



city of  
powder springs  
**Rezoning Request**  
Application Checklist

### Applicant Information

Name **Kenneth Jones**

Phone [REDACTED]

Mailing Address [REDACTED]

Email [REDACTED]

### 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.



# Rezoning Request

## Applicant's Written Analysis

### Applicant Information

Name **Kenneth Jones**

Phone [REDACTED]

Mailing Address [REDACTED]

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 proposed zoning is compatible with the purpose and intent of City of Powder Springs.

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 is suitable with adjacent zonings.

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.

The existing use and usability of adjacent properties will not be negatively affected.

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

The current zoning does not allow for townhomes.

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.

The current roads, schools, water, sewer, police and fire protection will be adequate to serve the proposed zoning.

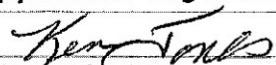
f. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

The proposed zoning is supported by the new conditions.

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.

The new zoning reflects a balance between public health, safety, morality and general warfare.

### Applicant Signature

  
Signature of Applicant

Kenneth Jones  
Printed Name

April 21, 2026  
Date



city of  
powder springs  
**Rezoning Request**  
Notice of Intent

### Applicant Information

Name	Kenneth Jones	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

### Notice of Intent

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

To rezone the property and prepare it for 32 townhomes.

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

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

Rural land.

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

Proposed use of property is to build 32 townhomes.

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

### Applicant Signature

	Kenneth Jones	April 21, 2026
Signature of Applicant	Printed Name	Date



# city of powder springs

## Rezoning Request

### Application Form

### Applicant Information

Name <b>Kenneth Jones</b>	Phone [REDACTED]
Mailing Address [REDACTED]	Email [REDACTED]

### Rezoning Request Property Information

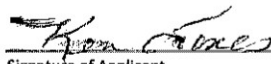
Address <b>Powder Springs Dallas Rd</b>	Parcel ID / Lot# <b>19074700080</b>	Acreage <b>10.445</b>
Present Zoning <b>LI - Light Industrial District</b>	Proposed Zoning <b>PUD - R</b>	
Source of Water Supply <b>Cobb County Water</b>	Source of Sewage Disposal <b>Cobb County Sewer</b>	
Proposed Use Peak Hour Trips Generated	Source	

### Additional Information, If Applicable

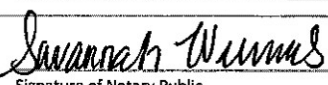
Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity	


### Notary Attestation

Executed in \_\_\_\_\_ (City), \_\_\_\_\_ (State).

	<b>KEN JONES</b>	<b>April 21, 2026</b>
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 21 day of April 2026

	<b>Savannah Williams</b>	<b>May 18, 2029</b>
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



# Rezoning Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

Applicant's Name **Kenneth Jones**

Applicant's Address [REDACTED]

Applicant's Attorney **Don Defoor**

Attorney's Address **8486 Bowden Street**

### 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:

Kenneth C Jones 

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**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



**city of powder springs**  
**Rezoning Request**  
**Owner's Authorization Form**

**Owner's Authorization**

Applicant Name <b>Kenneth Jones</b>	Applicant's Address [REDACTED]
Property Address <b>Powder Springs Dallas Rd</b> <small>Powder Springs, GA</small>	Property PIN <b>19074700080</b>

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

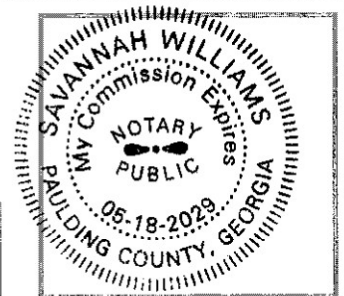
<u><i>Ken Jones</i></u> Signature of Owner	<u>KEN JONES</u> Printed Name	<u>April 21, 2026</u> Date
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State of GA, County of Cobb.

This instrument was acknowledged before me this 21 day of April month.

20 26, by Ken Jones name of signer. Identification Presented: Drivers License.

<u><i>Savannah Williams</i></u> Signature of Notary Public	<u>Savannah Williams</u> Name of Notary Public	<u>May 18, 2029</u> My Commission Expires
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<u><i>Ken Jones</i></u> Signature of Owner	<u>KEN JONES</u> Printed Name	<u>April 21, 2026</u> 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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