

# 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



# Rezoning Request Application Checklist

## Applicant Information

Name	Makenna Juntti C/O QuikTrip Corporation	Phone	[REDACTED]
Mailing Address	952 Old Peachtree Rd NW, Lawrenceville, GA 30043	Email	[REDACTED]

## Application Checklist

The following information will be required:

- Application
- Notice of Intent
- Applicant's Written Analysis
- Campaign Contribution Disclosure
- Owner's Authorization, if applicable.
- Legal Description and Survey Plat of the property
- Application Fee (summary of fees attached)
- Copy of the Deed that reflects the current owners name
- Vicinity Map outlining the parcel/s in relation to the surrounding area
- 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.
- Sketch Plan/ Architectural Rendering, if applicable
- 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	Makenna Juntti C/O QuikTrip Corporation	Phone	[REDACTED]
Mailing Address	952 Old Peachtree Rd NW, Lawrenceville, GA 30043	Email	[REDACTED]

### Rezoning Request Property Information

Address	2650 Powder Springs Rd SW	Parcel ID / Lot#	0, 19078900220, and 11	Acreage	+/- 3.104 Acres
Present Zoning	Cobb County zoned NRC & R-20	Proposed Zoning	CRC		
Source of Water Supply	Cobb County	Source of Sewage Disposal	Cobb County		
Proposed Use	Peak Hour Trips Generated	Source	Keck & Wood		
	TBD				

### Additional Information, If Applicable

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

### Notary Attestation

Executed in Lawrenceville (City), Ga (State).

	<u>Makenna Juntti</u>	<u>3/20/2026</u>
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 20 day of March 2026

	<u>Kelly Conrad</u>	<u>2-1-2027</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 Makenna Juntti C/O QuikTrip Corporation

Phone

Mailing Address 952 Old Peachtree Rd NW, Lawrenceville, GA 30043

Email

### Notice of Intent

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

The purpose of this application is to zone +/- 3.104 acres of parcels 19078900180, 19078900220, and 19078900130 to CRC. The proposed use for this property is a +/- 6,445 S.F Convenience Store with an associated +/- 6,743 S.F Fueling Canopy containing 7 auto fueling positions.

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

QuikTrip would like to propose a variance to exceed the maximum 12 footcandle allowance within the parking lot in order to provide better camera visibility for safety purposes. QuikTrip would also like to propose a variance to the maximum allowed parking in order to provide safer circulation throughout the site.

**Part III. Existing use of subject property:**

Undeveloped

**Part IV. Proposed use of subject property:**

The proposed use for this property is a +/- 6,445 S.F Convenience Store with an associated +/- 6,743 S.F Fueling Canopy containing 7 auto fueling positions.

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

The proposed access onto the site is to be determined. The proposed access along Ernest Barrett Pkwy and Crane Drive will be permitted through Cobb County.

### Applicant Signature



Signature of Applicant

Makenna Juntti C/O QuikTrip Corporation  
Printed Name

3/20/2020  
Date



# Rezoning Request

## Applicant's Written Analysis

### Applicant Information

Name	Makenna Juntti C/O QuikTrip Corporation	Phone	[REDACTED]
Mailing Address	952 Old Peachtree Rd NW, Lawrenceville, GA 30043	Email	[REDACTED]

### Written Analysis

In details please address these Rezoning Criteria:

- a. 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.  
The annexation and zoning of this property is compatible with the purpose and intent of the comprehensive plan.
- b. 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.  
The proposed zoning district and the uses permitted within the CRC district are suitable and consistent with nearby/adjacent property.
- c. 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.  
Nearby property will not be adversely affected by one or more uses permitted in the requested zoning district.
- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;  
The future land use denoted for this area within the Comprehensive plan is commercial. The current designation of NRC and residential is not fully in conformity with the proposed future of this corridor.
- e. 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.  
This property is contiguous with the city of Powder Springs, and will be able to be served by Powder Springs for police and fire protection. Water and Sewer will be applied for through Cobb County. All costs associated with any extension of water and sewer infrastructure will be absorbed by the Developer (QuikTrip).
- f. 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.

NA, proposed use is consistent with Powder Springs Comprehensive Plan

- g. 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.  
Proposed district and use reflects a reasonable balance between the promotion of public health, safety, morality, and general welfare and the right to unrestricted use of property.

### Applicant Signature

	Makenna Juntti C/O QuikTrip Corporation	3/20/2021
Signature of Applicant	Printed Name	Date



# Rezoning Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

<b>Applicant's Name</b> Makenna Juntti C/O QuikTrip Corporation	<b>Applicant's Address</b> 952 Old Peachtree Rd NW, Lawrenceville, GA 30043
<b>Applicant's Attorney</b> NA	<b>Attorney's Address</b> NA

### 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:

Persaud Enterprises Inc	
Blackstock Properties LLC	
QuikTrip 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



# Rezoning Request Owner's Authorization Form

## Owner's Authorization

<b>Applicant Name</b> Makenna Juntti C/O QuikTrip Corporation	<b>Applicant's Address</b> 952 Old Peachtree Rd NW, Lawrenceville, GA 30043
<b>Property Address</b> 2650 Powder Springs Rd SW <small>Powder Springs, GA</small>	<b>Property PIN</b> 19078900180, 19078900220, and 19078900130

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 checked="" type="checkbox"/>	Hardship Variance <input checked="" 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)

	Scott S. Blackstock	3/19/2026
Signature of Owner	Printed Name	Date

State of GA, County of Upson

This instrument was acknowledged before me this 19 day of March month.

2026, by Scott S. Blackstock Identification Presented: GA Drivers' license

	Elizabeth Allen	6-2-2026
Signature of Notary Public	Name of Notary Public	My Commission Expires



_____ Signature of Owner	_____ Printed Name	_____ Date
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State of \_\_\_\_\_, County of \_\_\_\_\_.

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ month.

20\_\_\_\_, by \_\_\_\_\_ name of signer. Identification Presented: \_\_\_\_\_

_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires
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city of powder springs

# Rezoning Request

## Owner's Authorization Form

### Owner's Authorization

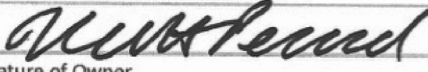
<b>Applicant Name</b> Makenna Juntti C/O QuikTrip Corporation	<b>Applicant's Address</b> 952 Old Peachtree Rd NW, Lawrenceville, GA 30043
<b>Property Address</b> 2650 Powder Springs Rd SW <small>Powder Springs, GA</small>	<b>Property PIN</b> 19078900180, 19078900220, and 19078900130

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

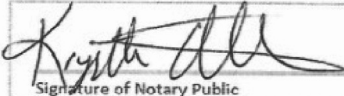
### Signature of Property Owner(s)

	<u>Neil Persaud</u>	<u>3-19-2026</u>
Signature of Owner	Printed Name	Date

State of GA, County of Douglas.

This instrument was acknowledged before me this 19 day of March month.

20 26, by Neil Persaud name of signer. Identification Presented: Driver's License (Florida)

	<u>Krystle Allen</u>	<u>2/25/30</u>
Signature of Notary Public	Name of Notary Public	My Commission Expires

**KRYSTLE ALLEN**  
NOTARY PUBLIC  
DOUGLAS COUNTY, GEORGIA  
My Commission Expires 02/25/2030

_____ Signature of Owner	_____ Printed Name	_____ Date
State of _____, County of _____.		
This instrument was acknowledged before me this _____ day of _____ month.		
20 _____, by _____ name of signer. Identification Presented: _____		
_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires



## Fee Schedule

### FEES – Updated 11/5/2018. Please verify cost with staff

Variance, residential	\$	250.00
Variance, commercial	\$	450.00
Special Use	\$	250.00
Rezoning Application, single family, 0-5 acres	\$	250.00
Rezoning Application, single family, 6-10 acres	\$	700.00
Rezoning Application, single family, 11-20 acres	\$	1,000.00
Rezoning Application, single family, 21-100 acres	\$	1,500.00
Rezoning Application, single family, $\geq$ 101 acres	\$	1,500.00 + \$30/acre
Rezoning Application, undeveloped med/high density residential, 0-5 acres	\$	700.00
Zoning - Rezoning Application, undeveloped med/high density residential, 6-10 acres	\$	1,200.00
Zoning - Rezoning Application, undeveloped med/high density residential, 11-20 acres	\$	1,500.00
Zoning - Rezoning Application, undeveloped med/high density residential, 21-100 acres	\$	2,000.00
Rezoning Application, undeveloped med/high density residential, $\geq$ 101 acres	\$	2,000.00 + \$40 /acre
Rezoning Application, undeveloped non-residential, 0-5 acre	\$	900.00
Rezoning Application, undeveloped non-residential, 6-10 acres	\$	1,500.00
Rezoning Application, undeveloped non-residential, 11-20 acres	\$	1,800.00
Rezoning Application, undeveloped non-residential, 21-100 acres	\$	2,200.00
Rezoning Application, undeveloped non-residential, $\geq$ 101 acres	\$	2,200.00 + \$50 /acre
Zoning - Rezoning Application, developed med/high density residential, 0-20,000 SF	\$	700.00
Rezoning Application, developed med/high density residential, 20,0001 - 50,000 SF	\$	1,200.00
Rezoning Application, developed med/high density residential, 50,001 - 100,000 SF	\$	1,500.00
Rezoning Application, developed med/high density residential, 100,001 - 500,000 SF	\$	2,000.00
Rezoning Application, developed med/high density residential, $\geq$ 500,001 SF	\$	2,000.00 \$90 /100,000 SF
Rezoning Application, developed non-residential, 0-20,000 SF	\$	900.00
Rezoning Application, developed non-residential, 20,001-50,000 SF	\$	1,500.00
Rezoning Application, developed non-residential, 50,001-100,000 SF	\$	1,800.00
Rezoning Application, developed non-residential, 100,001-500,000 SF	\$	2,200.00
Rezoning Application, developed non-residential, $\geq$ 500,001 SF	\$	2,200.00 + \$115 /100,000 SF
Public Hearing signs	\$	25.00
Public Hearing signs - Deposit	\$	10.00