



**city of
powder springs**
**Rezoning Request
Application Form**

Applicant Information

Name Vida Companies, LLC	Phone [REDACTED]
Mailing Address 2472 Jett Ferry Road, Suite 400-140 Dunwoody, GA 30338	Email [REDACTED]

Rezoning Request Property Information


Address East side of Ernest Barrett Parkway	Parcel ID / Lot# 19079000010	Portion of Acreage 16.57+/- ac
Present Zoning R-20	Proposed Zoning MXU	
Source of Water Supply Public	Source of Sewage Disposal Public	
Proposed Use Peak Hour Trips Generated	Source	

Additional Information, If Applicable


Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity	


Notary Attestation

Executed in Marionetta (City), GA (State).

	Charlie Tate	<u>01-18-2024</u>
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 18th day of Jan month, 2024

	Jason A. Campbell	<u>02-02-2024</u>
Signature of Notary Public	Name of Notary Public	My Commission Expires



For Official Use Only

PZ #	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal



Rezoning Request

Notice of Intent

Applicant Information

Name	Vida Companies, LLC	Phone	_____
Mailing Address	2472 Jett Ferry Road, Suite 400-140 Dunwoody, GA 30338	Email	_____

Notice of Intent

SEE ATTACHED NOTICE OF INTENT

PART I. Please indicate the purpose of this application :

PART II. Please list all requested variances:

Part III. Existing use of subject property:

Part IV. Proposed use of subject property:

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

Applicant Signature

_____	_____	_____
Signature of Applicant	Printed Name	Date

**STATE OF GEORGIA
CITY OF POWDER SPRINGS**

NOTICE OF INTENT

Vida Companies, LLC

1. **PART 1 Please indicate the purpose of this application:**

These Applications for Annexation and Rezoning seek certain entitlements in order to allow the construction of a mixed use development consisting of single-family attached townhomes, multifamily residential and retail. The Subject Property consists of an approximate 16.57-acre tract of land located on the east side of Ernest Barrett Parkway, north of Powder Springs Road and across from Macedonia Road. The Subject Property is located in unincorporated Cobb County.

2. **PART II Please list all requested variances:**

There are no requests for the granting of concurrent variances.

3. **PART III Existing use of the subject property:**

The Subject Property on the east side of Ernest Barrett Parkway is presently zoned R-20 in unincorporated Cobb County.

4. **PART IV Proposed use of subject property:**

The Cobb County Future Land Use Map (“FLUM”) reflects that the portions of the Subject Property closer to Powder Springs Road are located within the confines of the Community Activity Center (“CAC”), while the remaining portion of the tract moving north toward Macedonia and on the east side of Ernest Barrett Parkway is located within the confines of the Neighborhood Activity Center (“NAC”) land use category. The Powder Springs FLUM indicates nearby properties within the City of Powder Springs, southwesterly along Powder Springs Road and northwesterly along Macedonia Road are in the Retail Commercial, Parks/Recreation/Conservation, Mixed Use, Low Density Residential, and Medium Density Residential land use categories.

With respect to the current proposed mixed residential development site plan, mixed-use development of townhomes, multifamily residential and one commercial retail use are situated north of the intersection of Laura Brown Drive and Ernest Barrett Parkway, along the east side of Ernest Barrett Parkway and across from Macedonia Road’s intersection with Ernest Barrett Parkway.

5. **PART V Other Pertinent Information:**

Vida Companies, LLC (“Vida”), is noted as a best-in-class multifamily (BFR), and mixed-use property developer and advisor, known for innovation, quality, and stewardship of the communities in which they work. Vida is headquartered in Atlanta and is active throughout Atlanta and Savannah.

Based upon the foregoing reasons, Vida respectfully requests that the Applications for Annexation and Rezoning be approved while soliciting any comments from staff or other officials of the City of Powder Springs so that such recommendations or input may be incorporated as conditions of approval of these Applications.

Respectfully submitted, this the 23rd day of January 2024.

SAMS, LARKIN, & HUFF, LLP



By: _____

PARKS F. HUFF
Attorney for Applicant
Georgia Bar No. 375010

376 Powder Springs Street, Suite 100
Marietta, GA 30064

