

# Special Use Request Application Checklist

## Applicant Information

Name	Sadrudin Hakani	Phone	770-714-7170
Mailing Address	3125 Touchton Ct Duluth GA, 30097	Email	cometostar@gmail.com

## Application Checklist

The following information will be required:

- Application
- Notice of Intent
- Applicant's Written Analysis
- Campaign Contribution Disclosure
- Owner's Authorization, if applicable.
- Legal Description and Survey Plat of the property
- Application Fee (summary of fees attached)
- Copy of the Deed that reflects the current owners name
- Vicinity Map outlining the parcel/s in relation to the surrounding area
- 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.
- Sketch Plan/ Architectural Rendering, if applicable
- 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 Application Form

## Applicant Information

Name	Sadrudin Hakani	Phone	770-714-7170
Mailing Address	3125 Touchton Ct Duluth GA, 30097	Email	cometostar@gmail.com

## Special Use Request Property Information

Address	3200 Powder springs Rd	Parcel ID / Lot#	19086700050: 190866	Acreage	Exhibit A
Present Zoning	CRC	Special Use Request	Convenience Store with Gas Pumps with Beer & Wine Sales		
Source of Water Supply		Source of Sewage Disposal			
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			

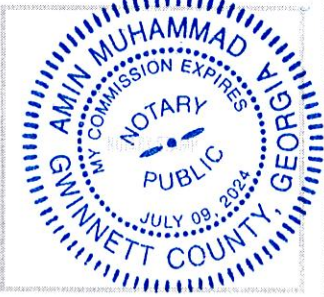
## Notary Attestation

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

	Sadrudin Hakani	8/19/2021
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 19 day of Aug. 20 21

	Muhawad Amin	July 2024
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



city of  
powder springs

# Special Use Request

## Notice of Intent

### Applicant Information

Name **Sadrudin Hakani**

Phone **770-714-7170**

Mailing Address **3125 Touchton Ct Duluth GA, 30097**

Email **cometostar@gmail.com**

### Notice of Intent

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

Request for Special Use Permit for the Convenience Store with Gas Pumps & Beer and Wine sales

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

Convenience Store with Gas Pumps & Beer and Wine sales

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

CRC

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

Retail Strip, Quick Service Restaurants, Urgent Care

Convenience Store with Gas Pumps & Beer and Wine sales

Package Store

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

### Applicant Signature

Signature of Applicant

Sadrudin Hakani

Printed Name

8/19/2021

Date



# Special Use Request

## Applicant's Written Analysis

### Applicant Information

Name	Sadrudin Hakani	Phone	770-714-7170	
Mailing Address	3125 Touchton Ct Duluth GA, 30097		Email	cometostar@gmail.com

### 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
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
c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.	Yes
d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.	Yes
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
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
h. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.	No
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.	Yes



# Special Use Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

Applicant's Name **Sadrudin Hakani**

Applicant's Address **3125 Touchton Ct Duluth GA, 30097**

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:

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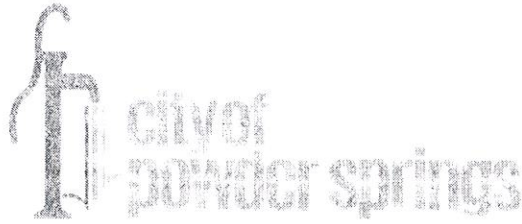
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APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning 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 Owner's Authorization Form

## Owner's Authorization

Applicant Name Sadrudin Hakani Applicant's Address 3125 Touchton Ct Duluth GA, 30097

Property Address 3200 Powder Springs Road, Powder Springs, GA Property PIN 19-0866-0-015-0; 19-0867-0-005-0

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  Special Use  Hardship Variance   
 Special Exception  Flood Protection Variance  Appeal of Administrative Decision

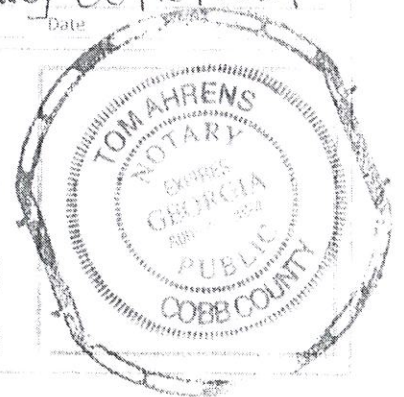
## Signature of Property Owner(s)

[Signature] Olumotayo in Alli [1eto Venture] 08/18/2021  
 Signature of Owner Printed Name Date

State of GA, County of COBB

This instrument was acknowledged before me this 18<sup>th</sup> day of Aug

20 21 by Olumotayo in Alli Identification Presented: DRIVERS LICENSE



[Signature] TOM AHRENS 4/28/2024  
 Signature of Notary Public Name of Notary Public My Commission Expires

Signature of Owner \_\_\_\_\_ Printed Name \_\_\_\_\_ Date \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_

20 \_\_\_\_\_ by \_\_\_\_\_ Identification Presented: \_\_\_\_\_

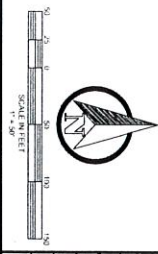
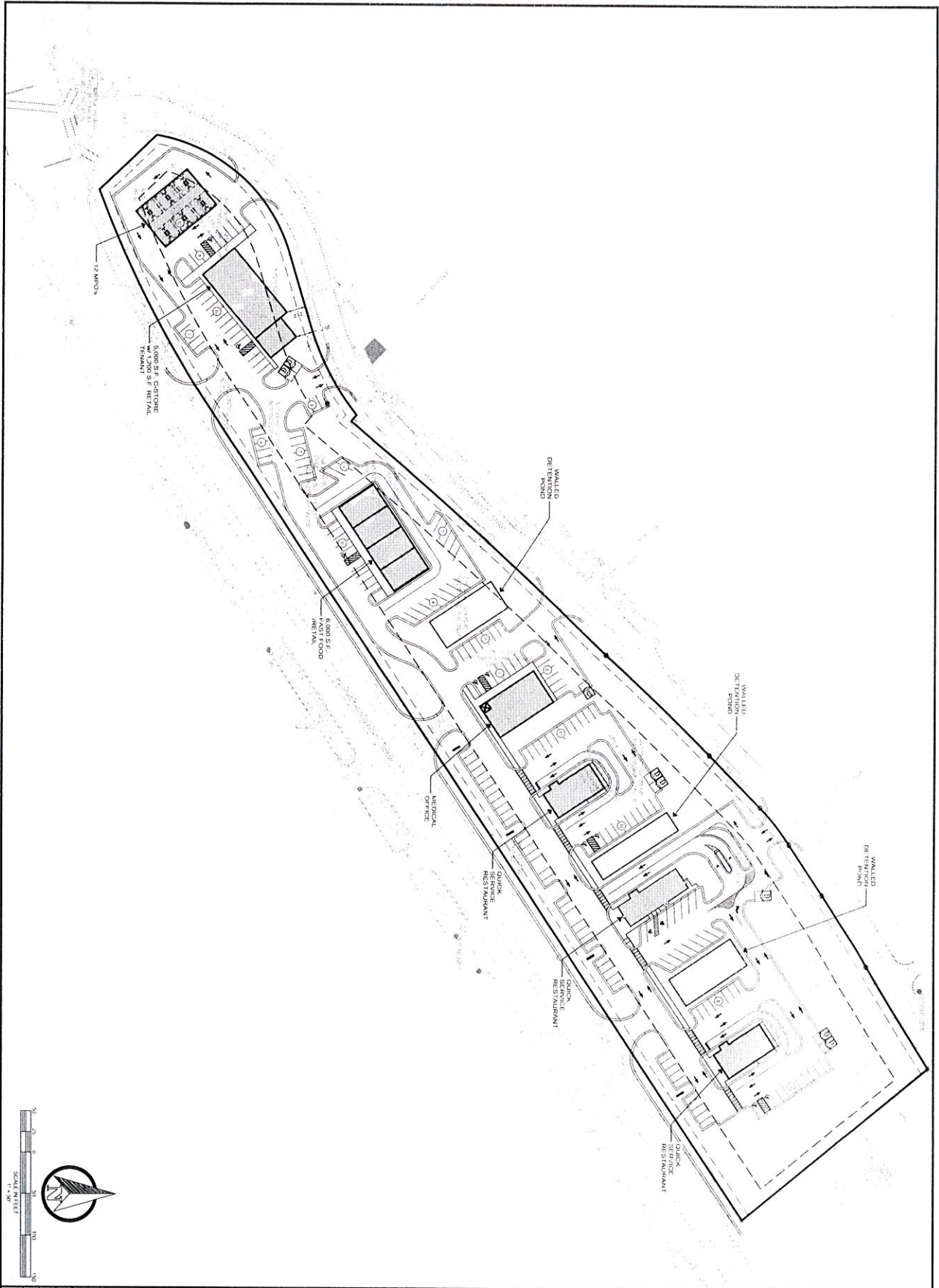
Signature of Notary Public \_\_\_\_\_ Name of Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_



## Fee Schedule

### FEES – Updated 11/5/2018. Please verify cost with staff

Variance, residential	\$ 250.00
Variance, commercial	\$ 450.00
Special Use	\$ 250.00
Rezoning Application, single family, 0-5 acres	\$ 250.00
Rezoning Application, single family, 6-10 acres	\$ 700.00
Rezoning Application, single family, 11-20 acres	\$ 1,000.00
Rezoning Application, single family, 21-100 acres	\$ 1,500.00
Rezoning Application, single family, =/> 101 acres	\$ 1,500.00 + \$30/acre
Rezoning Application, undeveloped med/high density residential, 0-5 acres	\$ 700.00
Zoning - Rezoning Application, undeveloped med/high density residential, 6-10 acres	\$ 1,200.00
Zoning - Rezoning Application, undeveloped med/high density residential, 11-20 acres	\$ 1,500.00
Zoning - Rezoning Application, undeveloped med/high density residential, 21-100 acres	\$ 2,000.00
Rezoning Application, undeveloped med/high density residential, =/> 101 acres	\$ 2,000.00 + \$40 /acre
Rezoning Application, undeveloped non-residential, 0-5 acre	\$ 900.00
Rezoning Application, undeveloped non-residential, 6-10 acres	\$ 1,500.00
Rezoning Application, undeveloped non-residential, 11-20 acres	\$ 1,800.00
Rezoning Application, undeveloped non-residential, 21-100 acres	\$ 2,200.00
Rezoning Application, undeveloped non-residential, =/> 101 acres	\$ 2,200.00 + \$50 /acre
Zoning - Rezoning Application, developed med/high density residential, 0-20,000 SF	\$ 700.00
Rezoning Application, developed med/high density residential, 20,0001 - 50,000 SF	\$ 1,200.00
Rezoning Application, developed med/high density residential, 50,001 - 100,000 SF	\$ 1,500.00
Rezoning Application, developed med/high density residential, 100,001 - 500,000 SF	\$ 2,000.00
Rezoning Application, developed med/high density residential, =/> 500,001 SF	\$ 2,000.00 \$90 /100,000 SF
Rezoning Application, developed non-residential, 0-20,000 SF	\$ 900.00
Rezoning Application, developed non-residential, 20,001-50,000 SF	\$ 1,500.00
Rezoning Application, developed non-residential, 50,001-100,000 SF	\$ 1,800.00
Rezoning Application, developed non-residential, 100,001-500,000 SF	\$ 2,200.00
Rezoning Application, developed non-residential, =/> 500,001 SF	\$ 2,200.00 + \$115 /100,000 SF
Public Hearing signs	\$ 25.00
Public Hearing signs - Deposit	\$ 10.00

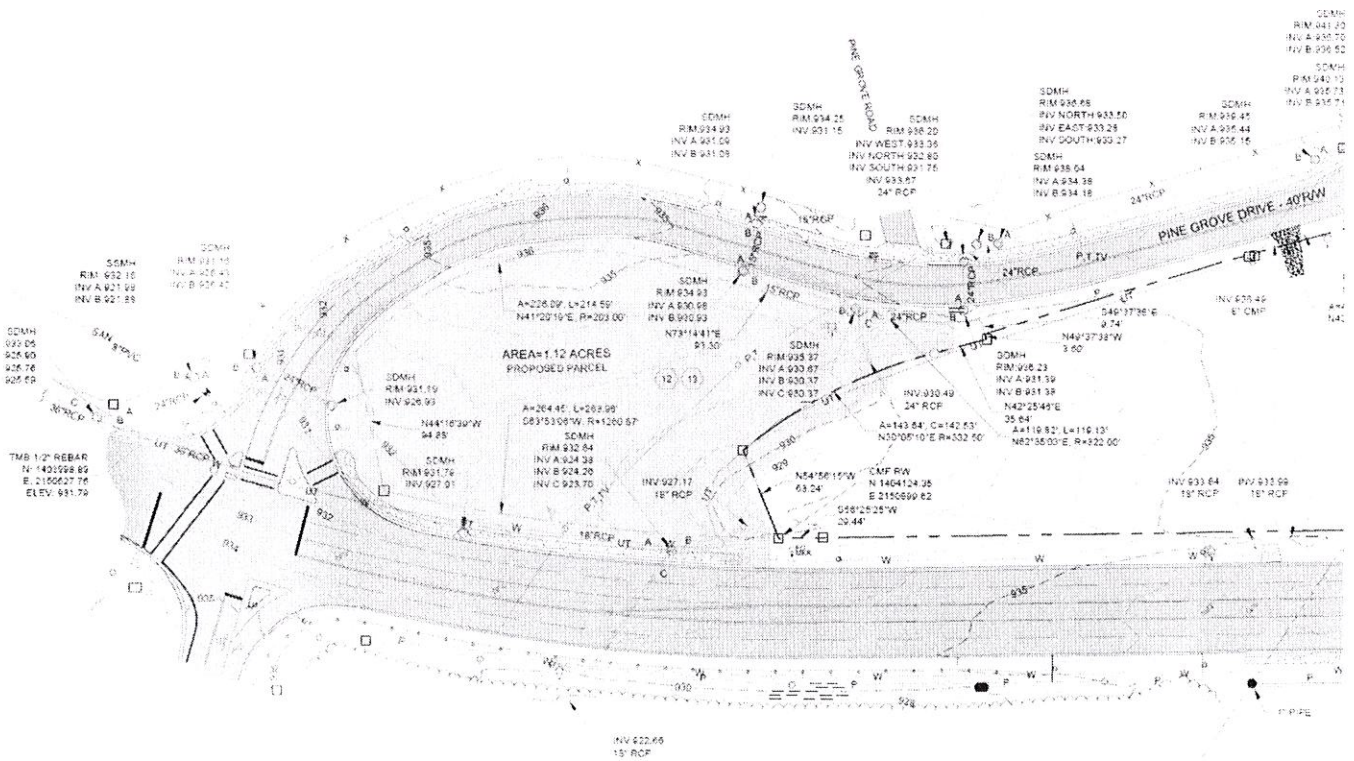


21-025 17-Jun-21 <b>C-0</b>	NO. _____ REVISION _____ DATE _____	SIGNED/SEALED SHEET TITLE <b>OVERALL SITE PLAN</b>	PREPARED BY <b>TARGET REALTY SERVICES</b> 1074 HICKORY LANE, SUITE 100, LILYDALE, GA 30142 TARGET REALTY SERVICES, LLC   1490 PERAN TRL, LILBURN ROAD NW BUCKLEUP, GA 30009
	CONTRACT NO. _____ SCALE _____ SHEET NO. _____		





# EXHIBIT "A"



**LEGAL DISCRIPTION Exhibit "A"**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 867, 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT AT THE MITERED INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF POWDER SPRINGS ROAD AND THE EASTERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE HAVING THE NAD83 GA WEST ZONE COORDINATES OF N1404124.35', E2150899.62';

THENCE, ALONG SAID RIGHT OF WAY OF POWDER SPRINGS ROAD, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 1260.87', AN ARC LENGTH OF 264.45' AND BEING SUBTENDED BY A CHORD WITH THE BEARING S63°53'06"W AND A DISTANCE OF 263.96' TO A CONCRETE MONUMENT;

THENCE, N44°16'39"W, A DISTANCE OF 94.88' TO A POINT;

THENCE, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 203.00', AN ARC LENGTH OF 226.09' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N41°20'19"E AND A DISTANCE OF 214.59' TO A POINT;

THENCE, N73°14'41"E, A DISTANCE OF 93.30' TO A POINT;

THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 322.00', AN ARC LENGTH OF 119.82' AND BEING SUBTENDED BY A CHORD WITH THE BEARING N62°35'03"E AND THE DISTANCE OF 119.13' TO A POINT;

THENCE, S49°37'38"E, A DISTANCE OF 9.74' TO A POINT;

THENCE, S49°37'38"E, A DISTANCE OF 3.60' TO A CONCRETE MONUMENT ON THE SOUTHERLY RIGHT OF WAY LINE OF PINE GROVE DRIVE;

THENCE, ALONG SAID RIGHT OF WAY, S42°25'46"W, A DISTANCE OF 35.64' TO A 1/2" REBAR;

THENCE, ALONG A CURVE TO THE LEFT WITH A RADIUS OF 332.50', AN ARC LENGTH OF 143.64' AND BEING SUBTENDED BY A CHORD WITH THE BEARING S30°05'10"W AND A DISTANCE OF 142.53' TO A CONCRETE MONUMENT;

THENCE, S54°56'15"E, A DISTANCE OF 63.24' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.12 ACRES, MORE OR LESS.



# Special Use Request Application Packet

## Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

**Newspaper:** The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

## Sign Posting, Public Hearing Notice & Affidavit

**Sign Posting:** The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

**Public Hearing Notice:** At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

**Affidavit:** Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

## City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

## Contact Information

### The Community Development Dept.

4488 Pineview Drive

Powder Springs GA 30127.

commdev@cityofpowdersprings.org

770-943-1666

### Zoning Administrator

Shaun Myers

Planning and Zoning Manager

smyers@cityofpowdersprings.org

770-943-1666