

GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

[REDACTED]
TELEPHONE
[REDACTED]
FACSIMILE

October 1, 2025

RE: Application for Change in Zoning Conditions and for a Special Use Permit to allow a drive through at **5760 CH James Pkwy**. Applications PZ25-017 and PZ25-018.
Parcel: 19067100090.
Applicant: Joel Larkin.

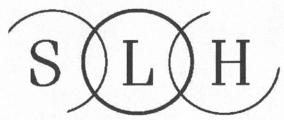
Neighbors:

This letter is to inform you that my law firm is handling an application for a change in zoning conditions and for a Special Use Permit to allow our client to build a new retail building including a Dunkin Donuts store with a drive through on the property located at 5760 CH James Pkwy. This is the undeveloped property located next to the Governor's Gun Club on the corner of Sterlingbrooke Drive and C H James Parkway.

Hearings on the application will take place before the Planning and Zoning Commission and Mayor and City Council on the following dates:

- **Planning and Zoning Commission: Thursday, October 9th, 2025 at 7:00PM (Agenda Meeting)**
- **Planning and Zoning Commission: Monday, October 27th, 2025 at 7:00PM (Public Hearing).**
- **Mayor and City Council: Wednesday October 29th, 2025 at 5pm (Agenda Meeting)**
- **Mayor and City Council: Monday, November 3rd, 2025 at 7:00PM (Public Hearing)**

You may visit the Powder Springs City Website at www.cityofpowdersprings.org for ZOOM links, physical meeting location details, and additional information and instructions. Any changes to our meetings will also be updated on our website.



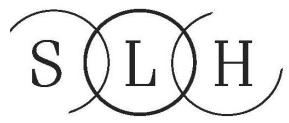
Please feel free to contact me if you have any questions or concerns. You can reach me at [REDACTED]
[REDACTED] or you may email me at [REDACTED]. You may also contact the City
of Powder Springs at 770-943-1666 extension 307, or email Kerisha Black
kblack@cityofpowdersprings.org.

Thank you,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in blue ink, appearing to read "Joel L. Larkin".

Joel L. Larkin



Site Plan:





Certificate of Mailing — Firm

Name and Address of Sender

Sams, Larkin & Huff, LLP
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Marietta, GA 30064

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Fkh Sfr Propco K Lp
1850 Parkway Pl Se Suite 900
Marietta GA 30067

Rhudy Kenneth
1236 Silvercrest Ct
Powder Springs GA 30127

Silverbrooke Homeowners Association Inc.
5200 Dallas Hwy Ste 200 266
Powder Springs GA 30127

Governors Gun Club
5740 CH James Parkway
Powder Springs GA 30127

Riverview Investment LLC
5780 CH James Pkwy
Powder Springs GA 30127

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