

Applicant: Elite Engineering Telephone No.: [REDACTED]

Applicant's Address: 300 WI Pkwy, PO Box 799

Property Location: Powder Springs Dallas Rd, 19074700080 Land Lot No.: 747

Applicant is: [] Property Owner [] Other: [] Attorney for Property Owner (Attach Owner's Authorization)
[] Other Representative of the Owner (Attach Owner's Authorization)

Current Zoning: LI

Type of Appeal

- [x] Flood Protection Variance
[] Change in Stipulations of Approval

Attachments

- [] Application Fee [] Maps or Drawings [] (Not Required)
[] Boundary Description [] Other:
[] Review Checklist

Description of Appeal

We request a flood protection variance to help us comply better with the city's unified development code

[] Additional pages explaining the Appeal are attached.

I attest that this Application and its attachments are accurate to the best of my knowledge and that all written or reproducible evidence supporting my appeal is attached.

Signature of Applicant (to be notarized)



Sworn to and subscribed before me this 8th day of June, 2026
Charles Warren
Notary Public

DO NOT WRITE IN THE BOXES BELOW

[] DRI [] Forms filed with ARC/DCA/GRTA on: [] Final determination received on:

Application Received Date:

Scheduled for Public Hearing:

Planning Commission Date:
[] Appealed to MCC Date:
Mayor & City Council Date:

[] Signs Provided Date:
[] Newspaper Ad Date:
[] Affidavit Received Date:

Planning Commission

Public Hearing: Date:
Tabled Until: Date:

Action

- [] Approved
[] Approved with Changes
[] Denied
[] Stipulations Attached

Mayor & Council

Public Hearing: Date:
Tabled Until: Date:
Returned to P.C. Date:

Final Action

- [] Approved
[] Approved with Changes
[] Denied
[] Stipulations Attached



Application Withdrawn

- [] By Planning Director
[] By P.C. or Mayor & Council

Date:

- [] Without time restriction
[] With Restriction: Cannot be refiled for 12 months

Powder Springs

Review Checklist

FLOOD PROTECTION VARIANCE

Applicant: Elite Engineering Current Zoning: LI

Property Location: Powder Springs Dallas Rd, 19074700080 Land Lot No. 747

Standards for approval

Variations from the Code requirements relating to flood damage prevention may be approved under the following provisions:

Standard	YES	NO	Comments
Is the variance for the reconstruction, rehabilitation or restoration of a building listed on the National Register of Historic Places or the State Inventory of Historic Places, AND the proposed work will NOT result in the building losing its historical designation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Not applicable -- Not a listed historic building
a. Will this variance reduce the danger that materials may be swept onto other lands to the injury of others?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will this variance reduce the danger to life and property due to flooding or erosion damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Is the facility and its contents susceptible to flood damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If "YES," discuss what the effect of such damage is on the owner.
d. Does the facility provide services of importance to the community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
e. Is it a necessity that the facility have a waterfront location, like a boat ramp or fishing pier?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
f. Are there no available alternative locations, not subject to flooding or erosion damage, for the proposed use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
g. Is the use compatible with existing and anticipated development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h. Is there a relationship of the use to the comprehensive plan and flood plain management program for that area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
i. Will safety of access to the property in times of flood for ordinary and emergency vehicles be maintained?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
j. Will there be an impact on flood conditions, either positive or negative?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Discuss: Expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
k. Will there be an impact on the cost of governmental services, whether an increase or decrease?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Discuss: Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

Prepared...Date: _____, 20____ for _____ Applicant
 Date: 06/08/2026, 2026 by ELITE Powder Springs Staff
 Date: _____, 20____ by Other: _____

Attach additional sheets as needed

Sec. 10-32. General Criteria for Flood Hazard Area Variances.

A flood hazard area variance shall be issued only when it has been determined that the following criteria have been met:

Standard	Yes	No	Comments
(a) Good and sufficient cause for the relief sought exists;	●		
(b) Failure to grant the variance would result in exceptional hardship;	●		
(c) The variance is the least deviation from the standards of this article necessary to accomplish the objectives of the applicant and/or the minimum necessary to afford relief; and	●		
(d) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, or creation of a nuisance.	●		
(e) No variance shall be issued within any designated floodway that would cause any increase in flood levels during the base flood discharge.	●		

Powder Springs

OWNER'S AUTHORIZATION

This is to certify that (I am we are I am the Corporate Secretary of a Corporation that is) the owner of a majority interest in the property that is the subject of the attached application.

By execution of this form, this is to authorize the person named as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

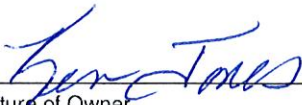
(Check each that applies and cross out each that does not apply)

- Rezoning
- Special Use
- Appeal from Administrative Decision
- Special Exception
- Hardship Variance
- Flood Protection Variance

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Date this Authorization becomes null and void: _____, 20 _____. (Not applicable)

 (Notarized)
Signature of Owner

Signature of Owner (Notarized)

Signature of Owner (Notarized)

Signature of Owner (Notarized)

Attach additional sheets as needed

Corporations – attach copy of corporate resolution approving authorization