

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.
4181 Atlanta Street
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 Infinite 1 holdings, LLC	Phone (404) 538-8225
Mailing Address 2271 Noelle Place, Powder Springs, GA 30127	Email jnokeh@bellsouth.net

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	Infinite 1 holdings, LLC	Phone	(404) 538-8225
Mailing Address	2271 Noelle Place Powder Springs, GA 30127	Email	jnokeh@bellsouth.net

Rezoning Request Property Information

Address	4144 Old Austell Road	Parcel ID / Lot#	19094600330	Acreage	1.275 ac
Present Zoning	R-15	Proposed Zoning	CRC		
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	N/A	Middle School and School's Capacity	N/A
High School and School's Capacity	N/A		

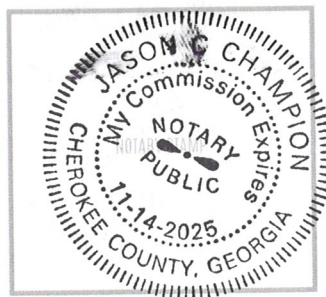
Notary Attestation

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

<u>Okezie Oke</u> Signature of Applicant	<u>Okezie Okeh</u> Printed Name	<u>7/22/25</u> Date
---	------------------------------------	------------------------

Subscribed and sworn before me this 22 day of July, 2025

<u>[Signature]</u> Signature of Notary Public	<u>JASON C. CHAMPION</u> Name of Notary Public	<u>11/14/2025</u> My Commission Expires
--	---	--



For Official Use Only

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