



city of  
powder springs

# Special Use Request

## Application Form

### Applicant Information

Name	Nekia Fashola	Phone	[REDACTED]
Mailing Address	4428 Demesne Way	Email	[REDACTED]

### Special Use Request Property Information


Address	4428 Demesne Way	Parcel ID / Lot#	2	Acreage	.25
Present Zoning	4	Special Use Request			
Source of Water Supply	Cobb Cty Water	Source of Sewage Disposal	Cobb Cty Sewage		
Peak Hour Trips Generated	na	Source of Trip Information			

### Additional Information, If Applicable

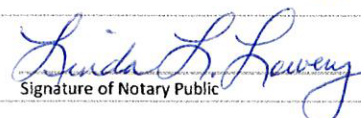
Elementary School and School's Capacity	Compton Elementary	Middle School and School's Capacity	Tapp Middle
High School and School's Capacity	McEachern High		


### Notary Attestation

Executed in \_\_\_\_\_ (City), \_\_\_\_\_ (State).

	Nekia Fashola	9/8/23
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 8th day of Sept. 2023

	Linda Lee Lowery	2/16/26
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



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## Special Use Request

### Application Checklist

#### Applicant Information

Name **Nekia Fashola**

Phone

Mailing Address **4428 Demesne Way**

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.



# Special Use Request

## Notice of Intent

### Applicant Information

Name	Nekia Fashola	Phone	[REDACTED]
Mailing Address	4428 Demesne Way	Email	[REDACTED]

### Notice of Intent

**PART I. Please indicate the purpose of this application :**

I am requesting to obtain my privacy fence for privacy and security as it is a visual barrier preventing unauthorized access and providing a sense of safety and security for my family and property. It also mitigates noise from nearby street creating a more peaceful living env.

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

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

Primary Residence

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

Primary Residence

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

This fence also ensures the safety of my children by creating a contained secure outdoor space for them to play and roam. I beleive retaining the existing privacy fence is in line with the character of the neighborhhood as it was approved via the HOA and doesn't detract from it's overall appeal. There were no restrictions or advismnt concerning frontage in the deed or platbook when I purchased my home.

### Applicant Signature

	Nekia Fashola	9/8/23
Signature of Applicant	Printed Name	Date



# Special Use Request

## Applicant's Written Analysis

### Applicant Information

Name **Nekia Fashola**

Phone [REDACTED]

Mailing Address **4428 Demesne Way**

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.  
*This compliments the overall aesthetic of the neighborhood + my home. It adds value to the property + improves overall curb appeal.*
- 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.  
*N/A*
- c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.  
*This fence is consistent with other privacy fences of the same height along Macedonia Rd. It is a residential privacy fence.*
- d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.  
*N/A*
- 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.  
*N/A*
- 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.  
*N/A*
- 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.  
*N/A*
- h. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.  
*N/A*
- 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.  
*Consistent w/ other fences along in the neighborhood. All fences have been completed by same company.*



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# Special Use Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

Applicant's Name Nekia Fashola

Applicant's Address 4428 Demesne Way

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:

\_\_\_\_\_

\_\_\_\_\_ N/A

\_\_\_\_\_ N/A

\_\_\_\_\_

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
<u>N/A</u>	<u>0</u>	<u>0</u>

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
<u>N/A</u>	<u>0</u>	<u>0</u>



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# Special Use Request Owner's Authorization Form

## Owner's Authorization

Applicant Name <i>N/A</i>	Applicant's Address
Property Address <i>N/A</i> Powder Springs, GA	Property PIN

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 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)

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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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: \_\_\_\_\_.