

**city of
powder springs**

Text Amendment Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Text Amendment request. The Community Development Department will tell you when and where the Planning and Zoning Commission will hold their public hearing on your application.

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.

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.

Required Information Submitting after 4pm on the deadline will result in the application being held until the Commission's next meeting.

- | | | |
|---|--------------------------|---|
| 1 | <input type="checkbox"/> | Application (to be notarized) |
| 2 | <input type="checkbox"/> | Notice of Intent |
| 3 | <input type="checkbox"/> | Proposed Text to be Amended |
| 4 | <input type="checkbox"/> | Application Fee. City initiated requests may be waived. |

Contact Information

The Community Development Dept.
4488 Pineview Drive
Powder Springs GA 30127.
commdev@cityofpowdersprings.org
770-943-1666

Zoning Official
Shauna Wilson-Edwards
Special Projects Coordinator for Zoning
sedwards@cityofpowdersprings.org
770-943-1666



Text Amendment Application Form

Applicant Information

Name <u>Roy SPARKS</u>	Phone <u>404-227-4960</u>
Mailing Address <u>P.O. Box 1133 DAVENSVILLE GA 30133</u>	Email <u>PAULINO-COMMERCIAL@GMAIL.COM</u>
Section of the Code to be amended <u>TABLE 2-3</u>	

Unified Development Code. Section 13-12.

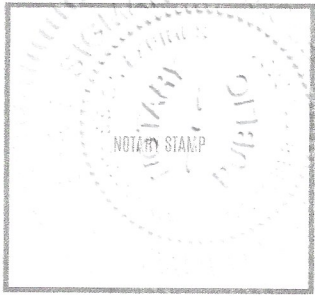
An application to amend the text of this development code may be initiated by:

- a. The governing body.
- b. The planning commission.
- c. The community development director.
- d. The director of public works, in the case of text amendments pertaining to article 21 of this development code.
- e. The building inspector, in the case of text amendments pertaining to article 24 of this development code.
- f. Any person, firm, corporation or agency, provided said individual, firm, corporation or agency is the owner or owner's agent of the property for which an amendment is sought, and further provided that the applicant has attended a pre-application meeting with the Community Development Director.

Notary Attestation

Executed in POWDER SPARKS (City), GA (State).

<u>[Signature]</u> Signature of Applicant	<u>Roy SPARKS</u> Printed Name	<u>04-01-2021</u> Date
Subscribed and sworn before me this <u>1st</u> day of <u>April</u> , 20 <u>21</u>		
<u>[Signature]</u> Signature of Notary Public	<u>Latisha E Sigman</u> Name of Notary Public	<u>Oct 21 2024</u> My Commission Expires



For Official Use Only

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



Text Amendment Notice of Intent

Applicant Information

Name <i>Roy SPARKS</i>	Phone <i>404-227-4960</i>
Mailing Address <i>P.O. Box 1133 DOWNSVILLE GA 30133</i>	Email <i>PAULUNG-COMMERCIAL1984@GMAIL.COM</i>
Section of the Code to be amended	

Notice of Intent


PART I. Please indicate the purpose of this application :

To ALLOW TRUCK INSPECTIONS IN L-1 DISTRICT

PART II. Other Pertinent Information: (List or attach additional information if needed)

THIS WILL BE A CLEAN OPERATION AND A ASSET TO OUR FACILITY.

Applicant Signature

 Signature of Applicant	<i>Roy SPARKS</i> Printed Name	<i>04-01-2021</i> Date
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city of
powder springs

Text Amendment

Applicant's Written Analysis

Applicant Information

Name Roy SPARKS

Phone 404-227-4960

Mailing Address P.O. BOX 1133 DOUGLASVILLE, GA 30133

Email PAULPINGCOMMERCIAL1984@GMAIL.COM

Section of the Code to be amended TABLE 2-3

Written Analysis

In details please address these Text Amendment Criteria:

a. Is the proposed amendment consistent with the purpose and intent of this development code?

YES THIS OPERATION IS VERY SIMILAR TO A EMISSIONS AUTO STATION.

b. Does the proposed amendment further the purpose and intent of the comprehensive plan, or is it needed to properly implement the comprehensive plan?

IT WILL GREATLY IMPROVE THE INTENT AND ENHANCE THE COMPREHENSIVE PLAN.

c. Is the proposed amendment needed to address new or changing conditions?

YES THIS IS A NEW TYPE BUSINESS THAT IS NEEDED, SO CUSTOMERS CAN COME IN BY APPOINTMENT AND NOT HAVE TO LEAVE TRUCK ON SITE

e. Does the proposed amendment reasonably promote the public health, safety, morality or general welfare?

YES VERY CLEAN BUSINESS

Applicant Signature

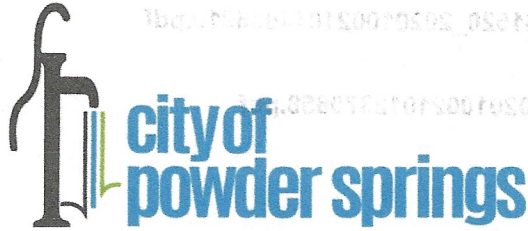
Signature of Applicant

Roy SPARKS

Printed Name

04-01-2021

Date



Text Amendment

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name <i>Roy SPARKS</i>	Applicant's Address <i>P.O. Box 1133 DOUGLASVILLE, GA 30133</i>
Applicant's Attorney	Attorney's Address

Campaign Contribution Disclosure

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:

R.E. SMITH
Roy SPARKS

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
	<i>0</i>	<i>0</i>

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
	<i>0</i>	<i>0</i>



Special Use 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

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4488 Pineview Drive
Powder Springs GA 30127.
commdev@cityofpowdersprings.org
770-943-1666

Zoning Administrator
Shauna Wilson-Edwards
Special Projects Coordinator for Zoning
sedwards@cityofpowdersprings.org
770-943-1666



Special Use Request Application Checklist

Applicant Information

Name <i>Roy SPARKS</i>	Phone <i>404-227-4960</i>
Mailing Address <i>P.O. BOX 1133 DOUGLASVILLE GA 30133</i>	Email <i>PAULDING-COMMERCIAL1984@GMAIL.COM</i>

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**
Special Use Request
Application Form

Applicant Information

Name <u>Roy SPARKS</u>	Phone <u>404-227-4960</u>
Mailing Address <u>P.O. Box 1133 ³⁰¹³³ DOUGLASVILLE, GA</u>	Email <u>PAULDING-COMMERCIAL1984@GMAIL.COM</u>

Rezoning Request Property Information

Address <u>3180 FLORENCE ROAD SUITE 111</u>	Parcel ID / Lot#	Acreage <u>5.97</u>
Present Zoning <u>L-1</u>	Special Use Request <u>TO ALLOW DIESEL TRUCK INSPECTION IN L-1</u>	
Source of Water Supply <u>COBB COUNTY</u>	Source of Sewage Disposal <u>COBB</u>	
Peak Hour Trips Generated <u>5 FOR 1 DAY</u>	Source of Trip Information <u>APPOINTMENTS</u>	

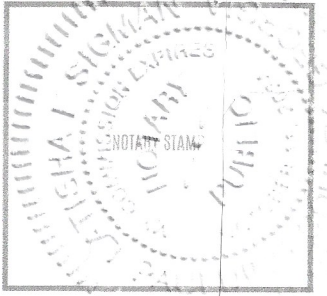
Additional Information, If Applicable

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>[Signature]</u> Signature of Applicant	<u>Roy SPARKS</u> Printed Name	<u>04-01-2021</u> Date
Subscribed and sworn before me this <u>1st</u> day of <u>April</u> 20 <u>21</u> .		
<u>[Signature]</u> Signature of Notary Public	<u>Latisha E Sigma</u> Name of Notary Public	<u>Oct-21-2024</u> My Commission Expires



For Official Use Only

PZ #	
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city of
powder springs
Special Use Request
Notice of Intent

Applicant Information

Name <u>Roy SPARKS</u>	Phone <u>404-227-4960</u>
Mailing Address <u>P.O. Box 1133 ³⁰¹⁸³ DUNGLASVILLE, GA</u>	Email <u>@PAVING-COMMERCIAL1984@GMAIL.COM</u>

Notice of Intent

PART I. Please indicate the purpose of this application :

TO ALLOW DIESEL TRUCK INSPECTION IN A L-1 DISTRICT

PART II. Please list all requested variances:

Part III. Existing use of subject property:

L-1


Part IV. Proposed use of subject property:

L-1

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

THIS IS A BUSINESS THAT OPERATES BY APPOINTMENT. A CLEAN BUSINESS CUSTOMERS WAIT FOR INSPECTIONS THIS IS NOT A DROP OFF TRUCK OPERATION.

Applicant Signature

	<u>Roy SPARKS</u>	<u>04-01-2021</u>
Signature of Applicant	Printed Name	Date