

Rezoning Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

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

city of
powder springs
Rezoning Request
Notice of Intent

Applicant Information

Name Philip Howard

Phone 7708337736

Mailing Address

Email phil@howardswrecker.com

Notice of Intent

PART I. Please indicate the purpose of this application :

To rezone the entire 5.76 acre parcel to Light Industrial to allow tow services

PART II. Please list all requested variances:

Part III. Existing use of subject property:

4.5 acres is under construction for truck parking

1.26 acres zoned Residential in an empty lot.

Part IV. Proposed use of subject property:

The intended use for this property is as a Towing and transport Company operated by Howards wrecker services

There will be 50-80 paved parking space for customers and employee parking. There will also be 50 tractor trailer size parking spaces for company trucks and trailer.

The entire usable space less buffer setback will be fenced according to code with controlled access sliding gates outdoor light and security camera

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

The site will have a new industrial style building for office and shop space of approx 10,000 sf.

Applicant Signature



Signature of Applicant

Philip Howard
Printed Name

11-3-25
Date



Rezoning Request Application Checklist

Applicant Information

Name Philip Howard

Phone 7708337736

Mailing Address 1650 Armstrong Place Mableton GA 30126

Email phil@howardswrecker.com

Application Checklist

The following information will be required:

1. ☐ Application
2. ☐ Notice of Intent
3. ☐ Applicant's Written Analysis
4. ☐ Campaign Contribution Disclosure
5. ☐ Owner's Authorization, if applicable.
6. ☐ Legal Description and Survey Plat of the property
7. ☐ Application Fee (summary of fees attached)
8. ☐ Copy of the Deed that reflects the current owners name
9. ☐ Vicinity Map outlining the parcel/s in relation to the surrounding area
10. ☐ Site plan, plat or survey prepared by an architect, engineer. The following information **must** be included:
Specific use or uses proposed for the site. Acreage, bearing and distances, other dimensions, and location of the tract(s). Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area, height, for residential number of units, Square footage of heated floor area. Detention/retention areas, and utility easements. Location of dumpsters. Public or private street(s) - right of way and roadway widths, approximate grades Location and size of parking area with proposed ingress and egress. Specific types and dimensions of protective measures, such as buffers. Landscaping. Wetlands, stream buffers, and 100 year floodplain.
11. ☐ Sketch Plan/ Architectural Rendering, if applicable
12. ☐ Traffic Study required for development with 500,000 sf of nonresidential floor area or 350 dwelling units or more.
- ☐ List additional attachments:

Note Carefully

If your application qualifies as a "Development of Regional Impact" (see Article 13) then you must follow additional procedures BEFORE your application can be considered. The Community Development Department will assist you with the DRI process, which is mandated by State and GRTA requirements.

Indicate the current zoning district of the property, and the zoning district you are requesting. File a separate application for each Rezoning request naming a different zoning district. A Special Use request, Variance request can be filed concurrently with a Rezoning request on the same property by separate application.



Rezoning Request Application Form

Applicant Information

Name Philip Howard

Phone 7708337736

Mailing Address 1650 ARMSTRONG PL.
MABLETON GA 30126

Email phil@howardswrecker.com

Rezoning Request Property Information

Address 3890 Sanders Rd

Parcel ID / Lot# 19091100040 Acreage 5.76

Present Zoning Heavy Industrial /R-20 residential

Proposed Zoning Light industrial

Source of Water Supply COBB COUNTY

Source of Sewage Disposal Cobb County

Proposed Use Peak Hour Trips Generated

Source

Additional Information, If Applicable

Elementary School and
School's Capacity

Middle School and
School's Capacity

High School and
School's Capacity

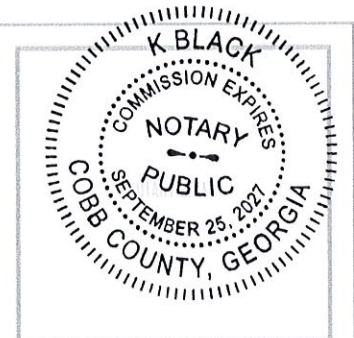
Notary Attestation

Executed in Powder Springs GA (City), (State).

Signature of Applicant Philip Howard 11-3-25
Printed Name Date

Subscribed and sworn before me this 03 day of 11 months, 20 5

Signature of Notary Public Kerisha Black 9/25/27
Name of Notary Public My Commission Expires



For Official Use Only

PZ #

Planning Commission Hearing

City Council Hearing

Withdrawal Date

Reason for Withdrawal



Rezoning Request

Applicant's Written Analysis

Applicant Information

Name Philip Howard

Phone 7708337736

Mailing Address 1650 Armstrong Place Mableton GA 30126

Email phil@howardswrecker.com

Written Analysis

In details please address these Rezoning Criteria:

- Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision making relative to amendments to the official zoning map.

yes

- Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.

yes

- Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.

no

- Whether there are substantial reasons why the property cannot or should not be used as currently zoned;
the 1.26 acres zoned Residential can not be used for commercial or industrial purposes

- Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.

yes

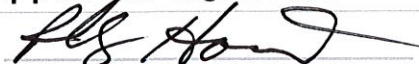
- Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

yes

- Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

yes

Applicant Signature


Signature of Applicant

Philip Howard
Printed Name

11-3-25
Date



Rezoning Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name **Philip Howard**

Applicant's Address **1650 Armstrong Place Mableton GA 30126**

Applicant's Attorney

Attorney's Address

Campaign Contribution Disclosure

The following information is provided in accordance with the Georgia Conflict of Interest in Zoning Actions Act, O.C.G.A. 36-67A-1 et seq.

The property that is the subject of the attached application is owned by:

☐ Individual(s) ☐ Corporation ☐ Partnership ☐ Limited Partnership ☐ Joint Venture

All persons, corporations, partners, limited partners, or joint ventures party to ownership of the property that is the subject of the attached application are listed below:

APPLICANT: Within the two years preceding the date of the attached application, the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift

ATTORNEY: Within the two years preceding the date of the attached application, the attorney representing the applicant has made campaign contributions or gifts aggregating \$250 or more to the Mayor, to members of the Powder Springs City Council, or to members of the Planning Commission, as follows:

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift



Rezoning Request Owner's Authorization Form

Owner's Authorization

Applicant Name **Philip Howard**

Applicant's Address **1650 Armstrong Place Mableton GA 30126**

Property Address **3980 Sanders Rd Powder Springs, GA 30127h**

Property PIN **19091100040**

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

Check all that apply:

Rezoning ☒

Special Use ☐

Hardship Variance ☐

Special Exception ☐

Flood Protection Variance ☐

Appeal of Administrative Decision ☐

Signature of Property Owner(s)

Signature of Owner

Printed Name

Date

State of GA, County of Cobb

This instrument was acknowledged before me this 2 day of November

2025, by Peter Achukwu Identification Presented: GANI

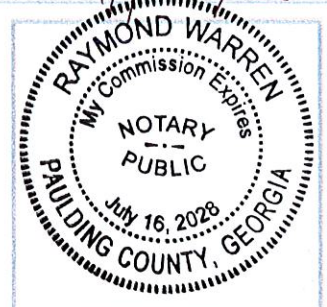
Signature of Notary Public

Raymond Warren

Name of Notary Public

07/16/2028

My Commission Expires



Signature of Owner

Printed Name

Date

State of GA, County of Cobb

This instrument was acknowledged before me this 2 day of November

2025, by Peter Achukwu Identification Presented: GANI

Signature of Notary Public

Raymond Warren

Name of Notary Public

07/16/2028

My Commission Expires

