

Estela Corvalan

Realtor

Letter to the Council & Mayor

As a realtor I try my best to help buyers and sellers buy or sell. When we find a property they like, I give them the facts and all the information they need to make a well-informed decision. When I do not have the information for my client's questions, I try to find the information that is within part of my field.

When I sent the listing information of 3969-3989 Flint Hill Rd, to William Mazariegos, we saw the possibility for him to buy this property to build a new business and expand his current tree services company. We did our Due Diligence, we went to Cobb County Zoning Department in January of 2021, the information we got from them at that time, was that that property future land use was Industrial and the chances of getting the approval were high. Therefore, my client William decided to move forward with the purchase. When he was ready to start his business in January of 2022, he started the rezoning process to request HI to be able to do the wood chipping business, therefore he hired an attorney to work on the rezoning which was extremely expensive and unsuccessful. The court denied the petition, and instead the court agreed to GC and a Special land use of LI only for Serious Tree Services to run his business with the specific restriction not allowing wood chipping.

William was disappointed and decided then to put the property on the market for sale. Once in the market we got to go UC with Traton Home builders in Aug of 2023. During their DD they requested to build townhomes, and their petition was denied even before a formal request, therefore Traton terminated the contract with William.

Later we found out that Cobb County was also opposed to allowing building of residential properties. There are many builders interested in the property to building apartments that had also been turned down by the county and by the city of Powder Spring. Now that the property has been annexed to the city of Powder Springs, things have not really changed, the city is also opposed to allowing residential properties to be built. The current area calls for industrial, unfortunately the neighbors have huge concerns about the new business, and it is understandable but, as I mentioned before, William is doing his best and expending a lot of money to help mitigate the impact to the residential areas.

All I'm saying is that William Mazariegos with Serious Tree Services has invested over \$1,075,000 to create a business in the city of Powder Springs, and on top of that he has invested lots of money in attorneys, engineers, surveyor in trying to open his business as intended since 2021, a business that might do more good to the community than bad. At this point it is only fair that if this court denies its petition, the City of Powder Springs purchases the property from Serious Tree Services at a reasonable value, since the property owners have their hands are tied, and cannot do much with their own property.