



city of  
powder springs

# Special Use Request

## Application Form

### Applicant Information

Name	Jose Soriano	Phone	[REDACTED]
Mailing Address	2090 Anderson Mill Rd Austell GA 30106	Email	[REDACTED]

### Rezoning Request Property Information

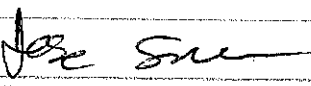
Address	3150 A Florence Rd suite 4	Parcel ID / Lot#	Acreage
Present Zoning	light industrial	Special Use Request	event center
Source of Water Supply	city	Source of Sewage Disposal	city
Peak Hour Trips Generated		Source of Trip Information	

### Additional Information, If Applicable


Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity	

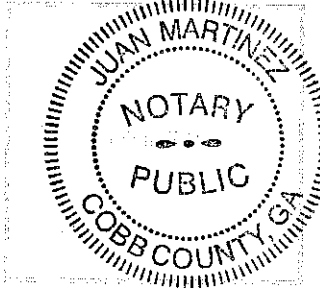
### Notary Attestation

Executed in Cobb (City), Georgia (State).

	Jose Soriano	12-21-22
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 21 day of December 2022

	Juan Martinez	06/03/2023
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



# Special Use Request

## Applicant's Written Analysis

### Applicant Information

Name Jose Soriano

Phone [REDACTED]

Mailing Address 2090 Anderson Mill Rd

Email [REDACTED]

### 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.

Yes, light commercial is perfect for my business

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.

Yes, my proposed business is away from residences,

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

Yes nothing exterior will be change

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

Yes easy access

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 plenty of access

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

Yes

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.

Yes agree, noise will be contained

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

not at all, we will be operating weekends, all high commercial are closed on weekends

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.

no change



# Special Use Request Campaign Contribution Disclosure

## Applicant and Attorney Information

Applicant's Name Jose Soriano

Applicant's Address 2090 Anderson Mill Rd Austell

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

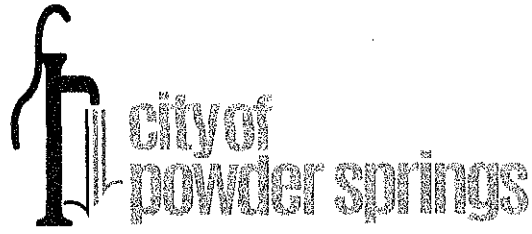
All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:


**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 Special Use Request Notice of Intent

## Applicant Information

Name Jose Soriano

Phone [Redacted]

Mailing Address 2090 Anderson Mill Rd  
Austell GA 30106

Email [Redacted]

## Notice of Intent

**PART I.** Please indicate the purpose of this application: to request a Special Use Permit since is located in a high commercial area

**PART II.** Please list all requested variances:

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


Storage by the landlord

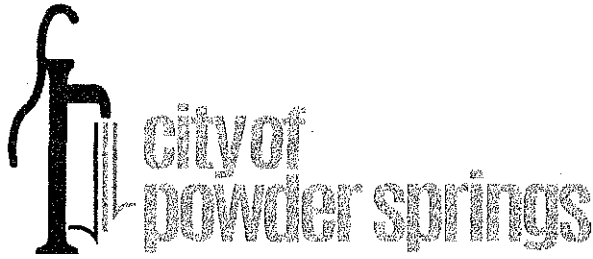
**Part IV.** Proposed use of subject property:

to host small events, such as birthdays, graduations, corporate gatherings, meetings, remote teleworking

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

## Applicant Signature

	<u>Jose Soriano</u>	<u>12-13-22</u>
Signature of Applicant	Printed Name	Date



# 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 3150 A Florence Rd suite 4

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.

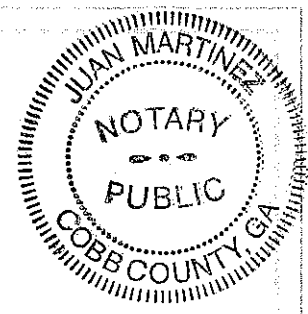
## Notary Attestation

Executed in Cobb (City), Georgia (State).

Jose San Signature of Applicant      Jose Soriano Printed Name      12-21-22 Date

Subscribed and sworn before me this 21 day of December 2022

Juan Martinez Signature of Notary Public      Juan Martinez Name of Notary Public      06/03/2023 My Commission Expires





# city of powder springs Special Use Request Owner's Authorization Form

## Owner's Authorization

Applicant Name	Applicant's Address
----------------	---------------------

Property Address <u>3150 Florence Rd suite #4 Powder Springs, GA</u>	Property PIN <u>19067500130</u>
--	---------------------------------

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 type="checkbox"/>	Special Use <input checked="" 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><i>Christopher Whitmore</i></u> Signature of Owner	<u>Christopher Whitmore BRE Properties LLC</u> Printed Name	<u>12/21/2022</u> Date
--	--	---------------------------

State of GA, County of COBB

This instrument was acknowledged before me this 21 day of DECEMBER

2022 by CHRISTOPHER WHITMORE name of signer. Identification Presented: GA DRIVERS LICENSE

<u><i>Mary McDougall</i></u> Signature of Notary Public	<u>MARY MCDUGALL</u> Name of Notary Public	<u>3-18-2023</u> My Commission Expires
--	---	---



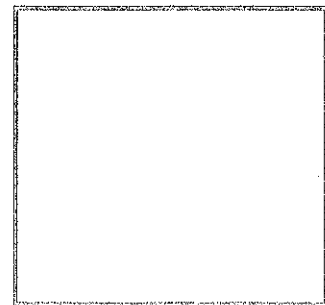
Signature of Owner	Printed Name	Date
--------------------	--------------	------

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
----------------------------	-----------------------	-----------------------





city of  
powder springs

Community Development Dept.  
4181 Atlanta St Bldg 4  
P O Box 46  
Powder Springs, GA 30127  
commdev@cityofpowdersprings.org  
770-943-1666

## Zoning Verification Request

Fee: \$10.00 Payable to: City of Powder Springs

### Applicant Information

Applicant Name	Jose Soriano	Applicant address	
Phone	[REDACTED]	Email	[REDACTED]
Property Address	3150 Florence Rd Suite 4 Powder Springs, GA	Property PIN	

### Zoning Verification Information

Current Use:	Vacant, office type, front store, storage

Proposed Use:	event center, corporate events, meetings birthdays, small weddings

Information required from the City	special permit for this location

### Signature

Signature of Applicant	Jose Soriano	Date
	Jose Soriano	12-04-22

### Official Use Only

Current Zoning:	Use Permitted:
Zoning, Variance or Special Use Conditions:	
Other Conditions that may apply:	
Verified by:	Date: