



COBB COUNTY
COMMUNITY DEVELOPMENT AGENCY

Jessica Guinn, AICP
Director

P.O. Box 649

Marietta, GA 30061-0649

Phone [REDACTED] Fax: [REDACTED]

CERTIFIED MAIL

HAND DELIVERED

Via E-Mail: kaxt@cityofpowdersprings.org

October 10, 2024

Kelly Axt
City Clerk
4484 Marietta Street
P.O. Box 46
Powder Springs, Georgia 30127

Re: LUP-42 of 2024; Adebajo Ewedemi; Application for Temporary Land Use Permit; 2432 Powder Springs Road; Parcel 19071400020, Land Lots 714 and 767 of the 19th District

Dear Ms. Axt:

Please find the enclosed copy of the above-referenced application for a zoning amendment submitted to Cobb County. It is being provided to you in accordance with the HB 489 Intergovernmental Agreement on Services Delivery Strategy, Land Use section because it is within a half-mile (1/2) of the city boundary.

This application is scheduled to be heard on Tuesday, December 3, 2024, by the Cobb County Planning Commission, and on Tuesday, December 17, 2024, by the Board of Commissioners. For full consideration please submit comments by October 25, 2024, to [REDACTED] or [REDACTED]. Please feel free to contact the Zoning Division at [REDACTED] or the Planning Division at [REDACTED] if you need further information.

Sincerely,

Donald Wells

Intergovernmental Coordinator

Enclosures: Submitted application paperwork

cc: Jackie McMorris, County Manager, Via E-Mail
Jessica Guinn, AICP Director, Community Development, Via E-Mail
John Pederson, AICP Zoning Division Manager, Via E-Mail
Terry Martin, AICP Senior Planner, Via E-Mail
The Honorable Al Thurman, Mayor, City of Powder Springs, Via E-Mail
Pam Conner, City Manager, City of Powder Springs, Via E-Mail
Tina Garver, AICP, Director of Community Development, City of Powder Springs, Via E-Mail
Shaun Myers, AICP Planning and Zoning Manager, City of Powder Springs, Via E-Mail
File

Application for Temporary Land Use Permit Cobb County, Georgia

(Cobb County Zoning Division - [REDACTED])

Application No. LUP-42(2024)

PC Hearing Date: 12-3-24

BOC Hearing Date: 12-17-24

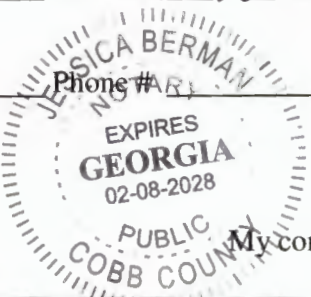
Applicant Adebanjo Ewedemi Phone # [REDACTED] E-mail [REDACTED]

NA Address 1876 clay Dr (sw), Marietta, Ga, 30064
(representative's name, printed)

x Adebanjo Ewedemi Phone # [REDACTED] E-mail [REDACTED]
(representative's signature)

Signed, sealed and delivered in presence of:

Jessica Beriman
(Notary Public)



My commission expires: 2-8-28

Titleholder Adebanjo Ewedemi Phone # [REDACTED] E-mail [REDACTED]

Signature Adebanjo Ewedemi Address 1876 clay Dr (sw), Marietta, Ga 30064
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Kiera L Joseph
Notary Public



My commission expires: 07/05/2028

Present Zoning R20

Temporary Land Use ; Poultry on less than two acres NA; Other NA

Renewal - Yes _____ No

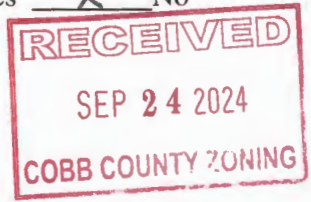
For the Purpose of turning the porche of my house into a bedroom

Location 2432 Powder Springs Rd., Marietta, Ga. 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 714 District 19

Size of Tract _____ Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? Yes No _____



**EWEDEMI HOLDINGS,
HOUSE OF EMMANUEL PERSONAL CARE
HOME**

P. O Box 2484, Smyrna, Ga. 30081.

Phone Number: [REDACTED]

To whom it may concern.

This is to certify that I, Adebajo Ewedemi, am the President of Ewedemi Holdings Inc. I also certify that I own the property at 2432 Powder Springs Rd., Marietta, Ga. 30064. Thanks.

A Ewedemi

Sign name

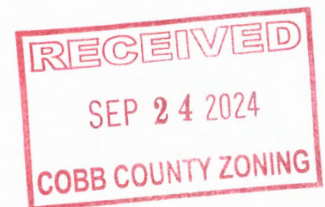
ADEBAJO EWEDEMI

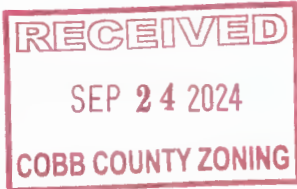
Print name.

Signed, in the presence of: sealed, and delivered in the presence of:

Kiera L Joseph
Notary Public

My commission expires on 07/06/2028





Revised October 1, 2009



Application #: LUP-42 (2024)
PC Hearing Date: 12-3-24
BOC Hearing Date: 12-17-24

TEMPORARY LAND USE PERMIT WORKSHEET (FOR BUSINESS USE OR FOR A USE NOT PERMITTED)

1. Type of business, or request? PERSONAL CARE HOME
2. Number of employees? 2
3. Days of operation? Monday through Sunday
4. Hours of operation? 7am - 8pm
5. Number of clients, customers, or sales persons coming to the house per day? ~6 ; Per week? ~6
6. Where do clients, customers and/or employees park?
Driveway: X ; Street: _____ ; Other (Explain): _____

7. Signs? No: X ; Yes: _____. (If yes, then how many, size, and location): _____
8. Number of vehicles related to this request? (Please also state type of vehicle, i.e. dump truck, bobcat, trailer, etc.): 2

9. Deliveries? No X ; Yes _____. (If yes, then how many per day or week, and is the delivery via semi-truck, USPS, Fedex, UPS, etc.)

10. Does the applicant live in the house? Yes _____ ; No X
11. Any outdoor storage? No X ; Yes _____. (If yes, please state what is kept outside): _____
12. Length of time requested (24 months maximum): _____
13. Is this application a result of a Code Enforcement action? No ___ ; Yes X (If yes, attach a copy of the Notice of Violation and/or tickets to this form).
14. Any additional information? (Please attach additional information if needed):
NA

Applicant signature: ADEBANSO Date: 8/15/24
Applicant name (printed): ADEBANSO EWEDEMI

RECEIVED
SEP 24 2024
COBB COUNTY ZONING

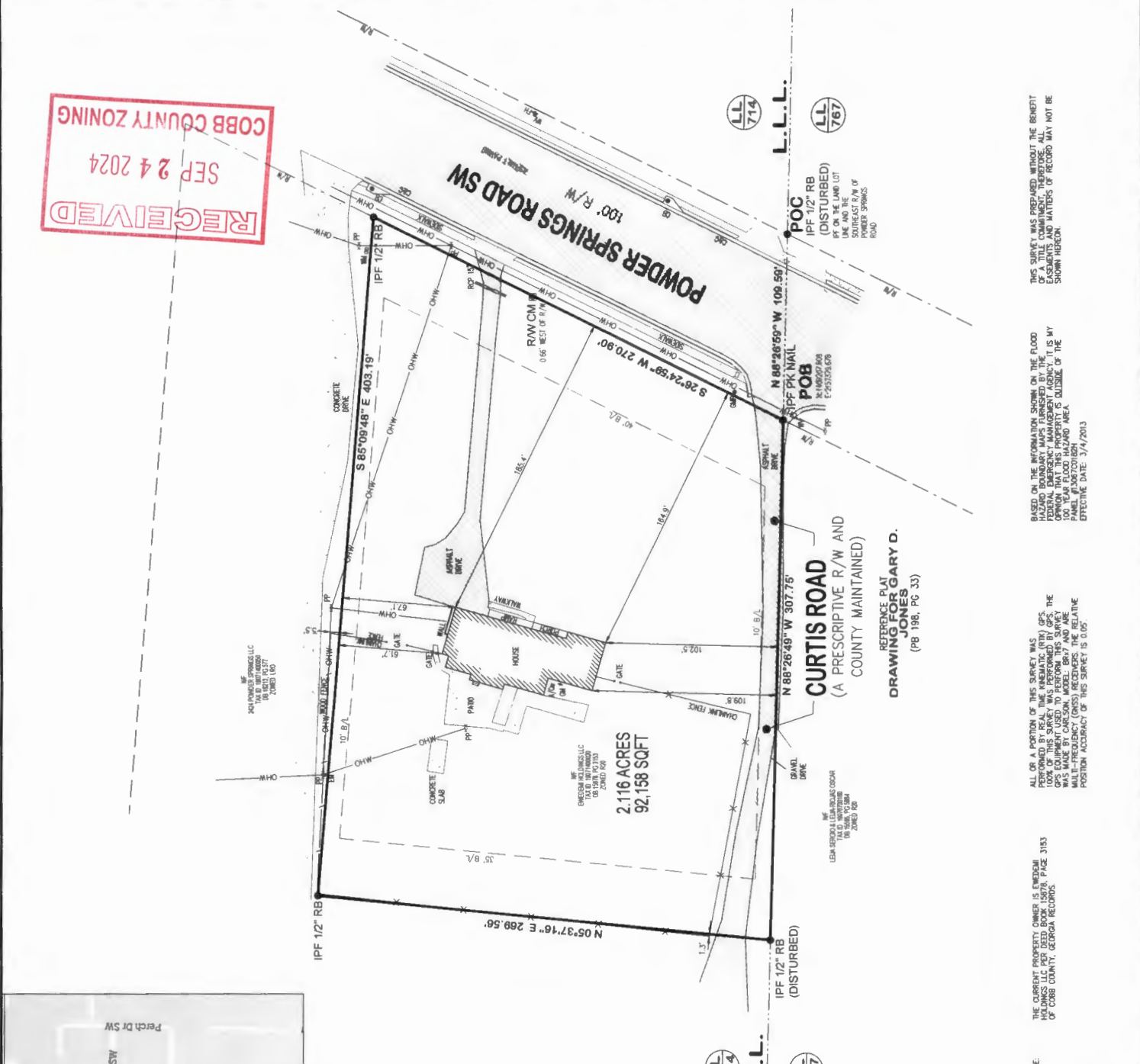
NO.	JOB NO.	DESCRIPTION OF REVISION	DATE

IRONSTONE SURVEYING
96 Ernest Blair Drive, Jackson, Georgia 30233
Phone 770-957-8514 Email office@ironstone.com

RETRACEMENT SURVEY
FOR EWEEMI HOLDINGS INC
1 N I AND CT 714 SECTION 2, COBB COUNTY, GEORGIA



SHEET NAME
1 of 1



LOCATION MAP
NOT TO SCALE

THIS SURVEY
BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

- A - ARC LENGTH
AC - AIR CONDITIONING UNIT
B/L - BUILDING SETBACK LINE
C/G - CURB & GUTTER
C/LC - CALCULATED POINT
CB - CATCH BASIN
C/B - CHORD BEARING
C/M - CONCRETE MONUMENT
C/N - COMMUNICATIONS PEDESTAL
C/PD - CIRCULAR POINT
DA - DELTA ANGLE
DM - ELECTRIC METER
E/M - FINISHED FLOOR ELEVATION
E/W - EXISTING WATER MAIN
G/M - GAS METER FOUND
G/P - GAS MARKER POST
I/P - IRON PIN FOUND
I/PD - IRON PIN PLACED (1/2" REBAR)
L/L - LAND LOT
L/LP - LAND LOT PLACED
L/P - LIGHT POLE
L/W - LIGHT WIRE
L/WP - LIGHT WIRE PLACED
O/HW - OVERHEAD WIRE
O/P - OPEN TOP PIPE
O/PD - OPEN TOP PIPE DELETED
P/L - PLANT BOX
P/D - PAVEMENT
P/P - POINT OF BEGINNING
P/PD - POINT OF BEGINNING DELETED
P/PD - POINT OF COMMENCEMENT
P/PD - POWER POLE
R - RADIUS
R/W - RIGHT OF WAY
S/MH - SANITARY SEWER MANHOLE
S/FT - SQUARE FEET
W/M - WATER METER
W/V - WATER VALVE

SYMBOL LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- ASPHALT DRIVE
- IRON PIN FOUND
- IRON PIN PLACED (1/2" REBAR)
- BOUNDARY POINT
- IPF CONCRETE MONUMENT
- OHW - OVERHEAD WIRE
- POWER POLE
- AIR CONDITIONING UNIT
- GAS METER POST
- WATER METER
- WATER VALVE
- WOOD FENCE
- CHAINLINK FENCE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE NEW PARCELS OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES... THE RECORDING INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION... AVAILABILITY OF REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

Signature of Patricia Harris and official seal: PATRICK HARRIS, P.L.S. #2311, GEORGIA SURVEYORS ASSOCIATION, NO. 2311. Date: 09/16/2024.

REFERENCE MATERIALS INCLUDE: PB 28, PG 28; DB 15078, PG 3133; DB 16213, PG 577; DB 15400, PG 260; DB 15595, PG 5864; COBB COUNTY RECORDS

ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY REAL TIME KINEMATIC (RTK) GPS... THIS DRAWING IS NOT VALID WITHOUT ALL SHEETS PRESENT... THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF IRONSTONE SURVEYING.

BASED ON THE INFORMATION SUPPLIED ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS MY BELIEF THAT THERE ARE NO FLOOD HAZARD AREAS WITHIN ONE (1) FOOT OF THE EXISTING BOUNDARY OF THIS SUBJECT PROPERTY.

Table with columns: ORIGINAL PLAT DATE, ORIGINAL FIELD DATE, CHECKED BY, DRAWN BY, SCALE, SHEET NAME, ADDRESS, JOB NAME, JOB NUMBER, SURVEYOR'S LICENSE NUMBER, JURISDICTION, PLAT NUMBER.

Deed Book 15878 Pg 3153
Filed and Recorded Mar-11-2021 01:37pm
2021-0033651
Real Estate Transfer Tax \$419.90
0332021005223

Return Recorded Document to:
HAYNIE, LITCHFIELD & WHITE, P. C.
222 Washington Avenue, NE
Marietta, Georgia 30060
File # 29409-21
Tax Parcel# 19-0714-0-002-0

Connie Taylor
Clerk of Superior Court Cobb Cty. Ga.

**LIMITED
WARRANTY DEED**

STATE OF GEORGIA
COUNTY OF COBB

THIS INDENTURE made this **26th** day of **February, 2021**, between **Michael W. Sadkowski**, a resident of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Ewedemi Holdings Inc**, a Georgia corporation whose address is 1876 Clay Rd SW, Marietta, GA 30064 as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee the following property:

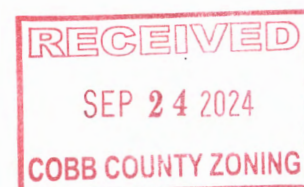
All that tract or parcel of land lying and being in Land Lot 714 of the 19th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at an iron pin on the south line of Land Lot 714 at its intersection with the southeast right of way of Powder Springs Road; run thence North 89 degrees 37 minutes 05 seconds West a distance of 110.24 feet to an iron pin and the point of beginning; run thence North 89 degrees 37 minutes 05 seconds West a distance of 307.61 feet to an iron pin; running thence North 04 degree, 27 minutes 03 seconds East a distance of 269.59 feet to an iron pin; running thence South 86 degrees 19 minutes 38 seconds East a distance of 403.17 feet to an iron pin; running thence South 25 feet 16 minutes 15 seconds West a distance of 270.93 feet to an iron pin and the point of beginning, being improved property known as 2432 Powder Springs Road according to the present system of numbering houses in said county.

This Deed is given subject to all easements and restrictions of record.

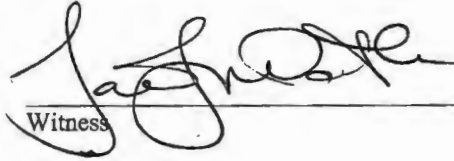
TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

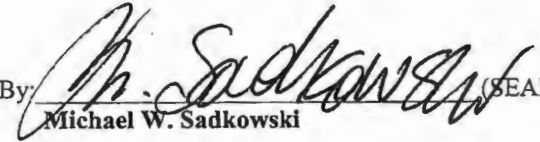


IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.


Signed, sealed and delivered in presence of:



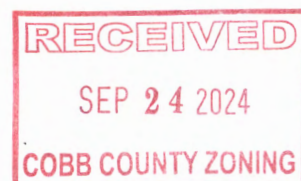
Witness

By:  (SEAL)

Michael W. Sadkowski



Notary Public





CARLA JACKSON
HEATHER WALKER
Phone:
Fax:

TAX COMMISSIONER
CHIEF DEPUTY



Printed: 8/15/2024

Cobb County Online Tax Receipt

Thank you for your payment!

Payer:
adebanjo ewedemi

EWEDEMI HOLDINGS LLC

Payment Date: 4/16/2024

Tax Year	Parcel ID	Due Date	Appeal Amount		Taxes Due
2023	19071400020	10/15/2023	Pay:	N/A or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$343.39	\$253.20	\$0.00	\$0.00	\$5,660.58	\$0.00



Scan this code with your mobile phone to view this bill

