

Rezoning Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept.

4488 Pineview Drive

Powder Springs GA 30127.

commdev@cityofpowdersprings.org

770-943-1666

Zoning Administrator

Shaun Myers

Planning and Zoning Manager

smyers@cityofpowdersprings.org

770-943-1666



city of
powder springs

Rezoning Request

Application Checklist

Applicant Information

Name Laurie Wong for Reflections of Trinity, Inc.

Phone

Mailing Address 4037 Austell Powder Springs Rd, Powder Springs, GA 30127

Email

Application Checklist

The following information will be required:

1. Application
 2. Notice of Intent
 3. Applicant's Written Analysis
 4. Campaign Contribution Disclosure
 5. Owner's Authorization, if applicable.
 6. Legal Description and Survey Plat of the property
 7. Application Fee (summary of fees attached)
 8. Copy of the Deed that reflects the current owners name
 9. Vicinity Map outlining the parcel/s in relation to the surrounding area
 10. Site plan, plat or survey prepared by an architect, engineer. The following information **must** be included:
 Specific use or uses proposed for the site. Acreage, bearing and distances, other dimensions, and location of the tract(s). Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area, height, for residential number of units, Square footage of heated floor area. Detention/retention areas, and utility easements. Location of dumpsters. Public or private street(s) - right of way and roadway widths, approximate grades Location and size of parking area with proposed ingress and egress. Specific types and dimensions of protective measures, such as buffers. Landscaping. Wetlands, stream buffers, and 100 year floodplain.
 11. Sketch Plan/ Architectural Rendering, if applicable
 12. Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.
- List additional attachments:

Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



city of
powder springs
Rezoning Request
Application Form

Applicant Information

Name	Laurie Wong for Reflections of Trinity, Inc.	Phone	[REDACTED]
Mailing Address	4037 Austell Powder Springs Rd, Powder Springs, GA 30127		
	Ema	[REDACTED]	

Rezoning Request Property Information


Address	4033 Louise Street, Powder Springs, Ga 30127	Parcel ID / Lot#	19090500250	Acreage	0.9
Present Zoning	CRC/Special use temporary housing	Proposed Zoning	R-15		
Source of Water Supply		Source of Sewage Disposal			
Proposed Use Peak Hour Trips Generated		Source			

Additional Information, If Applicable

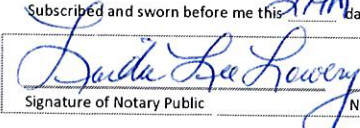
Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity	

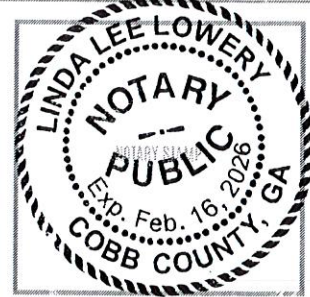
Notary Attestation

Executed in Powder Springs (City), GA (State).

	<u>Laurie Wong</u>	<u>10/27/2022</u>
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 27th day of October, 2022

	<u>Linda Lee Lowery</u>	<u>2/16/2026</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



city of
powder springs
Rezoning Request
Notice of Intent

Applicant Information

Name	Laurie Wong for Reflections of Trinity, Inc.	Phone	[REDACTED]
Mailing Address	4037 Austell Powder Springs Rd, Powder Springs, GA 30127	Email	[REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

Permit to use as residential rental property

PART II. Please list all requested variances:

Part III. Existing use of subject property:


House has been empty & unused since purchase in April 2021

Part IV. Proposed use of subject property:

Residential Rental

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

Applicant Signature

	Laurie Wong for Reflections of Trinity, Inc.	Date	10/27/2022
Signature of Applicant	Printed Name	Date	



Applicant's Written Analysis

Applicant Information

Name	Laurie Wong for Reflections of Trinity, Inc.	Phone	[REDACTED]
Mailing Address	4037 Austell Powder Springs Rd, Powder Springs, GA 30127	Email	[REDACTED]

Written Analysis

In details please address these Rezoning Criteria:

Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision making relative to amendments to the official zoning map.

a. I believe it is. The house was used prior to purchase as a convalescent home and had a mixed use zoning.

Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.

b. The house in a residential area.

Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.

c. Yes

Whether there are substantial reasons why the property cannot or should not be used as currently zoned;

d. Yes

Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.

e. Yes

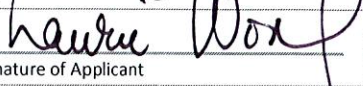
Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

f. Proposed zoning district and uses are compatible with the purpose and intent of the comprehensive plan.

Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

g. Yes

Applicant Signature

	Laurie Wong for Reflections of Trinity, Inc.	10/27/22
Signature of Applicant	Printed Name	Date



Rezoning Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name **Laurie Wong for Reflections of Trinity**

Applicant's Address **4037 Austell Powder Springs Road, Powder Springs, GA 30127**

Applicant's Attorney

Attorney's Address

Campaign Contribution Disclosure

Reflections of Trinity did not contribute to Any Campaign.

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 et seq.

The property that is the subject of the attached application is owned by:

- Individual(s) Corporation Partnership Limited Partnership Joint Venture

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

501(c)3 Non-Profit Corporation

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
_____	_____	_____

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
_____	_____	_____



**city of
powder springs**
Rezoning Request
Owner's Authorization Form

Owner's Authorization

Applicant Name Laurie Wong for Reflections of Trinity, Inc.	Applicant's Address 4037 Austell Powder Springs Road, Powder Springs, GA 30127
Property Address 4033 Louise Street, Powder Springs, Ga 30127	Property PIN 19090500250

This is to certify that I am or We are or I am the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

Signature of Property Owner(s)

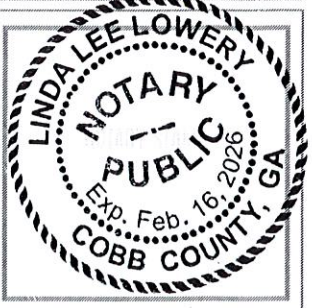
Laurie Wong Laurie Wong 10/27/2022
Signature of Owner Printed Name Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 27th day of October month.

20 22 by LAURIE ANN WONG Identification Presented: D/K

Linda Lee Lowery Linda Lee Lowery 2/16/2026
Signature of Notary Public Name of Notary Public My Commission Expires



Signature of Owner Printed Name Date

State of _____, County of _____.

This instrument was acknowledged before me this _____ day of _____ month.

20 _____, by _____ Identification Presented: _____

Signature of Notary Public Name of Notary Public My Commission Expires

Deed Book 15896 Page 6206
Filed and Recorded 04/14/21 11:20:00 AM
2021-0054941
Real Estate Transfer Tax \$260.00
Connie Taylor
Clerk of Superior Court
Cobb County, GA
Participant IDs: 5531560118
7067927936

RETURN RECORDED DOCUMENT TO:

WHARTON LAW, L.C.
3350 RIVERWOOD PARKWAY SE
SUITE 1900
ATLANTA, GEORGIA 30339
ATTN: MARIKA BURNETT
FILE #: 21-1376-1
PARCEL ID #: 19090500250

STATE OF GEORGIA
COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE made this 9th day of April, 2021 between

Two Forty Seven, LLC

as party or parties of the first part, hereinafter called Grantor, and

Reflections of Trinity, Inc.

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, and assigns, against the lawful claims of all persons claiming by, through or under the party of the first part, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

Two Forty Seven, LLC,
a Georgia Limited Liability Company
By: Cape St. Clare, LLC, its Sole Member
By: Steven Adams
Steven Adams, Managing Member



Deed Book 15896 Page 6208
Connie Taylor
Clerk of Superior Court

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 905 of the 19th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the southeast corner of the intersection of Louise Street and Austell-Powder Springs Road; thence running east along the south side of Louise Street two hundred (200) feet; thence south 13 degrees east two hundred (200) feet to the south line of the above mentioned Land Lot 905; thence running west along the south line of said Land Lot 905, two hundred (200) feet to the northeasterly side of Austell-Powder Springs Road; thence running northwesterly along the northeasterly side of Austell-Powder Springs Road two hundred (200) feet to the point of beginning; being improved property.

Tax ID#: 19-0905-0-025-0

Subject to any Easements or Restrictions of Record

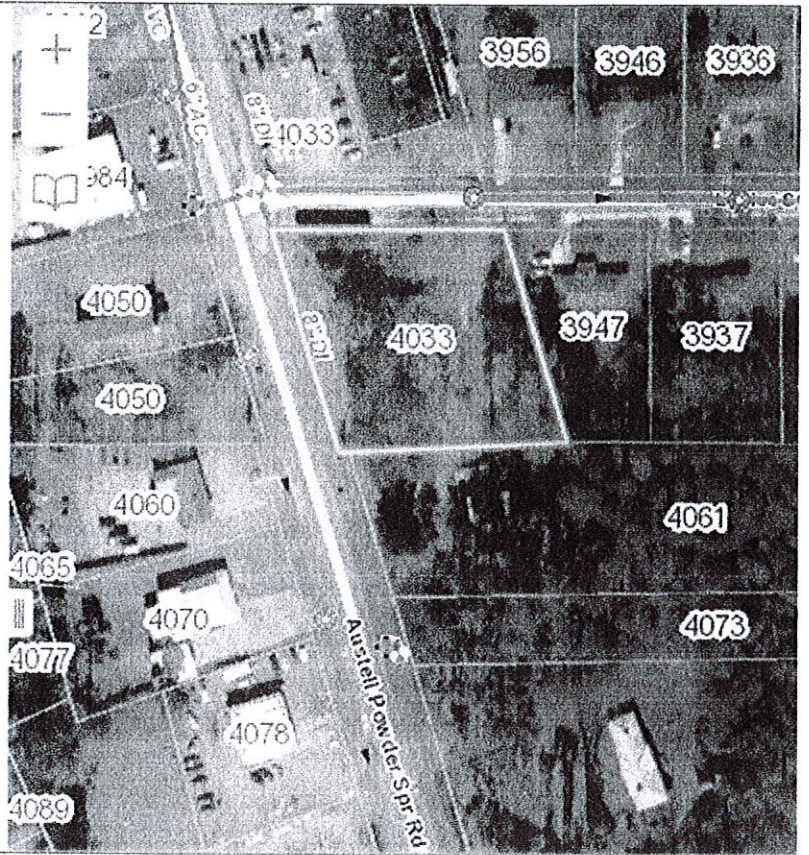
Parcel: 19090500250

Parcel Address: 4033 LOUISE ST

Owner(s): REFLECTIONS OF TRINITY INC

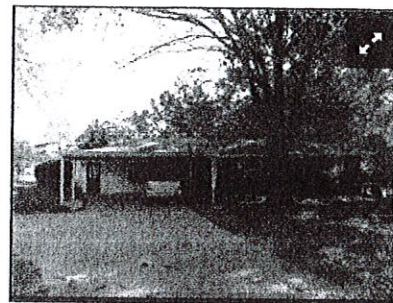
Unit PIN (if Applicable): 19090500250

[Cobb Assessor's Site Link](#)



Composite Summary

Parcel Number [15000500250](#)
Location Address 4033 LOUISE ST
Property Class C3 - Commercial Lots
Total Acres 0.9
Total Land SqFt 39204
Neighborhood 27C -
Tax District (5) POWDER SPRINGS
Subdivision 9991-HOMESITE



[View Map](#)

Owner

Reflections Of Trinity Inc
4037 AUSTELL POWDER SPRINGS RD SW
POWDER SPRINGS GA 30127