

**Powder Springs Application Form**

**SPECIAL USE**

Applicant: Dion Sevenser Telephone No.: 404.781.1111

Applicant's Address: 675 Metropolitan Pkwy #4237 Atlanta GA 30310

Property Location: 3659 Forest Hill Rd. Powder Springs GA Land Lot No.: \_\_\_\_\_

Applicant is:  Property Owner  Other:  Attorney for Property Owner (Attach Owner's Authorization)  
 Other Representative of the Owner (Attach Owner's Authorization)

Current Zoning: \_\_\_\_\_

**Type of Application**

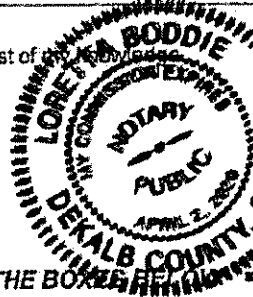
- Special Use: \_\_\_\_\_
- Change in Stipulations of Approval

**Attachments**

- Application Fee
- Boundary Description
- Sketch Plan  (Not Required)
- Impact Studies  (Not Required)
- Campaign Contribution Form
- Review Checklist
- Other: Description of business

I attest that this Application and its attachments are accurate to the best of my knowledge.

Dion Sevenser  
Signature of Applicant (to be notarized)



Sworn to and subscribed before me this \_\_\_\_\_ day of November, 2017  
Lorena Boddie  
Notary Public

\*\*\*\*\* DO NOT WRITE IN THE BOXES BELOW \*\*\*\*\*

DRI  Forms filed with ARC/DCA/GRTA on: \_\_\_\_\_  Final determination received on: \_\_\_\_\_

Application Received Date: \_\_\_\_\_

**Scheduled for Public Hearing on:**

Planning Commission Date: \_\_\_\_\_  
Mayor & City Council Date: \_\_\_\_\_

- Signs Provided Date: \_\_\_\_\_
- Newspaper Ad Date: \_\_\_\_\_
- Affidavit Received Date: \_\_\_\_\_

Notes:  
\_\_\_\_\_  
\_\_\_\_\_

**Planning Commission**

Public Hearing: Date: \_\_\_\_\_  
Tabled Until: Date: \_\_\_\_\_

**Recommendation**

- Approval
- Approval with Stipulations
- Denial
- No Recommendation

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Mayor & Council**

Public Hearing: Date: \_\_\_\_\_  
Tabled Until: Date: \_\_\_\_\_  
Returned to P.C. Date: \_\_\_\_\_

**Final Action**

- Approved
- Approved with Stipulations
- Denied
- Stipulations Attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Application Withdrawn**

- By Planning Director
- By P.C. or Mayor & Council

Date: \_\_\_\_\_

- Without time restriction
- Restriction: Cannot be refiled for \_\_\_\_\_ months

Powder Springs

CAMPAIGN CONTRIBUTION DISCLOSURE

Applicant:

Dion Sevenser

Applicant's Address:

675 Metropolitan Pkwy #4237  
Atlanta GA 30310

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 venturers 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
n/a	_____	_____
_____	_____	_____
_____	_____	_____

**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
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attach additional sheets as needed

Powder Springs

Review Checklist

SPECIAL USE,  
small graphics

Applicant: Dion Sevener

Current Zoning: Residential

Proposed Sp. Use: business

Property Location: 3659 Forest Hill Rd. Powder Springs GA 30127

Land Lot No. \_\_\_\_\_

Standards for special use consideration

A special use otherwise permitted within a zoning district shall be considered to be compatible with other uses permitted in the district, provided that due consideration is given to the following objective criteria. Emphasis may be placed on those criteria most applicable to the specific use proposed:

Standard	YES	NO	Comments
a. Will the proposed special use be consistent with the stated purpose of the zoning district in which it will be located?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will the establishment of the special use not impede the normal and orderly development of surrounding property for uses predominate in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Is the location and character of the proposed special use consistent with a desirable pattern of development in general?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Is or will the type of street providing access to the use be adequate to serve the proposed special use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the special use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h. Will the hours and manner of operation of the special use have no adverse effects on other properties in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
i. Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Prepared...Date: \_\_\_\_\_, 20\_\_\_\_ for \_\_\_\_\_ Applicant

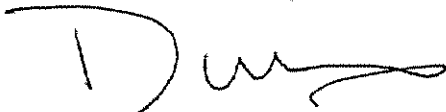
Date: \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ Powder Springs Staff

Date: \_\_\_\_\_, 20\_\_\_\_ by Other: \_\_\_\_\_

7 November 2017

To Whom It May Concern:

The Pixel Pusher (applicant business) is a small specialty graphics and printing company specializing in headshots and publicity/press photos for actors and athletes. We are almost entirely mail order, although we do get a very small amount of customer traffic for pick up orders (roughly 2-3 customers on a normal business day) We do not intent to make any changes or alterations to the current property, do not have employees or commercial vehicles, and we do not have any loud equipment or machinery. Our website/contact information is listed below. Please do not hesitate to contact us if you have any questions or wish to discuss anything further. Thank you very much for your consideration.

A handwritten signature in black ink, appearing to read 'Dion Sevener', with a large, stylized 'D' and a long, sweeping tail.

Dion Sevener

The Pixel Pusher

404.781.111 / 87744ACTOR

[www.thepixelpusher.biz](http://www.thepixelpusher.biz)

Powder Springs

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 named as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

(  Check each that applies and  cross out each that does not apply )

- Rezoning
- Special Use
- Appeal from Administrative Decision
- Special Exception
- Hardship Variance
- Flood Protection Variance

Applicant:

Dion Sevenser

Applicant's Address:

675 Metropolitan Pkwy.  
#4237  
Atlanta, GA 30310

Date this Authorization becomes null and void: \_\_\_\_\_, 20\_\_\_\_ (Not applicable)

*Wanda Sevenser AS CEO*  
Signature of Owner

(Notarized)

*REAL PROPERTY RESOURCES INC*  
Signature of Owner

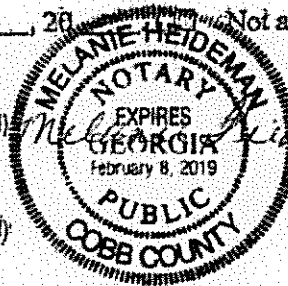
(Notarized)

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

(Notarized)

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

(Notarized)



Attach additional sheets as needed

Corporations -- attach copy of corporate resolution approving authorization



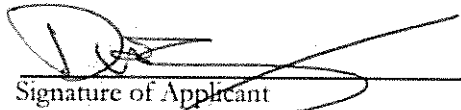
*Affidavit of Public Notification Requirements*

Per Article 11 of the City of Powder Springs Unified Development Code, I certify that I have met the advertising requirements of Article 11 for a Special Use, Variance or Rezoning Application.

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 11/10/2017. Said notices were mailed at least 15 days prior to the first hearing date.

\*Notice and addresses must be attached to this affidavit.

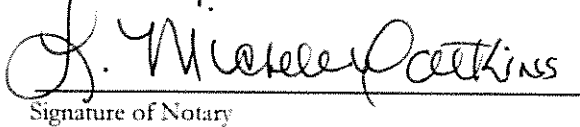
Signs were placed on the subject property advertising said hearing on 11/9/2017  
One sign was placed at each road frontage at least 15 days prior to the first hearing date.

  
Signature of Applicant

11/13/2017  
Date

DION SEVENSIZ  
Printed Name

SUBSCRIBED AND SWORN BEFORE  
ME ON 13, November 2017.

  
Signature of Notary

L MICHELLE WATKINS  
NOTARY PUBLIC  
DEKALB COUNTY, GEORGIA  
MY COMM. EXPIRES 03/12/2020

My Commission Expires: MARCH 12, 2020

November 10, 2017

Re: Special Use for Small Graphics Business  
3659 Forest Hill Road

Dear Neighbors:

We are hereby providing you notice of the special use approval to allow a small graphics business where occasional customers will visit the home on the property located at 3659 Forest Hill Rd., 19<sup>th</sup>, District, 2<sup>nd</sup> Section, Powder Springs, GA.

The application will be heard before the Planning and Zoning Commission on Monday, November 27, 2017 at 7:30 PM. The application will also be heard by the Mayor and City Council on Monday, December 4, 2017 at 7:00 pm. Both meetings will be held in the City of Powder Springs Council Chambers located at 4488 Pineview Drive, Powder Springs, GA 30127.

The business will not be intrusive and should not affect your neighborhood in any way (no loud noise, commercial vehicles, road signage, etc.). If you have any questions or concerns please feel free to contact me at 404.661.6532 or you may contact Tina Garver at the City of Powder Springs at 770-943-8001.

Thank you,

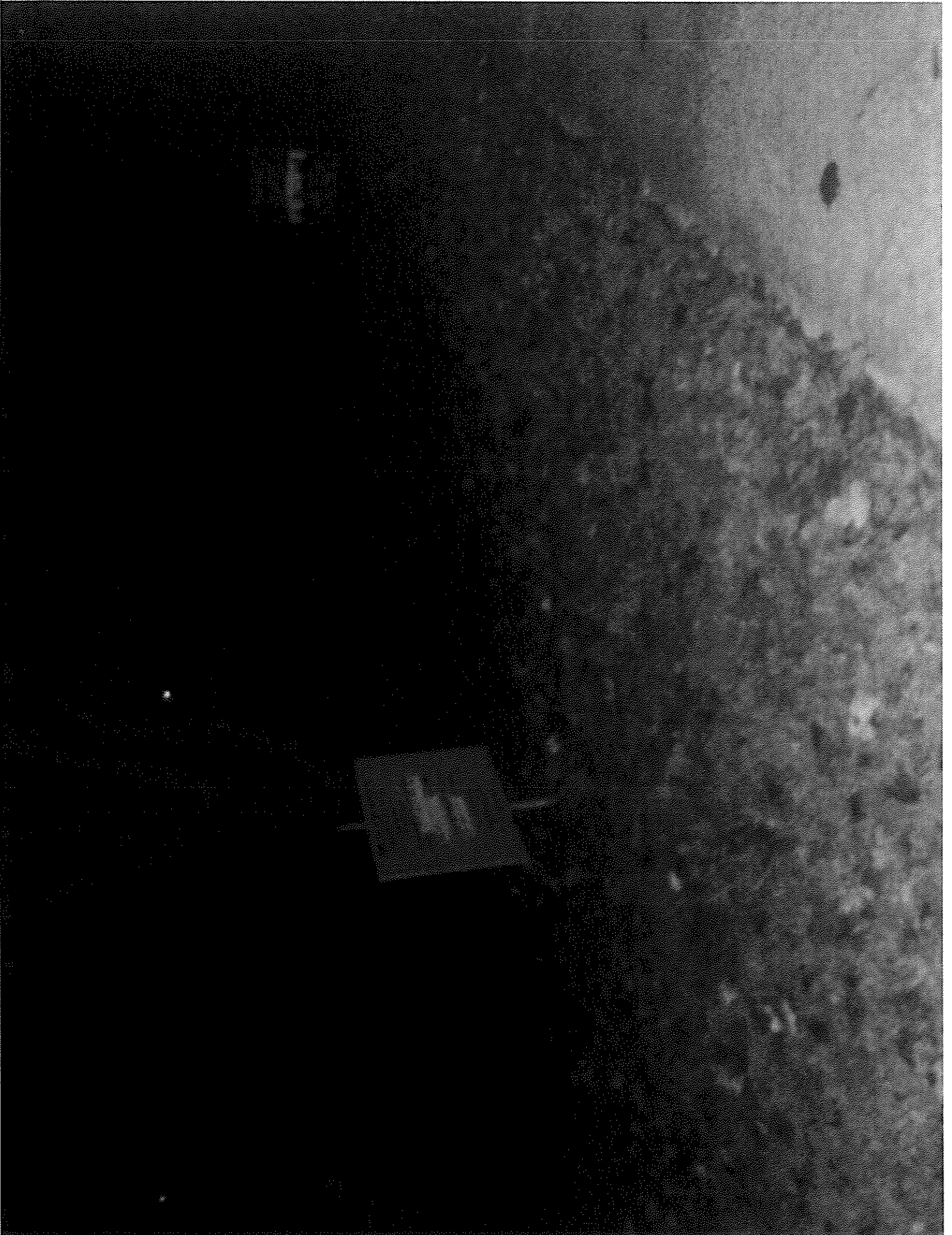
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Dion Sevener

UNIVERSITY OF  
MICHIGAN LIBRARIES

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# SPECIAL USE NOTICE

Application has been made for  
special use approval  
to be heard by the

Powder Springs Planning Commission

Location: 3659 FOREST HILL RD

on NOVEMBER 27<sup>th</sup> at 7:30 P.M.

And by the Mayor and City Council

on DECEMBER 4<sup>th</sup> at 7:00 P.M.

Council Chambers;

4488 Pineview Drive

770-943-1666