

#### 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

Form Version: 06152020



	Phone

Mailing Address

Name

Email

### **Application Checklist**

- 1. D 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.



Name THOMPSON THRIFT RESIDENTIAL	Phone 812-201-9764	
Mailing Address 111 MONUMENT CIRCLE STE 1500, INDIANAPOLIS, IN 46204	<sub>Email</sub> mwiltermood@thompsonthrift.com	
Rezoning Request Property Informatio	n	
Address 0, 7100 C H JAMES PKWY	19067100050, 14.75 Parcel ID / Lot# 19067100020 Acreage	
Present Zoning R-30 (COBB)	Proposed Zoning MXU (POWDER SPRINGS)	
Source of Water Supply COBB	Source of Sewage Disposal	
Proposed Use Peak Hour Trips Generated See traffic Study	Source	
Additional Information, If Applicable		
Elementary School and School's Capacity N/A	Middle School and N/A School's Capacity	
High School and N/A School's Capacity		
Notary Attestation		
to be a second in the		

Executed in Indianapolity, IN (State).		<i>w.</i>
Sengure of Advicant BRIAN SOUT	HWORTH 3-19-25 Date NOTARY	C
Subscribed and sworn before me this 19 day of MARCH 2025		<sup>950</sup>
Harrah J. Feick Harrah J. Signature of Notary Public Name of Notary Public	FEICK 10-21-29 My Commission Expires	ANA

# For Official Use Only

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



Name THOMPSON THRIFT RESIDENTIAL

Phone 812-201-9764

Mailing Address 111 MONUMENT CIRCLE STE 1500, INDIANAPOLIS, IN 46204

Email mwiltermood@thompsonthrift.com

#### Notice of Intent

PART I. Please indicate the purpose of this application :

TO FACILITATE THE DEVELOPMENT OF A NEW MIXED USE DEVELOPMENT CONSISTING OF 320 MULTI-FAMILY UNITS AND APPROX. 6000 SF OF COMMERCIAL SPACE

PART II. Please list all requested variances:

VARIANCE TO SEC. 2-21.(J): to waive the requirement that 5000 sf of commercial space must be issued a COO and building permit before completion of residential component. All residential units will be completed before commercial COO is issued.

Part III. Existing use of subject property:

VACANT AND ONE SINGLE-FAMILY STRUCTURE

Part IV. Proposed use of subject property:

MIXED USE: 320 APARTMENTS AND 6000 SF OF COMMERCIAL/RETAIL

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

Printed Name

SEE LETTER OF INTENT



THOMPSON THRIFT RESIDENTIAL

Date

3-19-25



#### Name THOMPSON THRIFT RESIDENTIAL

L Phone 812-201-9764

Mailing Address 111 MONUMENT CIRCLE STE 1500, INDIANAPOLIS, IN 46204

Email mwiltermood@thompsonthrift.com

#### 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 a. 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.

#### SEE ATTACHMENT FOR RESPONSES

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.

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.

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

Printed Name

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.

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.

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.



THOMPSON THRIFT RESIDENTIAL

3-19-25

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# Applicant and Attorney Information

cant's Name			Applicant's Address			
ant's Attorney	t's Attorney		Attorney's	s Address		
npaign Contri	bution Disclo	sure				
The following informa O.C.G.A. 36-67A-1 et s	-	ordance with	the Georgi	a Conflict of Interest	in Zoning Actions Ac	t,
The property that is th	ne subject of the attac	hed applicatio	on is owned	l by:		
Individual(s)	Corporation	Partne	rship	Limited Partnership	o Joint Ventu	re
the subject of the atta	ched application are li	isted below: 				
APPLICANT: Within th contributions or gifts	iched application are li te two years preceding aggregating \$250 or m ning Commission, as fo	g the date of t				
APPLICANT: Within th contributions or gifts	e two years preceding aggregating \$250 or m ning Commission, as fo	g the date of t nore to the M bllows:		mbers of the Powde		l, or to
APPLICANT: Within th contributions or gifts members of the Plant Name of Office ATTORNEY: Within th plicant has made cam	e two years preceding aggregating \$250 or m ning Commission, as fo	g the date of the	ayor, to me Contribution he attachec ating \$250 c	or Gift application, the atto	r Springs City Counci Date of Contribution of Date of Pontribution of Contribution of Contribu	ne ap-



Form Version: 06152020

	<b>Cityof</b> powder spi	
	Rezoning Requ	est
	Owner's Authorization	n Form
Owner's Authorizatio	In	n man an a
	THRIFT RESIDENTIAL	111 MONUMENT CIRCLE STE 1500, INDIANAPOL
a da Burerantan radiningi	Appreant 5 Au	
Property Address 0, 7100 C H JA	Powder Springs, GA Property PIN	19067100050, 19067100020
interest in the subject property of t	e are [3] or I am[3] the Authorized Representativ he attached application. By execution of this form of the owner, to file for and pursue a request for	n, this is to authorize the person names as
Rezoning R Special Exception ( )	Special Use 🗇	Hardship Variance
		Appeal of Administrative Decision []
Signature of Property Signature of Owner	TYLER CHANDLER HOI Printed Name	
State of, County of	, mice rearie	Date
This instrument was acknowledged b	efore me this day of	
20 . by		
20 .by	. Identification Presented:	·
*		
Signature of Notary Public	Name of Notary Public My Commissi	ion Expires
. Դ	Ladams	
- Signature of Owner agel	en MARILYN J ADAMS (19)	067100020) 212012
Signature of Owner State of Oll, County of Dauld	ept Valoune MARILYN J ADAMS (19) Printed Name	067100020) Date B 20 1
Signature of Owner State of Oll, County of DUU() This instrument was acknowledged be	MARILYN J ADAMS (19) Printed Name Ng sfore me this XO day of MCI rCh	Date 15 ( AU ( A
This instrument was acknowledged be	MARILYN J ADAMS (19) Printed Name Ng sfore me this XO day of MOI rCh (QMS. Identification Presented: Colf Ic	Date 15 ( AV (A
This instrument was acknowledged be	fore me this XO day of March dams . Identification Presented: CA Ic Branday & Mours Afri	Date 15 ( AU ( A
This instrument was acknowledged be	fore me this XO day of MC rCh	Date D (NU ) MOOR COM. EXP NOTARY CU. of 13, 2027
This instrument was acknowledged be	fore me this XO day of March dams . Identification Presented: CA Ic Branday & Mours Afri	Date 15 ( AU



# Affidavit of Public Notification

## **Public Notification Requirements**

Per Article 13 and 14 of the City of <u>Powder Springs Unified Development Code</u>, I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at \_\_\_\_\_\_

Notices were mailed to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning, special use or variance application. The written notice was mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records on \_\_\_\_\_\_\_. Said notices were mailed at least 15 days but no more than 45 days prior to the Mayor and Council first public hearing date.

Signs were placed on the subject property advertising said hearing on \_\_\_\_\_\_. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

Please sign affidavit <u>after</u> letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

# Notary Attestation

Executed in (City),	(State).		
Signature of Applicant	Printed Name	Date	NOTARY STAMP
Subscribed and sworn before me this	day of 20		NOTATI OTAMI
Signature of Notary Public	Name of Notary Public	My Commission Expires	



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, =/> 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, =/> 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, =/> 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, =/> 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, =/> 500,001 SF	\$ 2,200.00	+ \$115 /100,000 SF
Public Hearing signs	\$ 25.00	
Public Hearing signs - Deposit	\$ 10.00	



FEES – Updated 11/5/2018. Please verify cost with staff		
Variance, residential	\$ 250.00	
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