City of Powder Springs



City of Powder Springs 4483 Pineview Drive Powder Springs, GA 30127 powderspringsga.gov

Meeting Agenda

Planning and Zoning Commission Work Session

Thursday, October 9, 2025 7:00 PM City Hall - Gallery
4483 Pineview Drive
Powder Springs, GA 30127

On Site Meeting Only

1. Call to order/ Roll Call.

2. Regular Agenda

PZ 25-017 Rezoning - Change in Conditions of Zoning

Attachments: Ad Posted

Dunkin Plans
MDJ-1003_C03

Notice Letter Pkg with POSTMARKED Certif of Mailing and List-10-01-2025-Powder

Affidavit of Public Notification 017

PZ 25-018 SUA - Special Use for Drive Through Restaurant

Attachments: Ad Posted

Dunkin Plans
MDJ-1003_C03

Notice Letter Pkg with POSTMARKED Certif of Mailing and List-10-01-2025-Powder
Affidavit of Public Notification-Special Use Permit-Powder Springs Development, LLC

PZ 25-019 Variance - Deck Repairs - Floodplain

Attachments: 3632 Site

Ad Posted

Application for Variance

Flood area 3632 Spring Beauty CT

PZ 25-020 Variance - Food truck

Attachments: Application

Proposed location of trailer

Picture of trailer

Site Plan

PZ 25-021 Special Use - Food truck

Attachments: Application

Proposed location of trailer

Picture of trailer

Site Plan

3. Other Business

4. Executive Session, if called for the purposes of Personnel, Real Estate or Litigation Matters

5. Adjourn

Planning and Zoning commissioners may remain, following adjournment of their meeting, at their meeting location to sign documents, greet and speak with citizens, and discuss current events. To the extent this activity may be considered a meeting under the Georgia Open Meetings Law, the public is hereby notified thereof, and invited to attend.

ADA Statement - Accessibility to meetings: If you need the City to provide special accommodations in order to participate in the above meeting, please call Tamara Newkirt, Deputy City Clerk, at 770-943-1666, ext.303 or tnewkirt@cityofpowdersprings.org at least 48 hours before that meeting.



City of Powder Springs Staff Report

City of Powder Springs 4426 Marietta Street Powder Springs, GA 30127

10/9/2025

TIMES JOURNAL, INC. P.O. BOX 1633 ROME GA 30162-1633 (770)795 - 3050

ORDER CONFIRMATION

Printed at 10/01/25 09:25 by khick-tj Salesperson: KELLY HICKS ______

Ad #: 512052 Status: New WHOLD Acct #: 110102

CITY OF POWDER SPRINGS Start: 10/03/2025 Stop: 10/03/2025

KELLY AXT Times Ord: 1 Times Run: ***

LEG 1.00 X 2.88 Words: 200 PO BOX 46

Total LEG 2.88 POWDER SPRINGS GA 30073

Class: 8003 PUBLIC HEARING Rate: LEGL Cost: 30.00

Ad Descrpt: PH-7081 REZONING-CHANGE I Descr Cont: MDJ-7081 GPN-16 NOTICE OF Contact:

Phone: (770)943-1666 Given by: KERISHA BLACK

P.O. #: REZONING- CHANGE IN Fax#:

kaxt@powderspringsga.gov; PC Created: khick 10/01/25 09:22 Email: Agency: Last Changed: khick 10/01/25 09:25

PUB ZONE EDT TP RUN DATES

MDJ A 95 S 10/03

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-7081

MDJ-7081
GPN-16
NOTICE OF PUBLIC HEARING
City of POWDER Springs
REZONING - CHANGE IN ZONING
CONDITIONS
Considering a change in zoning conditions relating to Dunkin Donuts adding a drive through for a new construction project. The property is located at 5760
CH James PKWY, within land lot 671
of the 19th District, 2nd Section, and Cobb County, Georgia.
Parcel: 19067100090. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, October 9th, 2025 at 7:00 pm and its public hearing on Monday, October 27th, 2025 at 7:00 pm and its public hearing on Monday, October 27th, 2025 at 7:00 pm and its public hearing on Monday, October 3rd, 2025 at 7:00 pm. All meetings will be held at City Hall located at 4483 Pineview Dr. Powder Springs GA 30127. If applicable, Zoom links will be available at www.cityofpowdersprings.org.
Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior

ic nearing is required to disclose cam-pagin contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

10:3-2025

INDEX OF DRAWINGS ACCESSIBILITY DETAILS WALL TYPES - WOOD ARCHITECTURAL SITE PLAN FLOOR PLAN - NEW WORK - FULL BUILDING FLOOR PLAN - DIMENSION PLAN FULL BUILDING FLOOR PLAN - SUITE A - DUNKIN ENLARGED PLANS - DUNKIN FLOOR PLAN - SUITE B AND C REFLECTED CEILING PLAN - DUNKIN SUITE REFLECTED CEILING PLAN - SUITE B & C RCP DETAILS FINISH PLAN - DUNKIN FINISH PLAN - SUITES B & C ROOF DETAILS EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS BUILDING SECTIONS WALL SECTIONS WALL SECTIONS WALL SECTIONS EXTERIOR DETAILS **EXTERIOR DETAILS** EXTERIOR DETAILS INTERIOR ELEVATIONS-DUNKI INTERIOR ELEVATIONS-DUNKIN DETAILS - INTERIOR DETAILS - INTERIOR WINDOW INFORMATION STOREFRONT SYSTEM INFORMATION FLOOR PLAN - NEW EQUIPMENT GENERAL CONSTRUCTION NOTES EXISTING CONDITIONS DEMOLITION PLAN LAYOUT PLAN DRAINAGE PLAI STORM PILE PROFILES WATER PLAN E&SG DETAILS PLUMBING WATER GAS, VENT AND SANITATY PLANS PLANS PLUMBING DETAILS AND RISERS PLUMBING DETAILS PLUMBING DETAILS PLUMBING WATER FILTERATION SYSTEM P2.0 P3.0 P3.1 P4.0 MECHANICAL NOTES AND FLOOR PLAN - SHELL MECHANICAL ROOF PLAN A SCHEDULE - SHELL MECHANICAL DETAILS - SHELL MECHANICAL FLOOR PLAN & NOTES MECHANICAL ROOF PLAN MECHANICAL SCHEDULES MECHANICAL SCHEDULES MECHANICAL DETAILS MECHANICAL DETAILS MECHANICAL DETAILS MECHANICAL DETAILS ELECTRICAL SERVICE PLAN ELECTRICAL RISER ELECTRICAL PANEL SCHEDULE ELECTRICAL POWER PLAN AND ELEVATIONS LECTRICAL ROOF PLAN ELECTRIC POWER AND ELEVATIONS ECHNOLOGY POS PLAN ECHNOLOGY DETAILS ELECTRICAL SCHEDULE AND DETAILS ELECTRICAL RISER AND DETAILS ELECTRICAL AUTOMATIC CONTOL PANE FLECTRICAL SITE PLAN

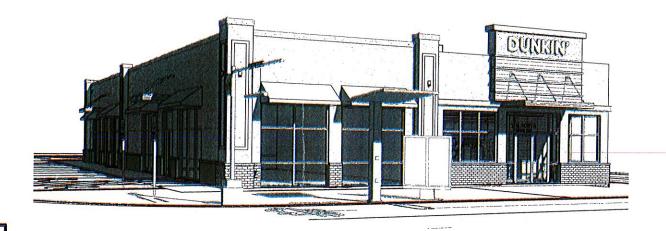
INSPIRE **Brands**

BUILDING SHELL AND OMNI STORE

DUNKIN

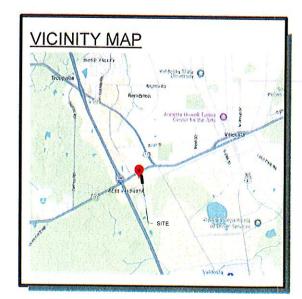
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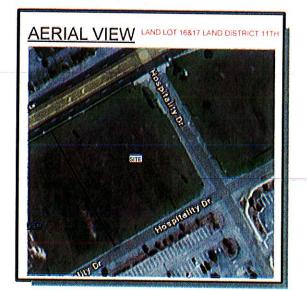
LOWNDES DONUTS



PROJECT NARRATIVE

REVISION HISTORY





PC 365477 **1805 WEST HILL AVE VALDOSTA, GEORGIA 31601**

PROJECT TEAM

LOWNDES DONUTS LIMITED

EDWARD L. COPELAND AIA, NCARB COPELAND ARCHITECTURE - GEORGIA OFFICE 2312 PEACHFORD ROAD SUITE B ATLANTA, GEORGIA 30338 ARCHITECT

COPELAND ARCHITECTURE - FLORIDA OFFICE INVERNESS, FLORIDA 34453 PHONE 678 641 9765 FAX 770 551 9524

SAM DEAN BELT ENGINEERING 1503 W. BUSCH BLVD, TAMPA FL 33612

ANKIT JAVERI

NEARBY ENGINEERS 382 NE 191ST ST , SUITE 49674 MIAMI, FLORIDA 33179

ANKIT JAVERI NEARBY ENGINEERS 382 NE 191ST ST , SUITE 49674 MIAMI,FLORIDA 33179





CHECKED BY



Juvenile/Youth/Family quests appointed counsel and qualifies for such appointment, then the court will appoint counsel at no cost if the party is unable, without financial hardship, to employ counsel. Witness the Honorable Wayne E. Grannis, Judge of said court.
This 30th day of September, 2025.

JOYCE E. HOLMON
CLERK
JUYENILE COURT
OF COBB COUNTY
10:3,10,17,24-2025

8003 Public Hearing

MDJ-6865

MDJ-6865
GPN-16
City of Austell
Public Hearing

The City of Austell hereby gives notice that a Public Hearing to give consideration for a special land use permit request by Neshanda Whitehead for property located in Land Lot 25, Parcel 64 of the 18th District, 2nd Section of Cobb County Georgia (Tax ID#18002500640 5846 Love Street/2781 Veterans Memorial Hwy). The applicant is seeking approval for a special events facility. The property is currently zoned CBD.
The Planning and Zoning Commission will hold a Public Hearing on this matter on Tuesday, October 14, 2025 at 6:00 pm at the Austell Threadmill Complex located at 5000 Austell Powder Springs Road.

The Mayor and Council will hold a Public Hearing on this matter on Monday, December 1, 2025 at 7:00 pm. at the Austell Threadmill Complex located at 5000 Austell Powder Springs Road.

Anyone wishing to attend the public hearings may do so and be heard rela-

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hearings may do so and be heard relative thereto.

"Pursuant to O.C.G.A. 36-67A-3, any applicant for rezoning and any opponent of a rezoning action who has made a campaign contribution or gift aggregating \$255.00 or more to a local government official within two (2) years immediately preceding the filing of the application for rezoning shall file a disclosure at least five (5) calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application."

9:26;10:3-2025

MDJ-7056

mDJ-7056
GPN-16
City of Acworth
Public Hearing
The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to a variance requested by Josh Hampton for property located in Land Lot 72, Parcel 213 of the 20th District, 2nd Section of Cobb County, Georgia, otherwise known as 0 Lake Acworth Drive. The applicant is requesting relief from Sec. 73-5.8[G] Arterial Street setback.
The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to a variance request by David R. Fortney for property located in Land Lot 48, Parcel 36 of the 20th District, 2nd Section of Cobb County, Georgia, otherwise known as 4221 Cantrell Road. The applicant is requesting relief from Sec. 73-8.9.1[G] Site Plan Approval.
The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to a variance requested by Michael Geitgev for property located in Land lot 30, Parcel 119 of the 20th District, 2nd Section of Cobb County, Georgia, otherwise known as 4554 Spring Street Ext. The applicant is requesting relief from Sec. 73-8.1[IS] Sidewalk Requirement.
The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to ext amendments to Chapter 73- Zoning Ordinance of the City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to text amendments to Chapter 73- Zoning Ordinance of the City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to text amendments to Chapter 73- Zoning Ordinance of the City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to text amendments to Chapter 73- Zoning Ordinance of the City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to text amendments to Chapter 73- Zoning Ordinance of the City of Acworth.

The Planning and Zoning Commission will hold a Public Hearing on this matter on Monday, November 3, 2025, at 6:30 p.m. and give f

hearings may do so and be heard relative thereto.

"Pursuant to O.C.G.A. 36-67A-3, any applicant for rezoning and any apponent of a rezoning and any apponent of a rezoning action who has made a campaign contribution or gift aggregating \$250.00 or more to a local government official within two (2) years immediately preceding the filling of the application for rezoning shall file a disclosure at least five (5) calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application."

Aaron Brown

Zoning Administrator
10:3,10,17-2025

MDJ-7080 GPN-16 NOTICE OF PUBLIC HEARING City of Powder Springs Variance

City of Powder Springs
Variance
Notice is hereby given of an application for Variance to complete deck repoirs in a flood hazard area for property located at 3632 SPRING BEAUTY
CT SW, within land lot 826, 19th District, 2nd section, Cobb County Georgia, PIN: 1908260390. The application
will be considered by the Planning and
Zoning Commission at its work session
on Thursday, October 9th, 2025 at 7:00
pm and its public hearing on Monday,
October 27th, 2025 at 7:00 pm and by
the Mayor and Council at its work session on Wednesday, October 29th, 2025
at 5:00 pm and its public hearing on
Monday, November 3rd, 2025 at 7:00
pm. All meetings will be held at City
Hall located at 4448 Pineview Dr., Powder Springs GA 30127. If applicable,
Zoom links will be available at

www.cityofpowdersprings.org.

www.cityofpowdersprings.org.
Anvone who desires to speak at a pub-Anyone who aesires to speak at a pub-lic hearing is required to disclose cam-paign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city ball 10:3-2025

10:3-2025

MDJ-7081
GPN-16
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
REZONING - CHANGE IN ZONING
CONDITIONS
CONDITIONS
Considering a change in zoning conditions relating to Dunkin Donuts adding a drive through for a new construction project. The property is located at 5760
CH James PKWY, within land lot 671
of the 19th District, 2nd Section, and Cobb County, Georgia.
Parcel: 1906/100090. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, October 9th, 2025 at 7:00 pm and its public hearing on Monday, October 27th, 2025 at 700 pm and by the Mayor and Council at its work session on Wednesday, October 29th, 2025 at 5:00 pm and its public hearing on Monday, November 3rd, 2025 at 7:00 pm. All meetings will be held at City Hall 5:W pm and its public nearing on Mon-day, November 3rd, 2025 at 7:00 pm. All meetings will be held at City Hall located at 4483 Pineview Dr, Powder Springs GA 30127. If applicable, Zoom links will be available at

www.cityofpowdersprings.org.

Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall. 10:3-2025

MDJ-7082

MDJ-7082
GPN-16
MDJ-7082
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
SPECIAL USE
To consider an application for a Special Use Approval to allow Dunkin Donuts to construct a new building with a drive through. The property is located at 5760 CH James PKWY, within land lot 671 of the 19th District, 2nd Section, and Cobb County, Georgia. Parcel: 1906710099. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, October 9th, 2025 at 7:00 pm and its public hearing on Monday, October 27th, 2025 at 7:00 pm and by the Mayor and Council at its work session on Wednesday, October 29th, 2025 at 5:00 pm and its public hearing on Monday, November 3rd, 2025 at 7:00 pm. All meetings will be held at City Hall located at 4483 Pineview Dr, Powder Springs GA 30127. If applicable, Zoom links will be available at www.cityofpowdersprings.org.

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Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

10:3-2025

10:3-2025

MDJ-7085

MDJ-7085

GPN-16

STATE OF GEORGIA

COUNTY OF COBB COUNTY

NOTICE OF PUBLIC HEARINGS AS
TO PROPOSED AMENDMENTS OF
CHAPTERS 2, 10, 18, 22, 50, 54, 83, 86,
102, 106, 110, 114, and 122 OF THE OFFICIAL CODE OF COBB COUNTY,
GEORGIA

Notice is hereby given that on Novem-

Notice is hereby given that on November 12, 2025 at 9:00 a.m. and on November 20, 2025 at 6:00 p.m., the Board of Commissioners of Cobb Coun-ty, Georgia will conduct public hear-

Public Hearing ings to solicit comments and input on proposed amendments to the following Chapters, Articles, Divisions, and Sec-tions of the Official Code of Cobb Coun-ty, Georgia:

Chapter 2 - Administration
Article IV. - Finance, Division 2. - Purchases, Sec. 2-141. - Advertising for bids; bid openings; Sec. 2-142. - Purchases exceeding \$50,000.00.
Chapter 10 - Animals
Article II. - Administration and Enforcement, Division 2. - Animal Service Board, Sec. 10-51. - Membership; Division 3. - Animal Impoundment, Redemption and Adoption, Sec. 10-67. - Period of impoundment or confinement.

Article V - Miscallanous Officence.

demption and Adoption, Sec. 10-67. Period of impoundment or confinement.

Article V. - Miscellaneous Offenses, Sec. 10-135. Selling/giving away of animals; use of animals as prizes.

Chapter 18 - Building Regulations
Article II. - Administration and Enforcement, Division 1. Generally, Sec. 18-28. - Authorization for Technical Assistance in Building Code Compliance.

Article X. - Swimming Pools and Wastewater Discharges, Sec. 18-301. 1.

Article XIII. - Development Blasting, Sec. 18-361. - Blasting permit issuance; standard permit conditions.

Chapter 22 - Cable and Video Service Providers; State Franchise Holders.

Sec. 22-1. - Title and purpose; Sec. 22-2. - Definitions; Sec. 22-3. - General Provisions; Sec. 22-4. - Police powers and conditions of right-of-way occupancy; Sec. 22-5. - Surety bond or other security; Sec. 22-6. - Indemnity; Sec. 22-7. Enforcement and penalties; Sec. 22-8. - Severability and effective date.

Chapter 50 Environment
Article III. - Land Disturbing Activities, Sec. 50-71. - Definitions.

Article IV. - Post-Construction Stormwater Management for New Development and Redevelopment, Division 1. - Generally, Sec. 50-102. - Pur-

Stormwater Management for New Development and Redevelopment, Division 1. - Generally, Sec. 50-102. - Purpose and intent; Sec. 50-106.1. - Stormwater management standards; Sec. 50-110. - Stormwater management assessment districts; Sec. 50-111. - Maintenance of stormwater facilities residential; Sec. 50-112. - Maintenance of stormwater facilities commercial/industrial; Division 2. - Stormwater concept and design plans.

commercial/industrial; Division 2. -Stormwater concept and design plans, Sec. 50-130. - Minimum requirements; Division 3. - Inspection and maintenance, Sec. 50-143. - County participa-tion in development agreement. Article VII. - Noise, Sec. 50-258. - Enu-meration of prohibited noises. Chapter 54 - Fire Prevention and Pro-tection Article III. - Fire District, Sec. 54-26. -Established; designated as fire depart-ment.

Article II. - Fire District, Sec. 54-26. - Established; designated as fire department. Article III. - Fire Safety Standards, Sec. 54-51. - Life safety certificate of occupancy; Sec. 54-51. - Expiration of approval; inactivity; renewal; inspections; Sec. 54-52. - International fire code adopted; Sec. 54-52. - International fire code adopted; Sec. 54-53. - Reinspection fees; Sec. 54-54. - State minimum standards adopted; Sec. 54-54. - Tanks; Sec. 54-55. - Enforcement; establishment and duties of bureau of fire prevention; authority of fire marshal; Sec. 54-56. - Definitions in fire prevention code; Sec. 54-59. - Hydrant obstruction and hydrant maintenance; Sec. 54-60. - Fire hydrant installation for existing apartment complexes. Article V. - Fire Protection Contractors, Sec. 54-87. - Enforcement and penalties.

Article VII. - Fire Protection Sprinkler System Requirements, Sec. 54-92. - Power and duties of fire marshal, delegation of authority; Sec. 54-93. - Fire protection sprinkler system requirements; Sec. 54-94. - Fire protection sprinkler system requirements for hotels and dormitories; Sec. 54-95. - Fire protection sprinkler system requirements for hotels and dormitories; Sec. 54-95. - Fire protection sprinkler system installation requirements.

Article VII. - Alarm Systems, Sec. 54-101. - Fire alarm requirements; Sec. 54-103. - Enforcement.

Article VIII. - Outdoor Burning, Sec. 54-118. - Penalties.

Article IX. - Fire Prevention and Protection Sects Ordinance Board of Antonic Protection Se

54-114. - Burning prohibitions; Sec. 54-118. - Penalties. Article IX. - Fire Prevention and Protection Safety Ordinance Board of Appeals, Sec. 54-121. - Jurisdiction and

Article IX. - Fire Prevention and Protection Safety Ordinance Board of Appeals, Sec. 54-121. - Jurisdiction and appeals.
Chapter 83 - Nuisances
Article 1. - In Rem Nuisance Abatement, Sec. 83-4. - Findings; Sec. 83-5. - Definitions; Sec. 83-6. - Duties of property owners; Sec. 83-7. - Nuisance abatement procedure.
Chapter 86 - Offenses and Miscellaneous Provisions
Article 1. - In General, Sec. 86-2. - Disorderly conduct; Sec. 86-12. - Prohibited use of private property by unauthorized persons; Sec, 86-13. - Building fires and camping in public places prohibited.
Chapter 102 - Solid Waste
Article 1. - In General, Sec. 102.1. - Intent and purpose; Sec. 102-3. - Title; Sec. 102-4. - Applicability; Sec. 102-5. - Definitions; Sec. 102-9. - Individual disposal; Sec. 102-10. - Individual placement and disposal of yard trimmings; Sec. 102-11. - Disposal at approved sites only; Sec. 102-12. - Enforcement; Sec. 102-14. - Violations and penalties; Sec. 102-14. - Violations and penalties; Sec. 102-15. - Compiliance with this article; Sec. 102-53. - Permit and registration required generally; Sec. 102-54. - Permit fee schedule; Sec. 102-55. - Application for permit; Sec. 102-55. - Denial of application for issuance of solid waste permit; Sec. 102-59. - Same procedure; notice; hearing required; due cause prerequisite; Sec. 102-60. - Appeals; Sec. 102-61. - Temporary permit; Sec. 102-62. - Insurance; Sec. 102-64. - Vehicle requirement; Sec. 102-79. - Services required to be performed; Sec. 102-74. - Transportation of solid waste permot; Sec. 102-70. - Services required to be performed; Sec. 102-74. - Transportation of solid waste across county lines prohibited; Sec. 102-79. - Services required to be performed; Sec. 102-79. - Services required to be performed; Sec. 102-79. - Services required in be performed; Sec. 102-79. - Services required for be performed; Sec. 102-79. - General property or waters; Sec. 102-79. - Monitoring and coordination of litter abatement in Cobb County.

Article IV. - Keep Cobb Beautiful, Inc., Sec. 1

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Article IV. - Keep Cobb Beautiful, Inc., Sec. 102-111. - Created; purpose; Sec. 102-112. - Membership; Sec. 102-113. - Term of appointment; Sec. 102-114. - Officers; meetings; quorum; Sec. 102-115. - Bylaws; minutes; Sec 102-116. - Responsibilities; Sec. 102-117. - Financial powers limited; Sec. 102-118. - Annual report; Sec. 102-119. - Termination of projects.

of projects.
Chapter 106 - Streets, Sidewalks and Other Public Places

Other Public Places
Article 1. - In General, Sec. 106-10. Pavement cuts, utility work; permission, restoration, obstructions; Sec. 106-11. - Limited access highways.
Chapter 110 - Subdivisions
Article 11. - Plats and Plat Approval Procedure, Sec. 110-30. - final plat specifications.
Article III. - Subdivision Design Standards and Required Improvements, Division 3. - Structural stormwater controls, Sec. 110-111. - Structural stormwater controls. Chapter 114 - Taxation
Article VI. - Cumberland Special Services

trols, Sec. 110-111. - Structural stormwater controls.
Chapter 114 - Taxation
Article VI. - Cumberland Special Services District No. 11, Sec. 114-119. Penalty for violation.
Chapter 122. - Utilities
Article 11. - Water and Wastewater
Systems, Division 2. - Enforcement,
Sec. 122-57. - Right to enter premises;
Division 3. - Fees and charges, Sec.
122-89. - Late fees for unpaid, past due invoiced accounts; Division 4. - Construction standards, Sec. 122-136. Wastewater lift station; Sec. 122-136. Wastewater lift station; Sec. 122-136. Wastewater lift station; Sec. 122-136. Sewer consideration for new developments; Division 5. - General use of public water and wastewater facilities, Sec. 122-135. - Water system; Division 6. - Nondomestic use of public wastewater facilities, Sec. 122-138. - Interceptors; Sec. 122-131. - Hauled wastes; Division 9. - Outdoor water use restrictions, Sec. 122-304. - Hauled wastes; Division 9. - Outdoor water use restrictions, Sec. 122-303. - Establishment of stormwater utility; Sec. 122-304. Scope of responsibility; Sec. 122-304. Scope of responsibility; Sec. 122-304. Scope of responsibility; Sec. 122-305. Establishment of enterprise fund; Division 2. - Fees and charges, Sec. 122-311. - Service charges, rates and fees generally; Sec. 122-312. - Stormwater management and miscellaneous charges and fees; Sec. 122-313. - Stormwater service fee exemptions; Sec. 122-314. - Billing, payments, delinquencies, and adjustments; Sec. 122-315. - Credits; Sec. 122-316. - Appeals.
The Board of Commissioners' public hearings will be held in the second floor Commissioners and the Clerk of the Board of Commissioners and the Clerk of the Superior Court for the purpose of examination and inspection by the public.

10:3,10,17-2025

8004 Public Sales/Auctions

MDJ-6664

MDJ-6664
GPN-17
NOTICE OF PUBLIC SALE OF
PERSONAL PROPERTY
Pursuant to the lien granted by the
Georgia Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at
a public sale by competitive bidding, to

Public Sales/Auctions

satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.storage-Treasures.com beginning Tive days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyers premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as general household items unless otherwise noted. All contents must be removed completely from the property withing 40 bours or scorage are are set.

less otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale. Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage: 1280 Hurt Road, Austell, GA 30106. The bidding will close on the website StorageTreasures.com and a high bidder will be selected on October 16th, 2025, at 10AM Unit Name of Occupant

lected on October 16th, 2025, at 10AM

Unit Name of Occupant

Description of Property
129 Terri Counts Personal Effects
217 Kirstan Wilkins Personal Effects
249 Ernesto E Baltierra Personal Effects

fects
625 James Brown Personal Effects
626 Roderick N Harp Personal Effects
626 Bennie J Jones Personal Effects
627 Bennie J Jones Personal Effects
627 Juan De La Cruz Personal Effects
807 Juan De La Cruz Personal Effects
813 Fabian Collier Personal Effects
9:26;10:3-2025

MDJ-6785

MDJ-6785
GPN-17
NOTICE OF PUBLIC SALE:
The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner 381 Veterans Memorial Hwy SW Mableton Ga 30126 to satisfy a lien on October,15,2025 at approx. 12:00pm at www.storagetreasures.com

aprox. 12:00pm at www.s
sures.com
007. Tangela Nash
004. Reggie Cummings
102. Jerelle Smallwood
131. Kenya Jones
162. Clayton Martinez
175. Calvin Shellman
189. Quotishia Wyche
249. Calvin Shellman
326. Ashley Palmer
336. Elon Daly
340. Star Shanee Redman
344. Calvin Shellman
444. Erikka Tolbert
562. Dwight Reese
600. Jacobi Lyons
609. Stephan Hyppolite
715. Meneida Bailey
788. Kayla Gray
839. Natacha Jean Pierre
9:26;10:3-2025

MDJ-6848

MDJ-6848
GPN-17
Snapbox Marietta, 1745 Roswell Rd
Marietta, GA 30062 hereby gives NOTICE OF PUBLIC SALE of the storage
space(s) listed below, containing
household and other goods will be sold
for cards on October 17th, 2025, at
1:00pm. with the contents being sold to
the highest bidder. Owner reserves the
right to bid. The sale is being held to
satisfy a landlard's lien, in accordance
with Georgia Statutes Section 10-4-21010-4-218, and will be held online at
www.storagetreasures.com

with Georgia Statutes Section
10-4-218, and will be held
www.storagetreasures.com
102 - Bobby Lovelace
188 - Tandria Potts
193 - Maria Lopez
205 - Albert Brice
1003 - Jc Roper
1102 - Edward St. Aubin
1160 - Natatlie Martin
2035 - Monique Styles
2075 - Albert Brice
2094 - Jamika Thornton
2098 - Jamika Thornton
2098 - Jamika Thornton
2098 - Jamika Thornton
2019 - Albert Brice
2163 - Alisha Mingo
3034 - Masheada Watson
3041 - Ryan St John
3071 - Karmice Johnson
3086-3087 - Felecia Cross
3153 - Heather Gearhart
9:26; 10:3-2025

MDJ-6868
GPN-17
Extra Space Storage, on behalf of itself or its affiliates, Extra Space Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1987 Canton Road Marietta, GA 30066 on October 22nd, 2025 at 11:00 am

am Nathan Lewis Unit 408 Nathan Lewis Unit 408
Tools/Appliances
Katrina Whiting Unit 223
household goods, motor cycle, tools
Katrina Whiting Unit 225
Household Goods
Shayne Umana Unit 3086
Household Goods
The auction will be listed and advertised on www.storagetreasures.com.

Purchases must be made with cash only and paid at the above referenced only and plan at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

10:3,10-2025

MDJ-6944

MDJ-6944
GPN-17

ARK SELF STORAGE, pursuant to the Georgia Self Storage Facilities Act, shall conduct a public Auction of the contents of the following units to the highest bidder, at 1744 COBB PARK-WAY MARIETTA, GA 3060 (770)-955-3128. The sale will be on THURSDAY, October 23, 2025 at 1:00 P.M., in front of each unit. Management reserves the right to withdraw units, items, and reject bids. All sales are final and must be paid for in cash. All units must be emptied and swept clean within 48 hours. The contents of each unit will be available for inspection at the time of the auction. If for any reason any unit is not sold at the next scheduled auction. Units contain household goods, furniture, tools and other miscellaneous items, unless noted otherwise. Any vehicles that are auctioned will be sold as parts only; no titles are involved.

NAME-UNIT #Kevin Boothe C23
Cassie Walton FD12
Charlene Beniamin FC01
Clarence Lott E22
Grace Love D40
Ezra Yisrael C54

Grace Love D40 Ezra Yisrael C54 10:3-2025

MDJ-7059
GPN-17
Notice of GovDeals.com Auction
The City of Marietta, Board of Lights and Water will receive bids on the Govdeals.com website for the following type of products:
"Surplus items" in good condition.
Various Jewelry items from City of Marietta Police Department items from recovered personal property and vehicles.

from recovered personal property and vehicles.
Items will list on various dates to bid on as they become available and may be viewed at Govdeals.com.
Instructions and payment methods posted on Govdeals.com must be strictly adhered to. All sales are final.
Purchasing Division
City of Marietta/Board of
Lights and Water
10:3,10-2025

MDJ6847 GPN17

GPN17

The Salt Lake County Constables Office will sell to the highest qualified bidder in public, the property described below, on 10/21/2025 at 10:00 am (Mountain) at the following location: The courthouse front steps of the Third District Court, 8080 5 Redwood Road, West Jordan, UT 84088. The opening bid, by the Lender / Secured Party, will be \$1,000.00, against a default amount of \$130,750.04, or such other amount Lender / Secured Party deems sufficient and appropriate. Winning bidder must pay non-refundable deposit of \$5,000.00 in the form of certified funds (bank cashiers check/money order), payable to Lender: DHM Inposit of \$5,000.00 in the form of certified funds (bank cashiers check/money order), payable to Lender: DHM Industries, Inc., with remainder of sale proceeds paid by electronic funds transfer (EFT) or wire on or before 10/22/2025 at 2:00 pm (Mountain). Upon such sale, you will no longer have any right to the property sold and the proceeds from such sale will be used to reduce the obligations owed to the lender and secured creditor DHM Industries, Inc. until such obligations have been satisfied in full. You may request information or accounting by calling or sending an email to Spencer Macdonald, 801-709-1824, spencer@do-hardmoney.com, attorney for the Lender. The property to be sold is: All rights, titles and interests in and to the limited liability company membership interests in: 10241 ROYAL DRIVE INDUSTRIES, LLC, held by debtor and all proceeds therefrom. The limited liability company 10241 ROYAL DRIVE INDUSTRIES, LLC, owns the real property located at: 10241 ROYAL DRIVE INDUSTRIES, LLC, owns the real property located at: 10241 ROYAL DRIVE, ST. LOUIS, MO 63136.

Clerk of Superior Court

MDJ-6740 IN THE SUPERIOR COURT OF COBB COUNTY STATE OF GEORGIA ARILENE GUADALUPE LOPEZ FIGUEROA, Petitioner,

JOSE DARINEL MORALES LOPEZ, Respondent.
CIVIL CASE No: 25CV05437
NOTICE OF FILING PETITION BY
PUBLICATION
TO: JOSE DARINEL MORALES
LOPEZ

LOPEZ
Pursuant to an Order for Publication signed by Judge Ann B. Harris, on the 11th day of September 2025, you are hereby notified that a Petition for Sole Custody has been filed in the Superior Court of Cobb County, Georgia, Civil Case No. 25CV05437, on the 18th day of July 2025.
Generally, the Petition alleges that pursuant to O.C.G.A. § 19-9-40, the Petitioner seeks sole custody of the minor child.

You may obtain a copy of the Petition from the Clerk of Superior Court of Cobb County, 70 Haynes Street, Marietta, GA 30090.

Cobb County, 70 Haynes Street, Marietta, GA 30090.

After you review the Petition, you must file your written answer and objections to the Petition with the Clerk of Superior Court. You must also serve a copy of your answer upon the Petitioner, whose address is as follows:

Giovanni J. Diaz, Esa.

Diaz & Gaeta Law, LLC

2400 Herodian Way SE, Suite 275

Smyrna, GA 30080

Your answer must be made within sixty (60) days of the date of the Order for Service by Publication.

Signed this 11th day of September 2025.

Clerk, Superior Court of Cobb County

9:19,26; 10:3,10-2025

9:19,26; 10:3,10-2025

9:19,26; 10:3,10-2025

MDJ-6821
GPN-14
IN THE SUPERIOR COURT
OF COBB COUNTY
STATE OF GEORGIA
Petitioner: Azariah Jackia Magby
and
Respondent: Dequan Rakheem Ivery
Civil Action File No.: 25CV07016
NOTICE OF PUBLICATION
By Order of Publication dated the 12th
day of September, 2025, you are hereby
notified that on the 12 day of September, 2025, Azariah J. Magby filed suit
against you for petition of sole custady
You are required to file with the Clerk
of Superior Court, and to serve upon
the petitioner, Azariah Jackia Magby
319 Dunstans Pass Marietta, GA 30066
an answer in writing within sixty (60)
days of the date of the Order of Publication.
WITNESS, the Honorable

tion.
WITNESS, the Honorable
Judge J. Schuster
Judge of this Superior Court
This 12th day of September, 2025
DEPUTY CLERK,
Superior Court of Cobb County
Azariah J. Magby
319 Dunstans Pass
Marietta, 6A, 30066 Marietta, GA 30066 9:19,26; 10:3,10-2025

MDJ-6836 GPN-14 IN THE SUPERIOR COURT OF COBB COUNTY STATE OF GEORGIA Cheryl Lynne Reeves, Petitioner, V.

Clarice Ann Huiel,
Respondent.
CIVIL ACTION FILE NO. 25GC00283
NOTICE OF PUBLICATION
To: Clarice Ann Huiel
2274 Salt Springs PL
Austell, GA 30168-4246
By Order of Publication dated the 13
day of August, 2025, you are hereby notified that on the 14th day of January
2025, Cheryl Lynne Reeves filed suit
against you for Damages Arising out of
Tort.

2025, Cheryl Lynne Reeves ineu 301, against you for Damages Arising out of Tort.
You are required to file with the Clerk of the Superior Court, and to serve upon petitioner through her undersigned counsel at his office at Pracht Injury Lawyers 1000 North Main Street, Anderson, Sc 29621, an Answer in writing within sixty (60) days of the date of the Order of Publication.
WITNESS, the Honorable Ann B. Harris, Judge of this Superior Court. This 16th day of September, 2025
Deputy Clerk, Superior Court of Cobb County
Prepared and Presented by:
S/ R. Aleiandro Guarin,
GA Bar No.: 934210
aleiandro@8841aw.com
P.O. Box 4025
Anderson, South Carolina 29622
Telephone: (864) 226-7222
Fax: (864) 226-7224
Attorney for Plaintiff
9:19,26; 10:3,10-2025

MDJ-6869 IN THE SUPERIOR COURT OF COBB COUNTY STATE OF GEORGIA FATIMA FLORES MARADIAGA, Petitioner,

Petitioner,
V.
EDGAR FRANCISCO ELVIR
MENDOZA
and HUGO (LAST NAME
UNKNOWN),
Respondents.
CIVIL ACTION FILE NUMBER:
25CV06215
NOTICE OF SUMMONS BY
PUBLICATION
To: HUGO (LAST NAME UNKNOWN)
By Order for Service by Publication
dated the 15th day of September, 2025.
You are hereby notified that the Petitioner FATIMA FLORES MARADIAGA filed a Petition for Sole Custody regarding the minor child A.D.F.M.,
against you. You are required to file
with the Clerk of the Superior Court of
Cobb County, and to serve upon the Petitioner's attorney, Kennedy Weathers
at 50 Hurt Plaza SE, Suite 700, Atlanta
GA, 30303, an answer in writing to the
Petition within sixty (60) days of the
date of the first publication of this notice. This 15th day of September, 2025.
Witness the Honorable Judge Robert
D. Leonard II, Judge of Superior Court
OL.

Witness the Honorable Judge Robert D. Leonard II, Judge of Superior Court of Cobb County, 9:26; 10:3,10,17-2025 MDJ-6870 GPN-14 IN THE SUPERIOR COURT OF COBB COUNTY STATE OF GEORGIA FATIMA FLORES MARADIAGA, Petitioner, V.

EDGAR FRANCISCO ELVIR MENDOZA and HUGO (LAST NAME UNKNOWN),

Respondents.
CIVIL ACTION FILE NUMBER:
25CV06215
NOTICE OF SUMMONS BY
PUBLICATION
DEBOGAR FRANCISCO ELVIR
ENDOZA

To: EDGAR FRANCISCO ELVIR
MENDOZA
By Order for Service by Publication
dated the 15 th day of September, 2025.
You are hereby notified that the Petitioner FATIMA FLORES MARADIAGA filed a Petition for Sole Custody regarding the minor children, G.S.F.M.
and M.D.E.F., against you. You are required to file with the Clerk of the Superior Court of Cobb County, and to
serve upon the Petitioner's attorney,
Kennedy Weathers at 50 Hurt Plaza
SE, Suite 700, Atlanta GA, 30303, an answer in writing to the Petition within
sixty (60) days of the date of the first
publication of this notice. This 15 th
day of September, 2025.
Witness the Honarable Judge Robert
D. Leonard II, Judge of Superior Court
of Cobb County.
9:26; 10:3,10,17-2025

8009 Condemnation

MDJ-6671

MDJ-6671
GPN-04
TO: RICKY ALAN ROSENBERGER
Pursuant to an Order for Service by
Publication issued by this Court on the
9 day of September, 2025, you are hereby notified that a Petition for Citation
of Contempt, has been filed in the Superior Court of Cobb County, Georgia,
Case No. 24DR05516, on July 25, 2024,
which includes a petition seeking to obtain a order of Contempt both civil
and/or criminal Contempt.
You may obtain a copy of this Petition

and/or criminal Contempt.
You may obtain a copy of this Petition from the Clerk of Superior Court of Cobb County, located at 70 Haynes Street, Marietta, Georgia, 30090 or (770) 528-1300.

After you review said Petition, you must file your written answer and objections to the Petition with the Clerk of Superior Court within the time period prescribed by law. You must also serve a copy of your answer upon the Plaintiff, through her counsel, whose address is as follows: 31 Atlanta Street, Suite 201 Marietta, Georgia 30060.
Your answer must be made within six-

your answer must be made within six-ty (60) days of the date of said Order for Service by Publication. 9:19,26;10:3,10-2025 8011 State Court

Mdi6713 MODIO
GPN14
IN THE STATE COURT OF COBB
COUNTY
STATE OF GEORGIA
ALYSSA SCOLES
Plaintiff, State Court

ADRIAN BANKS, RODENA GAMBOAFREEMAN,
AND RAISER, LLC.
Civil Action Number: 25-A-1489-7
Defendant.
TO: ADRIAN BANKS
NOTICE OF P UBLICATION
By Order for service by publication dated the 5th day of August 2025, you are hereby notified that on May 17, 2025, Alyssa Scoles, filed a Complaint against you.
You are required to file with the Clerk of the State Court of Cobb County at 12 East Park Square, Marietta, GA 30090 and to serve upon plaintiffs attorney Natalie C. Foster Bank of America Plaza, 600 Peachtree Street, NE, Suite 4010, Atlanta, GA 30308 an answer in writing within sixty (60) days of the date of the Order for publication.
WITNESS The Honorable, Carl W. Bowers, Judge of State Court.
This 9th day of September 2025.
Tahnicia Phillips, Clerk
State Court of Cobb County.
9:12,26 - 10:3,10-2025

MDJ6714 gpn14
IN THE STATE COURT OF COBB
COUNTY
STATE OF GEORGIA
WOODLAND BROOK HOMEOWNERS
ASSOCIATION, INC.
Plaintiff,
VS

Plaintiff,
VS

CATHRENE MUPFUMIRA
Defendant.
Civil Action Number: 25-A-839-7
N OTICE OF PUBLICATION

By Order for service by publication dated the 26th day of August 2025, you are hereby notified that on February 14, 2025, Woodland Brook Homeowners Association, Inc., filed a Complaint against you.
You are required to file with the Clerk of the State Court of Cobb County at 12
East Park Square, Marietta, GA 30090 and to serve upon plaintiffs attorney Stormy M. Crowe 500 Sugar Mill Road, Suite 160-B, Atlanta, GA 30350 an answer in writing within sixty (60) days of the date of the

the date of the rater for publication WITNESS The Honorable, Carl W. Bowers, Judge of State Court. This 9th day of September 2025. Tahnicia Phillips, Clerk State Court of Cobb County 9:12,19,26 - 10:3,2025

MDJ-6835
GPN-14
IN THE STATE COURT OF
COBB COUNTY
STATE OF GEORGIA
GEORGIA'S OWN CREDIT UNION
Plaintiff,
V.

Plaintiff,
V.
V.
WAYNE ANTHONY BARRETT,
Defendant.
Civil Action No. 25-A-3053-4
TO: WAYNE ANTHONY BARRETT
NOTICE OF PUBLICATION
By Order for service by publication
dated the 16th day of September 2025,
you are hereby notified that on the
22nd day of May, 2025, the above
named plaintiff filed suit against you
for Judgment.
You are required to file with the Clerk
of the State Court and serve upon
plaintiff's attorney or plaintiff at the
following address and email address:
Curtis Campbell
701 Riverside Park Place
Jacksonville, FL 32204
a written answer within 60 days of the
date of the publication order.
Witness the Honorable,

ate of the publication order.
Witness the Honorable,
Jane P. Manning,
Judge of this State Court.
This 16th day of September, 2025.
Tahnicia Phillips, Clerk State Court
Cobb County, Georgia
9:19,26; 10:3,10-2025

MDJ-6967
GPN-14
IN THE STATE COURT OF
COBB COUNTY
STATE OF GEORGIA
SHIRIN THOMAS
Plaintiff,
VALUA PAMSEY

V.
JAKIYAH RAMSEY,
Defendant.
Civil Action No. 25-A-3715-2
TO: JAKIYAH RAMSEY
NOTICE OF PUBLICATION
By Order for service by publication
dated the 15th day of September 2025,
you are hereby notified that on the 26th
day of June 2025, the above named

day of June 2025, the above named plaintiff filed suit against you for Dam-

plaintiff filed suit against you for Damages.
You are required to file with the Clerk of the State Court and serve upon plaintiff's afforney or plaintiff at the following address and email address: Henrietta B. Boyles
Gardner Trial Attorneys, LLC
3100 Cumberland Blvd.
Suite 1470
Atlanta, Georgia 30339
hgb@gardnertrialattorneys.com
a written answer within 60 days of the date of the publication order.
Witness the Honorable, Maria B.
Golick, Judge of this State Court.
This 24th day of September, 2025.
Tahnicia Phillips, Clerk State Court

Cobb County, Georgia 9:26; 10:3,10,17-2025 8020 Service/Construction Bids

MDJ-6303 GPN-5 ADVERTISEMENT FOR BIDS

ADVERTISEMENT FOR BIDS
2022 TRANSPORTATION
IMPROVEMENTS PROGRAM
COBB COUNTY, GEORGIA
COBB COUNTY DOT
FOR
COBB COUNTY DOT
COBB COUNTY BOARD OF
COMMISSIONERS
Electronic bids will be received via
Bid Express at www.bidexpress.com
on behalf of the Cobb County Board of
Commissioners until 12:00 noon on October 9, 2025, for furnishing all labor,
material, equipment and other things
necessary for the complete construction of:

necessary for the complete construction of:
Project Name: Transportation Management Center (TMC) Upgrades
Cobb DOT Project No. B2583
GDOT No. P.1. 0019887
Project Description: The Project consists of capital improvements to enhance the effectiveness of the TMC through technology and facility upgrades. Upgrades will include video wall hardware, software and monitors, audio-video equipment, electronic equipment, and operator console furniture, as well as facility upgrades including mechanical, electrical, suppression, structural, flooring and wall treatments.

Suppression, Sincholar, Manual Fredithents.

Project Duration: The following milestones have been set for this project: Substantial Completion on or before November 15, 2026; Final Completion on or before December 31, 2026.

Prebid Conference Date / September 12, 2026.

Tenda Conterence Date / September 16, 2025
Time / Location: 9:30 a.m., Cobb County DOT / Virtual Teleconference
Bid Opening Date / October 9, 2025
Time / Location: 2:00 p.m.,
Cobb County Procurement Services
1828 West Oak Parkway
Marietta, GA 30062
Bid Document Cost: Can be purchased
through Bid Express at
www.bidexpress.com
Plan Sets may be downloaded from:
http://docs.cobbegov.org/B2583 TMCUpgrades.pdf.

www.bidexpress.com
Plan Sets may be downloaded from:
http://docs.cobbegov.org/B2583 TMCUpgrades.pdf.
This project is funded by Federal,
State and local funds. Accordingly, the
successful bidder will be required to
comply with all applicable Federal and
State rules and regulations, as well as
those of Cobb County. Project must
also conform to all Americans with
Disabilities Act (ADA) regulations.
Proposers are not required to be prequalified or registered with Georgia
Department of Transportation (GDOT)
for this project. The County encourages prospective Proposers to seek
prequalification in advance of possible
contract award.
Davis Bacon wage rates for Cobb
County, Georgia will also apply.
A Disadvantaged Business Enterprise
(DBE) PARTICIPATION GOAL OF
18% has been established for this
project. Bidders are subject to the requirements of Title 49, Code of Federal
Regulations, Part 26, Participation by
Disadvantaged Business Enterprises in
Department of Transportation Financial Assistance Programs. Contractors must submit a DBE Participation
Schedule to the County with this bid
and a final DBE report must be submitted at the end of a project. Any
subsequent changes and/or substitutions of DBE firms from the original
DBE Participation Schedule must be
submitted and approved by the County
in advance. Monthly DBE reports
must be submitted and approved by
the County
in odvance. Monthly DBE reports
must be submitted and approved by
DBE firms must be certified with the
Georgia Department of Transportation's Equal Employment Opportunity
(EEO) office.

ALL NEW PROSPECTIVE BIDDERS
ARE STRONGLY ENCOURAGED TO

TION'S EQUAL EMPLOYMENT OPPORTUNITY (EEO) Office. ALL NEW PROSPECTIVE BIDDERS ARE STRONGLY ENCOURAGED TO PRE-REGISTER WITH COBB COUN-TY FINANCE PRIOR TO BID CLOS-

ING.
The Complete Advertisement for Bids may be found at https://www.cobbcounty.gov/trans-portation/projects/bids-and-rfps and https://www.cobbcounty.gov/procurement-services/bidding-opportunities
Contractor and their subcontractors

Service/Construction Bids are required to be in compliance with the "Georgia Security and Immigra-

are required to be in compliance with the "Georgia Security and Immigration Compliance Act."

Cobb County will affirmatively comply with Title VI of the Civil Rights Act of 1964 and 78 Stat. 252, 42 USC 2000d-42 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21 Nondiscrimination Act(s).

The Cobb County Board of Commissioners reserves the right to reject all Bids and waive any formalities.

8:29; 9:5,12,19,26; 10:3-2025

MDJ-6635

MDJ-6635
GPN-5
ADVERTISEMENT FOR BIDS
2022 TRANSPORTATION
IMPROVEMENTS PROGRAM
COBB COUNTY, GEORGIA
COBB COUNTY DOT
FOR
COBB COUNTY DOT
FOR
BOARD OF COMMISSIONERS
Electronic bids will be received via
Bid Express at www.bidexpress.com
on behalf of the Cobb County Board of
Commissioners until 12:00 noon on October 9, 2025, for furnishing all labor,
material, equipment and other things
necessary for the complete construction of:

tion of:
Project No./Project Name:Resurfacing
Contract 2026-1 Local Roads (Northwest)
Project Description:Project consists of
asphaltic resurfacing on various county streets, including variable depth
milling, patching, and pavement markings.

milling, patching, and pavement markings.
Project Duration: All roads to be completed by October 31, 2026
Prebid Conference Date / September 23, 2025
Time / Location: 9:00 a.m., Cobb County DOT / Webex Teleconference
Bid Opening Date / October 9, 2025
Time / Location: 00 p.m., Cobb County
Procurement Services 122 Waddell
Street Marietta, GA 30060
Bid Document Cost: Can be purchased
through Bid Express at www.bidexpress.com

Press.com
ALL NEW PROSPECTIVE BIDDERS
ARE STRONGLY ENCOURAGED TO
PRE-REGISTER WITH COBB COUNTY FINANCE PRIOR TO BID CLOSING.
The Complete Advertisement for Bids

ING.
The Complete Advertisement for Bids may be found at https://www.cobbcounty.org/transportation/current-bids-rfps and https://www.cobbcounty.org/procurement-services/bidding-opportunities
Contractor must meet the current bid requirements of the Georgia Department of Transportation.
Contractor and their subcontractors are required to be in compliance with the "Georgia Security and Immigration Compliance Act."
Cobb County will affirmatively comply with Title VI of the Civil Rights Act of 1964 and 78 Stat. 252, 42 USC 2000d42 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21 Nondiscrimination Act(s).
Disadvantaged Business Enterprise (DBE) Participation and Small Business Participation in all DOT contracts is encouraged.
The Cobb County Board of Commissioners reserves the right to reject all Bids and waive any formalities.
9:12,19,26;10:3-2025

MDJ6646

MDJ6646
gpn05
ADVERTISEMENT FOR BIDS
2022 TRANSPORTATION
IMPROVEMENTS PROGRAM
COBB COUNTY, GEORGIA
COBB COUNTY BOARD OF
COMMISSIONERS
Electronic bids will be received via
Bid Express at www.bidexpress.com
on behalf of the Cobb County Board of
Commissioners until 12:00 noon on October 9, 2025, for furnishing all labor,
material, equipment and other things
necessary for the complete construction of:

necessary for the complete construction of:
Project No./Project Name: B2308 /
East-West Connector at Fontaine Road and Cooper Lake Road
Project Description: This project consists of safety improvements on the East-West Connector at the intersections of Fontaine Road and Cooper Lake Road. The safety improvements will include extension of the westbound left-turn lanes at both intersections.
Project Duration: All work to be completed by July 31, 2026.
Prebid Conference Date /
September 30, 2025
Time / Location: 9:30 a.m. Cobb County DOT / Virtual Teleconference
Bid Opening Date / October 9, 2025
Time / Location: 2:00 p.m., Cobb County Procurement Services
1828 West Oak Parkway
Marietta, GA 30062
Bid Document Cost: Can be purchased

Marietta, GA 30062

Bid Document Cost: Can be purchased through Bid Express at www.bidexpress.com
Plan Sets may be downloaded from: http://docs.cobbegov.org/B2308_East-Westatf-ontaineCooper.pdf.
ALL NEW PROSPECTIVE BIDDERS
ARE STRONGLY ENCOURAGED TO PRE-REGISTER WITH COBB COUNTY FINANCE PRIOR TO BID CLOSING.

The Complete Advertisement for Bids may be found at https://www.cobbcounty.org/transportation/projects/bids-and-rfps and https://www.cobbcounty.org/procure-ment-services/bidding-opportunities Contractor must meet the current bid requirements of the Georgia Department of Transportation.
Contractor and their subcontractors are required to be in compliance with the "Georgia Security and Immigration Compliance Act." Cobb County will affirmatively comply with Title VI of the Civil Rights Act of 1964 and 78 Stat. 252, 42 USC 2000d42 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21 Nondiscrimination Act(s). Disadvantaged Business Enterprise (DBE) Participation in all DOT contracts is encouraged.
The Cobb County Board of Commissioners reserves the right to reject all Bids and waive any formalities.

9:12,19,26 - 10:3,2025

MDJ6648

MDJ6648
gpn05
ADVERTISEMENT FOR BIDS
2022 TRANSPORTATION
IMPROVEMENTS PROGRAM
COBB COUNTY, GEORGIA
COBB COUNTY DOT
FOR
COMMISSIONERS
Electronic bids will be received via
Bid Express at www.bidexpress.com
on behalf of the Cobb County Board of
Commissioners until 12:00 noon on October 9, 2025, for furnishing all labor,
material, equipment and other things
necessary for the complete construction of:
Project No./Project Name: 2026 Coun tion of:
Project No./Project Name: 2026 Countywide Micro Surfacing
Project Description: Project consists of furnishing all materials, labor, and equipment for micro surfacing on various Cobb County maintained streets.
Project Duration: All roads to be completed by July 31, 2026
Prebid Conference Date / September 23, 2025

Prebid Conference Date / September 23, 2025
Time / Location: 9:30 a.m., Cobb County DOT / Teleconference
Bid Opening Date / October 9, 2025
Time / Location: 2:00 p.m., Cobb County Procurement Services
1828 West Oak Parkway
Marietta, GA 30062
Bid Document Cost: Can be purchased through Bid Express at www.bidexpress.com
ALL NEW PROSPECTIVE BIDDERS
ARE STRONGLY ENCOURAGED TO
PRE-REGISTER WITH COBB COUNTY FINANCE PRIOR TO BID CLOSING.

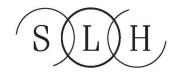
ING.
The Complete Advertisement for Bids

ING.
The Complete Advertisement for Bids may be found at https://www.cobbcounty.org/transportation/current-bids-rfps and https://www.cobbcounty.org/procurement-services/bidding-opportunities Contractor must meet the current bid requirements of the Georgia Department of Transportation. Contractor and their subcontractors are required to be in compliance with the "Georgia Security and Immigration Compliance Act."
Cobb County will affirmatively comply with Title VI of the Civil Rights Act of 1964 and 78 Stat. 252, 42 USC 2000d42 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21 Nondiscrimination Act(s).
Disadvantaged Business Enterprise (DBE) Participation and Small Business Participation in all DOT contracts is encouraged.
The Cohb County Roard of Commisshess Participation in all DOT commets is encouraged.

The Cobb County Board of Commissioners reserves the right to reject all Bids and waive any formalities.

9:12,19,26 - 10:3,2025

MDJ-6745 MDJ-6745
GPN-05
GPN-05
COBB COUNTY-MARIETTA
WATER AUTHORITY
REQUEST FOR PROPOSALS
WYCKOFF WATER TREATMENT
PLANT - RESIDUALS BUILDING
REPLACEMENT PROJECT
The Cobb County-Marietta Water Authority is soliciting competitive sealed
proposals from Engineering Consul-



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 770•422•7016 TELEPHONE 770•426•6583 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.

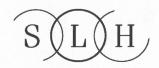
Neighbors:

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 (770) 422-7016 or you may email me at jlarkin@samslarkinhuff.com. 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

Joel L. Larkin



Site Plan:



Rodriguez Juan & Perez Tawany 1232 Silvercrest Ct Powder Springs

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







Affidavit of Public Notification

Public Notification Requirements

Per Article 13 and 14 of the City of Powder Springs Unified Development Code, I c	ertify t	hat	I have met the
advertising requirements of Article 13 and Article 14 for a □Special Use, □Vari	iance	1000	Rezoning
application for subject property located at 5760 C.H. James Pkwy, Powder Springs, GA 3	80127		Change in Conditions

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 10-01-2025. 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 $\underline{10-06-2025}$. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

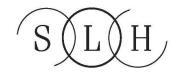
Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

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 inMarietta(City),Georgia(State).		min A CAMA
Joel L. Larkin Joel L. Larkin/Attorney for Applicant Printed Name	10-07-2025 Date	SNOTARY
Subscribed and sworn before me this 7^{th} day of 0^{th} . 20 25	Jule	A NOTARY SEA
Signature of Notary Public Signature of Notary Public Name of Notary Public	02-04-2028 My Commission Expires	FEB A COUNTY

8 Form Version: 06152020



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 770•422•7016 TELEPHONE 770•426•6583 FACSIMILE

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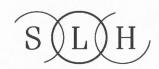
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Please feel free to contact me if you have any questions or concerns. You can reach me at (770) 422-7016 or you may email me at jlarkin@samslarkinhuff.com. You may also contact the City of Powder Springs at 770-943-1666 extension 307, or email Kerisha Black kblack@cityofpowdersprings.org.

Thank you,

SAMS, LARKIN & HUFF, LLP

Joel L. Larkin



Site Plan:



Certificate of Mailing — Firm

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MARIETTA, GA 30082 OCT 01 25		
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The state of the s	Androse	USPS® Tracking Number
THETTA GA 30082	Charles S	
OCT - 1 2025	Postmaster, per (name or receiving employee)	
小型用罐TTA., 28308062-29297 "WAT	7	Marietta, GA 30064
GRESHAM RD. POSK CEEICH	6	Sams, Larkin & Hutt, LLP 376 Powder Springs Street Suite 100
Affix Stamp Here Postmark with Date of Receipt.	TOTAL NO. TOTAL NO. TOTAL NO. of Pieces Listed by Sender of Pieces Received at Post Office™	Name and Address of Sender
		- OJIMETULIANCE

Rodriguez Juan & Perez Tawany 1232 Silvercrest Ct Powder Springs

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









City of Powder Springs Staff Report

City of Powder Springs 4426 Marietta Street Powder Springs, GA 30127

10/9/2025

TIMES JOURNAL, INC. P.O. BOX 1633 ROME GA 30162-1633 (770)795 - 3050

ORDER CONFIRMATION

Printed at 10/01/25 09:29 by khick-tj Salesperson: KELLY HICKS ______

Ad #: 512054 Status: New WHOLD Acct #: 110102

CITY OF POWDER SPRINGS Start: 10/03/2025 Stop: 10/03/2025

KELLY AXT Times Ord: 1 Times Run: ***

LEG 1.00 X 2.79 Words: 200 PO BOX 46

Total LEG 2.79 POWDER SPRINGS GA 30073

Class: 8003 PUBLIC HEARING Rate: LEGL Cost: 30.00

Ad Descrpt: PH-7082 SPECIAL USE Descr Cont: MDJ-7082 GPN-16 NOTICE OF Contact:

Phone: (770)943-1666 Given by: KERISHA BLACK

P.O. #: SPECIAL USE Fax#:

kaxt@powderspringsga.gov; PC Created: khick 10/01/25 09:26 Email: Agency: Last Changed: khick 10/01/25 09:29

PUB ZONE EDT TP RUN DATES

MDJ A 95 S 10/03

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-7082

MDJ-7082
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
SPECIAL USE
To consider an application for a Special Use Approval to allow Dunkin Donuts to construct a new building with a drive through. The property is located at 5760 CH James PKWY, within land lot 671 of the 19th District, 2nd Section, and Cobb County, Georgia. Parcel: 1906/100990. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, October 9th, 2025 at 7:00 pm and its public hearing on Monday, October 27th, 2025 at 7:00 pm and its work session on Wednesday, October 29th, 2025 at 5:00 pm and its public hearing on Monday, November 3rd, 2025 at 7:00 pm. All meetings will be held at City Hall located at 4483 Pineview Dr, Powder Springs GA 30127. If applicable, Zoom links will be available at www.cityofpowdersprings.org.

Zoom links will be available at www.cityofpowdersprings.org.
Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

10:3-2025

INDEX OF DRAWINGS ACCESSIBILITY DETAILS WALL TYPES - WOOD ARCHITECTURAL SITE PLAN FLOOR PLAN - NEW WORK - FULL BUILDING FLOOR PLAN - DIMENSION PLAN FULL BUILDING FLOOR PLAN - SUITE A - DUNKIN ENLARGED PLANS - DUNKIN FLOOR PLAN - SUITE B AND C REFLECTED CEILING PLAN - DUNKIN SUITE REFLECTED CEILING PLAN - SUITE B & C RCP DETAILS FINISH PLAN - DUNKIN FINISH PLAN - SUITES B & C ROOF DETAILS EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS BUILDING SECTIONS WALL SECTIONS WALL SECTIONS WALL SECTIONS EXTERIOR DETAILS **EXTERIOR DETAILS** EXTERIOR DETAILS INTERIOR ELEVATIONS-DUNKI INTERIOR ELEVATIONS-DUNKIN DETAILS - INTERIOR DETAILS - INTERIOR MNDOW INFORMATION STOREFRONT SYSTEM INFORMATION FLOOR PLAN - NEW EQUIPMENT GENERAL CONSTRUCTION NOTES EXISTING CONDITIONS DEMOLITION PLAN LAYOUT PLAN DRAINAGE PLAI STORM PILE PROFILES WATER PLAN E&SG DETAILS PLUMBING WATER GAS, VENT AND SANITATY PLANS PLANS PLUMBING DETAILS AND RISERS PLUMBING DETAILS PLUMBING DETAILS PLUMBING WATER FILTERATION SYSTEM P2.0 P3.0 P3.1 P4.0 MECHANICAL NOTES AND FLOOR PLAN - SHELL MECHANICAL ROOF PLAN A SCHEDULE - SHELL MECHANICAL DETAILS - SHELL MECHANICAL FLOOR PLAN & NOTES MECHANICAL ROOF PLAN MECHANICAL SCHEDULES MECHANICAL SCHEDULES MECHANICAL DETAILS MECHANICAL DETAILS MECHANICAL DETAILS MECHANICAL DETAILS ELECTRICAL SERVICE PLAN ELECTRICAL RISER ELECTRICAL PANEL SCHEDULE ELECTRICAL POWER PLAN AND ELEVATIONS LECTRICAL ROOF PLAN ELECTRIC POWER AND ELEVATIONS ECHNOLOGY POS PLAN ECHNOLOGY DETAILS ELECTRICAL SCHEDULE AND DETAILS ELECTRICAL RISER AND DETAILS ELECTRICAL AUTOMATIC CONTOL PANE FLECTRICAL SITE PLAN

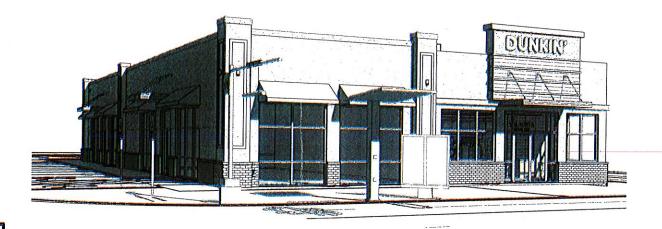
INSPIRE **Brands**

BUILDING SHELL AND OMNI STORE

DUNKIN

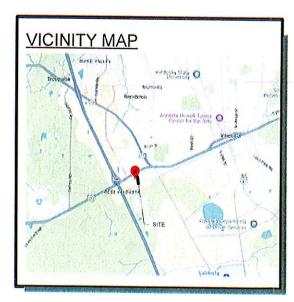
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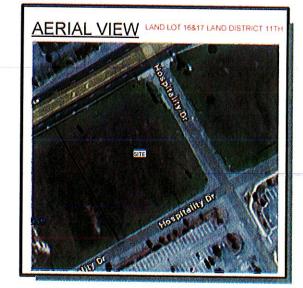
LOWNDES DONUTS



PROJECT NARRATIVE

REVISION HISTORY





PC 365477 **1805 WEST HILL AVE VALDOSTA, GEORGIA 31601**

PROJECT TEAM

LOWNDES DONUTS LIMITED

EDWARD L. COPELAND AIA, NCARB COPELAND ARCHITECTURE - GEORGIA OFFICE 2312 PEACHFORD ROAD SUITE B ATLANTA, GEORGIA 30338 ARCHITECT

COPELAND ARCHITECTURE - FLORIDA OFFICE INVERNESS, FLORIDA 34453 PHONE 678 641 9765 FAX 770 551 9524

SAM DEAN BELT ENGINEERING 1503 W. BUSCH BLVD, TAMPA FL 33612

ANKIT JAVERI NEARBY ENGINEERS 382 NE 191ST ST , SUITE 49674 MIAMI, FLORIDA 33179

ANKIT JAVERI NEARBY ENGINEERS 382 NE 191ST ST , SUITE 49674 MIAMI,FLORIDA 33179







CHECKED BY



Juvenile/Youth/Family quests appointed counsel and qualifies for such appointment, then the court will appoint counsel at no cost if the party is unable, without financial hardship, to employ counsel. Witness the Honorable Wayne E. Grannis, Judge of said court.
This 30th day of September, 2025.

JOYCE E. HOLMON
CLERK
JUYENILE COURT
OF COBB COUNTY
10:3,10,17,24-2025

8003 Public Hearing

MDJ-6865

MDJ-6865
GPN-16
City of Austell
Public Hearing

The City of Austell hereby gives notice that a Public Hearing to give consideration for a special land use permit request by Neshanda Whitehead for property located in Land Lot 25, Parcel 64 of the 18th District, 2nd Section of Cobb County Georgia (Tax ID#18002500640 5846 Love Street/2781 Veterans Memorial Hwy). The applicant is seeking approval for a special events facility. The property is currently zoned CBD.
The Planning and Zoning Commission will hold a Public Hearing on this matter on Tuesday, October 14, 2025 at 6:00 pm at the Austell Threadmill Complex located at 5000 Austell Powder Springs Road.

The Mayor and Council will hold a Public Hearing on this matter on Monday, December 1, 2025 at 7:00 pm. at the Austell Threadmill Complex located at 5000 Austell Powder Springs Road.

Anyone wishing to attend the public hearings may do so and be heard rela-

Anyone wishing to attend the public hearings may do so and be heard rela-

hearings may do so and be heard relative thereto.

"Pursuant to O.C.G.A. 36-67A-3, any applicant for rezoning and any opponent of a rezoning action who has made a campaign contribution or gift aggregating \$255.00 or more to a local government official within two (2) years immediately preceding the filing of the application for rezoning shall file a disclosure at least five (5) calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application."

9:26;10:3-2025

MDJ-7056

mDJ-7056
GPN-16
City of Acworth
Public Hearing
The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to a variance requested by Josh Hampton for property located in Land Lot 72, Parcel 213 of the 20th District, 2nd Section of Cobb County, Georgia, otherwise known as 0 Lake Acworth Drive. The applicant is requesting relief from Sec. 73-5.8[G] Arterial Street setback.
The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to a variance request by David R. Fortney for property located in Land Lot 48, Parcel 36 of the 20th District, 2nd Section of Cobb County, Georgia, otherwise known as 4221 Cantrell Road. The applicant is requesting relief from Sec. 73-8.9.1[G] Site Plan Approval.
The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to a variance requested by Michael Geitgev for property located in Land lot 30, Parcel 119 of the 20th District, 2nd Section of Cobb County, Georgia, otherwise known as 4554 Spring Street Ext. The applicant is requesting relief from Sec. 73-8.1[IS] Sidewalk Requirement.
The City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to ext amendments to Chapter 73- Zoning Ordinance of the City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to text amendments to Chapter 73- Zoning Ordinance of the City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to text amendments to Chapter 73- Zoning Ordinance of the City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to text amendments to Chapter 73- Zoning Ordinance of the City of Acworth hereby gives notice that a Public Hearing will be held to give consideration to text amendments to Chapter 73- Zoning Ordinance of the City of Acworth.

The Planning and Zoning Commission will hold a Public Hearing on this matter on Monday, November 3, 2025, at 6:30 p.m. and give f

hearings may do so and be heard relative thereto.

"Pursuant to O.C.G.A. 36-67A-3, any applicant for rezoning and any apponent of a rezoning and any apponent of a rezoning action who has made a campaign contribution or gift aggregating \$250.00 or more to a local government official within two (2) years immediately preceding the filling of the application for rezoning shall file a disclosure at least five (5) calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application."

Aaron Brown

Zoning Administrator
10:3,10,17-2025

MDJ-7080 GPN-16 NOTICE OF PUBLIC HEARING City of Powder Springs Variance

City of Powder Springs
Variance
Notice is hereby given of an application for Variance to complete deck repoirs in a flood hazard area for property located at 3632 SPRING BEAUTY
CT SW, within land lot 826, 19th District, 2nd section, Cobb County Georgia, PIN: 1908260390. The application
will be considered by the Planning and
Zoning Commission at its work session
on Thursday, October 9th, 2025 at 7:00
pm and its public hearing on Monday,
October 27th, 2025 at 7:00 pm and by
the Mayor and Council at its work session on Wednesday, October 29th, 2025
at 5:00 pm and its public hearing on
Monday, November 3rd, 2025 at 7:00
pm. All meetings will be held at City
Hall located at 4448 Pineview Dr., Powder Springs GA 30127. If applicable,
Zoom links will be available at

www.cityofpowdersprings.org.

www.cityofpowdersprings.org.
Anvone who desires to speak at a pub-Anyone who desires to speak at a pub-lic hearing is required to disclose cam-paign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing 10:3-2025

10:3-2025

MDJ-7081
GPN-16
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
REZONING - CHANGE IN ZONING
CONDITIONS
CONDITIONS
Considering a change in zoning conditions relating to Dunkin Donuts adding a drive through for a new construction project. The property is located at 5760
CH James PKWY, within land lot 671
of the 19th District, 2nd Section, and Cobb County, Georgia.
Parcel: 1906/100090. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, October 9th, 2025 at 7:00 pm and its public hearing on Monday, October 27th, 2025 at 700 pm and by the Mayor and Council at its work session on Wednesday, October 29th, 2025 at 5:00 pm and its public hearing on Monday, November 3rd, 2025 at 7:00 pm. All meetings will be held at City Hall 5:W pm and its public nearing on Mon-day, November 3rd, 2025 at 7:00 pm. All meetings will be held at City Hall located at 4483 Pineview Dr, Powder Springs GA 30127. If applicable, Zoom links will be available at

www.cityofpowdersprings.org.

Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

10:3-2025 MDJ-7082

MDJ-7082
GPN-16
MDJ-7082
GPN-16
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City of Powder Springs
SPECIAL USE
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10:3-2025 10:3-2025

MDJ-7085

MDJ-7085

GPN-16

STATE OF GEORGIA

COUNTY OF COBB COUNTY

NOTICE OF PUBLIC HEARINGS AS
TO PROPOSED AMENDMENTS OF
CHAPTERS 2, 10, 18, 22, 50, 54, 83, 86,
102, 106, 110, 114, and 122 OF THE OFFICIAL CODE OF COBB COUNTY,
GEORGIA

Notice is hereby given that on Novem-

Notice is hereby given that on November 12, 2025 at 9:00 a.m. and on November 20, 2025 at 6:00 p.m., the Board of Commissioners of Cobb Coun-ty, Georgia will conduct public hear-

Public Hearing ings to solicit comments and input on proposed amendments to the following Chapters, Articles, Divisions, and Sec-tions of the Official Code of Cobb Coun-ty, Georgia:

Chapter 2 - Administration
Article IV. - Finance, Division 2. - Purchases, Sec. 2-141. - Advertising for bids; bid openings; Sec. 2-142. - Purchases exceeding \$50,000.00.
Chapter 10 - Animals
Article II. - Administration and Enforcement, Division 2. - Animal Service Board, Sec. 10-51. - Membership; Division 3. - Animal Impoundment, Redemption and Adoption, Sec. 10-67. - Period of impoundment or confinement.

Article V - Miscallanous Officence.

demption and Adoption, Sec. 10-67. Period of impoundment or confinement.

Article V. - Miscellaneous Offenses, Sec. 10-135. Selling/giving away of animals; use of animals as prizes.

Chapter 18 - Building Regulations
Article II. - Administration and Enforcement, Division 1. Generally, Sec. 18-28. - Authorization for Technical Assistance in Building Code Compliance.

Article X. - Swimming Pools and Wastewater Discharges, Sec. 18-301. 1.

Article XIII. - Development Blasting, Sec. 18-361. - Blasting permit issuance; standard permit conditions.

Chapter 22 - Cable and Video Service Providers; State Franchise Holders.

Sec. 22-1. - Title and purpose; Sec. 22-2. - Definitions; Sec. 22-3. - General Provisions; Sec. 22-4. - Police powers and conditions of right-of-way occupancy; Sec. 22-5. - Surety bond or other security; Sec. 22-6. - Indemnity; Sec. 22-7. Enforcement and penalties; Sec. 22-8. - Severability and effective date.

Chapter 50 Environment
Article III. - Land Disturbing Activities, Sec. 50-71. - Definitions.

Article IV. - Post-Construction Stormwater Management for New Development and Redevelopment, Division 1. - Generally, Sec. 50-102. - Pur-

Stormwater Management for New Development and Redevelopment, Division 1. - Generally, Sec. 50-102. - Purpose and intent; Sec. 50-106.1. - Stormwater management standards; Sec. 50-110. - Stormwater management assessment districts; Sec. 50-111. - Maintenance of stormwater facilities residential; Sec. 50-112. - Maintenance of stormwater facilities commercial/industrial; Division 2. - Stormwater concept and design plans.

commercial/industrial; Division 2. -Stormwater concept and design plans, Sec. 50-130. - Minimum requirements; Division 3. - Inspection and maintenance, Sec. 50-143. - County participa-tion in development agreement. Article VII. - Noise, Sec. 50-258. - Enu-meration of prohibited noises. Chapter 54 - Fire Prevention and Pro-tection Article III. - Fire District, Sec. 54-26. -Established; designated as fire depart-ment.

Article II. - Fire District, Sec. 54-26. - Established; designated as fire department. Article III. - Fire Safety Standards, Sec. 54-51. - Life safety certificate of occupancy; Sec. 54-51. - Expiration of approval; inactivity; renewal; inspections; Sec. 54-52. - International fire code adopted; Sec. 54-52. - International fire code adopted; Sec. 54-53. - Reinspection fees; Sec. 54-54. - State minimum standards adopted; Sec. 54-54. - Tanks; Sec. 54-55. - Enforcement; establishment and duties of bureau of fire prevention; authority of fire marshal; Sec. 54-56. - Definitions in fire prevention code; Sec. 54-59. - Hydrant obstruction and hydrant maintenance; Sec. 54-60. - Fire hydrant installation for existing apartment complexes. Article V. - Fire Protection Contractors, Sec. 54-87. - Enforcement and penalties.

Article VII. - Fire Protection Sprinkler System Requirements, Sec. 54-92. - Power and duties of fire marshal, delegation of authority; Sec. 54-93. - Fire protection sprinkler system requirements; Sec. 54-94. - Fire protection sprinkler system requirements for hotels and dormitories; Sec. 54-95. - Fire protection sprinkler system requirements for hotels and dormitories; Sec. 54-95. - Fire protection sprinkler system installation requirements.

Article VII. - Alarm Systems, Sec. 54-101. - Fire alarm requirements; Sec. 54-103. - Enforcement.

Article VIII. - Outdoor Burning, Sec. 54-118. - Penalties.

Article IX. - Fire Prevention and Protection Sects Ordinance Board of Antonic Protection Se

54-114. - Burning prohibitions; Sec. 54-118. - Penalties. Article IX. - Fire Prevention and Protection Safety Ordinance Board of Appeals, Sec. 54-121. - Jurisdiction and

Article IX. - Fire Prevention and Protection Safety Ordinance Board of Appeals, Sec. 54-121. - Jurisdiction and appeals.
Chapter 83 - Nuisances
Article 1. - In Rem Nuisance Abatement, Sec. 83-4. - Findings; Sec. 83-5. - Definitions; Sec. 83-6. - Duties of property owners; Sec. 83-7. - Nuisance abatement procedure.
Chapter 86 - Offenses and Miscellaneous Provisions
Article 1. - In General, Sec. 86-2. - Disorderly conduct; Sec. 86-12. - Prohibited use of private property by unauthorized persons; Sec, 86-13. - Building fires and camping in public places prohibited.
Chapter 102 - Solid Waste
Article 1. - In General, Sec. 102.1. - Intent and purpose; Sec. 102-3. - Title; Sec. 102-4. - Applicability; Sec. 102-5. - Definitions; Sec. 102-9. - Individual disposal; Sec. 102-10. - Individual placement and disposal of yard trimmings; Sec. 102-11. - Disposal at approved sites only; Sec. 102-12. - Enforcement; Sec. 102-14. - Violations and penalties; Sec. 102-14. - Violations and penalties; Sec. 102-15. - Compiliance with this article; Sec. 102-53. - Permit and registration required generally; Sec. 102-54. - Permit fee schedule; Sec. 102-55. - Application for permit; Sec. 102-55. - Denial of application for issuance of solid waste permit; Sec. 102-59. - Same procedure; notice; hearing required; due cause prerequisite; Sec. 102-60. - Appeals; Sec. 102-61. - Temporary permit; Sec. 102-62. - Insurance; Sec. 102-64. - Vehicle requirement; Sec. 102-79. - Services required to be performed; Sec. 102-74. - Transportation of solid waste permot; Sec. 102-70. - Services required to be performed; Sec. 102-74. - Transportation of solid waste across county lines prohibited; Sec. 102-79. - Services required to be performed; Sec. 102-79. - Services required to be performed; Sec. 102-79. - Services required in be performed; Sec. 102-79. - Services required for be performed; Sec. 102-79. - General property or waters; Sec. 102-79. - Monitoring and coordination of litter abatement in Cobb County.

Article IV. - Keep Cobb Beautiful, Inc., Sec. 1

ty.
Article IV. - Keep Cobb Beautiful, Inc., Sec. 102-111. - Created; purpose; Sec. 102-112. - Membership; Sec. 102-113. - Term of appointment; Sec. 102-114. - Officers; meetings; quorum; Sec. 102-115. - Bylaws; minutes; Sec 102-116. - Responsibilities; Sec. 102-117. - Financial powers limited; Sec. 102-118. - Annual report; Sec. 102-119. - Termination of projects.

of projects.
Chapter 106 - Streets, Sidewalks and Other Public Places

Other Public Places
Article 1. - In General, Sec. 106-10. Pavement cuts, utility work; permission, restoration, obstructions; Sec. 106-11. - Limited access highways.
Chapter 110 - Subdivisions
Article 11. - Plats and Plat Approval Procedure, Sec. 110-30. - final plat specifications.
Article III. - Subdivision Design Standards and Required Improvements, Division 3. - Structural stormwater controls, Sec. 110-111. - Structural stormwater controls. Chapter 114 - Taxation
Article VI. - Cumberland Special Services

trols, Sec. 110-111. - Structural stormwater controls.
Chapter 114 - Taxation
Article VI. - Cumberland Special Services District No. 11, Sec. 114-119. Penalty for violation.
Chapter 122. - Utilities
Article 11. - Water and Wastewater
Systems, Division 2. - Enforcement,
Sec. 122-57. - Right to enter premises;
Division 3. - Fees and charges, Sec.
122-89. - Late fees for unpaid, past due invoiced accounts; Division 4. - Construction standards, Sec. 122-136. Wastewater lift station; Sec. 122-136. Wastewater lift station; Sec. 122-136. Wastewater lift station; Sec. 122-136. Sewer consideration for new developments; Division 5. - General use of public water and wastewater facilities, Sec. 122-135. - Water system; Division 6. - Nondomestic use of public wastewater facilities, Sec. 122-138. - Interceptors; Sec. 122-131. - Hauled wastes; Division 9. - Outdoor water use restrictions, Sec. 122-304. - Hauled wastes; Division 9. - Outdoor water use restrictions, Sec. 122-303. - Establishment of stormwater utility; Sec. 122-304. Scope of responsibility; Sec. 122-304. Scope of responsibility; Sec. 122-304. Scope of responsibility; Sec. 122-305. Establishment of enterprise fund; Division 2. - Fees and charges, Sec. 122-311. - Service charges, rates and fees generally; Sec. 122-312. - Stormwater management and miscellaneous charges and fees; Sec. 122-313. - Stormwater service fee exemptions; Sec. 122-314. - Billing, payments, delinquencies, and adjustments; Sec. 122-315. - Credits; Sec. 122-316. - Appeals.
The Board of Commissioners' public hearings will be held in the second floor Commissioners and the Clerk of the Board of Commissioners and the Clerk of the Superior Court for the purpose of examination and inspection by the public.

10:3,10,17-2025

8004 Public Sales/Auctions

MDJ-6664

MDJ-6664
GPN-17
NOTICE OF PUBLIC SALE OF
PERSONAL PROPERTY
Pursuant to the lien granted by the
Georgia Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at
a public sale by competitive bidding, to

Public Sales/Auctions

satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.storage-Treasures.com beginning Tive days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyers premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as general household items unless otherwise noted. All contents must be removed completely from the property withing 40 bours or scorage are are set.

less otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale. Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage: 1280 Hurt Road, Austell, GA 30106. The bidding will close on the website StorageTreasures.com and a high bidder will be selected on October 16th, 2025, at 10AM Unit Name of Occupant

lected on October 16th, 2025, at 10AM

Unit Name of Occupant

Description of Property
129 Terri Counts Personal Effects
217 Kirstan Wilkins Personal Effects
249 Ernesto E Baltierra Personal Effects

fects
625 James Brown Personal Effects
626 Roderick N Harp Personal Effects
626 Bennie J Jones Personal Effects
627 Bennie J Jones Personal Effects
627 Juan De La Cruz Personal Effects
807 Juan De La Cruz Personal Effects
813 Fabian Collier Personal Effects
9:26;10:3-2025

MDJ-6785

MDJ-6785
GPN-17
NOTICE OF PUBLIC SALE:
The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart Asset Management, LLC as Agent for Owner 381 Veterans Memorial Hwy SW Mableton Ga 30126 to satisfy a lien on October,15,2025 at approx. 12:00pm at www.storagetreasures.com

aprox. 12:00pm at www.s
sures.com
007. Tangela Nash
004. Reggie Cummings
102. Jerelle Smallwood
131. Kenya Jones
162. Clayton Martinez
175. Calvin Shellman
189. Quotishia Wyche
249. Calvin Shellman
326. Ashley Palmer
336. Elon Daly
340. Star Shanee Redman
344. Calvin Shellman
444. Erikka Tolbert
562. Dwight Reese
600. Jacobi Lyons
609. Stephan Hyppolite
715. Meneida Bailey
788. Kayla Gray
839. Natacha Jean Pierre
9:26;10:3-2025

MDJ-6848

MDJ-6848
GPN-17
Snapbox Marietta, 1745 Roswell Rd
Marietta, GA 30062 hereby gives NOTICE OF PUBLIC SALE of the storage
space(s) listed below, containing
household and other goods will be sold
for cards on October 17th, 2025, at
1:00pm. with the contents being sold to
the highest bidder. Owner reserves the
right to bid. The sale is being held to
satisfy a landlard's lien, in accordance
with Georgia Statutes Section 10-4-21010-4-218, and will be held online at
www.storagetreasures.com

with Georgia Statutes Section
10-4-218, and will be held
www.storagetreasures.com
102 - Bobby Lovelace
188 - Tandria Potts
193 - Maria Lopez
205 - Albert Brice
1003 - Jc Roper
1102 - Edward St. Aubin
1160 - Natatlie Martin
2035 - Monique Styles
2075 - Albert Brice
2094 - Jamika Thornton
2098 - Jamika Thornton
2098 - Jamika Thornton
2098 - Jamika Thornton
2019 - Albert Brice
2163 - Alisha Mingo
3034 - Masheada Watson
3041 - Ryan St John
3071 - Karmice Johnson
3086-3087 - Felecia Cross
3153 - Heather Gearhart
9:26; 10:3-2025

MDJ-6868
GPN-17
Extra Space Storage, on behalf of itself or its affiliates, Extra Space Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 1987 Canton Road Marietta, GA 30066 on October 22nd, 2025 at 11:00 am

am Nathan Lewis Unit 408 Nathan Lewis Unit 408
Tools/Appliances
Katrina Whiting Unit 223
household goods, motor cycle, tools
Katrina Whiting Unit 225
Household Goods
Shayne Umana Unit 3086
Household Goods
The auction will be listed and advertised on www.storagetreasures.com.

Purchases must be made with cash only and paid at the above referenced only and plan at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

10:3,10-2025

MDJ-6944

MDJ-6944
GPN-17

ARK SELF STORAGE, pursuant to the Georgia Self Storage Facilities Act, shall conduct a public Auction of the contents of the following units to the highest bidder, at 1744 COBB PARK-WAY MARIETTA, GA 3060 (770)-955-3128. The sale will be on THURSDAY, October 23, 2025 at 1:00 P.M., in front of each unit. Management reserves the right to withdraw units, items, and reject bids. All sales are final and must be paid for in cash. All units must be emptied and swept clean within 48 hours. The contents of each unit will be available for inspection at the time of the auction. If for any reason any unit is not sold at the next scheduled auction. Units contain household goods, furniture, tools and other miscellaneous items, unless noted otherwise. Any vehicles that are auctioned will be sold as parts only; no titles are involved.

NAME-UNIT #Kevin Boothe C23
Cassie Walton FD12
Charlene Beniamin FC01
Clarence Lott E22
Grace Love D40
Ezra Yisrael C54

Grace Love D40 Ezra Yisrael C54 10:3-2025

MDJ-7059
GPN-17
Notice of GovDeals.com Auction
The City of Marietta, Board of Lights
and Water will receive bids on the
Govdeals.com website for the following

Govdeals.com website for the following type of products:
"Surplus items" in good condition.
Various Jewelry items from City of Marietta Police Department items from recovered personal property and vebicles.

from recovered personal plupers, and vehicles.
Items will list on various dates to bid on as they become available and may be viewed at Govdeals.com.
Instructions and payment methods posted on Govdeals.com must be strictly adhered to. All sales are final.
Purchasing Division
City of Marietta/Board of
Lights and Water
10:3,10-2025

MDJ6847 GPN17

GPN17

The Salt Lake County Constables Office will sell to the highest qualified bidder in public, the property described below, on 10/21/2025 at 10:00 am (Mountain) at the following location: The courthouse front steps of the Third District Court, 8080 5 Redwood Road, West Jordan, UT 84088. The opening bid, by the Lender / Secured Party, will be \$1,000.00, against a default amount of \$130,750.04, or such other amount Lender / Secured Party deems sufficient and appropriate. Winning bidder must pay non-refundable defaults and the such as the bidder must pay non-refundable de-posit of \$5,000.00 in the form of certi-fied funds (bank cashiers check/money posit of \$5,000.00 in the form of certified funds (bank cashiers check/money order), payable to Lender: DHM Industries, Inc., with remainder of sale proceeds paid by electronic funds transfer (EFT) or wire on or before 10/22/2025 at 2:00 pm (Mountain). Upon such sale, you will no longer have any right to the property sold and the proceeds from such sale will be used to reduce the obligations owed to the lender and secured creditor DHM Industries, Inc. until such obligations have been satisfied in full. You may request information or accounting by calling or sending an email to Spencer Macdonald, 801-709-1824, spencer@do-hardmoney.com, attorney for the Lender. The property to be sold is: All rights, titles and interests in and to the limited liability company membership interests in: 10241 ROYAL DRIVE INDUSTRIES, LLC, held by debtor and all proceeds therefrom. The limited liability company 10241 ROYAL DRIVE INDUSTRIES, LLC, owns the real property located at: 10241 ROYAL DRIVE INDUSTRIES, LLC, owns the real property located at: 10241 ROYAL DRIVE, ST. LOUIS, MO 63136. Clerk of Superior Court

MDJ-6740 IN THE SUPERIOR COURT OF COBB COUNTY STATE OF GEORGIA ARILENE GUADALUPE LOPEZ FIGUEROA, Petitioner,

JOSE DARINEL MORALES LOPEZ, Respondent.
CIVIL CASE No: 25CV05437
NOTICE OF FILING PETITION BY
PUBLICATION
TO: JOSE DARINEL MORALES
LOPEZ

LOPEZ
Pursuant to an Order for Publication signed by Judge Ann B. Harris, on the 11th day of September 2025, you are hereby notified that a Petition for Sole Custody has been filed in the Superior Court of Cobb County, Georgia, Civil Case No. 25CV05437, on the 18th day of July 2025.
Generally, the Petition alleges that pursuant to O.C.G.A. § 19-9-40, the Petitioner seeks sole custody of the minor child.

You may obtain a copy of the Petition from the Clerk of Superior Court of Cobb County, 70 Haynes Street, Marietta, GA 30090.

Cobb County, 70 Haynes Street, Marietta, GA 30090.

After you review the Petition, you must file your written answer and objections to the Petition with the Clerk of Superior Court. You must also serve a copy of your answer upon the Petitioner, whose address is as follows:

Giovanni J. Diaz, Esa.

Diaz & Gaeta Law, LLC

2400 Herodian Way SE, Suite 275

Smyrna, GA 30080

Your answer must be made within sixty (60) days of the date of the Order for Service by Publication.

Signed this 11th day of September 2025.

Clerk, Superior Court of Cobb County

9:19,26; 10:3,10-2025

9:19,26; 10:3,10-2025

9:19,26; 10:3,10-2025

MDJ-6821
GPN-14
IN THE SUPERIOR COURT
OF COBB COUNTY
STATE OF GEORGIA
Petitioner: Azariah Jackia Magby
and
Respondent: Dequan Rakheem Ivery
Civil Action File No.: 25CV07016
NOTICE OF PUBLICATION
By Order of Publication dated the 12th
day of September, 2025, you are hereby
notified that on the 12 day of September, 2025, Azariah J. Magby filed suit
against you for petition of sole custady
You are required to file with the Clerk
of Superior Court, and to serve upon
the petitioner, Azariah Jackia Magby
319 Dunstans Pass Marietta, GA 30066
an answer in writing within sixty (60)
days of the date of the Order of Publication.
WITNESS, the Honorable

tion.
WITNESS, the Honorable
Judge J. Schuster
Judge of this Superior Court
This 12th day of September, 2025
DEPUTY CLERK,
Superior Court of Cobb County
Azariah J. Magby
319 Dunstans Pass
Marietta, 6A, 30066 Marietta, GA 30066 9:19,26; 10:3,10-2025

MDJ-6836 GPN-14 IN THE SUPERIOR COURT OF COBB COUNTY STATE OF GEORGIA Cheryl Lynne Reeves, Petitioner, V.

Clarice Ann Huiel,
Respondent.
CIVIL ACTION FILE NO. 25GC00283
NOTICE OF PUBLICATION
To: Clarice Ann Huiel
2274 Salt Springs PL
Austell, GA 30168-4246
By Order of Publication dated the 13
day of August, 2025, you are hereby notified that on the 14th day of January
2025, Cheryl Lynne Reeves filed suit
against you for Damages Arising out of
Tort.

2025, Cheryl Lynne Reeves ineu 301, against you for Damages Arising out of Tort.
You are required to file with the Clerk of the Superior Court, and to serve upon petitioner through her undersigned counsel at his office at Pracht Injury Lawyers 1000 North Main Street, Anderson, Sc 29621, an Answer in writing within sixty (60) days of the date of the Order of Publication.
WITNESS, the Honorable Ann B. Harris, Judge of this Superior Court. This 16th day of September, 2025
Deputy Clerk, Superior Court of Cobb County
Prepared and Presented by:
S/ R. Aleiandro Guarin,
GA Bar No.: 934210
aleiandro@8841aw.com
P.O. Box 4025
Anderson, South Carolina 29622
Telephone: (864) 226-7222
Fax: (864) 226-7224
Attorney for Plaintiff
9:19,26; 10:3,10-2025

MDJ-6869 IN THE SUPERIOR COURT OF COBB COUNTY STATE OF GEORGIA FATIMA FLORES MARADIAGA, Petitioner,

Petitioner,
V.
EDGAR FRANCISCO ELVIR
MENDOZA
and HUGO (LAST NAME
UNKNOWN),
Respondents.
CIVIL ACTION FILE NUMBER:
25CV06215
NOTICE OF SUMMONS BY
PUBLICATION
To: HUGO (LAST NAME UNKNOWN)
By Order for Service by Publication
dated the 15th day of September, 2025.
You are hereby notified that the Petitioner FATIMA FLORES MARADIAGA filed a Petition for Sole Custody regarding the minor child A.D.F.M.,
against you. You are required to file
with the Clerk of the Superior Court of
Cobb County, and to serve upon the Petitioner's attorney, Kennedy Weathers
at 50 Hurt Plaza SE, Suite 700, Atlanta
GA, 30303, an answer in writing to the
Petition within sixty (60) days of the
date of the first publication of this notice. This 15th day of September, 2025.
Witness the Honorable Judge Robert
D. Leonard II, Judge of Superior Court
OL. Witness the Honorable Judge Robert D. Leonard II, Judge of Superior Court of Cobb County, 9:26; 10:3,10,17-2025

MDJ-6870 GPN-14 IN THE SUPERIOR COURT OF COBB COUNTY STATE OF GEORGIA FATIMA FLORES MARADIAGA, Petitioner, V.

EDGAR FRANCISCO ELVIR MENDOZA and HUGO (LAST NAME UNKNOWN),

Respondents.
CIVIL ACTION FILE NUMBER:
25CV06215
NOTICE OF SUMMONS BY
PUBLICATION
DEBOGAR FRANCISCO ELVIR
ENDOZA

To: EDGAR FRANCISCO ELVIR
MENDOZA
By Order for Service by Publication
dated the 15 th day of September, 2025.
You are hereby notified that the Petitioner FATIMA FLORES MARADIAGA filed a Petition for Sole Custody regarding the minor children, G.S.F.M.
and M.D.E.F., against you. You are required to file with the Clerk of the Superior Court of Cobb County, and to
serve upon the Petitioner's attorney,
Kennedy Weathers at 50 Hurt Plaza
SE, Suite 700, Atlanta GA, 30303, an answer in writing to the Petition within
sixty (60) days of the date of the first
publication of this notice. This 15 th
day of September, 2025.
Witness the Honarable Judge Robert
D. Leonard II, Judge of Superior Court
of Cobb County.
9:26; 10:3,10,17-2025

Condemnation 8009 MDJ-6671

MDJ-6671
GPN-04
TO: RICKY ALAN ROSENBERGER
Pursuant to an Order for Service by
Publication issued by this Court on the
9 day of September, 2025, you are hereby notified that a Petition for Citation
of Contempt, has been filed in the Superior Court of Cobb County, Georgia,
Case No. 24DR05516, on July 25, 2024,
which includes a petition seeking to obtain a order of Contempt both civil
and/or criminal Contempt.
You may obtain a copy of this Petition

and/or criminal Contempt.
You may obtain a copy of this Petition from the Clerk of Superior Court of Cobb County, located at 70 Haynes Street, Marietta, Georgia, 30090 or (770) 528-1300.

After you review said Petition, you must file your written answer and objections to the Petition with the Clerk of Superior Court within the time period prescribed by law. You must also serve a copy of your answer upon the Plaintiff, through her counsel, whose address is as follows: 31 Atlanta Street, Suite 201 Marietta, Georgia 30060.
Your answer must be made within six-

your answer must be made within six-ty (60) days of the date of said Order for Service by Publication. 9:19,26;10:3,10-2025 8011 State Court

Mdi6713 MODIO
GPN14
IN THE STATE COURT OF COBB
COUNTY
STATE OF GEORGIA
ALYSSA SCOLES
Plaintiff, State Court

ADRIAN BANKS, RODENA GAMBOAFREEMAN,
AND RAISER, LLC.
Civil Action Number: 25-A-1489-7
Defendant.
TO: ADRIAN BANKS
NOTICE OF P UBLICATION
By Order for service by publication dated the 5th day of August 2025, you are hereby notified that on May 17, 2025, Alyssa Scoles, filed a Complaint against you.
You are required to file with the Clerk of the State Court of Cobb County at 12 East Park Square, Marietta, GA 30090 and to serve upon plaintiffs attorney Natalie C. Foster Bank of America Plaza, 600 Peachtree Street, NE, Suite 4010, Atlanta, GA 30308 an answer in writing within sixty (60) days of the date of the Order for publication.
WITNESS The Honorable, Carl W. Bowers, Judge of State Court.
This 9th day of September 2025.
Tahnicia Phillips, Clerk
State Court of Cobb County.
9:12,26 - 10:3,10-2025

MDJ6714 gpn14
IN THE STATE COURT OF COBB
COUNTY
STATE OF GEORGIA
WOODLAND BROOK HOMEOWNERS
ASSOCIATION, INC.
Plaintiff,
VS

Plaintiff,
VS

CATHRENE MUPFUMIRA
Defendant.
Civil Action Number: 25-A-839-7
N OTICE OF PUBLICATION

By Order for service by publication dated the 26th day of August 2025, you are hereby notified that on February 14, 2025, Woodland Brook Homeowners Association, Inc., filed a Complaint against you.
You are required to file with the Clerk of the State Court of Cobb County at 12
East Park Square, Marietta, GA 30090 and to serve upon plaintiffs attorney Stormy M. Crowe 500 Sugar Mill Road, Suite 160-B, Atlanta, GA 30350 an answer in writing within sixty (60) days of the date of the

the date of the rater for publication WITNESS The Honorable, Carl W. Bowers, Judge of State Court. This 9th day of September 2025. Tahnicia Phillips, Clerk State Court of Cobb County 9:12,19,26 - 10:3,2025

MDJ-6835
GPN-14
IN THE STATE COURT OF
COBB COUNTY
STATE OF GEORGIA
GEORGIA'S OWN CREDIT UNION
Plaintiff,
V.

Plaintiff,
V.
V.
WAYNE ANTHONY BARRETT,
Defendant.
Civil Action No. 25-A-3053-4
TO: WAYNE ANTHONY BARRETT
NOTICE OF PUBLICATION
By Order for service by publication
dated the 16th day of September 2025,
you are hereby notified that on the
22nd day of May, 2025, the above
named plaintiff filed suit against you
for Judgment.
You are required to file with the Clerk
of the State Court and serve upon
plaintiff's attorney or plaintiff at the
following address and email address:
Curtis Campbell
701 Riverside Park Place
Jacksonville, FL 32204
a written answer within 60 days of the
date of the publication order.
Witness the Honorable,

ate of the publication order.
Witness the Honorable,
Jane P. Manning,
Judge of this State Court.
This 16th day of September, 2025.
Tahnicia Phillips, Clerk State Court
Cobb County, Georgia
9:19,26; 10:3,10-2025

MDJ-6967
GPN-14
IN THE STATE COURT OF
COBB COUNTY
STATE OF GEORGIA
SHIRIN THOMAS
Plaintiff,
VALUA PAMSEY

V.
JAKIYAH RAMSEY,
Defendant.
Civil Action No. 25-A-3715-2
TO: JAKIYAH RAMSEY
NOTICE OF PUBLICATION
By Order for service by publication
dated the 15th day of September 2025,
you are hereby notified that on the 26th
day of June 2025, the above named day of June 2025, the above named plaintiff filed suit against you for Dam-

plaintiff filed suit against you for Damages.
You are required to file with the Clerk of the State Court and serve upon plaintiff's afforney or plaintiff at the following address and email address: Henrietta B. Boyles
Gardner Trial Attorneys, LLC
3100 Cumberland Blvd.
Suite 1470
Atlanta, Georgia 30339
hgb@gardnertrialattorneys.com
a written answer within 60 days of the date of the publication order.
Witness the Honorable, Maria B.
Golick, Judge of this State Court.
This 24th day of September, 2025.
Tahnicia Phillips, Clerk State Court

Cobb County, Georgia 9:26; 10:3,10,17-2025

8020 Service/Construction Bids MDJ-6303 GPN-5 ADVERTISEMENT FOR BIDS

ADVERTISEMENT FOR BIDS
2022 TRANSPORTATION
IMPROVEMENTS PROGRAM
COBB COUNTY, GEORGIA
COBB COUNTY DOT
FOR
COBB COUNTY DOT
COBB COUNTY BOARD OF
COMMISSIONERS
Electronic bids will be received via
Bid Express at www.bidexpress.com
on behalf of the Cobb County Board of
Commissioners until 12:00 noon on October 9, 2025, for furnishing all labor,
material, equipment and other things
necessary for the complete construction of:

necessary for the complete construction of:
Project Name: Transportation Management Center (TMC) Upgrades
Cobb DOT Project No. B2583
GDOT No. P.1. 0019887
Project Description: The Project consists of capital improvements to enhance the effectiveness of the TMC through technology and facility upgrades. Upgrades will include video wall hardware, software and monitors, audio-video equipment, electronic equipment, and operator console furniture, as well as facility upgrades including mechanical, electrical, suppression, structural, flooring and wall treatments.

Suppression, an account wall treatments.

Project Duration: The following milestones have been set for this project: Substantial Completion on or before November 15, 2026; Final Completion on or before December 31, 2026.

Prebid Conference Date / September 14, 2025.

Prenia Conterence Date / September 16, 2025
Time / Location: 9:30 a.m., Cobb County DOT / Virtual Teleconference
Bid Opening Date / October 9, 2025
Time / Location: 2:00 p.m.,
Cobb County Procurement Services
1828 West Oak Parkway
Marietta, GA 30062
Bid Document Cost: Can be purchased
through Bid Express at
www.bidexpress.com
Plan Sets may be downloaded from:
http://docs.cobbegov.org/B2583 TMCUpgrades.pdf.

WWW.blackpress.com
Plan Sets may be downloaded from:
http://docs.cobbegov.org/R2583 TMCUpgrades.pdf.
This project is funded by Federal,
State and local funds. Accordingly, the
successful bidder will be required to
comply with all applicable Federal and
State rules and regulations, as well as
those of Cobb County. Project must
also conform to all Americans with
Disabilities Act (ADA) regulations.
Proposers are not required to be prequalified or registered with Georgia
Department of Transportation (GDOT)
for this project. The County encourages prospective Proposers to seek
prequalification in advance of possible
contract award.
Davis Bacon wage rates for Cobb
County, Georgia will also apply.
A Disadvantaged Business Enterprise
(DBE) PARTICIPATION GOAL OF
18% has been established for this
project. Bidders are subject to the requirements of Title 49, Code of Federal
Regulations, Part 26, Participation by
Disadvantaged Business Enterprises in
Department of Transportation Financial Assistance Programs. Contractors must submit a DBE Participation
Schedule to the County with this bid
and a final DBE report must be submitted at the end of a project. Any
subsequent changes and/or substitutions of DBE firms from the original
DBE Participation Schedule must be
submitted and approved by the County
in advance. Monthly DBE reports
must be submitted and approved by
the County
in odvance. Monthly DBE reports
must be submitted and approved by
the County
in odvance. Monthly DBE reports
must be submitted and approved by
the County
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must be submitted and approved by
the County
in odvance. Monthly DBE reports
must be submitted and approved by
the County
in odvance Imployment Opportunity
(EEO) office.

ALL NEW PROSPECTIVE BIDDERS
ARE STRONGLY ENCOURAGED TO

TION'S EQUAL EMPLOYMENT OPPORTUNITY (EEO) Office. ALL NEW PROSPECTIVE BIDDERS ARE STRONGLY ENCOURAGED TO PRE-REGISTER WITH COBB COUN-TY FINANCE PRIOR TO BID CLOS-

ING.
The Complete Advertisement for Bids may be found at https://www.cobbcounty.gov/trans-portation/projects/bids-and-rfps and https://www.cobbcounty.gov/procurement-services/bidding-opportunities
Contractor and their subcontractors

Service/Construction Bids are required to be in compliance with the "Georgia Security and Immigra-

are required to be in compliance with the "Georgia Security and Immigration Compliance Act."

Cobb County will affirmatively comply with Title VI of the Civil Rights Act of 1964 and 78 Stat. 252, 42 USC 2000d-42 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21 Nondiscrimination Act(s).

The Cobb County Board of Commissioners reserves the right to reject all Bids and waive any formalities.

8:29; 9:5,12,19,26; 10:3-2025

MDJ-6635

MDJ-6635
GPN-5
ADVERTISEMENT FOR BIDS
2022 TRANSPORTATION
IMPROVEMENTS PROGRAM
COBB COUNTY, GEORGIA
COBB COUNTY DOT
FOR
COBB COUNTY DOT
FOR
BOARD OF COMMISSIONERS
Electronic bids will be received via
Bid Express at www.bidexpress.com
on behalf of the Cobb County Board of
Commissioners until 12:00 noon on October 9, 2025, for furnishing all labor,
material, equipment and other things
necessary for the complete construction of:

tion of:
Project No./Project Name:Resurfacing
Contract 2026-1 Local Roads (Northwest)
Project Description:Project consists of
asphaltic resurfacing on various county streets, including variable depth
milling, patching, and pavement markings.

milling, patching, and pavement markings.
Project Duration: All roads to be completed by October 31, 2026
Prebid Conference Date / September 23, 2025
Time / Location: 9:00 a.m., Cobb County DOT / Webex Teleconference
Bid Opening Date / October 9, 2025
Time / Location: 00 p.m., Cobb County
Procurement Services 122 Waddell
Street Marietta, GA 30060
Bid Document Cost: Can be purchased
through Bid Express at www.bidexpress.com

Press.com
ALL NEW PROSPECTIVE BIDDERS
ARE STRONGLY ENCOURAGED TO
PRE-REGISTER WITH COBB COUNTY FINANCE PRIOR TO BID CLOSING.
The Complete Advertisement for Bids

ING.
The Complete Advertisement for Bids may be found at https://www.cobbcounty.org/transportation/current-bids-rfps and https://www.cobbcounty.org/procurement-services/bidding-opportunities
Contractor must meet the current bid requirements of the Georgia Department of Transportation.
Contractor and their subcontractors are required to be in compliance with the "Georgia Security and Immigration Compliance Act."
Cobb County will affirmatively comply with Title VI of the Civil Rights Act of 1964 and 78 Stat. 252, 42 USC 2000d42 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21 Nondiscrimination Act(s).
Disadvantaged Business Enterprise (DBE) Participation and Small Business Participation in all DOT contracts is encouraged.
The Cobb County Board of Commissioners reserves the right to reject all Bids and waive any formalities.
9:12,19,26;10:3-2025

MDJ6646

MDJ6646
gpn05
ADVERTISEMENT FOR BIDS
2022 TRANSPORTATION
IMPROVEMENTS PROGRAM
COBB COUNTY, GEORGIA
COBB COUNTY BOARD OF
COMMISSIONERS
Electronic bids will be received via
Bid Express at www.bidexpress.com
on behalf of the Cobb County Board of
Commissioners until 12:00 noon on October 9, 2025, for furnishing all labor,
material, equipment and other things
necessary for the complete construction of:

necessary for the complete construction of:
Project No./Project Name: B2308 /
East-West Connector at Fontaine Road and Cooper Lake Road
Project Description: This project consists of safety improvements on the East-West Connector at the intersections of Fontaine Road and Cooper Lake Road. The safety improvements will include extension of the westbound left-turn lanes at both intersections.
Project Duration: All work to be completed by July 31, 2026.
Prebid Conference Date /
September 30, 2025
Time / Location: 9:30 a.m. Cobb County DOT / Virtual Teleconference
Bid Opening Date / October 9, 2025
Time / Location: 2:00 p.m., Cobb County Procurement Services
1828 West Oak Parkway
Marietta, GA 30062
Bid Document Cost: Can be purchased

Marietta, GA 30062

Bid Document Cost: Can be purchased through Bid Express at www.bidexpress.com
Plan Sets may be downloaded from: http://docs.cobbegov.org/B2308_East-Westatf-ontaineCooper.pdf.
ALL NEW PROSPECTIVE BIDDERS
ARE STRONGLY ENCOURAGED TO PRE-REGISTER WITH COBB COUNTY FINANCE PRIOR TO BID CLOSING.

The Complete Advertisement for Bids may be found at https://www.cobbcounty.org/transportation/projects/bids-and-rfps and https://www.cobbcounty.org/procure-ment-services/bidding-opportunities Contractor must meet the current bid requirements of the Georgia Department of Transportation.
Contractor and their subcontractors are required to be in compliance with the "Georgia Security and Immigration Compliance Act." Cobb County will affirmatively comply with Title VI of the Civil Rights Act of 1964 and 78 Stat. 252, 42 USC 2000442 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, part 21 Nondiscrimination Act(s). Disadvantaged Business Enterprise (DBE) Participation and Small Business Participation in all DOT contracts is encouraged.
The Cobb County Board of Commissioners reserves the right to reject all Bids and waive any formalities.

9:12,19,26 - 10:3,2025

MDJ6648

MDJ6648
gpn05
ADVERTISEMENT FOR BIDS
2022 TRANSPORTATION
IMPROVEMENTS PROGRAM
COBB COUNTY, GEORGIA
COBB COUNTY DOT
FOR
COMMISSIONERS
Electronic bids will be received via
Bid Express at www.bidexpress.com
on behalf of the Cobb County Board of
Commissioners until 12:00 noon on October 9, 2025, for furnishing all labor,
material, equipment and other things
necessary for the complete construction of:
Project No./Project Name: 2026 Coun tion of:
Project No./Project Name: 2026 Countywide Micro Surfacing
Project Description: Project consists of furnishing all materials, labor, and equipment for micro surfacing on various Cobb County maintained streets.
Project Duration: All roads to be completed by July 31, 2026
Prebid Conference Date / September 23, 2025

Prebid Conference Date / September 23, 2025
Time / Location: 9:30 a.m., Cobb County DOT / Teleconference
Bid Opening Date / October 9, 2025
Time / Location: 2:00 p.m., Cobb County Procurement Services
1828 West Oak Parkway
Marietta, GA 30062
Bid Document Cost: Can be purchased through Bid Express at www.bidexpress.com
ALL NEW PROSPECTIVE BIDDERS
ARE STRONGLY ENCOURAGED TO
PRE-REGISTER WITH COBB COUNTY FINANCE PRIOR TO BID CLOSING.

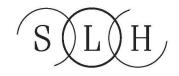
ING.
The Complete Advertisement for Bids

ING.
The Complete Advertisement for Bids may be found at https://www.cobbcounty.org/transportation/current-bids-rfps and https://www.cobbcounty.org/procurement-services/bidding-opportunities Contractor must meet the current bid requirements of the Georgia Department of Transportation. Contractor and their subcontractors are required to be in compliance with the "Georgia Security and Immigration Compliance Act."
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The Cohb County Roard of Commisshess Participation in all DOT commets is encouraged.

The Cobb County Board of Commissioners reserves the right to reject all Bids and waive any formalities.

9:12,19,26 - 10:3,2025

MDJ-6745 MDJ-6745
GPN-05
GPN-05
COBB COUNTY-MARIETTA
WATER AUTHORITY
REQUEST FOR PROPOSALS
WYCKOFF WATER TREATMENT
PLANT - RESIDUALS BUILDING
REPLACEMENT PROJECT
The Cobb County-Marietta Water Authority is soliciting competitive sealed
proposals from Engineering Consul-



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 770•422•7016 TELEPHONE 770•426•6583 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.

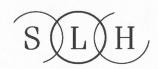
Neighbors:

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 (770) 422-7016 or you may email me at jlarkin@samslarkinhuff.com. 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

Joel L. Larkin



Site Plan:



Certificate of Mailing — Firm

Postmark with Date of Receipt. ### Post Office In Post Office In Post Office In Post Office In Secretary and Post Office In Post Office In In Post Office In In Post Office In In Indian In Post Office In In Indian Indi		6.	5.	4.	ω		2.			Please See Attached List	USPS® Tracking Number Firm-specific Identifier		Postmaster, p	3A 30064	Street	
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Rodriguez Juan & Perez Tawany 1232 Silvercrest Ct Powder Springs

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







Affidavit of Public Notification

Public Notification Requirements

to the Mayor and Council first public hearing date.

Per Article 13 and 14 of the City of Powder Springs Unified Development Coo	de, I certify th	at I have met the
advertising requirements of Article 13 and Article 14 for a ■Special Use,	□Variance o	or \square Rezoning
application for subject property located at 5670 C.H. James Pkwy		
Notices were mailed to all persons owning property located in whole or in pa	art within 200) feet of any portion
of the property that is the subject of the rezoning, special use or variance ap		

mailed to the property owners as such names and addresses appear on the County's current ad valorem tax

. Said notices were mailed at least 15 days but no more than 45 days prior

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.

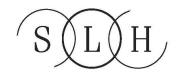
Please sign affidavit <u>after</u> letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

Notary Attestation

records on 10-01-2025

Executed in Marietta (City), Georgia	(State).		HALL A CAMPANIA
Joel L. Larkin/Attorney for Applicant	Joel L. Larkin Printed Name	10-07-2025 Date	NOTARY NOTARY
Subscribed and sworn before me this 7 to d	lay of Octoorth. 20 25		PUBLIC OF
Signature of Notary Public	Jasun H. Campbell Name of Notary Public	My Commission Expires	THE COUNTY CHANGE

8



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 770•422•7016 TELEPHONE 770•426•6583 FACSIMILE

October 1, 2025

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Parcel: 19067100090. Applicant: Joel Larkin.

Neighbors:

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

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- 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 (770) 422-7016 or you may email me at jlarkin@samslarkinhuff.com. 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

Joel L. Larkin



Site Plan:



Certificate of Mailing — Firm

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Rodriguez Juan & Perez Tawany 1232 Silvercrest Ct Powder Springs

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





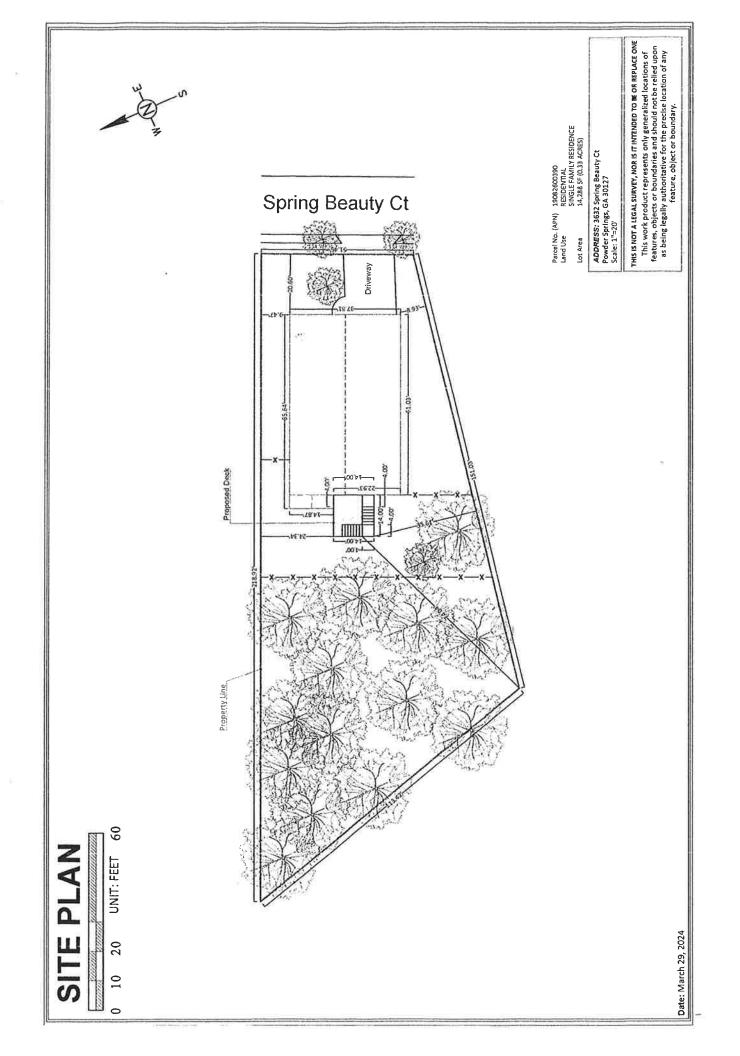




City of Powder Springs Staff Report

City of Powder Springs 4426 Marietta Street Powder Springs, GA 30127

10/9/2025



TIMES JOURNAL, INC. P.O. BOX 1633 ROME GA 30162-1633 (770)795 - 3050

ORDER CONFIRMATION

Printed at 10/01/25 09:21 by khick-tj Salesperson: KELLY HICKS ______

Ad #: 512050 Status: New WHOLD Acct #: 110102

CITY OF POWDER SPRINGS Start: 10/03/2025 Stop: 10/03/2025

KELLY AXT Times Ord: 1 Times Run: ***

LEG 1.00 X 2.71 Words: 200 PO BOX 46

Total LEG 2.71 POWDER SPRINGS GA 30073

Class: 8003 PUBLIC HEARING Rate: LEGL Cost: 30.00 Ad Descrpt: PH-7080 VARIANCE

Descr Cont: MDJ-7080 GPN-16 NOTICE OF Contact:

Phone: (770)943-1666 Given by: KERISHA BLACK

P.O. #: VARIANCE Fax#:

Email: kaxt@powderspringsga.gov; PC Created: khick 10/01/25 09:17 Agency: Last Changed: khick 10/01/25 09:21

PUB ZONE EDT TP RUN DATES

MDJ A 95 S 10/03

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-7080

MDJ-7080
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
Variance
Notice is hereby given of an application for Variance to complete deck repairs in a flood hazard area for property located at 3632 SPRING BEAUTY
CT SW, within land lot 826, 19th District, 2nd section, Cobb County Georgia. PIN: 19082600390. The application
will be considered by the Planning and
Zoning Commission at its work session
on Thursday, October 9th, 2025 at 7:00
pm and its public hearing on Monday,
October 27th, 2025 at 7:00 pm and by
the Mayor and Council at its work session on Wednesday, October 29th, 2025
at 5:00 pm and its public hearing on
Monday, November 3rd, 2025 at 7:00
pm. All meetings will be held at City
Hall located at 4483 Pineview Dr, Powder Springs GA 30127. If applicable,
Zoom links will be available at
www.cityofpowdersprings.org.

Zoom links will be available at www.cityofpowdersprings.org.
Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

10:3-2025

FLOOD PROTECTION VARIANCE

Applicant: Denis			
Applicant's Address:	3632 Spring Beauty	Court	
Property Location:	3632 Spring Beauty	y Court	Land Lot No.:826
Applicant is: 🛣 P	Property Owner	☐ Other: ☐ Attorney for Property Own ☐ Other Representative of t	
current Zoning:	PUD	Attachments	
dirent zoning.		Attachments Attachments Attachments	Maps or Drawings 🗀 (Not Require
Type of Appeal Flood Protection \ Change in Stipula		☑ Boundary Description☑ Review Checklist	Other: Elevation Certificate, LOMA from FEMA, Statement from RLS
escription of App Requested permit t			dditional pages explaining the Appeal are attached ting footprint of the area beneath the deck & steps.
Proposed new dec	k will reconfigure the	space to allow for a larger upper surface, with	out extending beyond existing steps nearest the exi
flood plain. Elevati	ion certificate and rev	view determines proposed deck plap lies outsid	s flood plain and no increased impact to flood area.
nd that all written or re	eproducible evidence	ents are accurate to the best of my knowledge supporting my appeal is attached.	C STU day of Sept 202
ignature of Applicant ((to be notarized)	DO NOT WRITE IN THE BOXES RE	i silu o or
Signature of Applicant ((to be notarized)	DO NOT WRITE IN THE BOXES OF	Final determination received on:
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Application Received Scheduled for Public I Planning Commission Appealed to MCC Mayor & City Council Signs Provided Newspaper Ad	contact the productible evidence (to be notarized)	PUBLICANGRITA on:	Mayor & Council Public Hearing: Date: Tabled Until: Date: Returned to P.C. Date: Final Action Approved Approved with Changes Denied
DRI Form Application Received Cheduled for Public I Planning Commission Appealed to MCC Mayor & City Council Signs Provided Newspaper Ad Affidavit Received	contact the productible evidence (to be notarized)	PUBLICANGETA On:	Mayor & Council Public Hearing: Date: Tabled Until: Date: Returned to P.C. Date: Final Action Approved Approved Approved Denied Stipulations Attached
Application Received Checkeduled for Public I Planning Commission Appealed to MCC Mayor & City Council Signs Provided Newspaper Ad Affidavit Received	corroducible evidence (to be notarized) ms filed with ARC/December Date:	PUBLICANGETA On:	Mayor & Council Public Hearing: Date: Tabled Until: Date: Returned to P.C. Date: Final Action Approved Approved Approved Denied Stipulations Attached

Powder Springs

Review Checklist

FLOOD PROTECTION VARIANCE

Appli	icant:	Denise Hatabian			Current Zoning: PUD
Prope	rty Location	3632 Spring Beauty Court			Land Lot No826
Stand	lards for ap	proval			
Variar	nces from th	e Code requirements relating to flood damage	prevent	tion ma	y be approved under the following provisions:
_	Standard		YES	NO	Comments
rest Hist	toration of a toric Places D the propos	for the reconstruction, rehabilitation or building listed on the National Register of or the State Inventory of Historic Places, sed work will NOT result in the building ical designation?		2	Not applicable Not a listed historic building
a.		ariance reduce the danger that materials may onto other lands to the injury of others?			
b.		ariance reduce the danger to life and lue to flooding or erosion damage?			
c.	Is the facil damage?	ity and its contents susceptible to flood			If "YES," discuss what the effect of such damage is on the owner.
d.	Does the t	facility provide services of importance to the y?			S
e.		essity that the facility have a waterfront ke a boat ramp or fishing pier?			
f.		no available alternative locations, not subject or erosion damage, for the proposed use?			
g.	ls the use developme	compatible with existing and anticipated ent?			
h.		relationship of the use to the comprehensive lood plain management program for that			
i.		of access to the property in times of flood y and emergency vehicles be maintained?			
j.		be an impact on flood conditions, either negative?			Discuss: Expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
k.		be an impact on the cost of governmental whether an increase or decrease?			Discuss: Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
-		PreparedDate:	9	5	, 20 25 for Denise Hatabian Applicant [
		Date:			20Powder Springs Staff [
		Date:			, 20 by Other:

Attach additional sheets as needed

Sec. 10-32. General Criteria for Flood Hazard Area Variances.

A flood hazard area variance shall be issued only when it has been determined that the following criteria have been met:

Standard	Yes	No	Comments
(a) Good and sufficient cause for the relief sought exists;	Y		Existing deck is failing and needs to be replaced according to current code.
(b) Failure to grant the variance would result in exceptional hardship;	Y		
(c) The variance is the least deviation from the standards of this article necessary to accomplish the objectives of the applicant and/or the minimum necessary to afford relief; and	Y		
(d) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, or creation of a nuisance.	y		Proposed deck will not impact the flood plain, nor impact public safety
(e) No variance shall be issued within any designated floodway that would cause any increase in flood levels during the base flood discharge.		И	Proposed deck will not cause any change that would increase or impact to flood levels. See Attached renamed all 125

Powder Springs	OWNER'S AUTHORIZATION						
This is to certify that (■ I am □ we are □ I am the Corporate Secretary of a Corporation that is) the owner of a majority interest in the property that is the subject of the attached application.							
By execution of this form, this is to <u>authorize the person named as "applicant" below, acting on behalf of the</u> owner, to file for and pursue a request for approval of the following:							
(Check each that applies and cross out each that does r	Permit Application in my name, submitted by owner						
	20pmittee of course						
	Special Exception to be issued to						
☐ Special Use	□ Hardship Variance me as 0wn ev.						
☐ Appeal from Administrative Decision	☐ Flood Protection Variance						
Applicant:							
Applicant's Address:							
:							
·							
Date this Authorization becomes null and void:	, 20 (
	(Notarized)						
Signature of Owner	(Notarized)						
Signature of Owner	(Notarized)						
Signature of Owner	(Notarized)						
Signature of Owner							
Attach additional sheets as needed							
Corporations – attach copy of co	orporate resolution approving authorization						

August 7, 2025

Denise Hatabian
3632 Spring Beauty Court
Powder Springs, Georgia 30127

Re: Flood Protection Variance Request
The City of Powder Springs

Ms. Hatabian,

In response to your request for assistance with the City of Powder Springs - Flood Variance request have reviewed the property survey data along with the elevation certificate for the above referenced property. Regarding the proposed construction plan provided for the deck replacement, I do not see any impact that would increase the flood levels within the flood plain. It appears that the plan has accounted for the flood plain and the construction will occur outside those limits.

If you have any questions, or the City requires any additional information feel free to contact me at william.helbig@outlook.com or 770-634-8518

Regards,

William H, Helbig, GA Registered PLS No. 3269

william H. Helling PLS 3269

2830 Valley Brook Drive

Marietta, GA 30008



Plan Review Information

Jurisdiction: Powder Springs	Building Permit #: 24PDR-00185		
Applicant: 24PDR-00185	Jobsite Address: 3632 SPRING BEAUTY CT SW, POWDER SPRINGS, GA 30127		
Contractor: Verge & Associates	Contractor Phone #: (678) 331-1102		
Plan Review Fees: 25.00	Permit Fees: 50.00		
Estimated Valuation: \$9,000.00	Permit Type: Deck		
Occupancy: R-3 Residential, one- and two-family	Construction Type:		
Total Square Footage: 140.00	Business Name:		
Description of Work: Demo existing deck and build a rear de	ck 10x14.		
Submittal Name and #: Floodplain Compliance #2 #2			
Initial Submittal	√ Resubmittal		
Date Received for Review: 05/17/2024			
Plan Review Completion Status:			
Approved Approved with Com	ments Not Approved - Resubmittal Required		
In Progress (Not Complete)			
Building Code(s): Current Georgia State Minimum Standard	Codes		
Plans Examiner(s): Tina Garver, Environmental, TGarver@	Dcityofpowdersprings.org		
Completion Date: 06/10/2024			
Plan Review Comments:			

Also per Section 10-13 of the UDC, they should get variance if they are developing in the floodplain or in the area adjacent to the floodplain.

Environmental: Resubmittal Required - Tina Garver, TGarver@cityofpowdersprings.org



Plan Review Information

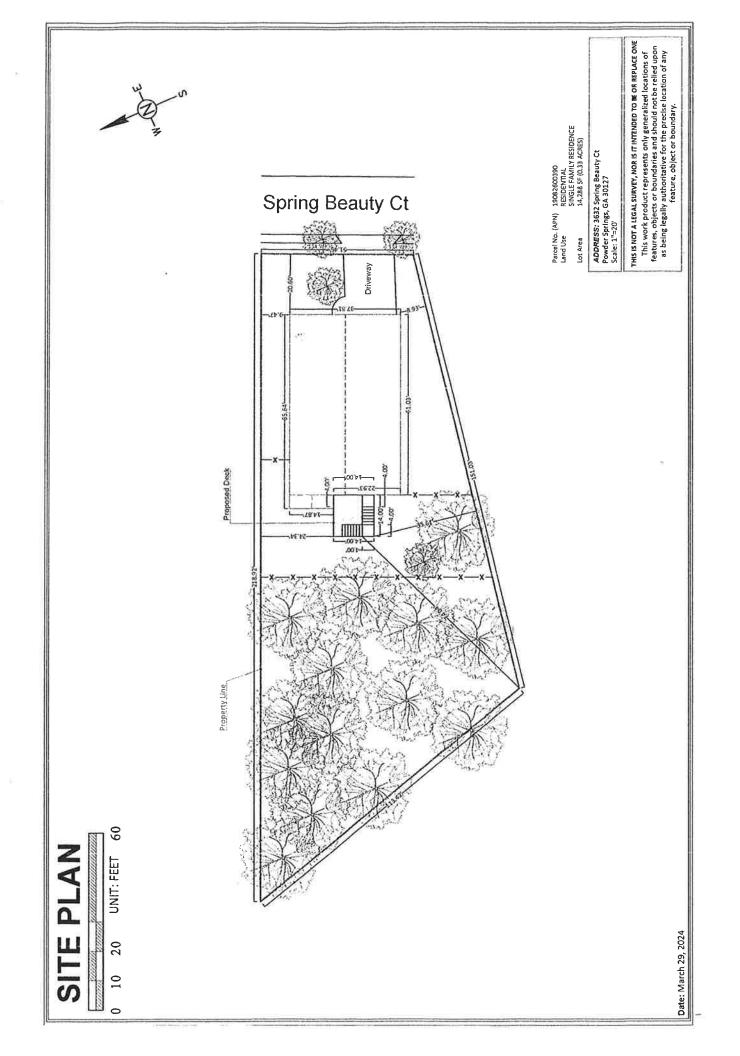
Your plans have been reviewed under code(s) listed above. These plans have only been reviewed for compliance with building codes adopted by this jurisdiction.

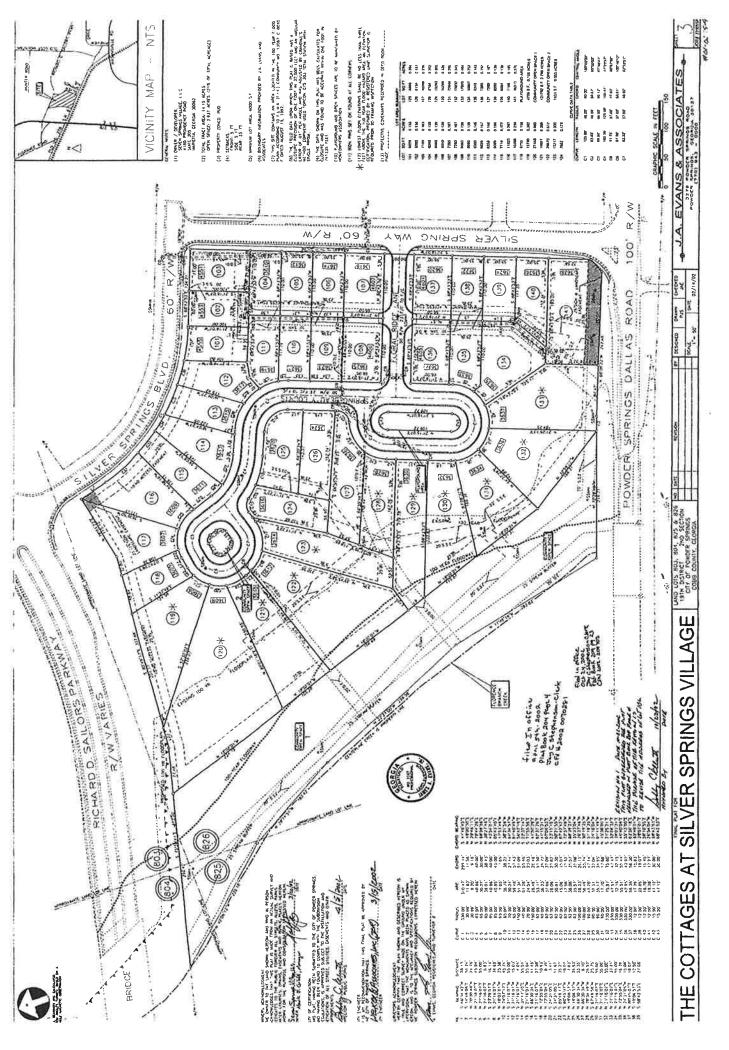
If "Resubmittal Required" is checked under Plan Review Completion Status above, a resubmittal of plans addressing the comments is required. Please follow any resubmittal process defined by the jurisdiction.

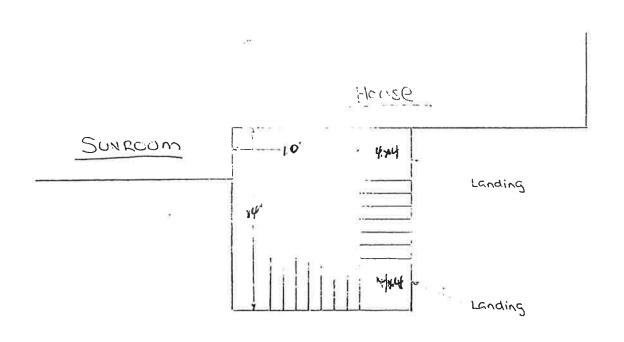
If "Approved" or "Approved with Comments" is checked under Plan Review Completion Status above, any remaining comments shall be addressed during construction. The commencement of work constitutes acceptance of all items listed herein.

Your plans have been reviewed under code listed above. This addendum shall be made part of the approved plans. All items listed below shall be performed and shall be incorporated into the work.

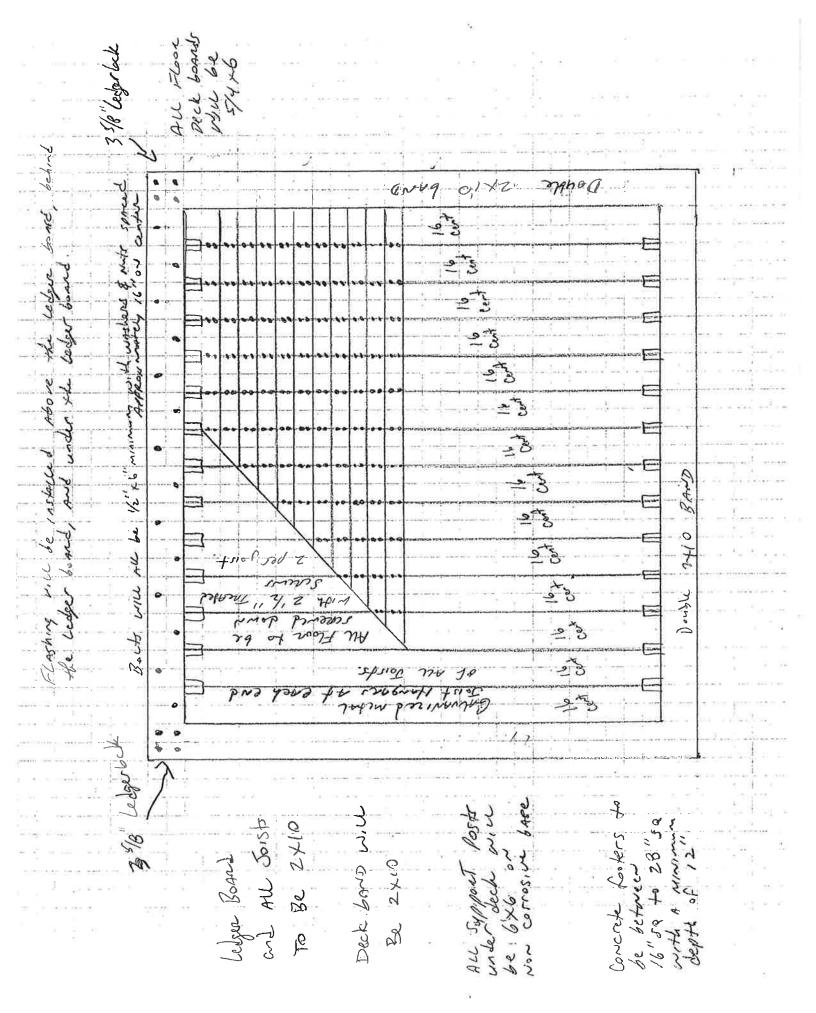
These plans have only been reviewed for compliance with building codes adopted by this jurisdiction. There may be other regulations applicable under state and federal statutes which this department has no authority to enforce and are not a part of this plan review. This addendum is to be signed by the builder/owner and returned to our office. The signing of this addendum is an agreement that you will comply with all items listed herein. The commencement of work constitutes acceptance of all items listed herein. A signed copy of the addendum needs to be in the building department office and on site for inspections before inspections can be scheduled.







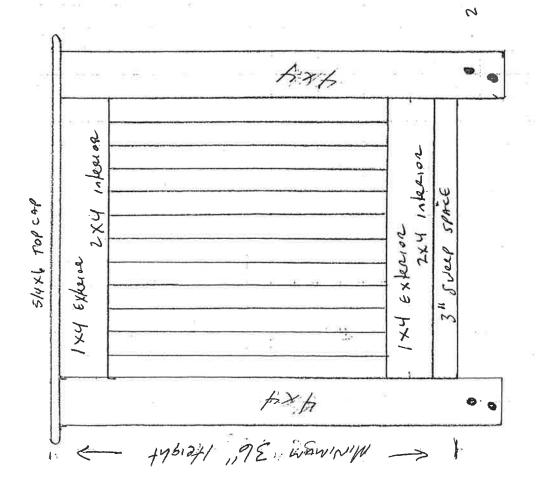
Proposed Deck & Stairs

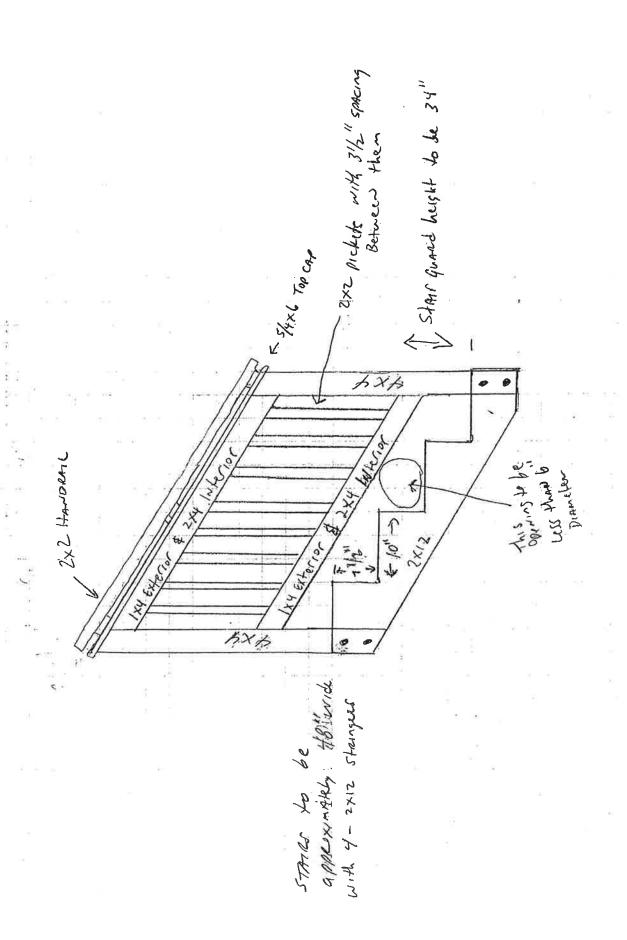


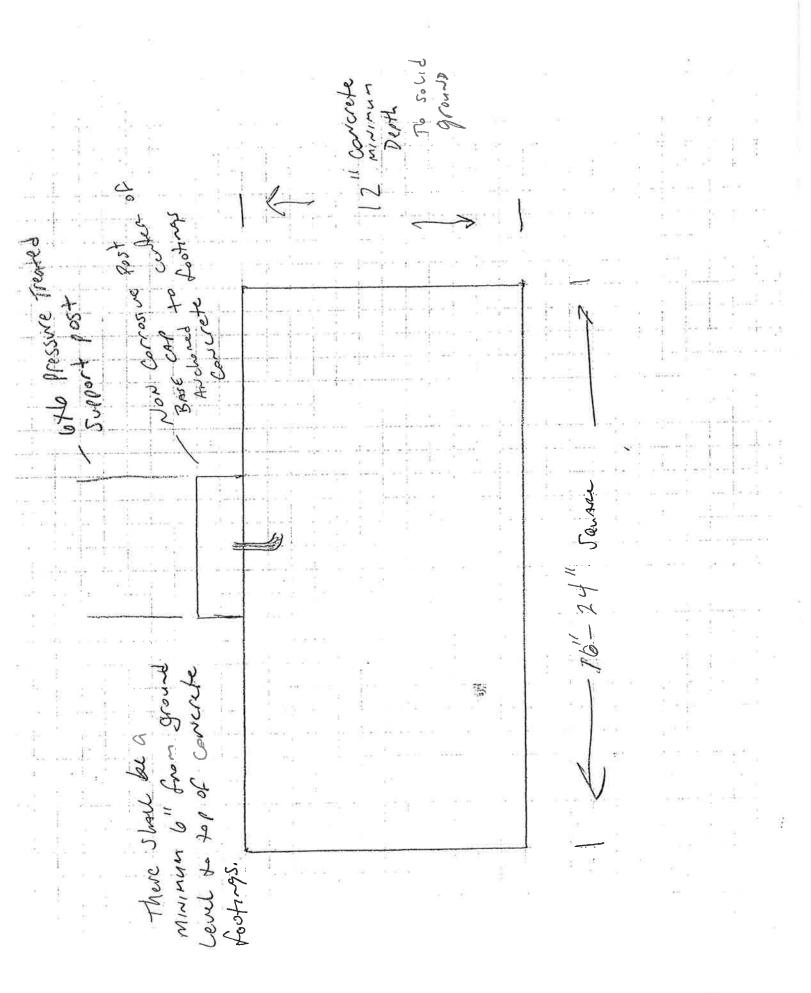
Parl to be built to Code with 3/2 inch synce between Bickets. Inside none will be a 2xy que the way Achoss with a 1xy outside txy synce of more than 6 teet appart

Storas to be Appear 4B inches with with France 2x12 Strangers Step hught will be 7/2 on 73/4 inches high and 11 inches doep

books per pore - 1/2×8" with flut writers







U.S. DEPARTMENT OF HOMELAND SECURITY Federal Emergency Management Agency National Flood Insurance Program

OMB No. 1660-0008 Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

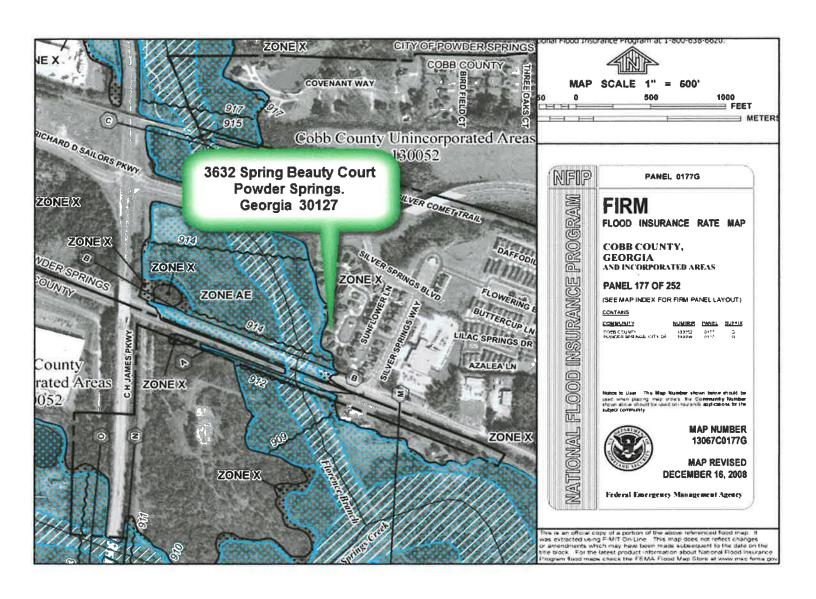
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

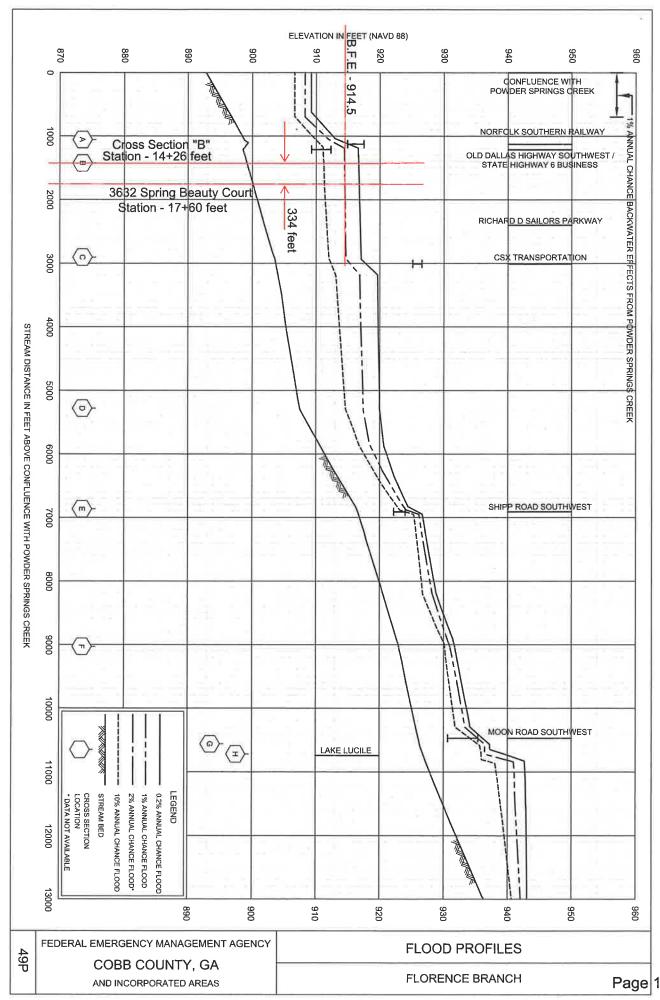
SECTION A - PROPERTY INFORMATION						FOR INSUF	RANCE COMPANY USE
A1. Building Owner's Name Denise Hatabian						Policy Num	ber:
	Address (inc	luding Apt., Unit, Suite	, and/o	r Bldg. No.) or P.	O. Route and	Company N	IAIC Number:
	Box No. 3632 Spring Beauty Court						
City Po	owder Sprin	gs		State Ge	orgia	ZIP Code	30127
		nd Block Numbers, Tax Silver Springs Villag		_		k 15201, Pa	nge 4834
A4. Building Use (e.g., Resident	tial, Non-Residential, A	ddition	, Accessory, etc.) Residential		
A5. Latitude/Longit	ude: Lat3	33.864560* L	ong	-84.692458*	Horizontal Datur	n: NAD 1	1927 [X] NAD 1983
A6. Attach at least	2 photograph	ns of the building if the	Certific	ate is being used	d to obtain flood insur	ance.	
A7. Building Diagra	m Number	1-A					
A8. For a building	with a crawlsp	pace or enclosure(s):					
a) Square foot	age of crawls	space or enclosure(s)		N/A sq f	t		
b) Number of p	permanent flo	od openings in the cra	wlspac	e or enclosure(s) within 1.0 foot above	e adjacent gr	ade N/A
c) Total net an	ea of flood op	enings in A8.b	I/A_s	sq in			
d) Engineered	flood opening	gs? 🗌 Yes 🖺 No)				
A9. For a building v	vith an attach	ed garage:					
a) Square foot	age of attach	ed garage4	20	sq ft			
		od openings in the atta			foot above adjacent	grade	0
			I/A	sq in			
d) Engineered		-					
dy Engineered	nood oponing	go.					
	SE	CTION B – FLOOD IN	ISURA	NCE RATE MA	AP (FIRM) INFORMA	ATION	
B1. NFIP Communi	•	•		B2. County Na			B3. State
Powder Sprin	gs Commun	ity No. 130056		Cobb Co	ounty		Georgia
B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	E	IRM Panel ffective/ evised Date	B8. Flood Zone(s	(Zo	se Flood Elevation(s) ne AO, use Base od Depth)
13067C0177	G	12/16/2008	7	10/05/2018	X and AE		914.5
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:							
ズ FIS Profile ☐ FIRM ☐ Community Determined ☐ Other/Source:							
B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 X NAVD 1988 Other/Source:							
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Yes No							
Designation [Date:	√A □ 0	BRS	OPA			
	- 						

ELEVATION CERTIFICATE

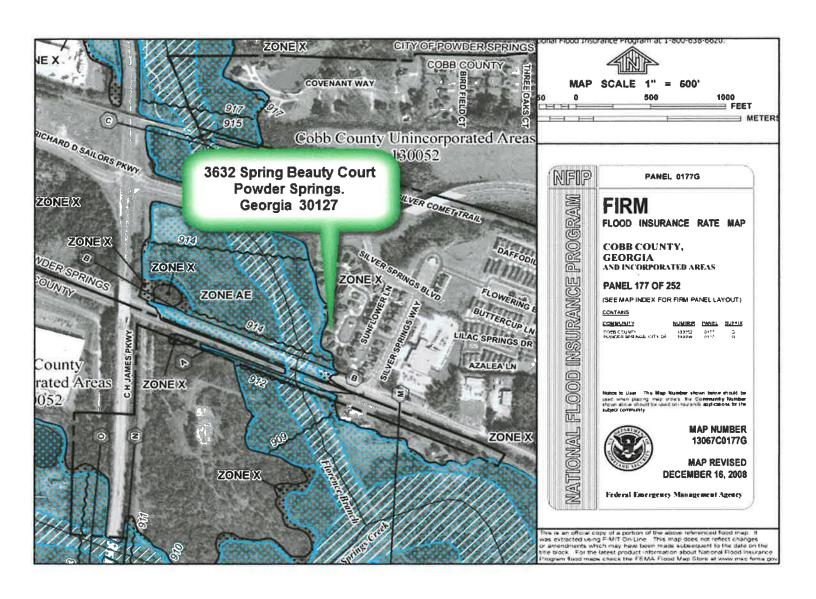
OMB No. 1660-0008 Expiration Date: November 30, 2018

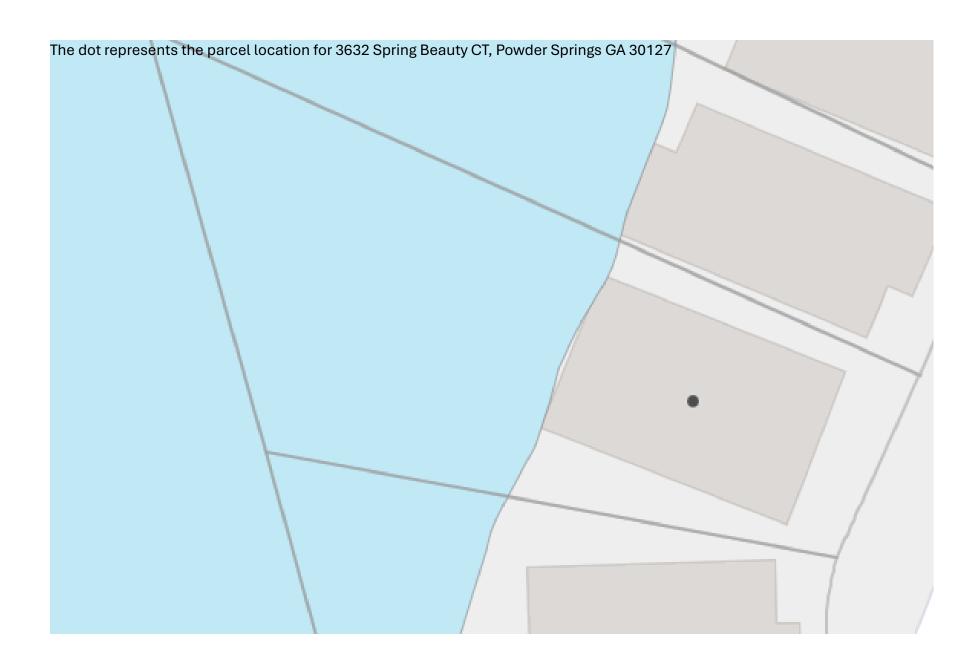
MPORTANT: In these spaces, copy the corresponding information from Sect	FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route 3632 Spring Beauty Court	Policy Number:	
City Powder Springs State Georgia ZIP (Code 30127	Company NAIC Number
SECTION C - BUILDING ELEVATION INFORMATI	ON (SURVEY RI	EQUIRED)
C1. Building elevations are based on: Construction Drawings* Build *A new Elevation Certificate will be required when construction of the buildin C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BF Complete Items C2.a–h below according to the building diagram specified in Benchmark Utilized: GPS Observation Vertical Datum:	E), AR, AR/A, AR/ Item A7. In Puert	/AE, AR/A1–A30, AR/AH, AR/AO.
Indicate elevation datum used for the elevations in items a) through h) below NGVD 1929 X NAVD 1988 Datum used for building elevations must be the same as that used for the BF		
-	040 5	Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)b) Top of the next higher floor	927 8	X feet meters X feet meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	X feet meters
d) Attached garage (top of slab)	926 2	X feet meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	918.5	X feet meters
f) Lowest adjacent (finished) grade next to building (LAG)	917.7	X feet meters
g) Highest adjacent (finished) grade next to building (HAG)	926.2	X feet meters
 h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 	916.2	X feet meters
SECTION D – SURVEYOR, ENGINEER, OR ARC	HITECT CERTIF	ICATION
This certification is to be signed and sealed by a land surveyor, engineer, or arch I certify that the information on this Certificate represents my best efforts to interpstatement may be punishable by fine or imprisonment under 18 U.S. Code, Section 11 to 12 to 13 to 14 to 15 to 1	oret the data availa on 1001.	able. I understand that any false
Were latitude and longitude in Section A provided by a licensed land surveyor?	Maryes □ No	Check here if attachments.
Certifier's Name License Number James H Carter Georgia PLS No. 19	999	ORO
Title Georgia Professional Land Surveyor No. 1999		GE GISTERES A
Company Name James H Carter Land Surveying Co Address	SANOTHY STATE	
P.O. Box 957982		SURVE SURVE
City State Duluth Georgia	ZIP Code 30095	H. CA
Signature Date Only On	Telephone (404) 213-5706	
Copy all pages of this Elevation Certificate and all attachments for (1) community offi	cial, (2) insurance	agent/company, and (3) building owner
Comments (including type of equipment and location, per C2(e), if applicable) Latitude and Longitude derived from Google Earth. Lowest equipment servicing this building is the HV/AC furnace units to	ocated on the low	vest level. CFM® JAMES H. CARTER US-14-07665





BLE 6	ΑТ	<u>s 2 </u>			2 2			J	
COBB COUNTY, GA AND INCORPORATED AREAS	FEDERAL EMERGENCY MANAGEMENT AGENCY	¹ Feet above confluence with Powder Springs Creek ² Feet above confluence with Chattahoochee River ³ Feet above confluence with Gordon Creek	m o o o o	A Bordon Creek	Gilmore Creek A B C C Gordon Branch	ロメニーエのゴミロ	Florence Branch A B C	CROSS SECTION	FLOODING SOURCE
OUNTY, GA ORATED AF	CY MANAGEMENT	wder Springs Creek attahoochee River rdon Creek	7,920 ⁴ 10,454 ⁴ 13,042 ⁴ 15,576 ⁴ 16,262 ⁴	634 ³ 1,478 ³ 2,587 ³	3,010 ² 3,643 ² 4,646 ²	5,280 6,864 9,029 10,560 10,718 13,094 16,051 17,899 21,226	1,056 1,426 2,904	DISTANCE	RCE
A \REAS	AGENCY		63 129 120 53 61	25 44 17	228 53 36	229 165 305 216 218 218 118 48 35	132 215 399	WIDTH (FEET)	
FLO		⁴ Feet al ⁵ Elevat	380 487 348 252 251	84 60	753 228 264	1,420 639 1,226 1,710 1,730 226 301 179 341	639 1,861 2,695	SECTION AREA (SQUARE FEET)	FLOODWAY
FLORENCE E		Feet above confluence with Sweetw Elevation Computed without conside	5.8 3.4 4.1 4.2 4.2	6.3 5.9 5.7	2.1 6.2 5.4	1.4 2.8 0.9 6.1 3.4 3.0	3.2 0.8	MEAN VELOCITY (FEET PER SECOND)	~
BRANCH – (FLOOL	Feet above confluence with Sweetwater Creek Elevation Computed without consideration of b	911.2 926.0 949.5 965.3 971.5	920.1 933.7 960.7	774.4 775.0 784.6	917.5 924.0 931.0 936.4 936.4 942.1 957.3 965.0 988.9	912.0 914.4 914.7	REGULATORY	W
- GILMORE BRANCH	OODWAY DATA	ek of backwater effect	911.2 926.0 949.5 965.3 971.5	920.1 933.7 960.7	771.6 ⁵ 775.0 784.6	917.5 924.0 931.0 936.4 936.4 942.1 957.3 965.0 988.9	912.0 914.4 914.7	WITHOUT	BASE FLOOD WATER-SURFACE ELEVATION (FEET NAVD)
CREEK -	TA	ater Creek eration of backwater effects from Chattahoochee River	911.8 926.8 949.7 966.3 972.3	920.4 933.7 961.3	772.6 775.4 785.0	918.2 924.2 931.9 937.3 937.3 942.1 958.3 965.6 989.7	912.5 914.8 915.4	WITH FLOODWAY	LOOD E ELEVATION (AVD)
GORDON		hee River	0.6 0.8 0.2 1.0 0.8	0.3 0.6	1.0 0.4 0.4	0.7 0.2 0.9 0.9 0.9 1.0 0.6 0.8	0.5 0.4 0.7	INCREASE	
						<u> </u>			







City of Powder Springs Staff Report

City of Powder Springs 4426 Marietta Street Powder Springs, GA 30127

10/27/2025



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.

4483 Pineview Dr SW Powder Springs GA 30127. commdev@powderspringsga.gov 770-943-1666

1 Form Version: 06152020

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Application Checklist

Applicant Information

Nam	e	•	Phone				
Mail	ing /	Address	Email				
Αp	pΙ	ication 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 surr	ounding area				
10.		Site plan, plat or survey prepared by an architect, engine	er. 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.



Application Form

Applicant Information	
Name	Phone
Mailing Address	Email
Variance Request Property Information]
Address	Parcel ID / Lot#
Acreage	Present Zoning
Variance Request	
Source of Water Supply	Source of Sewage Disposal
Additional Information, If Applicable	
Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity	Peak Hours Trips Generated
Notary Attestation	
Executed in(City),(State).	
Subscribed and sworn before me this day of month. 20	Date NOTARY STAMP
Signature of Notary Public Name of Notary Public	My Commission Expires
For Official Use Only	
PZ#	
Planning Commission Hearing	City Council Hearing

Reason for Withdrawal

Withdrawal Date



Notice of Intent

Applicant Information	
Name	Phone
Mailing Address	Email
Notice of Intent	
PART I. Please indicate the purpose of this application :	
PART II. Please list all requested variances:	
Part III. Existing use of subject property:	
Part IV. Proposed use of subject property:	
Part V. Other Pertinent Information (List or attach addition	nal information if needed):

Applicant Signature

No.		
Signature of Applicant	Printed Name	Date



Applicant's Written Analysis

Name		Phone
Mailing Address		Email
Written Analysis In deta	ils please address thes	se Variance Criteria:
a		difficulties pertaining to the particular piece of property in question to other lands or structures in the same district.
A literal interpretation of the provision by other properties of the district in v		de would effectively deprive the applicant of rights commonly enjoyed ed.
Granting the variance requested will c. are denied to other properties of the		rty of the applicant any special privileges that ant's property is located
d. The requested variance will be in har not be injurious to the neighborhood		d intent of this development code and will
e. The special circumstances are not the	e result of the actions of the	e applicant.
f. The variance requested is the minim district proposed.	um variance that will make	e possible the proposed use of the land, building, or structure in the use
The constant of the Hardward Constant	f land, building or structure	es, which is not permitted by right in the zoning district overlay district
g. involved.		

Printed Name

Date



Campaign Contribution Disclosure

Applicant	and	Attorney	Information
-----------	-----	----------	-------------

olicant's Name		Applic	Applicant's Address Attorney's Address		
		Attorn			
mpaign Contri	oution Disclo	sure			
The following informa O.C.G.A. 36-67A-1 et s	•	ordance with the Geo	orgia Conflict of Interest in Zo	oning Actions Act,	
The property that is th	e subject of the attacl	hed application is ow	ned by:		
Individual(s)	Corporation	Partnership	Limited Partnership	Joint Venture	
All persons, corporations the subject of the atta		-	ures party to ownership of t	he property that is	
the subject of the atta	ched application are li e two years preceding aggregating \$250 or m	sted below: the date of the attaceore to the Mayor, to	hed application, the applica	nt has made campaign	
APPLICANT: Within th contributions or gifts	e two years preceding aggregating \$250 or ming Commission, as fo	sted below: the date of the attaceore to the Mayor, to	hed application, the applica members of the Powder Spi	nt has made campaign	
APPLICANT: Within the contributions or gifts members of the Planr Name of Offici ATTORNEY: Within the	e two years preceding aggregating \$250 or ming Commission, as for all etwo years preceding paign contributions or	sted below: g the date of the attace of the Mayor, to ollows: Amount of Contribute the date of the attace of the gifts aggregating \$25	hed application, the applica members of the Powder Spinion or Gift Die hed application, the attorne to or more to the Mayor, to	nt has made campaign rings City Council, or to ate of Contribution or Gift y representing the ap-	



Owner's Authorization Form

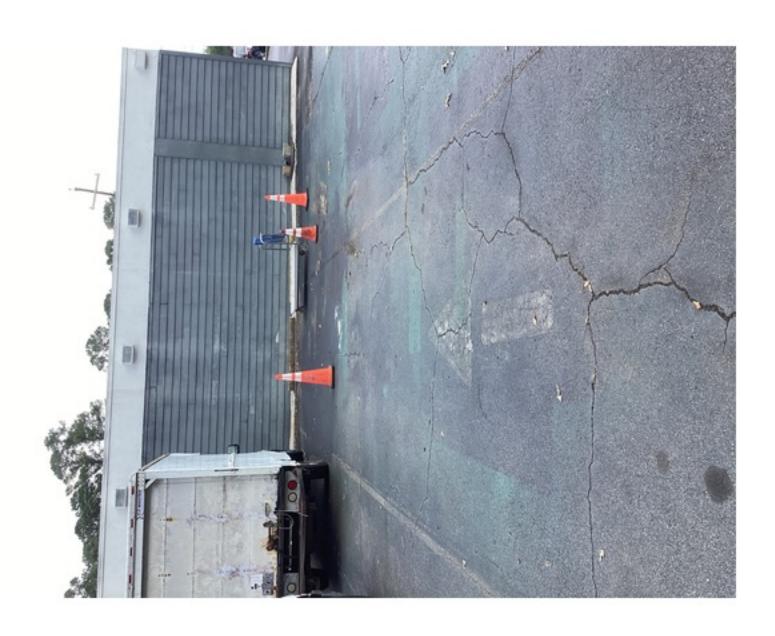
pplicant Name		Applicant's Address	
roperty Address	Powder Springs, GA	Property PIN	
This is to certify that I am □ or We a interest in the subject property of the "applicant" below, acting on behalf of Check all that apply: Rezoning □ Special Exception □	e attached application. By execu	tion of this form, this is t ue a request for approva	
Special Exception [2]	Flood Frotection varia		Appear of Authinistrative Decision in
signature of Property	Owner(s)		
Signature of Owner	Printed Nam	е	Date
This instrument was acknowledged be 20, by			NOTARY STAMP
Signature of Notary Public	Name of Notary Public	My Commission Expire	is
Control			
Signature of Owner	Printed Nam	re	Date
Signature of Owner State of, County of This instrument was acknowledged b			Date
State of, County of	efore me thisday of _	month .	NOTADV CTAIND

Form Version: 06152020



Affidavit of Public Notification

Public Notification Requirements	
Per Article 13 and 14 of the City of <u>Powder Springs Unified Development Code</u> , I ce advertising requirements of Article 13 and Article 14 for a □Special Use, □Varia application for subject property located at	·
Notices were mailed to all persons owning property located in whole or in part wit of the property that is the subject of the rezoning, special use or variance applicati mailed to the property owners as such names and addresses appear on the Count records on Said notices were mailed at least 15 days but to the Mayor and Council first public hearing date.	ion. The written notice was y's current ad valorem tax
Signs were placed on the subject property advertising said hearing on placed at each road frontage at least 15 days prior to the Mayor and Council first	
Please attach the following to affidavit: notices, list of addresses, picture of sign por receipt or documentation that was provided at the post office. Please sign affidavit after letters have been mailed out to neighboring lot owners was site and sign/s have been posted on subject site.	
Notary Attestation	
Executed in (City), (State).	
Signature of Applicant Printed Name Date Subscribed and sworn before me this day of 20	NOTARY STAMP
Signature of Notary Public Name of Notary Public My Commission Expires	





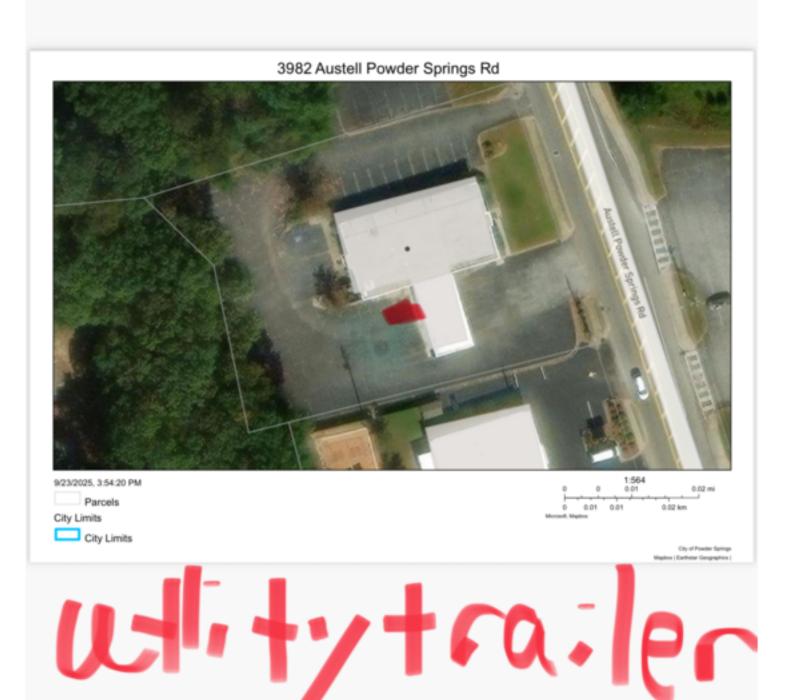
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City of Powder Springs Staff Report

City of Powder Springs 4426 Marietta Street Powder Springs, GA 30127

10/27/2025



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.

4483 Pineview Dr SW Bldg 100 Powder Springs GA 30127. commdev@powderspringsga.gov 770-943-1666



Application Checklist

Applicant Information

Nam	ie		Phone				
Mai	ing /	Address		Email			
Αp	pl	ication 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	ie .				
9.		Vicinity Map outlining the parcel/s in relation to the sur	rrounding area				
10.		Site plan, plat or survey prepared by an architect, engin	iee	er. 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	f 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.



Application Form

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Special Use Request Property Information Address Parcel ID / Lot# Acreage Present Zoning Special Use Request Source of Water Supply Source of Water Supply Source of Trip Information Additional Information, If Applicable Elementary School and School's Capacity Middle School and School's Capacity Notary Attestation Executed in	Applicant information	
Special Use Request Property Information Address Parcel ID / Lot# Acreage Persent Zoning Special Use Request Source of Water Supply Source of Sewage Disposal Source of Sewage Disposal Source of Trip Information Additional Information, If Applicable Elementary School and School's Capacity High School and School's Capacity Notary Attestation Executed in	Name	Phone
Address Parcel ID / Lot# Acreage Present Zoning Special Use Request Source of Water Supply Source of Sewage Disposal Peak Hour Trips Generated Additional Information, If Applicable Elementary School and School's Capacity Middle School and School's Capacity Notary Attestation Executed in	Mailing Address	Email
Special Use Request Source of Water Supply Source of Sewage Disposal Source of Trip Information Additional Information, If Applicable Elementary School and School's Capacity High School and School's Capacity Notary Attestation Executed in	Special Use Request Property Information	on
Source of Sewage Disposal Peak Hour Trips Generated Additional Information, If Applicable Elementary School and School's Capacity High School and School's Capacity Notary Attestation Executed in	Address	Parcel ID / Lot# Acreage
Additional Information, If Applicable Elementary School and School's Capacity Middle School and School's Capacity Migh School and School's Capacity Notary Attestation Executed in	Present Zoning	Special Use Request
Additional Information, If Applicable Elementary School and School's Capacity High School and School's Capacity Notary Attestation Executed in	Source of Water Supply	Source of Sewage Disposal
Elementary School and School's Capacity High School and School's Capacity Notary Attestation Executed in (City), (State). Signature of Applicant Printed Name Date Subscribed and sworn before me this day of 20 Signature of Notary Public Name of Notary Public My Commission Expires For Official Use Only PZ # Planning Commission Hearing City Council Hearing	Peak Hour Trips Generated	Source of Trip Information
School's Capacity High School and School's Capacity Notary Attestation Executed in (City), (State). Signature of Applicant	Additional Information, If Applicab	ole
Notary Attestation Executed in	Elementary School and School's Capacity	
Executed in(City),(State). Signature of Applicant	High School and School's Capacity	
Signature of Applicant Printed Name Date NOTARY STAMP Subscribed and sworn before me this day of	Notary Attestation	
Subscribed and sworn before me this day of	Executed in (City), (State).	
Subscribed and sworn before me this day of		
For Official Use Only PZ# Planning Commission Hearing City Council Hearing	Signature of Applicant Printed Name	Date NOTARY STAMP
For Official Use Only Pz # Planning Commission Hearing City Council Hearing	Subscribed and sworn before me this day of 20	
PZ # Planning Commission Hearing City Council Hearing	Signature of Notary Public Name of Notary Public	My Commission Expires
Planning Commission Hearing City Council Hearing	For Official Use Only	
	PZ #	
Withdrawal Date Reason for Withdrawal	Planning Commission Hearing	City Council Hearing
	Withdrawal Date	Reason for Withdrawal



Notice of Intent

ame	Phone	
lailing Address	Email	
Notice of Intent		
PART I. Please indicate the purpose of this	application :	
PART II. Please list all requested variances:		
Part III. Existing use of subject property:		
Part IV. Proposed use of subject property:		
Part V. Other Pertinent Information (List or	attach additional information if needed):	

Applicant Signature

m.		
Signature of Applicant	Printed Name	Date



Applicant's Written Analysis

Applicant Information

Naı	me		Phone			
Ma	iling Address		Email			
V	Written Analysis In details please address these Special Use Criteria:					
a.	Whether the proposed special use is consistent with the stated pu	ırp	ose of the zoning district in which it will be located.			
b.	Whether the proposed zoning district and uses permitted within the adjacent and nearby property.	ha	t district are suitable in view of the zoning and development of			
c.	Whether the location and character of the proposed special use ar	re	consistent with a desirable pattern of development in general.			
d.	Whether the type of street providing access to the use is or will be	e a	dequate to serve the proposed special use.			
e.	Whether access into and out of the property is or will be adequate of traffic flow, and access by emergency vehicles.	e to	o provide for traffic and pedestrian safety, the anticipated volume			
f.	Whether public facilities such as schools, water or sewer utilities, a	an	d police or fire protection are or will be adequate to serve the use.			
g.	Whether refuse, service, parking and loading areas on the propert from such adverse effects as noise, light, glare or odor.	:y \	will be located or screened to protect other properties in the area			
h.	Whether the hours and manner of operation of the special use wil	ll h	nave adverse effects on other properties in the area.			
i.	Whether the height, size or location of the buildings or other structures on neighboring propert					



Campaign Contribution Disclosure

Applicant and	Attorney	Information
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cant's Name			Applicant's Address Attorney's Address				
cant's Attorney							
npaign Contri	bution Disclo	sure					
The following information O.C.G.A. 36-67A-1 et	ation is provided in acc seq.	ordance with t	he Georgia Coi	nflict of Interest in Z	oning Actions Act,		
The property that is t	he subject of the attac	hed applicatio	n is owned by:				
Individual(s)	Corporation	Partners	ship Lim	nited Partnership	Joint Venture		
·	ons, partners, limited pached application are l	-	nt ventures pa	rty to ownership of	the property that is		
APPLICANT: Within the contributions or gifts	ne two years preceding	isted below:	e attached app	olication, the applica	the property that is ant has made campaign brings City Council, or to		
APPLICANT: Within the contributions or gifts	ne two years preceding aggregating \$250 or ming Commission, as fo	g the date of the	e attached app	olication, the applica	ant has made campaign		
APPLICANT: Within the contributions or gifts members of the Plan Name of Office ATTORNEY: Within the plicant has made came	ne two years preceding aggregating \$250 or ming Commission, as fo	g the date of the hore to the Mabillows: Amount of the date of the gifts aggregate	e attached app yor, to membe Contribution or Gif e attached app ing \$250 or mo	olication, the applications of the Powder Sp	ant has made campaign rrings City Council, or to		



Owner's Authorization Form

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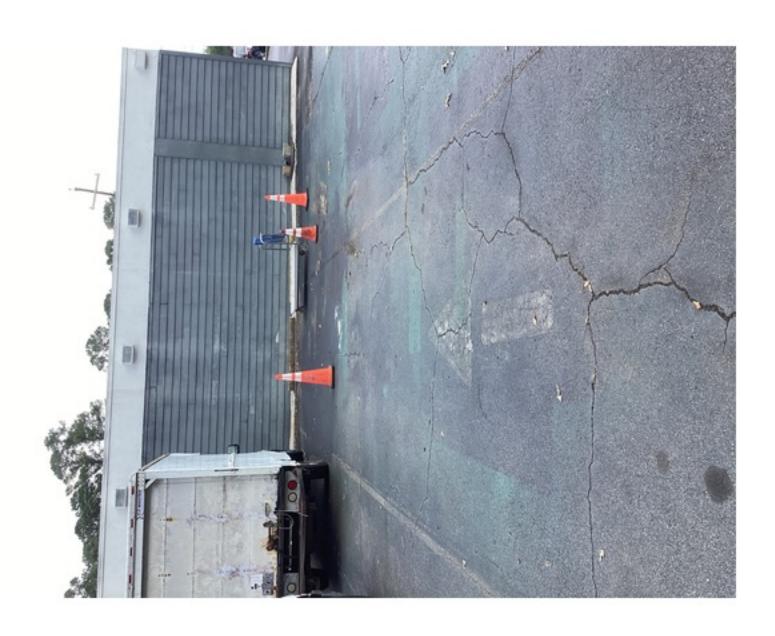
pplicant Name		Applicant's Address	
roperty Address	Powder Springs, GA	Property PIN	
This is to certify that I am □ or We a interest in the subject property of the "applicant" below, acting on behalf of Check all that apply: Rezoning □ Special Exception □	e attached application. By execu	ntion of this form, this is t ue a request for approva	
Special Exception [2]	Tiood Trotection varia		Appeal of Administrative Decision
signature of Property	Owner(s)		
Signature of Owner	Printed Nam	ie	Date
This instrument was acknowledged be 20, by			NOTARY STAMP
Signature of Notary Public	Name of Notary Public	My Commission Expire	25
Signature of Owner	Drinted Nam		Data
Signature of Owner	Printed Nam	ie	Date
Signature of Owner State of, County of This instrument was acknowledged b			Date
State of, County of	efore me thisday of _	month .	MOTADV STAMD

Form Version: 06152020



Affidavit of Public Notification

Public Notification	Requirements		
	f Article 13 and Article 14	nified Development Code, I certif for a □Special Use, □Variance	
of the property that is the s	subject of the rezoning, sponers as such names and ad Said notices wer	ocated in whole or in part within ecial use or variance application. dresses appear on the County's c e mailed at least 15 days but no	The written notice was current ad valorem tax
		g said hearing ono the Mayor and Council first hea	
receipt or documentation t	hat was provided at the potters have been mailed ou	addresses, picture of sign poster ost office. t to neighboring lot owners with	
Notary Attestation			
Executed in (City),	(State).		
Signature of Applicant Subscribed and sworn before me this	Printed Name day of	Date	NOTARY STAMP
Signature of Notary Public	Name of Notary Public	My Commission Expires	





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