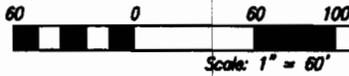


Z-11
(2016)

Held by the Planning
Commission until the
June zoning cycle



VETERANS MEMORIAL HIGHWAY
80' R/W

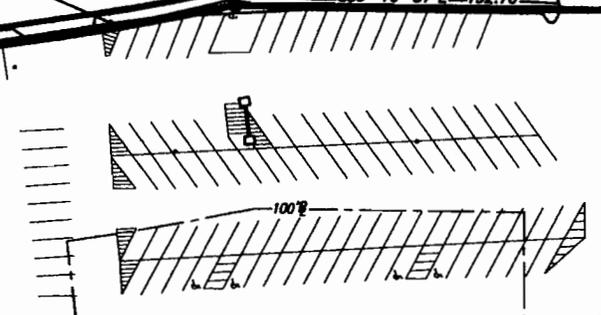
R-1542.38' A-148.92'
N80° 48' 03"E C-148.86'

OLD POWDER
SPRINGS ROAD
50' R/W
S89° 16' 37"E -192.70'

L.P.F.

POWELL DRIVE N5° 49' 49"W C-297.02'
50' R/W

DEC - 3 2015



N/F
HILSWEPOW, LLC
TAX I.D. #18003400010
ZONED: PSC

BLDG. FOOTPRINT-30,220 SQ. FT.

ELEVATED WALKWAY
ASPHALT
TRANS. BUS

S88° 48' 56"W 199.85'

N/F
380 ALLEN STREET, LLC
TAX I.D. #18003400090
ZONED: LI

PROPERTY ZONED: PSC (PLANNED SHOPPING CENTER)
R-20

BUILDING SETBACK LINES FOR PSC
FRONT - 100 FEET
SIDE (MAJOR) - 50 FEET
SIDE (MINOR) - 50 FEET
REAR - 50 FEET

MINIMUM LOT SIZE - 200,000 SQ. FT.
MINIMUM LOT WIDTH AT BUILDING LINE - 200 FEET
MINIMUM PUBLIC ROAD FRONTAGE - 100 FEET

BUILDING SETBACK LINES FOR R-20
FRONT - 35 FEET
SIDE - 10 FEET
REAR - 35 FEET

TOTAL AREA - 131,566 SQ. FT. or 3.0203 ACRES

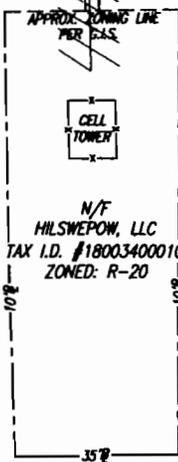
MAXIMUM BUILDING HEIGHT - 75 FEET
(NO MORE THAN SIX STORIES)

N/F
WILLIE A. POSTON, JR.
TAX I.D. #18003400100
ZONED: NRC

N/F
VERNON M. BROOKS
TAX I.D. #18003400120
ZONED: R-20

N/F
JUAN OLVERA
TAX I.D. #18003400130
ZONED: R-20

N/F
BOBBY GENE & PATSY FAYE HALL
TAX I.D. #18003400210
ZONED: R-20



S89° 09' 56"W 100.00'

N/F
380 ALLEN STREET, LLC
TAX I.D. #18003400230
ZONED: LI



FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13067C0203 H
LAST REVISED ON MARCH 4, 2013.

SURVEY OF

SURVEYED REG. CS
CALCULATED REG. RAM
DRAWN VETERANS MEMORIAL
DWG. NAME 1391
DATE NOV. 30, 2015

SITE WORKS
SURVEYS & PLANNING
4780 ASHFORD DUNWOODY ROAD
SUITE 540-208
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011
e-mail: gudgersurveying@bellsouth.net

RONALD E. GUDGER, LS
404-731-8898

HILLTOP SHOPPING CENTER
1391 VETERANS MEMORIAL HIGHWAY
L.L. 34, DISTRICT 18, SECT. 2
CITY OF ATLANTA
COBB COUNTY, GEORGIA

APPLICANT: Manouchehr Jahangard

PHONE#: (770) 652-5552 **EMAIL:** mmesbahi1@gmail.com

REPRESENTATIVE: Manouchehr Jahangard

PHONE#: (770) 652-5552 **EMAIL:** mmesbahi1@gmail.com

TITLEHOLDER: Hilswepow, LLC

PROPERTY LOCATION: Southeast corner of Veterans Memorial

Highway and Powell Drive, and on the south side of Old Powder Springs
Road (1391 Veterans Memorial Highway).

ACCESS TO PROPERTY: Veterans Memorial Highway and
Powell Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing retail center

PETITION NO: Z-11

HEARING DATE (PC): 02-02-16

HEARING DATE (BOC): 02-16-16

PRESENT ZONING PSC, R-20

PROPOSED ZONING: NRC

PROPOSED USE: Climate-Controlled
Self-Storage Facility

SIZE OF TRACT: 3.02 acres

DISTRICT: 18

LAND LOT(S): 34

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** GC/Retail center
- SOUTH:** LI/Undeveloped; NRC/Auto repair
- EAST:** LI/Undeveloped
- WEST:** GC/Bakery; Auto repair

Adjacent Future Land Use:

- Northeast: Neighborhood Activity Center (NAC)
- Southeast: Neighborhood Activity Center (NAC)
- Southwest: Neighborhood Activity Center (NAC)
- Northwest: Neighborhood Activity Center (NAC)

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

Held by the Planning Commission until the June zoning cycle

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:

