



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



**city of
powder springs**

Rezoning Request

Application Checklist

Applicant Information

Name	Parkland Homebuilders, LLC	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.



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

Applicant Information

Name Parkland Homebuilders, LLC	Phone [REDACTED]
Mailing Address [REDACTED]	Email [REDACTED]

Rezoning Request Property Information

Address 3500 Trillium Dr Powder Springs, GA 30127-3914	Parcel ID / Lot# 19080500080	Acreage
Present Zoning MXU	Proposed Zoning MXU	
Source of Water Supply Cobb County Water	Source of Sewage Disposal Cobb County Water	
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	

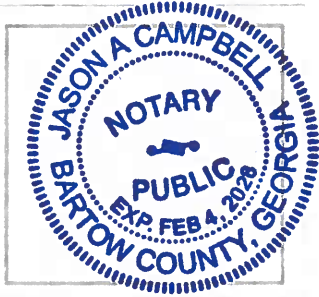
Notary Attestation

Executed in _____ (City), _____ (State).

[Signature] Parks F. Huff 05-26-2026
 Parks F. Huff/Attorney for Applicant ited Name Date

Subscribed and sworn before me this 26th day of May, 2026

[Signature] Jason A. Campbell Jason A. Campbell 02-04-2028
 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

Return Recorded Document to:

Robert L. Wilson & Judith Ann Wilson
2900 Dallas Nebo Rd
Hirna, GA 30141

DEED ONLY - NO TITLE

JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP DEED

STATE OF GEORGIA, COUNTY OF COBB

This Indenture made this 14th day of November, 2025 between **ROBERT L. WILSON**, of the County of Paulding, State of Georgia, as party or parties of the first part, hereinafter called "Grantor," and **ROBERT L. WILSON** and **JUDITH ANN WILSON** as joint tenants with survivorship and not as tenants in common, as parties of the second part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of Ten Dollars (\$10.00), LOVE and AFFECTION, and Other Good and Valuable Consideration in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, confirm, and deed unto the said Grantee all the right, title, interest, claim or demand which Grantor has or may have had in and to:

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 804, 805, 824, AND 825, OF THE 19th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA, AND BEING 12.27 ACRES DESIGNATED AS TRACT 3A ON THAT CERTAIN BOUNDARY SURVEY FOR POWDER SPRINGS PARTNERS, L.P. INDEPENDENT BANK & TRUST COMPANY, AND CHICAGO TITLE INSURANCE COMPANY, DATED AUGUST 28, 1985, LAST REVISED NOVEMBER 1, 1995, PREPARED BY PLANNERS AND ENGINEERS COLLABORATIVE, ROBERT LEE WHITE, GEORGIA REGISTERED LAND SURVEYOR NO: 2080, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF THORNTON RD. CONNECTOR (D.O.T. PROJECT TSAP 6(33)) WITH THE NORTHEASTERLY RIGHT OF WAY OF U.S. 278, S.R. 6; THENCE RUNNING NORTH 70 DEGREES 11' 01" WEST AS MEASURED ALONG THE NORTHEASTERLY RIGHT OF WAY OF U.S. 278, S.R. 6, FOR A DISTANCE OF 585.79 FEET TO A POINT LOCATED AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF U.S. 278, S.R. 6, WITH THE NORTHEASTERLY RIGHT OF WAY OF FLORENCE ROAD; THENCE RUNNING IN A NORTHWESTERLY DIRECTION AS

MEASURED ALONG THE NORTHEASTERLY RIGHT OF WAY OF FLORENCE ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 46 DEGREES 43' 45" WEST FOR A DISTANCE OF 236.44 FEET TO A POINT AND CORNER; NORTH 29 DEGREES 36' 26" WEST FOR A DISTANCE OF 499.45 FEET TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF FLORENCE ROAD WITH THE SOUTHEASTERLY RIGHT OF WAY OF THORNTON ROAD, CONNECTOR; THENCE RUNNING IN A NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY DIRECTION AS MEASURED ALONG THE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY RIGHT OF WAY OF THORNTON ROAD CONNECTOR THE FOLLOWING COURSES AND DISTANCES; NORTH 47 DEGREES 03' 22" EAST FOR A DISTANCE OF 142.85 FEET TO A CONCRETE MONUMENT FOUND AND CORNER; ALONG THE ARC OF A CURVE, AN ARC DISTANCE OF 975.71 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 65 DEGREES 40' 53" EAST, A CHORD DISTANCE OF 906.34 FEET, AND HAVING A RADIUS OF 783.83 FEET) TO A POINT; SOUTH 06 DEGREES 02' 37" EAST FOR A DISTANCE OF 330.11 FEET TO A POINT; SOUTH 01 DEGREE 25' 58" EAST FOR A DISTANCE OF 190.77 FEET TO THE POINT OF BEGINNING. AND BEING ALL OF THE PROPERTY OBTAINED BY ROBERT L. WILSON UNDER A DEED RECORDED MARCH 4, 2024, IN DEED BOOK 16190 PAGE 3506, COBB COUNTY RECORDS. **TPID: 19080500090.**

and

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING LOCATED IN LAND LOT 825 AND 826 AND BEING 9.8820 ACRES ACCORDING TO A PLAT OF SURVEY PREPARED FOR LYNN WILSON BY WILLIAM C. WOHLFORD, JR., RLS #2577, DATED MARCH 20, 2006, SAID PLAT OF SURVEY BEING INCORPORATED HEREIN BY REFERENCE THERETO, SAID PROPERTY BEING MORE FULLY AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF U.S. HIGHWAY 278 (STATE ROUTE 6 AKA C.H. JAMES PARKWAY) AND THE NORTH RIGHT OF WAY OF OLD U.S. HIGHWAY 278 (STATE ROUTE 7 AKA POWDER SPRINGS-DALLAS ROAD); THENCE NORTH 01 DEGREES 39 MINUTES 44 SECONDS EAST ALONG THE EAST RIGHT OF WAY OF C.H. JAMES PARKWAY FOR A DISTANCE OF 367.32 FEET TO A POINT; THENCE SOUTH 89 DEGREES 14 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 638.12 FEET TO A POINT; THENCE SOUTH 44 DEGREES 12 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 50.48 FEET TO A POINT; THENCE SOUTH 33 DEGREES 36 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 56.38 FEET TO A POINT; THENCE SOUTH 12 DEGREES 27 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 51.84 FEET TO A POINT; THENCE SOUTH 53 DEGREES 32 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 48.45 FEET TO A POINT; THENCE SOUTH 27 DEGREES 05 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 13.14 FEET TO A POINT; THENCE SOUTH 16 DEGREES 22 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 57.34 FEET TO A POINT; THENCE SOUTH 33 DEGREES 33 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 40.92 FEET TO A POINT; THENCE SOUTH 19 DEGREES 31 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 45.41 FEET TO A POINT; THENCE SOUTH 13 DEGREES 36 MINUTES 42 SECONDS EAST FOR A

DISTANCE OF 49.78 FEET TO A POINT; THENCE SOUTH 21 DEGREES 23 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 34.12 FEET TO A POINT; THENCE SOUTH 13 DEGREES 22 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 35.94 FEET TO A POINT; THENCE SOUTH 33 DEGREES 43 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 116.71 FEET TO A POINT; THENCE SOUTH 21 DEGREES 11 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 47.88 FEET TO A POINT; THENCE SOUTH 12 DEGREES 48 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 55.50 FEET TO A POINT; THENCE SOUTH 27 DEGREES 56 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 45.63 FEET TO A POINT; THENCE SOUTH 77 DEGREES 06 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 77.31 FEET TO A POINT; THENCE NORTH 68 DEGREES 28 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 133.80 FEET TO A POINT; THENCE SOUTH 21 DEGREES 31 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 18.15 FEET TO A POINT, LOCATED ON THE NORTH RIGHT OF WAY OF POWDER SPRINGS-DALLAS ROAD; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY OF SAID ROAD FOR AN ARC DISTANCE OF 147.36 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF NORTH 69 DEGREES 12 MINUTES 26 SECONDS WEST WITH AN ARC DISTANCE OF 147.36 FEET; THENCE CONTINUING IN A WESTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY OF SAID ROAD FOR AN ARC DISTANCE OF 248.83 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF NORTH 68 DEGREES 41 MINUTES 19 SECONDS WEST WITH A CHORD DISTANCE OF 248.81 FEET; THENCE NORTH 67 DEGREES 21 MINUTES 28 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 366.27 FEET TO A POINT, BEING THE POINT OF BEGINNING. SAID PROPERTY BEING SUBJECT TO EASEMENTS AND ENCROACHMENTS AS SHOWN ON THE ABOVE-MENTIONED PLAT OF SURVEY AND IN THE COBB COUNTY DEED RECORDS. **TPID: 19080500080.**

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, it is the express intent of Grantor and Grantee that this Deed shall be specifically and expressly subject to the Security Deed in favor of RODWRIGHTCORP dated October 29, 2025 and recorded November 3, 2025 in Deed Book 16320, Page 1524 and being in the original principal amount of \$250,000.00 and all terms thereof as well as being specifically and expressly subject to the Security Deed in favor of Trilogy Acquisitions, LLC dated October 29, 2025 and recorded November 5, 2025 in Deed Book 16320, Page 4888 and being in the original principal amount of \$65,000.00 and all terms thereof.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, covenants, conditions and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

Judith Ann Wilson agrees to be bound by the terms and conditions of the above referenced Security Deeds in favor of RODWRIGHTCORP and Trilogy Acquisitions, LLC,

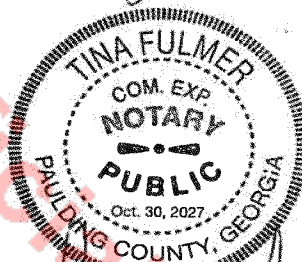
IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Shannon Stamp
Witness
Shannon Stamp

BY Robert L. Wilson (Seal)
ROBERT L. WILSON

Notary Public
My Commission Expires: 10/30/2027

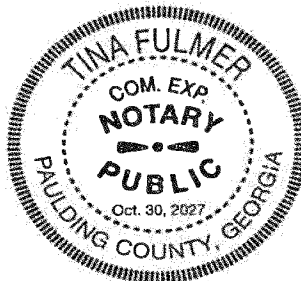


ACKNOWLEDGED BY AND CONSENTED TO BY:

Shannon Stamp
Witness
Shannon Stamp

BY Judith Ann Wilson (Seal)
JUDITH ANN WILSON

Notary Public
My Commission Expires: 10/30/2027



Unofficial Copy

SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Wilson		FIRST NAME Robert	MIDDLE L	Exempt Code If no exempt code enter NONE	Deed of Gift
MAILING ADDRESS (STREET & NUMBER) 2900 Dallas Nebo Rd				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$10.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Hiram, GA 30141 USA			DATE OF SALE 11/14/2025	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME Wilson		FIRST NAME Robert	MIDDLE L	3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 2900 Dallas Nebo Rd				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Hiram, GA 30141 USA			Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY COBB		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 19080500090, 19080500080	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 19	ACRES 22.152	LAND LOT 804, 805, 824, 825, 826	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK		DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
Wilson, Judith Ann





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

Applicant Information

Name	Parkland Homebuilders, LLC	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

Change in conditions of current MXU zoning for a new site plan and mix of uses for 154 Stacked townhome rental units and up to 18,000 sf retail building and 2 restaurant outparcels

PART II. Please list all requested variances:

Requesting 2 Special Use Permits for the restaurant Out Parcels to allow Restaurants with Drive - Throughs

Part III. Existing use of subject property:

vacant undeveloped lot

Part IV. Proposed use of subject property:

Multifamily for rent Stacked Townhome Community with Neighborhood Retail and Restaurant Spaces

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

Applicant Signature

	Parkland Homebuilders, LLC	5.26.2026
Signature of Applicant	Printed Name	Date



Rezoning Request

Applicant's Written Analysis

Applicant Information

Name	Parkland Homebuilders, LLC	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 plan is compatible with the purpose and intent of the Comprehensive Plan and the Community Activity Center designation on the Future Land Use Map.

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 uses are suitable and allowed in the current zoning district and are appropriate uses in keeping with the MXU multi-family residential uses of the adjacent nearby properties

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 uses of adjacent nearby properties will not be adversely affected. The proposed uses will compliment the existing uses and residences offering convenience to shopping and eating establishments promoting walkability and offering a mix of uses

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

The property will be used as currently zoned. This application is to gain approval for a new site plan and different uses allowed under the current zoning

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.

Current facilities will be adequate to serve the proposed uses.

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 current and proposed uses with the zoning district are supported by the new conditions in the area

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 proposed uses reflect an adequate balance that promotes, public health, safety, morality, general welfare, walkability, and sustainability.

Applicant Signature

	Parkland Homebuilders, LLC	May 26, 2026
Signature of Applicant	Printed Name	Date



Rezoning Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name **Parkland Home Builders, LLC**

Applicant's Address [REDACTED]

Applicant's Attorney **Parks F. Huff**

Attorney's Address **Suite 100, 376 Powder Springs Street
Marietta, GA 30064**

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:

N/A

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
N/A		

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
N/A		



city of powder springs

Rezoning Request

Owner's Authorization Form

Owner's Authorization


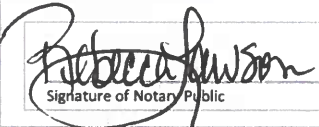
Applicant Name Parkland Homebuilders, LLC	Applicant's Address [REDACTED]
Property Address 3500 Trillium Dr Powder Springs, GA 30127 3914 <small>Powder Springs, GA</small>	Property PIN 19080500080

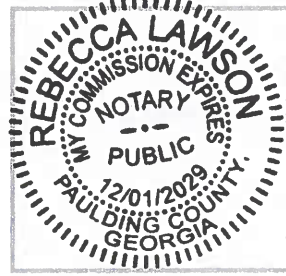
This is to certify that I am or We are or I am the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, 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 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)

	Robert L. Wilson	5/20/2026
Signature of Owner	Printed Name	Date
State of <u>GA</u> , County of <u>Cobb</u> .		
This instrument was acknowledged before me this <u>20th</u> day of <u>May</u> month.		
20 <u>26</u> , by <u>Robert L. Wilson</u> . Identification Presented: <input checked="" type="checkbox"/>		
	Rebecca Lawson	December 1, 2029
Signature of Notary Public	Name of Notary Public	My Commission Expires



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



City of Powder Springs
 PO Box 46
 Powder Springs, GA 30127
 (770) 943-1666

2025 Property Tax Bill

Parcel ID	Tax District	Bill #
19080500080	5 - Powder Springs	153072
Property Owner/Location/Description		Taxable Value
WILSON ROBERT L 3500 TRILLIUM DR		1,345,632
		Fair Market Value
		3,364,080
Levies	Taxable Value	- Exemptions = Net Assessment X Tax Rate = Net Tax
Powder Springs	1,345,632	0 = 1,345,632 X 9.5000000000 = \$12,783.50

Exemptions:

Late fees apply after the Due Date.

Please make checks payable to:
City of Powder Springs

We also accept:
Visa, MasterCard, Discover, Debit
Convenience fees will apply

Pay online at www.powerspringsga.gov

Current Year Tax	\$12,783.50
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$12,783.50
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	11/19/2025



City of Powder Springs
 PO Box 46
 Powder Springs, GA 30127

*Please make checks payable to:
City of Powder Springs*

*We also accept:
Visa, MasterCard, Discover, Debit
Convenience fees will apply*

Pay online at www.powerspringsga.gov

Parcel ID: 19080500080
 Amount Due: \$0.00
 Bill#: 153072
 Due Date: 11/19/2025

AMOUNT PAID

City of Powder Springs
 PO Box 46
 Powder Springs, GA 30127

WILSON ROBERT L
 [REDACTED]
 [REDACTED]



Printed: 5/22/2026

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
 Phone: 770-528-8600
 Fax: 770-528-8679

Payer:
 Robert L. Wilson

WILSON ROBERT L

Payment Date: 9/26/2025

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2025	19080500080	10/15/2025	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$40,543.90	\$0.00



Scan this code with your mobile phone to view this bill!

TO THE CITY OF POWDER SPRINGS
COBB COUNTY, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, PARKLAND HOMEBUILDERS, LLC, hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for rezoning and a Special Use Request to modify the conditions of zoning certain real property lying and being within the City of Powder Springs, Cobb County, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Rezoning and Special Use Request of the property seeks modifications of conditions of zoning applicable to a prior rezoning to the existing category of MXU, as established by the governing authority of Powder Springs, Georgia. More specifically, Applicant seeks to modify the site plan, architecture and any other conditions of the prior rezoning which prevent the Applicant from making its intended use of the Property.

3.

Particularly given that Applicant's intended use of the property is a permitted use in MXU, any zoning stipulations or other requirements that preclude Applicant from making its intended use of the Subject Property are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the

Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

Any stipulations or requirements that prevent Applicant from making its intended use of the Subject Property are further unconstitutional in that they do not bear a substantial relation to the public health, safety, morality or general welfare and are, therefore, confiscatory and void. Further, said stipulations and restrictions are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Powder Springs' Unified Development Code is further unconstitutional in that the procedures contained therein pertaining to the public hearings held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 26th day of May 2026.

SAMS, LARKIN & HUFF, LLP

By: 

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Attorney for Applicant
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