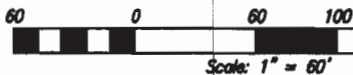


SLUP-4  
(2016)

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.  
PAD

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

APPROX. ZONING LINE  
PER E.A.S.



N/F  
HILSWEPOW, LLC  
TAX I.D. #18003400010  
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 1.391  
DATE NOV. 30, 2015

**SITE WORKS**  
SURVEYS & PLANNING  
4760 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

**PETITION NO:** SLUP-4  
**HEARING DATE (PC):** 02-02-16  
**HEARING DATE (BOC):** 02-16-16  
**PRESENT ZONING:** PSC, R-20

**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).

**PROPOSED ZONING:** Special Land Use Permit  
**PROPOSED USE:** Climate-Controlled Self-Storage Facility

**ACCESS TO PROPERTY:** Veterans Memorial Highway and Powell Drive

**SIZE OF TRACT:** 3.02 acres  
**DISTRICT:** 18

**PHYSICAL CHARACTERISTICS TO SITE:** Existing retail center

**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:*

North: Neighborhood Activity Center (NAC)  
 East: Neighborhood Activity Center (NAC)  
 South: Neighborhood Activity Center (NAC)  
 West: Neighborhood Activity Center (NAC)

**Held by the Planning Commission until the June zoning cycle**

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**

