

PAID INVOICE #
Edwards 20-0001
Jan 31 / 2020

APPLICATION FOR TEXT AMENDMENT

(APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL MEETINGS)

For Office Use Only:	
PZ #: _____	
Planning Commission Hearing: _____	City Council Hearing: _____
Withdrawn Date: _____	Reason for withdrawal: _____

Applicant: Gospwin Okoro

Email Address: gonetgreat@gmail.com

Mailing Address: 3260 New MacLand Road Zip Code: 30127 Telephone #: 678-485-5461

Section of the Code to be amended: _____

Applicant's Signature: [Signature]

Section 13-12 Unified Development Code

An application to amend the text of this development code may be initiated by:

- (a) The governing body
- (b) The planning commission
- (c) The community development director
- (d) The director of public works, in the case of text amendments pertaining to article 21 of this development code.
- (e) The building inspector, in the case of text amendments pertaining to article 24 of this development code.
- (f) Any person, firm, corporation or agency, provided said individual, firm, corporation or agency is the owner or owner's agent of the property for which an amendment is sought, and further provided that the applicant has attended a pre-application meeting with the Community Development Director.

REQUIRED INFORMATION

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

Check the boxes for all of the items that you have attached:

- 1. Application
- 2. Notice of Intent - (see attached)
- 3. Proposed Text Amendment
- 4. Application Fee. City imitated request may be waived.

SUBSCRIBED AND SWORN BEFORE ME ON <u>Feb 12, 2020</u> <u>Tiffany Miles</u> Signature of Notary My Commission Expires: <u>Oct. 6, 2023</u>


NOTICE OF INTENT

Part 1.

Please indicate the purpose of the application:

The purpose of this application is to allow Automobile Repair and Truck Rental (U-Haul Truck rental) in the NRC zoning district.

To allow for existing business to add U-Haul rental.

Part 2

Other Pertinent Information (List or attach additional information if needed):

The neighbors need U-Haul rental services. None is available in the neighborhood. A space is provided at the back of property for U-Haul trucks. I could place a fence if required.

APPLICANT'S WRITTEN ANALYSIS – *In details please address these Text Amendment Criteria*

(a) Is the proposed amendment consistent with the purpose and intent of this development code;

yes

(b) Does the proposed amendment further the purpose and intent of the comprehensive plan, or is it needed to properly implement the comprehensive plan;

yes

(c) Is the proposed amendment needed to address new or changing conditions;

yes

(d) Does the proposed amendment reasonably promote the public health, safety, morality or general welfare;

yes

CAMPAIGN CONTRIBUTION DISCLOSURE

Applicant: Godwin Okoro
Applicant's Address: 3260 New Macland Road, Powder Springs

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 ventures party to ownership of the property that is the subject of the attached application are listed below:

Godwin Okoro _____

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>N/A</u>	<u>N/A</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
_____	_____	_____

Article 2, Zoning Districts and Official Zoning Map, City of Powder Springs Unified Development Code

Community donation center	Sec. 4-90	X	X	X	P	X	P	P	X
Community food or housing shelter	Sec. 4-100	X	X	X	S	S	X	X	X
Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Fraternity or sorority house		X	X	X	S	X	X	X	X
Hospital		X	X	X	P	P	P	S	X
Institutional residential living and care facilities, serving 15 or less persons	Sec. 4-175	X	S	S	P	X	X	X	X
Institutional residential living and care facilities, serving more than 15 persons	Sec. 4-175	X	X	X	S	X	X	X	X
Library or archival facility		P	P	P	P	P	P	P	X
School for the arts	Sec. 4-260	P	P	P	P	X	P	P	X
School, private, elementary, middle, or high	Sec. 4-260	P	P	P	P	X	P	P	X
School, special	Sec. 4-260	P	P	P	P	X	P	P	X
School, business or trade	Sec. 4-260	P	P	P	P	X	P	P	P
Tower, amateur radio	Sec. 4-435	P	P	P	P	P	P	P	P
Utility substation		P	P	P	P	P	P	P	P
Transportation, communication, or utility facility not elsewhere classified		X	X	X	X	X	S	S	S
Wireless telecommunication facility or equipment	Sec. 4-325	X	X	X	S	X	S	S	S
COMMERCIAL	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Adult business	Sec. 4-585	X	X	X	X	X	X	S	S
Animal hospital or veterinary clinic		X	S	P	P	S	P	P	X
Animal shelter	Sec. 4-30	X	X	X	X	X	P	P	X
Appliance repair	Sec. 4-50	X	X	X	X	X	P	P	X
Artist studio		P	P	P	P	P	P	P	X
Auto parts and tire store (New Only)		X	X	X	P	X	P	P	X
Automobile rental	Sec. 4-40	X	X	X	P	X	X	P	P
Automobile repair	Sec. 4-45	X	X	X	X	X	X	P	P
Automobile sales (new)	Sec. 4-40	X	X	X	X	X	X	P	P
Automobile sales (used)	Sec. 4-40	X	X	X	X	X	X	X	P
Automobile sales broker (office, no inventory)		X	P	X	P	X	P	P	P
Automobile service	Sec. 4-50	X	X	X	P	X	X	P	P
Bakery, retail		P	X	P	P	P	P	P	X
Bail bonding or bondsperson		X	X	X	X	X	X	X	X
Bed and breakfast inn	Sec. 4-55	S	S	P	P	P	P	X	X
Body piercing		X	X	X	X	X	X	X	X
Broadcasting tower or studio		X	P	X	P	S	P	P	P
Building sales (including manufactured home)		X	X	X	X	X	X	P	P
Business service establishment, not exceeding 2,500 square feet of gross floor area per establishment		P	P	P	P	P	P	P	X
Business service establishment, more than 2,500 square feet of gross floor area per establishment		S	S	P	P	P	P	P	X
Camp or campground		X	X	X	S	X	X	X	X
Car wash		X	X	S	S	X	X	S	X
Catering establishment		X	X	X	P	X	P	P	X
Clinic		P	P	P	P	P	P	X	X
Commercial recreational facility, indoor		P	X	P	P	S	P	P	P
Commercial recreational facility, outdoor	Sec. 4-85	X	X	P	P	X	P	P	P
Conference center		X	X	X	P	P	P	X	X
Construction contractor's establishment		X	X	X	P	X	P	P	P
Consumer fireworks retail facility		X	X	P	P	X	S	S	S
Convenience store, without fuel pumps		P	X	P	P	P	S	X	X

Article 2, Zoning Districts and Official Zoning Map, City of Powder Springs Unified Development Code

travel									
Personal service, forecasting		X	X	X	X	X	X	S	S
Personal service, on-site provider		P	S	P	P	P	P	X	X
Personal service, social relationship		X	X	X	X	X	X	S	S
Use	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Personal service establishment, of the type permitted, exceeding 2,500 square feet of gross floor area per establishment		S	S	S	P	P	P	X	X
Pet care, grooming, training, sitting		X	X	P	P	P	P	P	X
Recreational vehicle park		X	X	X	S	X	X	X	X
Restaurant without drive-through		P	S	P	P	P	S	S	X
Restaurant with drive-through	Sec. 4-115	X	X	S	P	S	S	X	X
Retail trade establishment, enclosed		P	S	P	P	P	S	S	X
Riding academy or equestrian center		X	X	X	P	X	P	P	X
Riding stable	Sec. 4-255	X	X	X	P	X	P	P	X
Security service		P	P	P	P	P	P	P	P
Self-service storage facility (mini-warehouses)	Sec. 4-265	X	X	X	X	X	S	S	X
Self-service storage facility (mini-warehouses), climate-controlled	Sec. 4-266	X	X	X	S	X	P	P	X
Special event facility		S	S	P	P	P	P	S	X
Stadium, coliseums, arenas, amphitheater	Sec. 4-85	X	X	X	X	S	S	S	X
Tattoo studio		X	X	X	X	X	X	X	X
Taxi-cab or limousine service		X	X	X	S	X	P	P	X
Theater, motion picture or performing arts		X	X	X	P	P	P	X	X
Tow service		X	X	X	X	X	P	P	X
Truck stop		X	X	X	S	X	X	S	S
Truck or trailer lease and rental facility	Outdoor Storage	X	X	X	S	X	X	P	P
Used Merchandise Stores – enclosed (except Antique Stores)		X	X	S	S	X	X	S	X
Utility company		X	X	P	P	P	P	P	P
Vapor bar or vapor lounge		X	X	X	X	X	X	X	X
Vehicle emission inspection facility	Sec. 4-320	X	X	X	P	X	X	P	P
INDUSTRIAL	See also	MXU	O-I	NRC	CRC	CBD	BP	LI	HI
Agricultural processing		X	X	X	X	X	S	P	P
Ambulance services		X	X	X	X	X	S	P	P
Armored car services		X	X	X	P	X	P	P	P
Asphalt or concrete plant	Sec. 4-25	X	X	X	X	X	X	X	S
Auction house or yard		X	X	X	X	X	X	P	P
Bottling or canning plant		X	X	X	X	X	S	S	P
Brewery, distillery, or farm winery		X	X	X	P	P	P	P	P
Bulk storage		X	X	X	X	X	S	P	P
Co-generation facility		X	X	X	X	X	S	P	P
Cold storage plant, frozen food locker		X	X	X	X	X	S	P	P
Cottage industry		P	S	X	X	P	P	P	X
Distribution center, including truck terminals		X	X	X	X	X	P	P	P
Dry cleaning plant		X	X	X	X	X	X	P	P
Explosives storage or manufacture		X	X	X	X	X	X	S	S
Food processing plant, including poultry and fish		X	X	X	X	X	S	S	P
Fuel sales, wholesale and distributors		X	X	X	X	X	X	P	P
Hazardous waste materials or volatile organic liquid handling and/or storage		X	X	X	X	X	X	S	S
Hazardous waste disposal		X	X	X	X	X	X	X	S
Incinerator		X	X	X	X	X	X	X	S
Landfill, construction and demolition or inert waste		X	X	X	X	X	X	S	S

hearings may be heard relative thereto.

3:6-13-2020

**MDJ-6016
GPN-13
NOTICE OF PUBLIC HEARING
City of Powder Springs
VARIANCE**

Notice is hereby given that meetings shall be held at the City of Powder Springs City Council Chambers on Thursday, March 12, 2020 (agenda meeting) at 7:00 pm and Monday, March 30, 2020 (public hearing) at 7:30 pm before the Planning and Zoning Commission; Wednesday, April 1, 2020 (agenda meeting) at 5:00 pm and Monday, April 6, 2020 (public meeting) at 7:00 pm before the Mayor and City Council to consider a variance to comply with Section 12-13 (c) Removal of landscaping as approved on plot; to vary rear and side setback, Table 2-2, Dimensional Requirements for Residential Zoning Districts (R15-C) within Land Lots 820, 19th District, 2nd Section, and Cobb County, Georgia. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing.

3:6-2020

**MDJ-6017
GPN-13
Notice of Public Hearing
City of Powder Springs
SPECIAL USE**

Notice is hereby given that meetings shall be held at the City of Powder Springs City Council Chambers on Thursday, March 12, 2020 (agenda meeting) at 7:00 pm and Monday, March 30, 2020 (Public Hearing) at 7:30 pm before the Planning and Zoning Commission; Wednesday, April 1, 2020 (agenda meeting) at 5:00 pm and Monday, April 6, 2020 (public hearing) at 7:00 pm before the Mayor and City Council to consider a Special Use application to allow truck rental/leasing in the Community Retail Commercial (CRC) zoning district within Land Lot 873, 19th District, 2nd Section, Cobb County, Georgia. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing.

3:6-2020

**MDJ-6018
GPN-13
NOTICE OF PUBLIC HEARING
City of Powder Springs
CODE TEXT AMENDMENT**

Notice is hereby given that meetings shall be held at the City of Powder Springs City Council Chambers on Thursday, March 12, 2020 (agenda meeting) at 7:00 pm and Monday, March 30, 2020 (public hearing) at 7:30 pm before the Planning and Zoning Commission; Wednesday, April 1, 2020 (agenda meeting) at 5:00 pm and Monday, April 6, 2020 (public hearing-1st reading) at 7:00 pm before the Mayor and City Council; Monday, April 20, 2020 (public hearing; 2nd reading) at 7:00 pm before the Mayor and City Council to consider varying Table 2-3 (Permitted and Special Uses in the Mixed-Use and Non-residential Zoning district) to allow truck rental/leasing within the Neighborhood Retail Commercial (NRC) zoning district in the 19th District, 2nd Section, and Cobb County, Georgia. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing.

3:6-2020

**MDJ-6019
GPN-13
NOTICE OF PUBLIC HEARING
City of Powder Springs
REZONING/ANNEXATION**

Notice is hereby given that meetings shall be held at the City of Powder Springs City Council Chambers on Thursday, March 12, 2020 (agenda meeting) at 7:00 pm and Monday, March 30, 2020 (public hearing) at 7:30 pm before the Planning and Zoning Commission; Wednesday, April 1, 2020 (agenda meeting) at 5:00 pm and Monday, April 6, 2020 (public meeting, 1st reading) at 7:00 pm before the Mayor and City Council; Monday, April 20, 2020 (public meeting; 2nd reading) at 7:00 pm before the Mayor and City Council to consider an annexation and rezoning from Residential (R20, Cobb County) to Planned Unit Development Residential (PUD-R, City of Powder Springs) to allow a single-family residential development within Land Lots 680 and 727, 19th District, 2nd Section, and Cobb County, Georgia. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing.

3:6-2020

**MDJ-6020
GPN-13
NOTICE OF PUBLIC HEARING
City of Powder Springs
REZONING/ANNEXATION**

Notice is hereby given that meetings shall be held at the City of Powder Springs City Council Chambers on Thursday, March 12, 2020 (agenda meeting) at 7:00 pm and Monday, March 30, 2020 (public hearing) at 7:30 pm before the Planning and Zoning Commission; Wednesday, April 1, 2020 (agenda meeting) at 5:00 pm and Monday, April 6, 2020 (public meeting, 1st reading) at 7:00 pm before the Mayor and City Council; Monday, April 20, 2020 (public meeting; 2nd reading) at 7:00 pm before the Mayor and City Council to consider an annexation and rezoning from Residential (R20, Cobb County) to Planned Unit Development Residential (PUD-R, City of Powder Springs) to allow a single-family residential development within Land Lots 680 and 727, 19th District, 2nd Section, and Cobb County, Georgia. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing.

To whom it may concern:
CHRISTOPHER SCOTT WILL has petitioned to be appointed Administrator of the estate of **TE ANNE BOWERS**, deceased, of County. (The Petitioner has applied for waiver of bond and/or of certain powers contained in O.C.G.A. § 53-12-261.) All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **MARCH 9, 2020**.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Tara C. Riddle,
Associate Judge of the Probate Court
By: Jennifer P. Ritchey
Clerk of the Probate Court
32 Waddell Street
Marietta, GA 30090
770-528-1900
2:14,21,28;3:6-2020

**MDJ-5509
GPN-18
IN THE PROBATE COURT
OF COBB COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
MARGARETTE ELIZABETH
MERCHER ALTENBURG BATEMAN
DECEASED
ESTATE NO. 19-0533
NOTICE**

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed,
TO: KEVIN FRANCES ALTENBURG
This is to notify you to file objections, if there is any, to the Petition to Probate Will in Solemn Form, in this Court, on or before **MARCH 9, 2020**.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Tara C. Riddle,
Associate Judge of the Probate Court
By: Jennifer P. Ritchey
Clerk of the Probate Court
32 Waddell Street
Marietta, GA 30090
770-528-1900
2:14,21,28;3:6-2020

**MDJ-5510
GPN-18
IN THE PROBATE COURT
OF COBB COUNTY
STATE OF GEORGIA
IN RE: ESTATE OF
SIU HAN CHUNG,
DECEASED
ESTATE NO. 20-0236
PETITION FOR LETTERS
OF ADMINISTRATION
NOTICE**

To whom it may concern:
WING SAN CHUNG has petitioned to be appointed Administrator of the estate of **SIU HAN CHUNG**, deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. § 53-12-261. All interested parties are hereby notified to show cause why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before **MARCH 9, 2020**.

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing.

Kelli L. Wolk,
Judge of the Probate Court
By: Jennifer P. Ritchey
Clerk of the Probate Court
32 Waddell Street
Marietta, GA 30090
(770)528-1900
2:14,21,28;3:6-2020