. Notice of Intent
3. Applicant's Written Analysis
4. Campaign Contribution Disclosure
5. Owner's Authorization, if applicable.
6. Legal Description and Survey Plat of the property
7. Application Fee (summary of fees attached)
8. Copy of the Deed that reflects the current owners name
9. Vicinity Map outlining the parcel/s 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, if applicable
12. Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.

List additional attachments:

Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



city of powder springs

Rezoning Request

Application Form

Applicant Information

Name Kenneth Ellsworth	Phone 678-592-9676
Mailing Address 1631 S Gordon St SW Atlanta, GA 30310	Email kenny@studiosogo.com

Rezoning Request Property Information

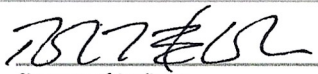
Address 3200 Powder Springs Rd, .	Parcel ID / Lot# 19086700050	Acreage 6.26
Present Zoning CRC	Proposed Zoning PUD-R	
Source of Water Supply Cobb County Water System	Source of Sewage Disposal Cobb County Water System	
Proposed Use Peak Hour Trips Generated	Source	

Additional Information, If Applicable

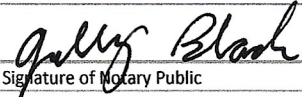
Elementary School and School's Capacity Compton; 800; 79% capacity	Middle School and School's Capacity Tapp; 1,137; 78% capacity
High School and School's Capacity McEachern; 2,450; 94% capacity	

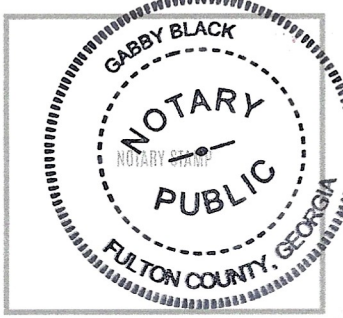
Notary Attestation

Executed in Atlanta (City), GA (State).

	<u>Kenneth Ellsworth</u>	<u>3/4/2025</u>
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 4 day of March 2025

	<u>Gabby Black</u>	<u>4/5/26</u>
Signature of Notary Public	Name of Notary Public	My Commission Expires



For Official Use Only

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



Rezoning Request

Notice of Intent

Applicant Information

Name	Phone
Mailing Address	Email

Notice of Intent

PART I. Please indicate the purpose of this application :

PART II. Please list all requested variances:

Part III. Existing use of subject property:

Part IV. Proposed use of subject property:

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

Applicant Signature

		
Signature of Applicant	Printed Name	Date



Rezoning Request

Applicant's Written Analysis

Applicant Information

Name	Phone
Mailing Address	Email

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.

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.

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.

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

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.

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.

The existing CRC zoning does not reflect the area's changing conditions. The PUD-R zoning is more appropriate for the site because new

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.

Applicant Signature

		
Signature or Applicant	Printed Name	Date



Rezoning Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name

Applicant's Address

Applicant's Attorney

Attorney's Address

Campaign Contribution Disclosure

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

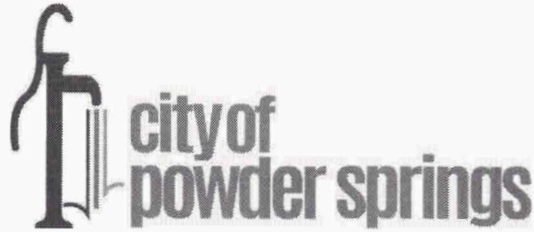
All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

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
_____	_____	_____



city of powder springs

Rezoning Request

Owner's Authorization Form

Owner's Authorization

Applicant Name Kenneth Ellsworth	Applicant's Address 585 Wells St SW unit a, Atlanta, GA 30312
Property Address 3200 Powder Springs Rd, Powder Springs, GA	Property PIN 19086700050

This is to certify that I am or We are or I am the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property 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 all that apply:

Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

Signature of Property Owner(s)

	<u>Oluwatoyin Leke-Ali</u>	<u>03/01/2025</u>
Signature of Owner	Printed Name	Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 1 day of March month.

20 25, by Oluwatoyin Leke-Ali name of signer. Identification Presented: drivers license



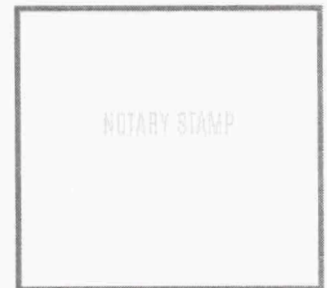
<u>Kirsten Ahrens</u>	<u>Kirsten Ahrens</u>	<u>5/25/25</u>
Signature of Notary Public	Name of Notary Public	My Commission Expires

_____ Signature of Owner	_____ Printed Name	_____ Date
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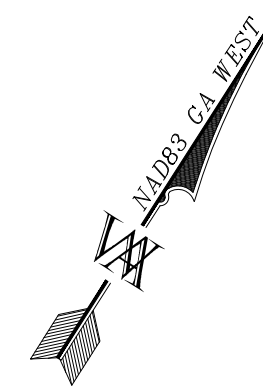
State of _____, County of _____.

This instrument was acknowledged before me this _____ day of _____ month.

20 _____, by _____ name of signer. Identification Presented: _____

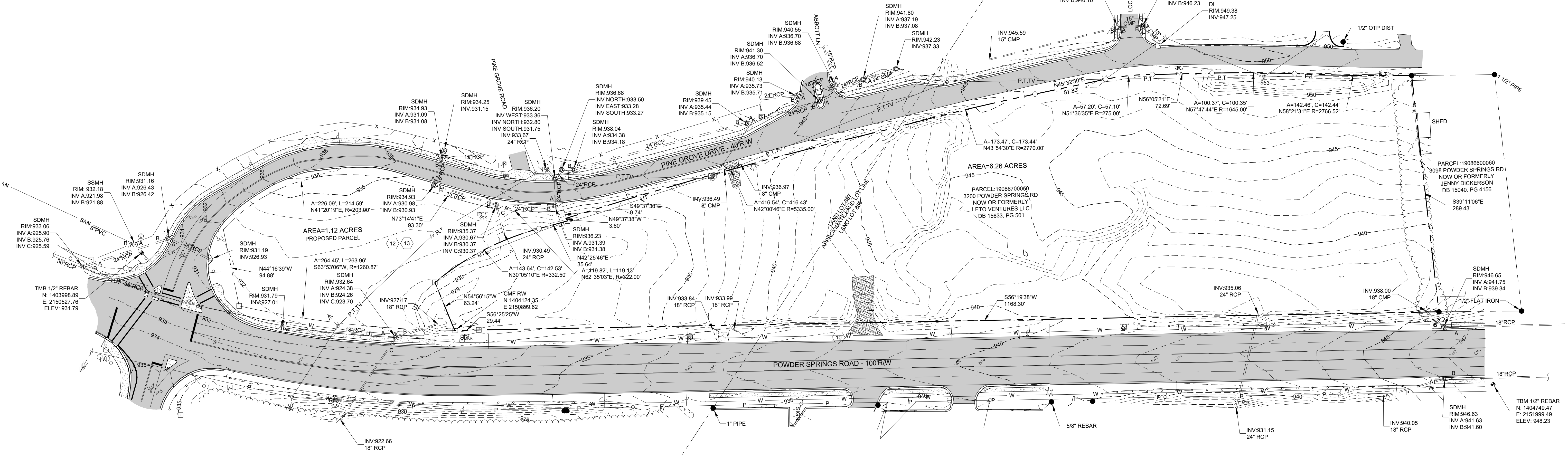
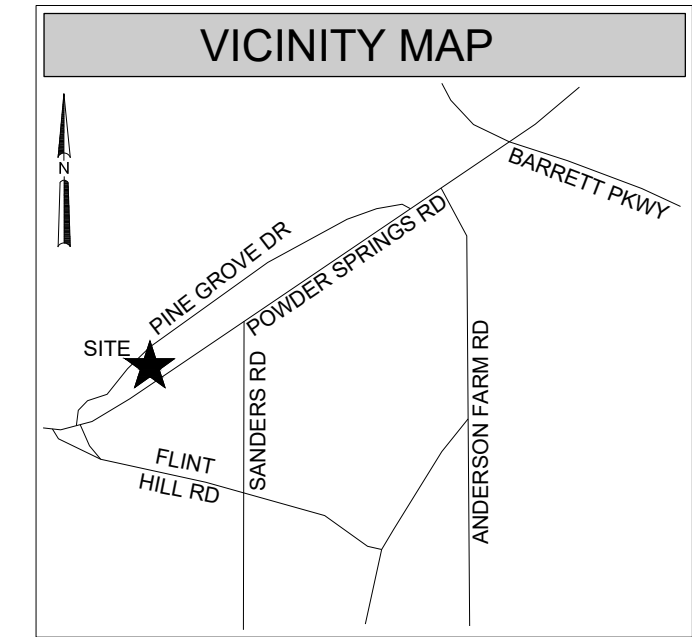


_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires
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THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

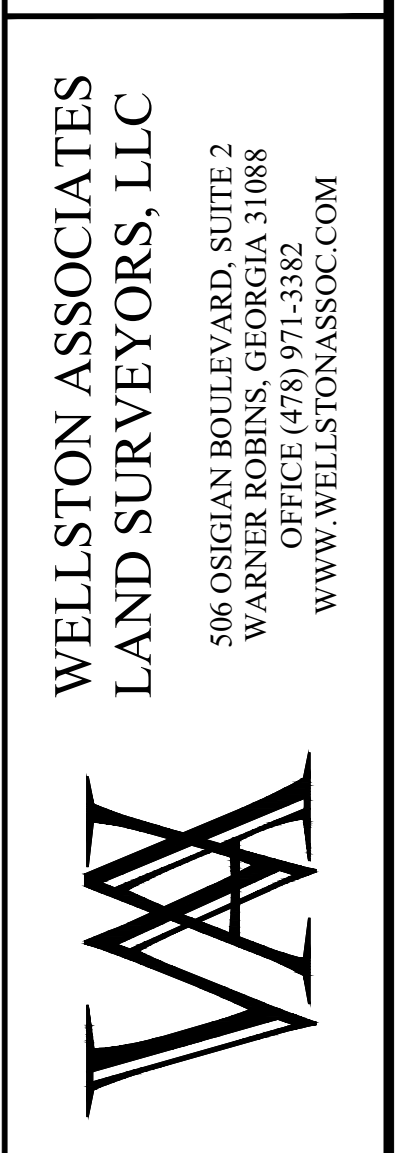
6. LEGAL DESCRIPTION & SURVEY



No.	Date	Description

WELLSTON ASSOCIATES
LAND SURVEYORS, LLC

506 OSSIGAN BOULEVARD, SUITE 2
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
WWW.WELLSTONASSOC.COM



ALTAIANSPS LAND TITLE SURVEY

LETO VENTURES, LLC
CHICAGO TITLE INSURANCE COMPANY

19TH DISTRICT
GEORGIA

LAND LOTS 866 & 867
2ND SECTION
COBB COUNTY

Project No.: 1314-015
Drawing No.: ALTA
Drawn By: MH
Checked By: SHJ

R.L.S. No.: 3171

Date: 6/16/2021
Scale: 1"=60'
Sheet No.: 1 of 1

CERTIFICATION

TO LETO VENTURES, LLC; CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAIANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, 11a & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6/3/2021.

DATE: 6/16/2021 REGISTRATION NO. 3171

CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREIN. **RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.** FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTERED LAND SURVEYORS AND AS SET FORTH IN SECTION 15-6-67.

Spencer H. Johnson, RLS #3171
COA #LSF000948

LEGAL DESCRIPTION

TITLE LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 866 AND 867, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 866 AND 867, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, BEING MORE FULLY PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE TRUE POINT OF BEGINNING WHICH IS A CONCRETE MONUMENT AT THE SOUTHERLY END OF A MITER AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF POWDER SPRINGS ROAD (100' FOOT RIGHT OF WAY) WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE (VARYING RIGHT OF WAY WIDTH); THENCE NORTH 55 DEGREES 17 MINUTES 19 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 82.91 FEET TO A CORNER AT THE BASE OF A CONCRETE MONUMENT FOUND; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 143.64 FEET (SAID ARC SUBTENDED BY A CHORD OF NORTH 29 DEGREES 54 MINUTES 03 SECONDS EAST WITH A LENGTH OF 142.53 FEET) TO AN UNMARKED POINT; THENCE NORTH 42 DEGREES 14 MINUTES 39 SECONDS EAST CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 35.64 FEET TO THE BASE OF A CONCRETE MONUMENT FOUND; THENCE NORTH 49 DEGREES 36 MINUTES 21 SECONDS WEST CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 3.60 FEET TO THE BASE OF A CONCRETE MONUMENT FOUND; THENCE CONTINUING NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 417.02 FEET (SAID ARC SUBTENDED BY A CHORD OF NORTH 42 DEGREES 01 MINUTES 54 SECONDS EAST WITH A LENGTH OF 416.91 FEET) TO AN UNMARKED POINT; THENCE NORTH 45 DEGREES 33 MINUTES 47 SECONDS EAST CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 87.83 FEET TO AN UNMARKED POINT; THENCE CONTINUING NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 57.20 FEET (SAID ARC SUBTENDED BY A CHORD OF NORTH 57 DEGREES 49 MINUTES 01 SECONDS EAST WITH A LENGTH OF 100.37 FEET) TO AN UNMARKED POINT; THENCE CONTINUING ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 142.48 FEET (SAID ARC SUBTENDED BY A CHORD OF NORTH 58 DEGREES 25 MINUTES 04 SECONDS EAST WITH A LENGTH OF 142.47 FEET) TO A CORNER FOUND MARKED BY A 3/4 INCH OPEN TOP PIPE; THENCE LEAVING SAID RIGHT OF WAY LINE OF PINE GROVE DRIVE TO THE SOUTH 39 DEGREES 10 MINUTES 53 SECONDS EAST A DISTANCE OF 289.55 FEET TO A CORNER AT THE FORESAID NORTHWESTERLY RIGHT OF WAY LINE OF POWDER SPRINGS ROAD; SAID CORNER MARKED BY A 1/2 INCH RE-ROD SET; THENCE SOUTH 56 DEGREES 19 MINUTES 51 SECONDS WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1168.48 FEET TO A POINT ON SAID RIGHT OF WAY LINE MARKED BY A CONCRETE MONUMENT; THENCE SOUTH 57 DEGREES 01 MINUTES 04 SECONDS WEST CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 29.33 FEET TO A CONCRETE MONUMENT FOUND AND THE TRUE POINT OF BEGINNING; SAID TRACT CONTAINS 6.270 ACRES, AND IS DELINEATED ON A PLAT OF SURVEY PREPARED FOR NINALEX, LLC, BY BENJAMIN W. CRUSSELLE, RLS#2841 DATED SEPTEMBER 26, 2005, SAID PLAT, BY REFERENCE, IS INCORPORATED HEREIN.

SURVEY LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 866 AND 867, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE MITERED INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF POWDER SPRINGS ROAD AND THE EASTERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE HAVING THE NAD83 GA WEST ZONE COORDINATES OF N1404124.35, E2150899.62;

THENCE N54°56'19"W, A DISTANCE OF 83.24' TO A CONCRETE MONUMENT;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF PINE GROVE DRIVE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 143.64', A RADIUS OF 332.50' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N30°05'10"E AND A CHORD LENGTH OF 142.53' TO A 1/2" REBAR;

THENCE N42°32'46"E, A DISTANCE OF 35.64' TO A CONCRETE MONUMENT;

THENCE N49°37'38"W, A DISTANCE OF 3.60' TO A POINT;

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 416.91', A RADIUS OF 535.00' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N42°00'46"E AND A CHORD LENGTH OF 416.43' TO A 1/2" REBAR;

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 173.47', A RADIUS OF 2770.00' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N43°54'30"E AND A CHORD LENGTH OF 173.44' TO A 1/2" REBAR;

THENCE N45°32'30"E, A DISTANCE OF 87.83' TO A 1/2" REBAR;

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 100.37', A RADIUS OF 275.00' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N57°47'44"E AND A CHORD LENGTH OF 100.35' TO A 1/2" REBAR;

THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 142.48', A RADIUS OF 2917.50' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N58°23'47"E AND A CHORD LENGTH OF 142.47' TO A 1/2" REBAR;

THENCE LEAVING SAID RIGHT OF WAY OF PINE GROVE DRIVE, N59°11'06"E, A DISTANCE OF 289.43' TO A 1/2" REBAR ON THE NORTHERLY RIGHT OF WAY OF POWDER SPRINGS ROAD;

THENCE ALONG SAID RIGHT OF WAY, S56°19'38"W, A DISTANCE OF 1168.30' TO A CONCRETE MONUMENT;

THENCE S56°25'25"W, A DISTANCE OF 29.44' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 6.26 ACRES, MORE OR LESS.

EXCEPTIONS

- CHICAGO TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NO. L21-252
COMMITMENT DATE: MAY 1, 2021
- RIGHT-OF-WAY CONTAINED IN THAT CERTAIN QUITCLAIM DEED FROM J. A. GRIFFITH ALVA DR. JAMES ALFRED GRIFFITH TO COBB COUNTY, DATED 3/27/1979, FILED 3/28/1979 AND RECORDED IN DEED BOOK 1984, PAGE 11, COBB COUNTY, GEORGIA RECORDS, AS SHOWN HEREON.
 - PERMANENT DRAINAGE EASEMENT FROM THOMAS W. BUTLER AND EMORY E. STEWART TO COBB COUNTY, DATED 10/21/1994, FILED 11/15/1995 AND RECORDED IN DEED BOOK 8867, PAGE 152, COBB COUNTY, GEORGIA RECORDS, DOES NOT AFFECT SUBJECT PROPERTY.
 - RIGHT-OF-WAY DEED FROM MILDRED F. STOKELY TO COBB COUNTY, DATED 11/6/1995, FILED 12/7/1995, RECORDED IN DEED BOOK 8702, PAGE 431, COBB COUNTY, GEORGIA RECORDS, AS SHOWN HEREON.
 - RIGHT-OF-WAY DEED FROM MILDRED F. STOKELY TO COBB COUNTY, DATED 11/6/1995, FILED 12/7/1995, RECORDED IN DEED BOOK 8702, PAGE 433, COBB COUNTY, GEORGIA RECORDS, AS SHOWN HEREON.

MISCELLANEOUS NOTES

- THIS PLAT WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-F OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 43-15-67 AS AMENDED BY HB76 (2017).
- THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SIGNED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF WELLSTON ASSOCIATES LAND SURVEYORS, LLC, AUTHORITY O.C.G.A. 43-15-22.
- THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS AND UNDERGROUND UTILITIES MARKED BY OTHERS WITHOUT BENEFIT OF EXCAVATION. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN XXX,XXX FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A SOKKIA GPS RTK DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 06/03/2021.
- WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
- BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP NO. 13067C0182H, DATED 03/04/2013.
- ONE FOOT CONTOUR INTERVAL SHOWN. ELEVATIONS SHOWN ARE REFERENCED TO NAVD 88 DATUM.

LEGEND OF SYMBOLS

IRON PIN FOUND	●
IRON PIN SET (1/2" REBAR W/ CAP)	○
CONCRETE MONUMENT FOUND	⊕
BENCHMARK	⊙
PROPERTY LINE	---
CONTOUR LINE	-950-
SANITARY SEWER MANHOLE	⊕
STORM DRAIN MANHOLE	⊕
DROP INLET	⊕
LIGHT POLE	⊕
CLEAN OUT	⊕
UTILITY POLE	⊕
GUY WIRE	~
WATER METER	⊕
WATER VALVE	⊕
FIRE HYDRANT	⊕
MAIL BOX	⊕
TELEPHONE PEDESTAL	⊕
UNDERGROUND TELEPHONE MARKER	⊕
TRAFFIC SIGNAL BOX	⊕
SIGN	⊕
FENCE	X
WATER LINE	W
STORM SEWER LINE	SS
SANITARY SEWER LINE	SAN
GUARD RAIL	—
OVERHEAD POWER, TELEPHONE AND CATV	P.T., TV
UNDERGROUND POWER	UP
UNDERGROUND TELEPHONE	UT
RETAINING WALL	WALL
WOODS LINE	~~~~~
ASPHALT	▨
CONCRETE	▩
DIRT ROAD	▨
TITLE EXCEPTION	⑤
ENCROACHMENT	②



8. COPY OF DEED



**3495 Piedmont Road, N.E.
Eleven Piedmont Center, Suite 330
Atlanta, Georgia 30305
Phone: 404-869-1160
FAX: 404-869-0350**

March 17, 2016

Oluwatoyin Basirat Alli
6067 Buford Highway NE, Suite D
Doraville, GA 30340

RE: 3200 Powder Springs Road, Powder Springs, GA 30127
BB File No. 11619325A

Dear Ms. Alli:

Congratulations on your recent purchase. I sincerely hope that your experience with our firm has been a positive one and would like to thank you for bringing your closing to Brochstein & Bantley. If I or anyone else here can be of further service to you with regard to your closing, please call us.

In connection with your transaction, please find enclosed the following documentation:

- Recorded Warranty Deed
- Recorded Power of Attorney
- Owners Title Insurance Policy
- Miscellaneous Items: _____

Again, please accept our best wishes and our appreciation for choosing us to handle your closing. I hope that you will keep Brochstein & Bantley in mind for any future real estate matters with which you may become involved.

Very truly yours,
BROCHSTEIN & BANTLEY, P.C.

Maribel Shields

Enclosures

8. COPY OF DEED

Deed Book 15318 Pg 2937
Filed and Recorded Mar-08-2016 08:42am
2016-0026287
Real Estate Transfer Tax \$410.00
0332016004178

Return Recorded Document to:
Brochstein & Bantley, P.C.
3495 Piedmont Road, N.E.
Eleven Piedmont Center, Suite 330
Atlanta, GA 30305

Mail

Rebecca Keaton
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF Fulton

File #: 11619325A

THIS INDENTURE, made the 29th day of February, 2016, between Quantum National Bank, party of the first part, and Oluwatoyin Basirat Alli, party of the second part,

o/d

WITNESSETH That: the said party of the first part, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other goods and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, the following described property:

See Exhibit "A" attached hereto and made a part hereof.

THIS CONVEYANCE is made subject to all zoning ordinances, easements and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns, forever, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said party of the second part, his heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]

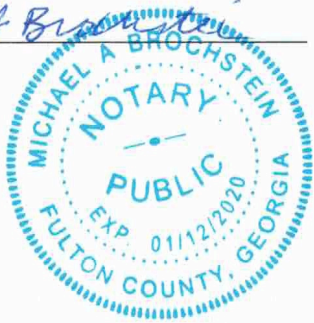
Witness

Quantum National Bank

BY: *[Handwritten signature]*
George Robinson, Vice President

Michael A Brochstein

Notary Public



8. COPY OF DEED

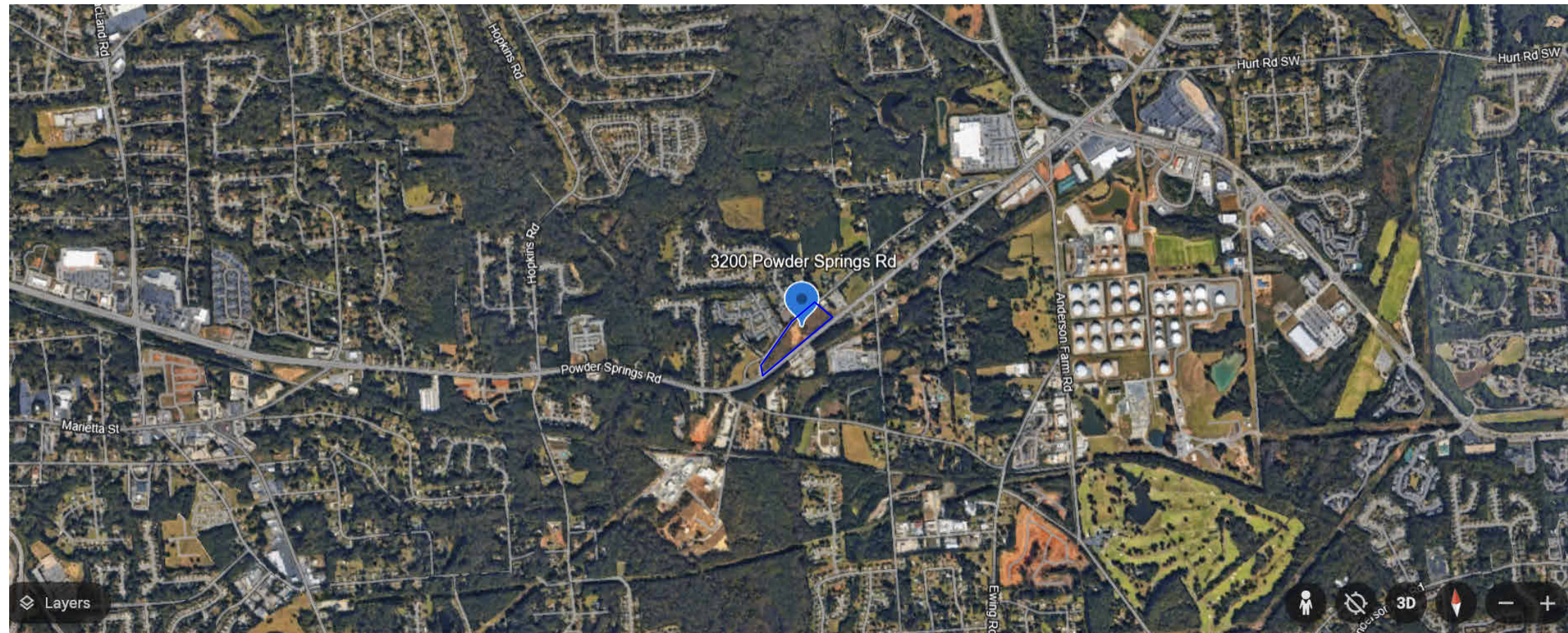
Deed Book 15318 Pg 2938
Rebecca Keaton
Clerk of Superior Court Cobb Cty. Ga.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 866 and 867, 19th District, 2nd Section, Cobb County, Georgia, being more fully and particularly described as follows:

Begin at the TRUE POINT OF BEGINNING which is a corner marked by a concrete monument at the Southerly end of a miter at the intersection of the Northwesterly right of way line of Powder Springs Road (100-foot right of way) with the Southeasterly right of way line of Pine Grove Drive (varying right of way width); thence North 55 degrees 17 minutes 19 seconds West along said miter a distance of 62.91 feet to a corner at the base of a concrete monument found; thence Northeasterly along the Southeasterly right of way line of Pine Grove Drive along a curve to the right an arc distance of 143.64 feet (said arc subtended by a chord of North 29 degrees 54 minutes 03 seconds East with a length of 142.53 feet) to an unmarked point; thence North 42 degrees 14 minutes 39 seconds East continuing along said right of way line a distance of 35.64 feet to the base of a concrete monument found; thence North 49 degrees 36 minutes 21 seconds West continuing along said right of way line a distance of 3.60 feet to the base of a concrete monument found; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 417.02 feet (said arc subtended by a chord of North 42 degrees 01 minutes 54 seconds East with a length of 416.91 feet) to a ½ inch re-rod set at the intersection of the said right of way line with the Land Lot Line common to Land Lots 866 and 867; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 173.47 feet (said arc subtended by a chord of North 43 degrees 55 minutes 47 seconds East with a length of 173.44 feet) to an unmarked point; thence North 45 degrees 33 minutes 47 seconds East continuing along said right of way line a distance of 87.83 feet to an unmarked point; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 57.20 feet (said arc subtended by a chord of North 51 degrees 37 minutes 52 seconds East with a length of 57.10 feet) to an unmarked point; thence North 56 degrees 06 minutes 38 seconds East continuing along said right of way line a distance of 72.69 feet to an unmarked point; thence continuing Northeasterly along said right of way line along a curve to the right an arc distance of 100.37 feet (said arc subtended by a chord of North 57 degrees 49 minutes 01 seconds East with a length of 100.35 feet) to an unmarked point; thence continuing along said right of way line along a curve to the left an arc distance of 142.48 feet (said arc subtended by a chord of North 58 degrees 25 minutes 04 seconds East with a length of 142.47 feet) to a corner found marked by a ¾ inch open top pipe; thence leaving said right of way line of Pine Grove Drive South 39 degrees 10 minutes 53 seconds East a distance of 289.55 feet to a corner at the aforesaid Northwesterly right of way line of Powder Springs Road, said corner marked by a ½ inch re-rod set; thence South 56 degrees 19 minutes 51 seconds West along said right of way line a distance of 1168.48 feet to a point on said right of way line marked by a concrete monument; thence South 57 degrees 01 minutes 04 seconds West continuing along said right of way line a distance of 29.33 feet to a concrete monument found and the TRUE POINT OF BEGINNING. Said tract contains 6.270 acres, and is delineated on a plat of survey prepared for NINALEX, LLC, by Benjamin W. Crusselle, RLS #2841, dated September 26, 2005. Said plat, by reference, is incorporated herein.

9. VICINITY PLAN



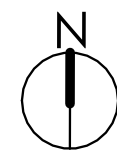
OWNER
Oluwatoyin Basirat Alli
LETO VENTURES, LLC
2451 Cumberland Pkwy SE
Suite 3692
Atlanta, GA 30339

APPLICANT
Kenneth Ellsworth
1631 S Gordon St SW,
Atlanta, GA
678-592-9676
kenny@studiosogo.com

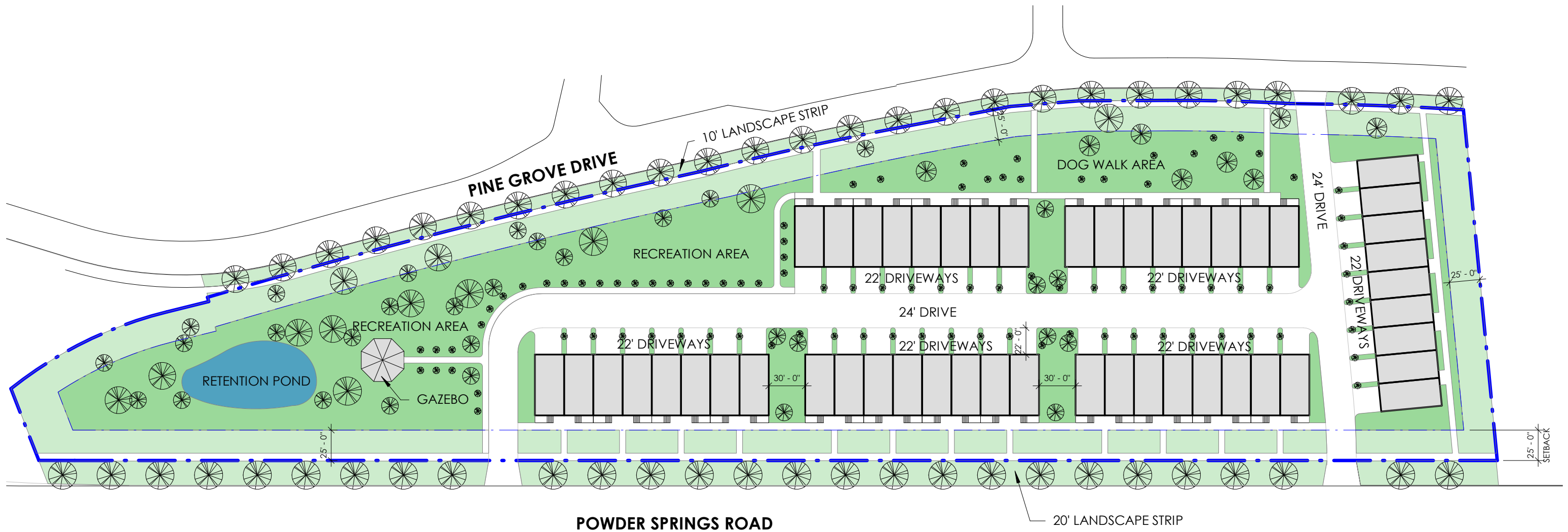
LOCATION
19th Land District
3200 Powder Springs Rd,
Powder Springs, GA
Parcel ID / Lot #:
19086700050

VICINITY MAP
SD-2.1
03/04/2025

POWDER SPRINGS TH
3200 POWDER SPRINGS RD SW
POWDER SPRINGS, GA 30127



10. SITE PLAN



NOTES:

- LOT AREA = 272,880 SF (6.26 ACRES)
- OPEN SPACE = 81,570 SF (30%)
- UNIT COUNT = 49 TOWNHOUSES
- THE SITE HAS BEEN CLEAR CUT IN THE RECENT PAST. ALL CURRENT CANOPY IS INSIDE THE SETBACKS AND CAN BE PRESERVED.

SITE PLAN

SD-2.0

03/03/2025

POWDER SPRINGS TH

3200 POWDER SPRINGS RD
POWDER SPRINGS, GA 30127



ARCHITECTURE & INTERIORS
ATLANTA, GA TEL. 478.271.8054 STUDIO.SOGO.COM



Affidavit of Public Notification

Public Notification Requirements

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 _____

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 _____. 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 _____. 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.

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.

Notary Attestation

Executed in _____ (City), _____ (State).

Signature of Applicant

Printed Name

Date

Subscribed and sworn before me this _____ day of _____ month, 20____.

Signature of Notary Public

Name of Notary Public

My Commission Expires

NOTARY STAMP



Fee Schedule

FEES – Updated 11/5/2018. Please verify cost with staff

Variance, residential	\$	250.00
Variance, commercial	\$	450.00
Special Use	\$	250.00
Rezoning Application, single family, 0-5 acres	\$	250.00
Rezoning Application, single family, 6-10 acres	\$	700.00
Rezoning Application, single family, 11-20 acres	\$	1,000.00
Rezoning Application, single family, 21-100 acres	\$	1,500.00
Rezoning Application, single family, =/> 101 acres	\$	1,500.00 + \$30/acre
Rezoning Application, undeveloped med/high density residential, 0-5 acres	\$	700.00
Zoning - Rezoning Application, undeveloped med/high density residential, 6-10 acres	\$	1,200.00
Zoning - Rezoning Application, undeveloped med/high density residential, 11-20 acres	\$	1,500.00
Zoning - Rezoning Application, undeveloped med/high density residential, 21-100 acres	\$	2,000.00
Rezoning Application, undeveloped med/high density residential, =/> 101 acres	\$	2,000.00 + \$40 /acre
Rezoning Application, undeveloped non-residential, 0-5 acre	\$	900.00
Rezoning Application, undeveloped non-residential, 6-10 acres	\$	1,500.00
Rezoning Application, undeveloped non-residential, 11-20 acres	\$	1,800.00
Rezoning Application, undeveloped non-residential, 21-100 acres	\$	2,200.00
Rezoning Application, undeveloped non-residential, =/> 101 acres	\$	2,200.00 + \$50 /acre
Zoning - Rezoning Application, developed med/high density residential, 0-20,000 SF	\$	700.00
Rezoning Application, developed med/high density residential, 20,0001 - 50,000 SF	\$	1,200.00
Rezoning Application, developed med/high density residential, 50,001 - 100,000 SF	\$	1,500.00
Rezoning Application, developed med/high density residential, 100,001 - 500,000 SF	\$	2,000.00
Rezoning Application, developed med/high density residential, =/> 500,001 SF	\$	2,000.00 \$90 /100,000 SF
Rezoning Application, developed non-residential, 0-20,000 SF	\$	900.00
Rezoning Application, developed non-residential, 20,001-50,000 SF	\$	1,500.00
Rezoning Application, developed non-residential, 50,001-100,000 SF	\$	1,800.00
Rezoning Application, developed non-residential, 100,001-500,000 SF	\$	2,200.00
Rezoning Application, developed non-residential, =/> 500,001 SF	\$	2,200.00 + \$115 /100,000 SF
Public Hearing signs	\$	25.00
Public Hearing signs - Deposit	\$	10.00