

June 5, 2026

Parkland Homebuilders, LLC  
925 North Point PKWY Ste 320  
Alpharetta GA 30005

RE: Modification of rezoning conditions and a Special Use Permit to allow restaurants with drive-through service. Located at 3500 Trillium Rd, Powder Springs GA 30127 within land lot 805 on the 19<sup>th</sup> District, 2nd section, Cobb County Georgia. PIN: 19080500140. Applicant: Parkland Homebuilders, LLC

Dear Neighbors:

The application will be heard before the Planning and Zoning Commission, Arts Commission and Mayor and City Council on the following dates:

Planning and Zoning Commission: Thursday **June 11, 2026** at 7:00 PM

Planning and Zoning Commission: Monday **June 22, 2026** at 7:00 PM (Public Hearing)

Mayor and City Council: Wednesday **July 15, 2026** at 5:00 PM

Mayor and City Council: Monday, **July 20, 2026** at 7:00 PM (Public Hearing)

Please visit our website at [www.powderspringsga.gov](http://www.powderspringsga.gov) for ZOOM links, physical meeting location details, and additional information and instructions. Any changes to our meetings will also be updated on our website.

Should you have any questions please feel free to contact the City of Powder Springs at 770-943-1666 extension 307, or email Kerisha Black [kblack@powderspringsga.gov](mailto:kblack@powderspringsga.gov). At the City of Powder Springs.

Thank you,

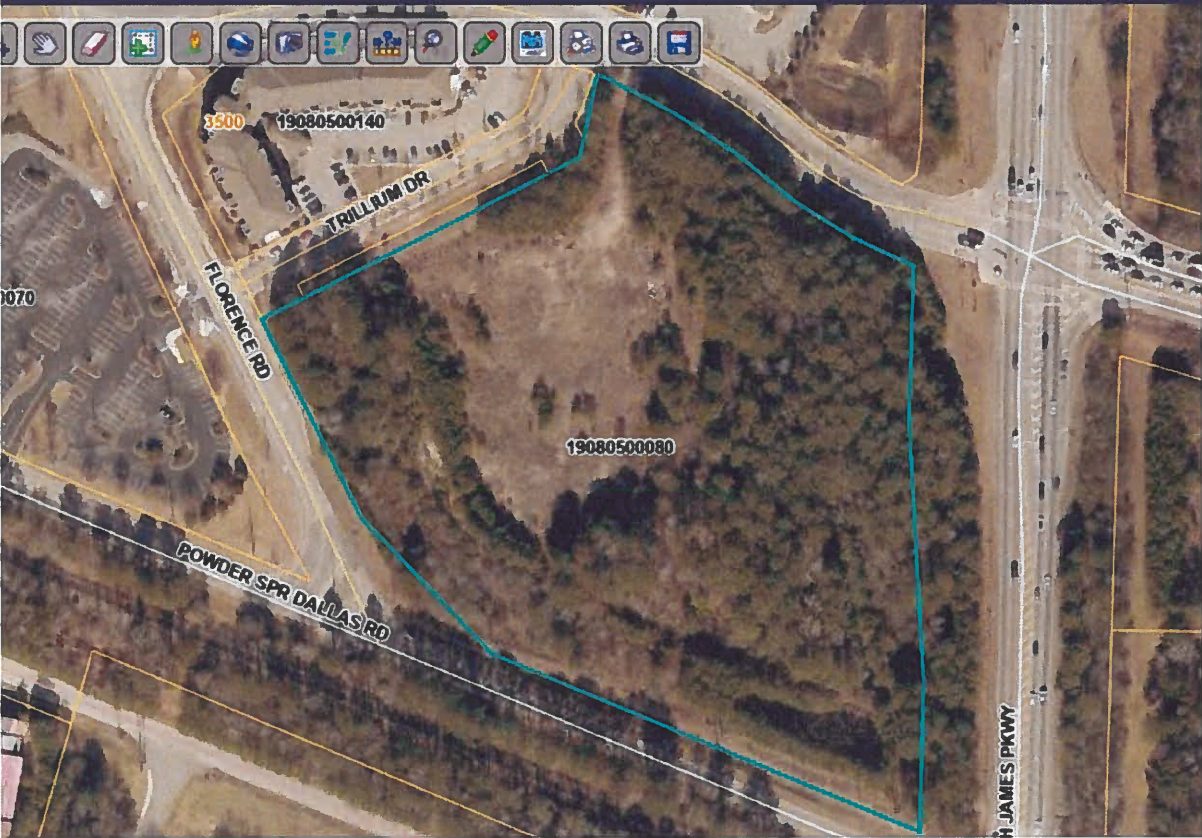
SAMS, LARKIN & HUFF, LLP



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Parks F. Huff/Attorney for Applicant  
Suite 100, 376 Powder Springs Street  
Marietta, GA 30064  
Phone: (770) 422-7016  
Email: [phuff@samslarkinhuff.com](mailto:phuff@samslarkinhuff.com)

Site:





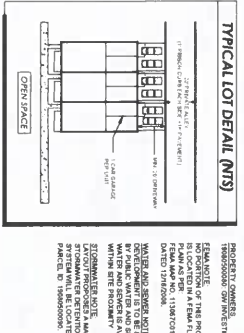
**SITE DATA**

**GENERAL DATA**  
 DISTRICT: 19TH DISTRICT  
 ZONING: R-100  
 CROSS ACRES: 10.99 ACRES  
 TOTAL AREA: 10.99 ACRES  
**PERMITS**  
 PLANNING: 17522612  
 ZONING: 17522612  
**LANDSCAPE**  
 LANDSCAPE: 17522612  
**UTILITIES**  
 WATER: 17522612  
 SEWER: 17522612  
**CONTRACTORS**  
 ARCHITECT: 17522612  
 ENGINEER: 17522612  
**COMMENTS**  
 1. ALL UTILITIES TO BE DELETED AND RELOCATED TO THE RIGHT OF WAY.  
 2. ALL UTILITIES TO BE DELETED AND RELOCATED TO THE RIGHT OF WAY.  
 3. ALL UTILITIES TO BE DELETED AND RELOCATED TO THE RIGHT OF WAY.

**PARKING CALC**

USE	PER 100 SF	TOTAL	REMARKS
RESIDENTIAL	1.5	154	14 CARSPACES
COMMERCIAL	1.0	100	10 CARSPACES
OFFICE	1.0	100	10 CARSPACES
RETAIL	1.0	100	10 CARSPACES
RESTAURANT	1.0	100	10 CARSPACES
CONVENTION	1.0	100	10 CARSPACES
OTHER	1.0	100	10 CARSPACES
<b>TOTAL</b>		<b>554</b>	

- SITE LEGEND**
- (1) CANAL
  - (2) CANALITY CHAIN
  - (3) POOL
  - (4) PLAYGROUND
  - (5) QUARTER
  - (6) MAIL ROOM
  - (7) MONUMENT SIGN
  - (8) STORMWATER MANAGEMENT AREA
  - (9) EXISTING MASTER POND
  - (10) OPEN SPACE



**GENERAL NOTES**  
 1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF POWDER SPRINGS.  
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF POWDER SPRINGS.  
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF POWDER SPRINGS.



**ZONING PLAN FOR AZALEA PARK**  
 L.L. 804 824 825 826  
 DISTRICT 19TH SECTION 2ND  
 PARCEL # 1908500080  
 CITY OF POWDER SPRINGS

**PARKLAND HOMEBUILDERS LLC**

**LJA**  
 LANDSCAPE ARCHITECTS  
 17522612

**CITY OF POWDER SPRINGS**

NO. DATE DESCRIPTION BY CHK. APP.



**Certificate of Mailing — Firm**

Name and Address of Sender  
**Sams, Larkin & Huff, LLP**  
**376 Powder Springs Street**  
**Suite 100**  
**Marietta, GA 30064**

TOTAL NO. of Pieces Listed by Sender

29

TOTAL NO. of Pieces Received at Post Office™

Postmaster, per (Name of receiving employee)

*Alice Cokerham*

Affix Stamp Here  
 Postmark with Date of Receipt.



USPS® Tracking Number  
 Firm-specific Identifier

Address  
 (Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airfrit

1. Please See Attached List

2.

3.

4.

5.

6.



U.S. POSTAGE PAID  
 MARIETTA, GA  
 JUN 05 26  
 AMOUNT  
**\$13.50**  
 S2322W501268-2

Pierce Powder Springs Real Estate Llc  
34 Forge Park  
Franklin, MA, 02038

Wilson Robert L & Judith Ann  
2900 Dallas Nebo Rd  
Hiram, GA, 30141

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Gorman Construction Inc  
3401 Florence Cir Suite 100  
Powder Springs, GA, 30127

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

Selma Llc  
3310 Chastain Ridge Dr  
Marietta, GA, 30066

Greenleaf Investments L106C/o Greenleaf Capital Acquisitions Llc  
Po Box 450233  
Atlanta, GA, 31145

Bellsouth TelecommunicationsBellsouth Center  
675 W Peachtree St Ste 42  
Atlanta, GA, 30375

Golan Realty Powder Springs Logistics GaLp  
17304 Preston Rd Ste 550  
Dallas, TX, 75252

Whiteside Partners Inc  
470 N Sessions St Nw  
Marietta, GA, 30060

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

Greenleaf Investments L106C/o Greenleaf Capital Acquisitions Llc  
Po Box 450233  
Atlanta, GA, 31145

Mcneel Builders Inc  
Po Box 3236  
Marietta, GA, 30061

Wilson Robert L & Judith Ann  
2900 Dallas Nebo Rd  
Hiram, GA, 30141

James & Nancy Dunn Family PartnershipLlp  
385 Scott Farm Dr  
Powder Springs, GA, 30127

Sunburst Holdings Llc  
790 Oak Trail Dr  
Marietta, GA, 30062

Ps Senior Living Llc  
1900 Reston Metro Plz Ste 600  
Bldg:100  
Reston, VA, 20190

Shm Builders Llc  
Po Box 136  
Acworth, GA, 30101

City Of Powder Springs  
4483 Pineview Dr  
Powder Springs, GA, 30127

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Graystone Property Holdings Llc  
P O Box 781965  
Orlando, FL, 32878

Cobb County  
100 Cherokee St Suite 300  
Marietta, GA, 30090

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Mm&a Llc  
3819 Lamb Dr  
Marietta, GA, 30064

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Silver Mountain Logistics Inc  
114 Rosewood Dr  
Streamwood, IL, 60107

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

