



# City of Powder Springs

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

## Meeting Agenda

### Planning & Zoning Commission Public Hearing

*Randall Madison, Wanda McDaniel,  
Jim Taylor, Kelly Fisk & Kristopher Boyd*

Monday, June 22, 2026

7:00 PM

City Hall - Council Chambers  
4483 Pineview Drive  
Powder Springs, GA 30127

**Topic: Planning and Zoning Public Hearing**

**Join Zoom Meeting**

**<<https://us06web.zoom.us/j/83103536923>>**

**Meeting ID: 831 0353 6923**

Approval of Planning and Zoning Minutes

Citizen Comments

Registration to speak at any Planning and Zoning Public Hearing, per City Charter, is the day of the meeting beginning 20 minutes prior to the start of the meeting (6:40 PM - 7:00 PM). The first twelve (12) registering to speak will be given five (5) minutes to address Planning and Zoning Commissioner with their comments. You can register by signing up in person at the Council Chambers located at 4483 Pineview Drive, Powder Springs, GA 30127 - location of the on site meeting. Comments are only available on site.

Regular Agenda

During Public Hearings for Planning and Zoning Cases, those in favor the matter and those in opposition to the matter will have ten (10) minutes in total to present to the Planning and Zoning Commission.

[PZ 26-022](#)

Rezoning Request to rezone an approximate 26.53 acres from CRC and R-30 to MXU. The properties are located at Brownsville Road and C H James Pkwy, within land lots 973, 1026, and 1027, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19097300030, PIN: 19097300050, PIN: 19097300020, PIN:19097300060, and 19102600030.

Attachments:[Arris - Rezoning Application\\_Redacted](#)[Revised Brownsville Site Plan 06.11.2026](#)[Arris - Rezoning Conceptual Renderings](#)[Arris - Rezoning legal decription](#)[Arris - Rezoning Letter of Intent](#)[Arris - Rezoning Notice of Intent and Written Analysis](#)[Arris - REZONING PLAN](#)[Arris - Rezoning Vicinity Map](#)[Concerned Citizen Email](#)[Brownsville survey](#)[Deed - CGB GA](#)[Deed - Hernandez](#)[Deed - Hicks](#)[Deed - Little](#)[Deed - Sanchez](#)[Ad](#)[Owners Aff - Hicks\\_Redacted](#)[Owners Aff - Little\\_Redacted](#)[Owners Aff - Sanchez\\_Redacted](#)[Owners Aff - Hernandez\\_Redacted](#)[Owners Aff - CGB\\_Redacted](#)[Brownsville CH James Staff Report DRAFT](#)[Arris - Rezoning Affidavit of Public Notification](#)[Picture of Sign](#)[Picture of Sign](#)

[PZ 26-023](#) 3 Variances. 3989 Flint Hill Rd. To reduce 100' buffer to 30' buffer along Sanders and Flint Hill Road. To allow parking of trucks on a asphalt millings surface. To remove the requirement of a decel lane. The property is located at 3989 Flint Hill Road, within land lot 911, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19091100060

Attachments: [Variance Application Package\\_Redacted](#)  
[Rendering \(Berm + Fence + Landscaping\)](#)  
[Site Plans](#)  
[Emerson Truck Farm Example](#)  
[Douglasville Truck Farm Example](#)  
[Variance Request Narrative](#)  
[Warranty Deed](#)  
[FP Overlay](#)  
[Ad](#)  
[3989 Flint Hill Road Staff Report DRAFT](#)  
[Revised Ad](#)  
[Ad](#)  
[AffidavitOfPublicNotificationTruckFarmPS](#)  
[Picture of Sign 1](#)  
[Picture of Sign 2](#)  
[NoticeOfIntentSenttoNeighbors](#)

[PZ 26-024](#) Change in Conditions. 3500 Trillium Rd. To allow site changes. The property is located within land lots 804, 805, 824, and 825, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19080500080.

Attachments: [Zoning Appl Pkg-Parkland Homebuilders, LLC\\_Redacted](#)  
[Site Plan](#)  
[Ad](#)  
[3500 Trillium Road Staff Report DRAFT](#)  
[Memorandum 2022](#)  
[Affidavit of Public Notification-Landmark Homebuilders, LLC](#)  
[Affidavit of Public Notification](#)  
[Notice Ltr Pkg with POSTMARKED Certif of Mailing & List-Parkland PZ26-24 & PZ:](#)  
[Sign Set 1](#)  
[Sign Set 2](#)  
[Sign Set 3](#)  
[Sign Set 4](#)

[PZ 26-025](#) 2 Special Use Requests. To allow restaurant WITH drive-throughs in a MXU zoned district. The property is located within land lots 804, 805, 824, and 825, 19th District, 2nd Section, Cobb County, Georgia.  
PIN: 19080500080.

*Attachments:* [Special Use Request Pkg-Parkland Homebuilders, LLC\\_Redacted](#)  
[Site Plan](#)  
[Trillium Zoning 5.29.26](#)  
[Ad](#)  
[3500 Trillium Road Staff Report DRAFT](#)  
[Affidavit of Public Notification-Landmark Homebuilders, LLC](#)  
[Azalea Park Rendering 6.3.26](#)  
[Sign Set 1](#)  
[Sign Set 2](#)  
[Sign Set 3](#)  
[Sign Set 4](#)

Other Business

Executive Session, if called for the purpose of Personnel, Real Estate, or Litigation Matters

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](mailto:tnewkirt@cityofpowdersprings.org) at least 48 hours before that meeting.



# City of Powder Springs

## Staff Report

City of Powder Springs  
4483 Pineview Drive  
Powder Springs, GA 30127

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6/11/2026

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

## **Applicant's Public Notice Requirements**

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

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

## **Sign Posting, Public Hearing Notice & Affidavit**

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

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

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

## **City Actions**

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

## **Contact Information**

**The Community Development Dept.**  
4181 Atlanta Street  
Powder Springs GA 30127.  
commdev@cityofpowdersprings.org  
770-943-1666

**Zoning Administrator**  
Shaun Myers  
Planning and Zoning Manager  
smyers@cityofpowdersprings.org  
770-943-1666



# city of powder springs

## Rezoning Request

### Application Checklist

### Applicant Information

Name <b>Arris Holdings</b>	Phone [REDACTED]
Mailing Address [REDACTED]	Email [REDACTED]

### Application Checklist

The following information will be required:

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

List additional attachments:

### Note Carefully

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

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



# city of powder springs

## Rezoning Request

### Application Form

### Applicant Information

Name <b>Arris Holdings</b>	Phone [REDACTED]
Mailing Address [REDACTED]	Email [REDACTED]

### Rezoning Request Property Information

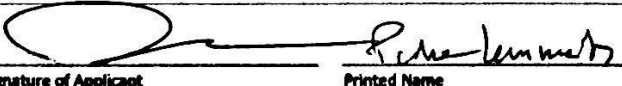
Address <b>See attached list</b>	Parcel ID / Lot# <b>See attached list</b>	Acreage <b>26.53</b>
Present Zoning <b>CRC &amp; R-30</b>	Proposed Zoning <b>MXU</b>	
Source of Water Supply <b>Cobb</b>	Source of Sewage Disposal <b>Cobb</b>	
Proposed Use <b>Peak Hour Trips Generated</b>	Source	

### Additional Information, If Applicable

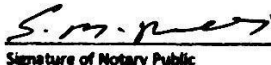
Elementary School and School's Capacity <b>Powder Springs Elementary - 91%</b>	Middle School and School's Capacity <b>Cooper Middle - 91%</b>
High School and School's Capacity <b>McEachern High - 94%</b>	

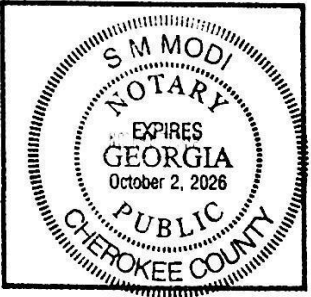
### Notary Attestation

Executed in Milton (City), GA (State).

	<u>S. M. Modi</u>	<u>5/26/24</u>
Signature of Applicant	Printed Name	Date

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

	<u>S. M. Modi</u>	<u>10/02/2026</u>
Signature of Notary Public	Name of Notary Public	My Commission Expires



### For Official Use Only

PZ #	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal



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

### Applicant Information

Name	Arris Holdings	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

### Notice of Intent

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

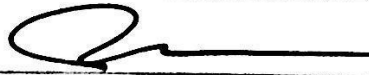
**PART II. Please list all requested variances:**  
See attached

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

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

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

### Applicant Signature

	Arris Holdings	5/26/2026
Signature of Applicant	Printed Name	Date



**city of  
powder springs**  
**Rezoning Request**  
**Applicant's Written Analysis**

**Applicant Information**

<b>Name</b> Arris Holdings	<b>Phone</b> [REDACTED]
<b>Mailing Address</b> [REDACTED]	<b>Email</b> [REDACTED]

**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.

**a.** See attached

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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.

**b.** See attached

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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.

**c.** See attached

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

**d.** See attached

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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.

**e.** See attached

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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.

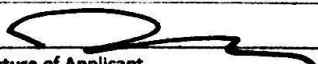
**f.** See attached

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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.

**g.** See attached

**Applicant Signature**

	Arris Holdings	5/28/26
Signature of Applicant	Printed Name	Date



# city of powder springs

## Rezoning Request

### Campaign Contribution Disclosure

#### Applicant and Attorney Information

Applicant's Name **Arris Holdings**

Applicant's Address [REDACTED]

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:

<u>Alvarez Fredis &amp; Mata De Hernandez</u>	<u>Terry Little</u>
<u>Jose Joaquin Sanchez</u>	<u>Powder Springs CGB GA LLC</u>
<u>Hicks Family Revocable Living Trust</u>	

**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:

<u>Name of Official</u>	<u>Amount of Contribution or Gift</u>	<u>Date of Contribution or Gift</u>
_____	_____	_____

**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:

<u>Name of Official</u>	<u>Amount of Contribution or Gift</u>	<u>Date of Contribution or Gift</u>
_____	_____	_____



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

**Owner's Authorization**

<b>Applicant Name</b> Arris Holdings	<b>Applicant's Address</b>
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<b>Property Address</b> See attached list	Powder Springs, GA	<b>Property PIN</b>
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This is to certify that I am  or We are  or I am  the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Rezoning <input type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

**Signature of Property Owner(s)**

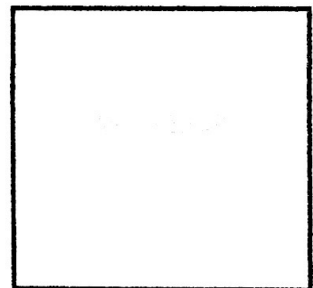
_____ Signature of Owner	_____ Printed Name	_____ Date
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State of \_\_\_\_\_, County of \_\_\_\_\_.

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ month.

20\_\_\_\_, by \_\_\_\_\_ name of signer. Identification Presented: \_\_\_\_\_

_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires
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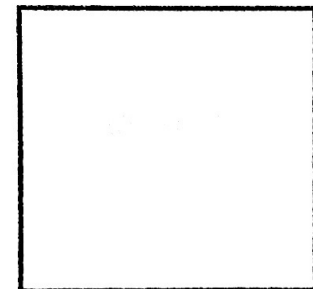
_____ Signature of Owner	_____ Printed Name	_____ Date
-----------------------------	-----------------------	---------------

State of \_\_\_\_\_, County of \_\_\_\_\_.

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ month.

20\_\_\_\_, by \_\_\_\_\_ name of signer. Identification Presented: \_\_\_\_\_

_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires
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**city of  
powder springs**

## Affidavit of Public Notification

### Public Notification Requirements

Per Article 13 and 14 of the City of Powder Springs Unified Development Code, I certify that I have met the advertising requirements of Article 13 and Article 14 for a  Special Use,  Variance or  Rezoning application for subject property located at See attached list

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

\_\_\_\_\_  
Signature of Applicant                      Printed Name                      Date

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ month, 20\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public                      Name of Notary Public                      My Commission Expires

NOTARY STAMP



city of  
powder springs

## Fee Schedule

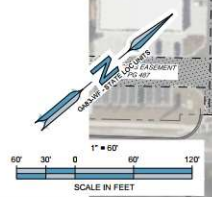
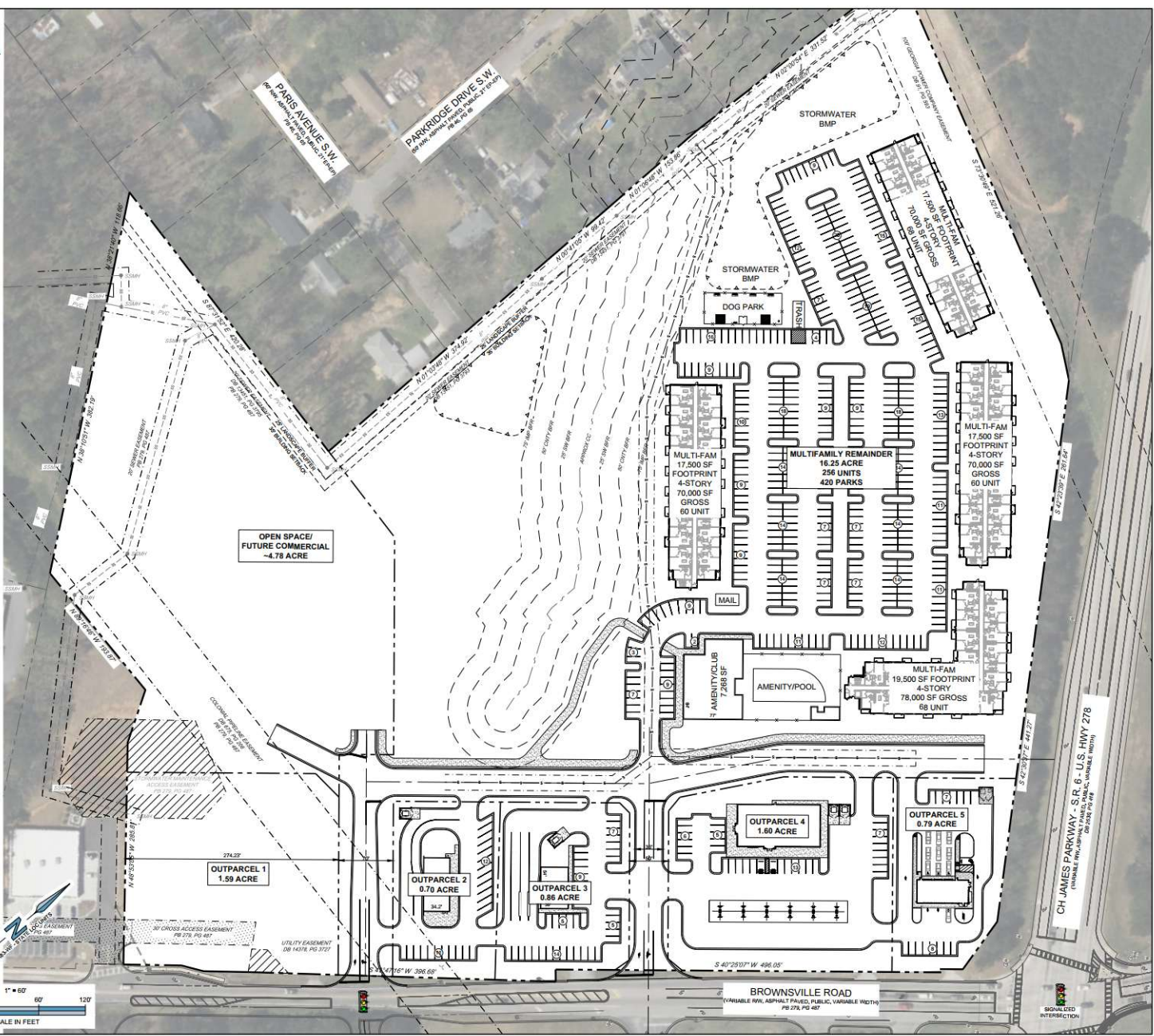
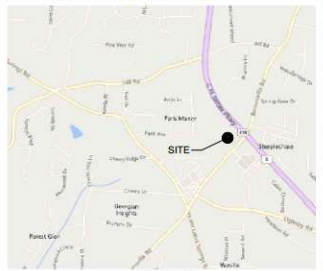
**FEES – Updated 11/5/2018. Please verify cost with staff**

Variance, residential	\$ 250.00
Variance, commercial	\$ 450.00
Special Use	\$ 250.00
Rezoning Application, single family, 0-5 acres	\$ 250.00
Rezoning Application, single family, 6-10 acres	\$ 700.00
Rezoning Application, single family, 11-20 acres	\$ 1,000.00
Rezoning Application, single family, 21-100 acres	\$ 1,500.00
Rezoning Application, single family, =/> 101 acres	\$ 1,500.00 + \$30/acre
Rezoning Application, undeveloped med/high density residential, 0-5 acres	\$ 700.00
Zoning - Rezoning Application, undeveloped med/high density residential, 6-10 acres	\$ 1,200.00
Zoning - Rezoning Application, undeveloped med/high density residential, 11-20 acres	\$ 1,500.00
Zoning - Rezoning Application, undeveloped med/high density residential, 21-100 acres	\$ 2,000.00
Rezoning Application, undeveloped med/high density residential, =/> 101 acres	\$ 2,000.00 + \$40 /acre
Rezoning Application, undeveloped non-residential, 0-5 acre	\$ 900.00
Rezoning Application, undeveloped non-residential, 6-10 acres	\$ 1,500.00
Rezoning Application, undeveloped non-residential, 11-20 acres	\$ 1,800.00
Rezoning Application, undeveloped non-residential, 21-100 acres	\$ 2,200.00
Rezoning Application, undeveloped non-residential, =/> 101 acres	\$ 2,200.00 + \$50 /acre
Zoning - Rezoning Application, developed med/high density residential, 0-20,000 SF	\$ 700.00
Rezoning Application, developed med/high density residential, 20,0001 - 50,000 SF	\$ 1,200.00
Rezoning Application, developed med/high density residential, 50,001 - 100,000 SF	\$ 1,500.00
Rezoning Application, developed med/high density residential, 100,001 - 500,000 SF	\$ 2,000.00
Rezoning Application, developed med/high density residential, =/> 500,001 SF	\$ 2,000.00 \$90 /100,000 SF
Rezoning Application, developed non-residential, 0-20,000 SF	\$ 900.00
Rezoning Application, developed non-residential, 20,001-50,000 SF	\$ 1,500.00
Rezoning Application, developed non-residential, 50,001-100,000 SF	\$ 1,800.00
Rezoning Application, developed non-residential, 100,001-500,000 SF	\$ 2,200.00
Rezoning Application, developed non-residential, =/> 500,001 SF	\$ 2,200.00 + \$115 /100,000 SF
Public Hearing signs	\$ 25.00
Public Hearing signs - Deposit	\$ 10.00

**SITE NOTES:**  
 430, 430, 430, 430, 442 BROWNSVILLE RD  
 PARCELS: 1910200000, 1907300000, 1907300000, 1907300000, 1907300000  
 PRELIMINARY LOCATIONS OF ENVIRONMENTAL CONDITIONS HAVE BEEN LABELED ON THIS PLAN. STREAM LOCATIONS AND STREAM BUFFERS AS SHOWN ON THE SITE PLAN. NO ADDITIONAL KNOWN WETLAND EXIST. THE 100-YR FLOODPLAIN DOES NOT AFFECT SUBJECT PROPERTY.  
 EXISTING TOPOGRAPHY IS DISPLAYED IN THIS PLAN PER THE SURVEY PREPARED BY FRONTIER SURVEYING & MAPPING, LLC DATED 06/08/2024.

SITE DATA	
PL ZONING:	R-30 (SINGLE-FAMILY RESIDENTIAL DISTRICT), C-1C (COMMUNITY RETAIL COMMERCIAL DISTRICT)
PRE ZONING:	NOV TRACTS (USE DEVELOPMENT)
PARCEL IDENTIFICATION NUMBER:	1910200000, 1907300000, 1907300000, 1907300000, 1907300000
TOTAL SITE AREA:	26.58 AC
MULTIFAMILY SITE AREA:	16.25 AC
OPEN SPACE/FUTURE COMMERCIAL AREA:	4.78 AC
COMMERCIAL TRACT 1 AREA:	1.59 AC
COMMERCIAL TRACT 2 AREA:	0.70 AC
COMMERCIAL TRACT 3 AREA:	0.86 AC
COMMERCIAL TRACT 4 AREA:	1.60 AC
COMMERCIAL TRACT 5 AREA:	0.79 AC
LANDSCAPE SETBACK - FRONT:	PER PLAN
LANDSCAPE SETBACK - REAR:	PER PLAN
LANDSCAPE SETBACK - SIDE:	PER PLAN
BUILDING SETBACK - FRONT:	PER PLAN
BUILDING SETBACK - REAR:	PER PLAN
BUILDING SETBACK - SIDE:	PER PLAN
BUILDING FLOOR AREA:	COMMERCIAL: 17,373 SF    MULTIFAMILY: 256 UNITS
REQUIRED:	PROVIDED
12,000 SQ FT MAX (REB):	256 UNITS/10,125 AC/15.75 DUMAC
0.35 FAR MAX (COMMERCIAL/REB):	0.081 FAR
PARKING:	REQUIRED
150 FT MIN:	192-296
112.2 BUS:	154.79 / 2.80
15.8 BUS:	30-40
	302-487 PARKS
	400 PARKS PROVIDED

LINE LEGEND	
	PROPERTY LINE
	EXISTING CHARLINK FENCE
	EXISTING SCREEN FENCE
	EXISTING WOODEN FENCE
	EXISTING GUARDRAIL
	PROPOSED BUILDING WALLS
	PROPOSED CURBS AND GUTTERS
	PROPOSED PAVED CURBS AND GUTTERS
	PROPOSED CHARLINK FENCE
	PROPOSED SCREEN FENCE
	PROPOSED WOODEN FENCE
	PROPOSED HANDRAIL
	PROPOSED GUARDRAIL
	PROPOSED RETAINING WALL



ENGINEER:  
**FORESITE group**  
 Foresite Group, LLC  
 3780 Daniels Ct.  
 Suite 100  
 Peachtree Corners, GA 30092  
 P 770.368.1399  
 F 770.368.1944  
 www.foresitegroup.net

DEVELOPER:  
**ARRIS**  
 3340 PEACHTREE ROAD NE  
 SUITE 1600  
 ATLANTA, GA 30326  
 404-452-9889  
 CONTACT: PARRE LAMMERTS

PROJECT:  
**MIXED USE  
 (COMMERCIAL & RESIDENTIAL)**  
 BROWNSVILLE RD. & US HIGHWAY 278  
 COBB COUNTY, POWDER SPRINGS, GA

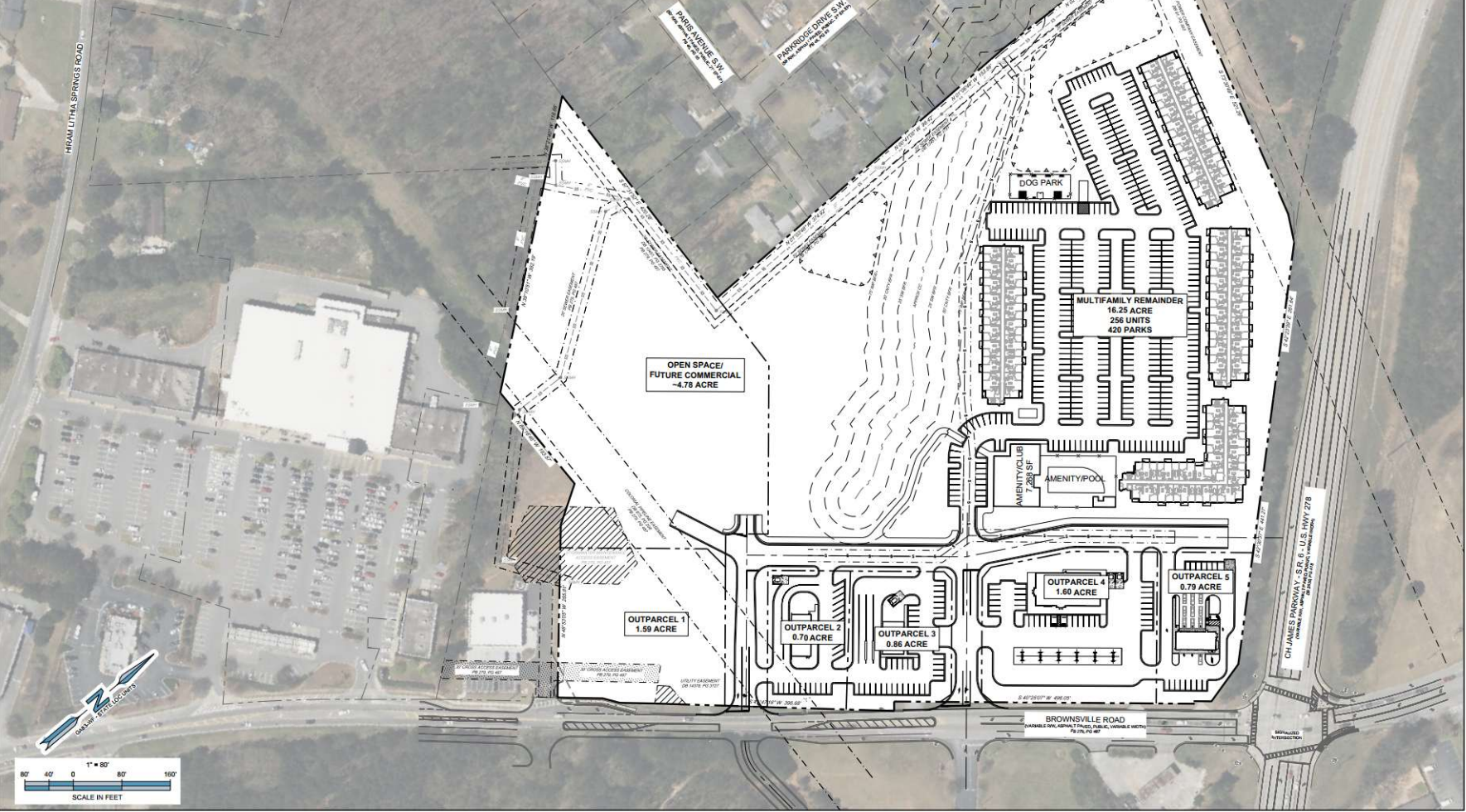
SEAL:

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
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 \_\_\_\_\_  
 PROJECT MANAGER: DMS  
 DRAWING BY: BLY  
 JURISDICTION: POWDER SPRINGS, GA  
 DATE: 2024-05-22  
 TITLE:

**REZONING PLAN**  
 SHEET NUMBER:  
 1 OF 1  
 COMMENTS: NOT RELEASED FOR CONSTRUCTION  
 JOBSITE NUMBER: 849.0111



VICINITY MAP  
NOT TO SCALE



ENGINEER:  
**FORESITE**  
 group  
 Foresite Group, LLC  
 3740 Davinci Ct.  
 Suite 100  
 Peachtree Corners, GA 30092  
 P | 770.368.1399  
 F | 770.368.1364  
 W | www.foresitegroup.com

DEVELOPER:  
**ARRIS**  
 3340 PEACHTREE ROAD NE  
 SUITE 1600  
 ATLANTA, GA 30326  
 404-452-9889  
 CONTACT: PARKE LAMMERTS

PROJECT:  
**MIXED USE**  
 (COMMERCIAL & RESIDENTIAL)  
 BROWNSVILLE RD. & US HIGHWAY 278  
 POWDER SPRINGS, GA

SEAL:

REVISIONS	DATE

PROJECT MANAGER: DMS  
 DRAWING BY: BLV  
 JURISDICTION: POWDER SPRINGS, GA  
 DATE: 2026-05-22  
 TITLE:

**REZONING PLAN  
OVERALL**

SHEET NUMBER:  
 1 OF 1  
 COMMENTS: <NOT RELEASED FOR CONSTRUCTION>  
 JOBSITE NUMBER: 849.011



**ZN-01**

**Site Plan**

# ARRIS POWDER SPRINGS

C.H. JAMES PKWY AND BROWNSVILLE RD, POWDER SPRINGS, GA



**SITE RENDERINGS FOR  
REZONING SUBMISSION**



**ZN-02**

**Entry/Clubhouse**

# ARRIS POWDER SPRINGS

C.H. JAMES PKWY AND BROWNSVILLE RD, POWDER SPRINGS, GA



**SITE RENDERINGS FOR  
REZONING SUBMISSION**



**ZN-03**

**Prominent Building**

# ARRIS POWDER SPRINGS

C.H. JAMES PKWY AND BROWNSVILLE RD, POWDER SPRINGS, GA



**SITE RENDERINGS FOR  
REZONING SUBMISSION**



**ZN-04**

**Typical building**

# **ARRIS POWDER SPRINGS**

**C.H. JAMES PKWY AND BROWNSVILLE RD, POWDER SPRINGS, GA**



**SITE RENDERINGS FOR  
REZONING SUBMISSION**



**ZN-05**

**Renderings**

# ARRIS POWDER SPRINGS

C.H. JAMES PKWY AND BROWNSVILLE RD, POWDER SPRINGS, GA



**SITE RENDERINGS FOR  
REZONING SUBMISSION**

Arris – Brownsville Road legal description

SITUATED IN THE COUNTY OF COBB, STATE OF GEORGIA, DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 1026 AND 1027, 19TH DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY SIDE OF BROWNSVILLE ROAD AT THE NORTHEAST CORNER OF A 7.85 ACRE TRACT AS SHOWN BY PLAT OF SURVEY MADE BY HENSLEY & ASSOCIATES, AUGUST, 1958, RECORDED IN PLAT BOOK 17, PAGE 165, COBB COUNTY RECORDS; RUNNING THENCE NORTHEASTERLY, ALONG SAID BROWNSVILLE ROAD, 357.1 FEET TO AN IRON PIN; THENCE NORTHWESTERLY 683 FEET TO AN IRON PIN; THENCE SOUTHWESTERLY 400 FEET, MORE OR LESS, TO A POINT REPRESENTING A PROLONGATION OF THE NORTHERLY LINE OF SAID 7.85 ACRE TRACT ABOVE REFERRED TO; THENCE S40°54'E TO THE NORTHWEST CORNER OF SAID 7.85 ACRE TRACT, AND CONTINUING FROM THIS POINT 900 FEET TO SAID HIGHWAY AND TO THE BEGINNING POINT.

Tax ID: 1912600030

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND, LYING AND BEING IN LAND LOT 973 OF THE 19<sup>TH</sup> DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE AT THE INTERSECTION OF THE WEST SIDE OF BROWNSVILLE ROAD WITH THE NORTH SIDE OF PARIS ROAD; THENCE WEST ALONG THE NORTH SIDE OF PARIS ROAD 523 FEET MORE OR LESS TO A CORNER, THENCE NORTH 250 FEET MORE OR LESS TO A CORNER; THENCE EAST 523 FEET MORE OR LESS TO THE WEST SIDE OF BROWNSVILLE ROAD; THENCE SOUTH AND ALONG THE WEST SIDE OF BROWNSVILLE ROAD 250 FEET MORE OR LESS TO THE POINTS OF BEGINNING.

TAX ID: 19097300020

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 973, OF THE 19TH DISTRICT, 2ND SECTION, OF COBB COUNTY, GEORGIA, IN THE CITY OF POWDER SPRINGS, BEING 4.962 ACRES, MORE OR LESS, AS PER PLAT RECORDED IN PLAT BOOK 24, PAGE 126, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE

THERE TO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. SAID PROPERTY BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 4330 BROWNSVILLE ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WEST LAND LOT LINE OF LAND LOT 973, SAID DISTRICT, SECTION, AND COUNTY, AT THE CENTER LINE OF A POWER LINE EASEMENT; RUNNING THENCE SOUTH ALONG SAID LAND LOT LINE 331.2 FEET TO AN OLD STONE CORNER; RUNNING THENCE SOUTH 86 DEGREES 00 MINUTE EAST 333.8 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 59 DEGREES 06 MINUTES EAST 229.7 FEET TO AN IRON PIN; CONTINUING SOUTH 59 DEGREES 06 MINUTES EAST 132.8 FEET TO A POINT; RUNNING THENCE NORTH 23 DEGREES 38 MINUTES EAST 289.5 FEET TO AN IRON PIN; RUNNING THENCE NORTH 60 DEGREES 17 MINUTES WEST 292.5 FEET TO AN IRON PIN ON THE CENTER LINE OF THE POWER LINE EASEMENT REFERRED TO HEREIN; RUNNING THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID POWER LINE EASEMENT 521.6 FEET TO THE WEST LAND LOT LINE OF SAID LAND LOT 973 AND THE POINT OF BEGINNING.

TOGETHER WITH:

ALL RIGHTS OF INGRESS AND EGRESS TO SAID PROPERTY OVER A 25-FOOT DRIVE EASEMENT EXTENDING FROM THE SOUTHEAST CORNER OF CAPTIONED PROPERTY TO BROWNSVILLE ROAD ALONG THE TRAVERSE OF THE CENTER LINE OF AID EASEMENT SOUTH 59 DEGREES 57 MINUTES EAST 69 FEET; SOUTH 43 DEGREES 24 MINUTES EAST 100 FEET; SOUTH 57 DEGREES 56 MINUTES EAST 100 FEET; SOUTH 79 DEGREES 10 MINUTES EAST 150 FEET; AND SOUTH 59 DEGREES 03 MINUTES EAST 89 FEET.

Tax ID: 19097300040 & 19097300050

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 973 OF THE 19TH LAND DISTRICT, SECOND SECTION, OF COBB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IN ORDER TO ARRIVE AT A BEGINNING POINT BEGIN AT THE IRON PIN ON THE NORTHWESTERLY SIDE OF THE BROWNSVILLE ROAD ON THE LINE OF PROPERTY OF MRS. E.F. PARIS, THENCE ALONG SAID ROAD SOUTH 36 DEGREES WEST TO AN IRON PIN ON THE SOUTHWEST CORNER OF A 20 FOOT EASEMENT; RUN THENCE NORTH 75 DEGREES 15 MINUTES WEST FOR A DISTANCE OF 222 FEET TO AN IRON PIN; RUN THENCE NORTH 49 DEGREES 41

MINUTES WEST FOR A DISTANCE OF 179.25 FEET TO AN IRON PIN; RUN THENCE NORTH 62 DEGREES 40 MINUTES WEST FOR A DISTANCE OF 300.6 FEET TO AN IRON PIN AT THE POINT OR PLACE OF BEGINNING; RUN THENCE SOUTH 45 DEGREES 45 MINUTES WEST FOR A DISTANCE OF 188.8 FEET TO AN IRON PIN; RUN THENCE NORTH 45 DEGREES 45 MINUTES WEST FOR A DISTANCE OF 150 FEET TO AN IRON PIN; RUN THENCE NORTH 45 DEGREES 45 MINUTES EAST FOR A DISTANCE OF 150 FEET TO AN IRON PIN; RUN THENCE SOUTH 58 DEGREES 46 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 154.95 FEET TO AN IRON PIN; RUN THENCE SOUTH 45 DEGREES 45 MINUTES WEST FOR A DISTANCE OF 21.1 FEET TO AN IRON PIN AT THE POINT OR PLACE OF BEGINNING.

SAID PROPERTY BEING FORMERLY KNOWN AS 4338 BROWNSVILLE ROAD AND NOW COMPRISING A PORTION OF THE PROPERTY KNOWN AS 4340 BROWNSVILLE ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING PROPERTIES IN COBB COUNTY, GEORGIA.

Tax ID: 19097300030

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 973 AND 1026 OF THE 19TH DISTRICT, COBB COUNTY, GEORGIA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE NORTHWESTERLY SIDE OF THE RIGHT OF WAY OF BROWNSVILLE ROAD, WHICH POINT IS LOCATED 256.1 FEET SOUTHWESTERLY FROM THE INTERSECTION OF THE NORTHWESTERLY SIDE OF THE RIGHT OF WAY OF BROWNSVILLE ROAD AND THE NORTH LINE OF LAND LOT 1026, AS MEASURED ALONG THE NORTHWESTERLY SIDE OF THE RIGHT OF WAY OF BROWNSVILLE ROAD; RUNNING THENCE SOUTH 39 DEGREES 46 MINUTES WEST ALONG THE NORTHWESTERLY SIDE OF THE RIGHT OF WAY OF BROWNSVILLE ROAD A DISTANCE OF 388.9 FEET; RUNNING THENCE NORTH 43 DEGREES 24 MINUTES 25 SECONDS WEST A DISTANCE OF 680.7 FEET TO A POINT LOCATED AT THE NORTHWEST CORNER OF LAND LOT 1026, WHICH POINT LOCATED AT THE NORTHWEST CORNER OF LAND LOT 1026, WHICH POINT IS ALSO THE COMMON CORNER OF LAND LOTS 972, 973, 1025 AND 1026; RUNNING THENCE NORTH 2 DEGREES 34 MINUTES WEST ALONG THE WEST LINE OF LAND LOT 973 A DISTANCE OF 375 FEET; RUNNING THENCE SOUTH 52 DEGREES 8 MINUTES 16 SECONDS EAST A DISTANCE OF 928.9 FEET TO A POINT LOCATED ON THE NORTHWESTERLY SIDE OF THE RIGHT OF WAY OF BROWNSVILLE ROAD AT THE POINT OF BEGINNING.

TAX ID: 19097300060

May 12, 2026

City of Powder Springs  
Community Development Department  
4483 Pineview Drive  
Powder Springs, Georgia 30127

***RE: Letter of Intent – Rezoning Application for Mixed-Use Development Consisting of Approximately 15,000-20,000 Square Feet of Commercial Space and 256 Class A Multifamily Units within the Neighborhood Activity Center Future Land Use Area***

**Current Zoning and Existing Conditions:**

The Applicant respectfully submits this Letter of Intent in support of the requested rezoning application for the subject property located within the City of Powder Springs, Georgia (the “Property”). The Property is currently underutilized and is designated as Neighborhood Activity Center within the City of Powder Springs Comprehensive Plan.

The Property is strategically located within an area identified by the City for redevelopment, mixed-use investment, expanded housing opportunities, and activation of commercial corridors. The proposed development is intended to further these goals through a thoughtfully designed mixed-use community that will provide new residential housing opportunities while supporting additional commercial activity and long-term economic growth within the City.

**Proposed Development:**

The Applicant proposes the development of a high-quality mixed-use project consisting of approximately 256 Class A multifamily apartment units and approximately 15,000-20,000 square feet of neighborhood-oriented commercial space on 5 outparcels. The development will also set aside ~8.77 acres for future commercial development. The proposed commercial uses are anticipated to include retail, restaurant, service-oriented, and other neighborhood-supporting uses intended to serve both residents of the development and the surrounding community.

The proposed residential component will consist primarily of one-, two-, and three-bedroom apartment homes with high-quality interior finishes and modern amenity offerings. Community amenities are anticipated to include a resort-style pool, clubhouse, fitness center, coworking and

business facilities, dog park area, pedestrian gathering spaces, landscaped courtyards, and integrated open space areas designed to encourage walkability and community interaction.

The proposed development is consistent with the vision and goals established within the Springs in Motion Comprehensive Plan, including the City's stated objectives of encouraging mixed-use development and redevelopment opportunities, expanding quality and diverse housing options, enhancing walkability and connectivity, supporting economic development, creating activity centers that serve surrounding neighborhoods, and encouraging investment along key corridors and redevelopment areas.

The proposed development is also directly consistent with the Neighborhood Activity Center future land use designation contained within the Springs in Motion Comprehensive Plan. The Neighborhood Activity Center category is intended to encourage integrated mixed-use development patterns that combine residential and commercial uses in a walkable environment serving surrounding neighborhoods. Importantly, the Comprehensive Plan specifically contemplates multifamily residential and apartment-style housing within these mixed-use areas as part of the City's broader goal of expanding housing diversity and supporting redevelopment opportunities.

The proposed development will help further the City's long-term economic development goals by introducing additional rooftops necessary to support nearby businesses, restaurants, and retail establishments. The addition of neighborhood-serving commercial space within the project will further activate the corridor and create an environment consistent with the City's vision for future mixed-use development.

The development will also significantly increase the tax base of the Property and surrounding area by transforming currently underutilized land into a high-quality mixed-use investment that contributes to the City's long-term economic vitality.

**Conclusion:**

The proposed rezoning and mixed-use development represent an opportunity to implement the City of Powder Springs' adopted planning goals by introducing a high-quality development that expands housing opportunities, supports local businesses, enhances economic development, and creates a vibrant mixed-use environment within the Neighborhood Activity Center future land use designation.

The Applicant appreciates the opportunity to work collaboratively with City staff, elected officials, and the surrounding community throughout the rezoning process and looks forward to discussing the proposal further.

Respectfully submitted,



**Parke Lammerts**  
**Arris Holdings**

# **Arris - Powder Springs Rezoning Application Notice of Intent and Applicant Written Analysis**

## **NOTICE OF INTENT**

### **Part I. Purpose of Application**

The Applicant seeks rezoning approval to allow for the development of a mixed-use project consisting of 256 Class A multifamily units and 5 commercial outparcels with approximately 15,000-20,000 square feet of neighborhood-oriented commercial space within the Neighborhood Activity Center future land use category of the City of Powder Springs Comprehensive Plan.

### **Part II. Requested Variances**

No variance requested at this time.

### **Part III. Existing Use of Subject Property**

The subject property currently consists of vacant land and single-family residential homes.

### **Part IV. Proposed Use of Subject Property**

The proposed use of the subject property is a high-quality mixed-use development containing 256 Class A multifamily units and 5 outparcels with approximately 15,000-20,000 square feet of commercial space intended for retail, restaurant, service, and other neighborhood-supporting commercial uses. The development will also have approximately 8.77 acres of land for future commercial development. The development will include landscaped open spaces, amenity areas, and quality architectural design.

### **Part V. Other Pertinent Information**

The proposed development is directly consistent with the Springs in Motion Comprehensive Plan and the Neighborhood Activity Center future land use designation, which encourages integrated mixed-use development patterns combining residential and commercial uses. The Comprehensive Plan specifically supports diverse housing opportunities, mixed-use redevelopment, economic development, and activation of neighborhood activity centers. Apartments and multifamily residential uses are contemplated as appropriate components of mixed-use developments within the Neighborhood Activity Center category.

## **APPLICANT WRITTEN ANALYSIS**

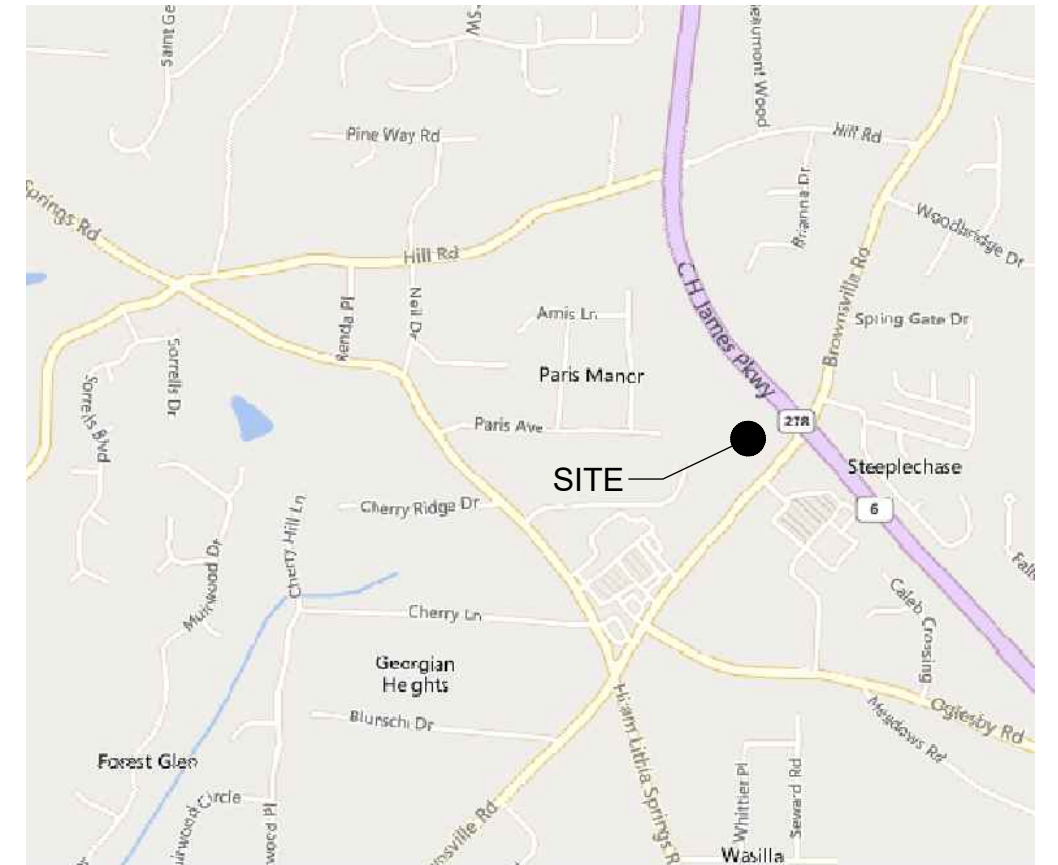
- a.** The proposed rezoning and mixed-use development are fully compatible with the purpose and intent of the City of Powder Springs Comprehensive Plan and Future Land Use Map. The property is designated as a Neighborhood Activity Center, which specifically identifies MXU as an appropriate zoning and encourages integrated mixed-use developments that combine residential and commercial uses. The proposed multifamily residential and neighborhood commercial uses directly support the Comprehensive Plan's goals of expanding housing diversity, promoting redevelopment, enhancing economic development, and creating vibrant activity centers.
- b.** The proposed zoning district and development are suitable in view of the zoning and development patterns of nearby properties. The project's mixed-use character, architectural quality, and commercial components will complement surrounding development while serving as a catalyst for additional investment and redevelopment within the corridor and surrounding area.
- c.** The proposed development will not adversely affect the existing use or usability of adjacent or nearby properties. To the contrary, the project is anticipated to enhance surrounding property values and strengthen nearby commercial activity through high-quality development, increased investment, enhanced streetscape improvements, and additional customer base generated by the residential component.
- d.** There are substantial reasons why the property should not remain in its current zoning classification. The existing zoning does not adequately implement the vision and goals of the Comprehensive Plan for mixed-use redevelopment and activation of the Neighborhood Activity Center area. The property is currently underutilized and does not maximize the site's economic potential or contribution to the surrounding area.
- e.** Public facilities and infrastructure will be adequate to serve the proposed development. The property is served by existing road infrastructure and access to public utilities, including water and sewer services. The development will be designed in coordination with City staff and applicable agencies to ensure adequate service levels for transportation, utilities, police, fire, and other public services.
- f.** The proposed rezoning is supported by changing market conditions and development trends that emphasize mixed-use environments, housing diversity, and integrated commercial activity. The City's Comprehensive Plan specifically identifies the need for additional mixed-use development, quality housing opportunities, redevelopment investment, and economic activation within designated activity centers and commercial corridors.

**g.** The proposed rezoning reflects a reasonable balance between the promotion of public health, safety, morality, and general welfare and the property owner's right to reasonable use of the property. The project will provide substantial public benefits through quality development, increased tax base, expanded housing opportunities, enhanced pedestrian connectivity, neighborhood-serving commercial uses, and long-term economic investment while remaining compatible with the City's adopted planning policies.

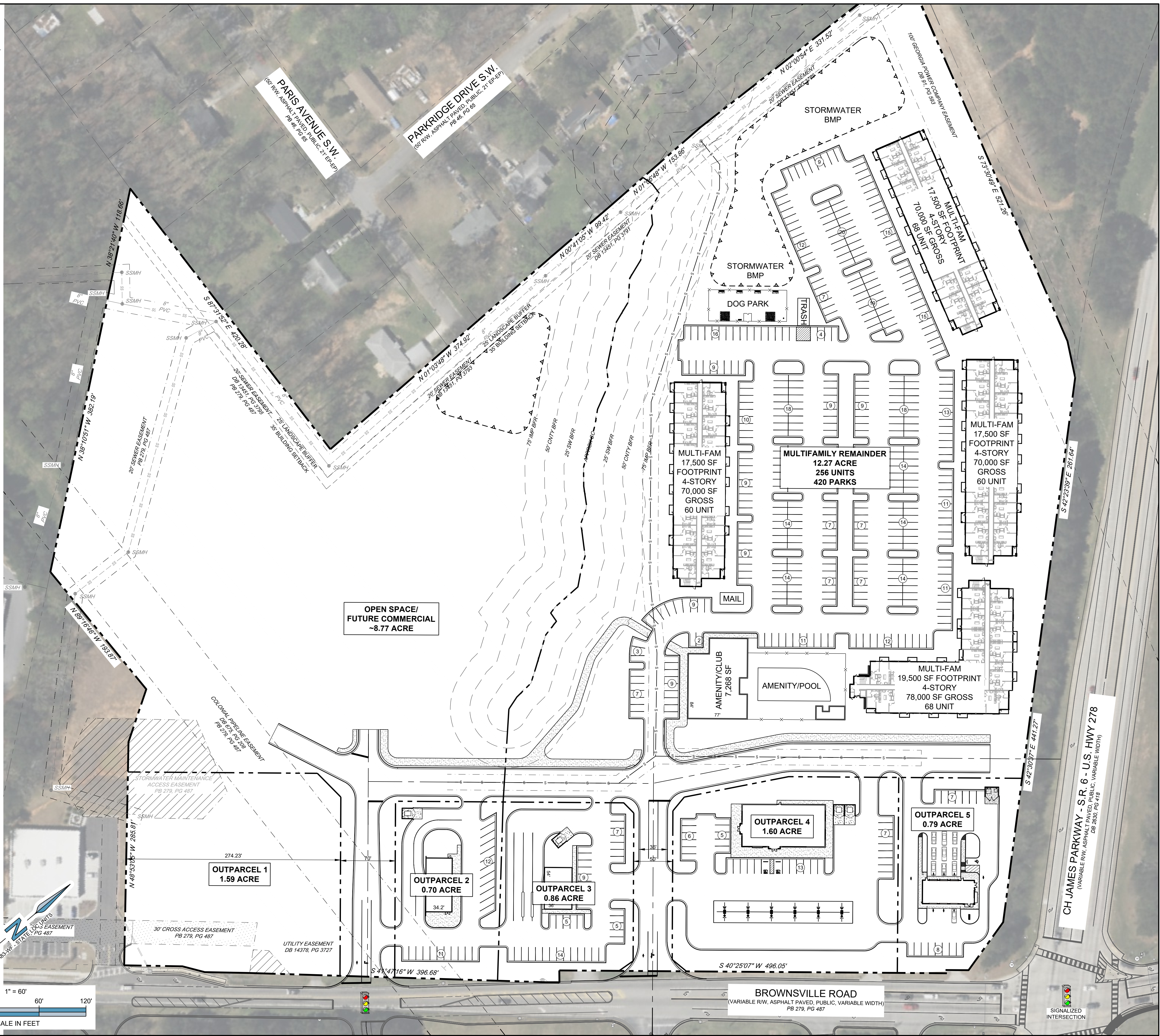
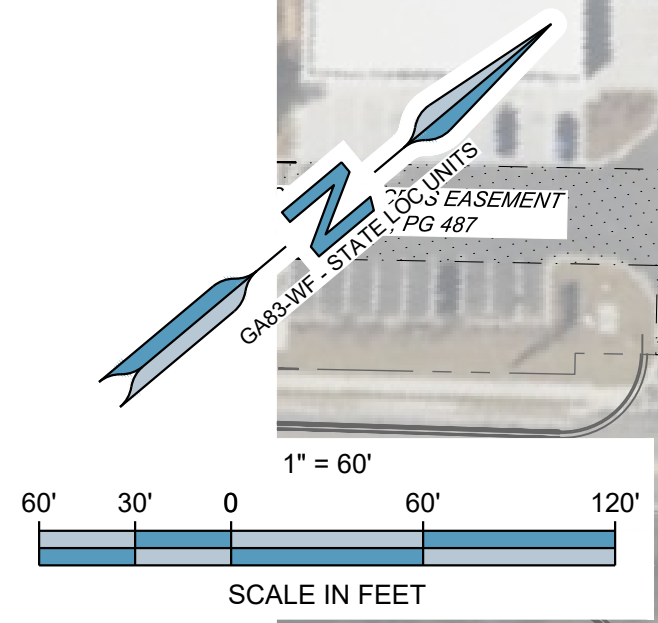
**SITE NOTES:**  
 4320, 4330, 4340, 4380, 4420 BROWNSVILLE RD  
 PARCELS: 19102600030, 19097300060, 19097300030, 19097300020, 19097300050  
 PRELIMINARY LOCATIONS OF ENVIRONMENTAL CONDITIONS HAVE BEEN LABELED ON THIS PLAN. STREAM LOCATIONS AND STREAM BUFFERS AS SHOWN ON THE SITE PLAN. NO ADDITIONAL KNOWN WETLAND EXIST. THE 100-YR FLOODPLAIN DOES NOT AFFECT SUBJECT PROPERTY.  
 EXISTING TOPOGRAPHY IS DISPLAYED IN THIS PLAN PER THE SURVEY PREPARED BY FRONTIER SURVEYING & MAPPING, LLC DATED 08/29/2022.

SITE DATA	
EX ZONING:	R-30 (SINGLE-FAMILY RESIDENTIAL DISTRICT), CRC (COMMUNITY RETAIL COMMERCIAL DISTRICT)
PR ZONING:	MXU (MIXED USE DEVELOPMENT)
PARCEL IDENTIFICATION NUMBER:	19102600030, 19097300060, 19097300030, 19097300020, 19097300050
TOTAL SITE AREA:	26.58 AC
MULTI-FAMILY SITE AREA:	12.27 AC
OPEN SPACE / FUTURE COMMERCIAL AREA:	8.77 AC
COMMERCIAL TRACT 1 AREA:	1.59 AC
COMMERCIAL TRACT 2 AREA:	0.70 AC
COMMERCIAL TRACT 3 AREA:	0.86 AC
COMMERCIAL TRACT 4 AREA:	1.60 AC
COMMERCIAL TRACT 5 AREA:	0.79 AC
LANDSCAPE SETBACK - FRONT:	PER PLAN
LANDSCAPE SETBACK - SIDE:	PER PLAN
LANDSCAPE SETBACK - REAR:	PER PLAN
"5" IMPROVEMENT SETBACK ROAD AROUND PARKING AREAS	
BUILDING SETBACK - FRONT:	PER PLAN
BUILDING SETBACK - SIDE:	PER PLAN
BUILDING SETBACK - REAR:	PER PLAN
BUILDING FLOOR AREA:	COMMERCIAL: 12,312 SF    MULTIFAMILY: 256 UNITS
REQUIRED:	PROVIDED
12 DU / AC MAX (RESI)	256 UNITS/26.53 AC=9.65 DU/AC
0.50 FAR MAX (COMMERCIAL/OFFICE)	0.051 FAR
<b>PARKING</b>	
UNIT MIX	REQUIRED
128 1 BDS	1.5-2 / 1 BD    192-256
112 2 BDS	1.5-1.75 / 2 BD    168-196
16 3 BDS	2.0-2.5 / 3 BD    32-40
	= 392-492 PARKS
	420 PARKS PROVIDED

LINE LEGEND	
	PROPERTY LINE
	EXISTING CHAINLINK FENCE
	EXISTING SCREEN FENCE
	EXISTING WOODEN FENCE
	EXISTING GUARDRAIL
	PROPOSED BUILDING WALLS
	PROPOSED CURB AND GUTTER
	PROPOSED TAPERED CURB AND GUTTER
	PROPOSED CHAINLINK FENCE
	PROPOSED SCREEN FENCE
	PROPOSED WOODEN FENCE
	PROPOSED HANDRAIL
	PROPOSED GUARDRAIL
	PROPOSED RETAINING WALL



VICINITY MAP  
NOT TO SCALE



ENGINEER:  
**FORESITE** group  
 Foresite Group, LLC  
 3740 Davinci Ct.  
 Suite 100  
 Peachtree Corners, GA 30092  
 Phone: 770.368.1399  
 Fax: 770.368.1944  
 Website: www.foresitegroup.net

DEVELOPER:  
**ARRIS**  
 3340 PEACHTREE ROAD NE  
 SUITE 1660  
 ATLANTA, GA 30326  
 404-452-9899  
 CONTACT: PARKE LAMMERTS

PROJECT:  
**MIXED USE**  
 (COMMERCIAL & RESIDENTIAL)  
 BROWNSVILLE RD. & US HIGHWAY 278  
 COBB COUNTY, POWDER SPRINGS, GA

REVISIONS	DATE

PROJECT MANAGER: DMS  
 DRAWING BY: BLV  
 JURISDICTION: POWDER SPRINGS, GA  
 DATE: 2026-05-22  
 TITLE:

**REZONING PLAN**  
 SHEET NUMBER:  
 1 OF 1  
 COMMENTS: NOT RELEASED FOR CONSTRUCTION  
 JOBFILE NUMBER: 849.011



**From:** Hannah Meise <hannah.meise@outlook.com>  
**Sent:** Thursday, June 11, 2026 2:41 PM  
**To:** Kerisha Black <kblack@powderspringsga.gov>  
**Subject:** Rezoning Hearing 4320 Brownsville Road

?

?



**IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender hannah.meise @ outlook.com**

**CAUTION: This email originated from outside the City of Powder Springs network. Maintain caution when opening external links/attachments**

Dear Kerisha,

Thank you so much for returning my call earlier – I truly appreciate it.

As stated earlier, I live in the subdivision Paris Manor, in particular, on Parkridge Drive and recently received a letter for a rezoning hearing. At tonight’s work session, I was hoping this message would be passed along for consideration prior to the public meeting on the 22<sup>nd</sup>.

I am writing to provide comments for consideration regarding the proposed rezoning case that includes high-density apartments and commercial outparcels adjacent to existing R-20 single-family residential properties in unincorporated Cobb County.

I am not opposed to development in this area; however, I respectfully request that the design and conditions of approval carefully consider compatibility with surrounding residential uses and the preservation of existing community character. My comments are intended to support well-balanced development that integrates appropriately with neighboring jurisdictions and minimizes long-term impacts.

## 1. Buffers and Separation from Residential Properties

- Require a minimum **50-foot contiguous undisturbed zoning buffer** along all property lines adjacent to Cobb County residential parcels (Paris Manor) to preserve the existing residential character. 50-foot buffer off of the Georgia Power Easement – as landscaping cannot occur within a power easement.
- Ensure that any **sanitary sewer easements are located outside of the 50-foot undisturbed buffer** to maintain the integrity of the protective buffer.
- Require a **100-foot building setback** from all property lines adjacent to residential parcels in Cobb County. 100-foot setback off of the Georgia Power Easement.

## 2. Access Control and Compatibility

- Require that apartment and commercial areas be **fully fenced and gated along the power easements Paris Avenue, and Parkridge Drive** to prevent pedestrian cut-through traffic into residential neighborhoods.
- Restrict any vehicular or pedestrian access connections, including **emergency-only access**, to Paris Avenue or Parkridge Drive in order to protect existing residential streets from increased traffic and safety concerns. No access easement. Access to the parcel to be limited to Brownsville Road and C.H James Parkway.

## 3. Stormwater Management and Environmental Protection

- Require stormwater management ponds to be designed as **dry detention facilities** rather than wet ponds (micro pools) to avoid standing water, to reduce mosquito concerns, and improve safety.
- Require a **water quality treatment “treatment train” approach**, including water quality proprietary devices in addition to standard detention.
- Require installation of **trash racks at stormwater outfalls**, particularly given that the receiving stream is an impaired waterbody, to prevent debris and pollutant discharge into the ecosystem.

## 4. Building Height and Scale Compatibility

- The proposed apartment buildings appear to be approximately **four stories (45–55 feet)** in height. Given that adjacent homes are predominantly single-story ranch-style residences, I respectfully request that a **height transition or step-down requirement** be considered to better match the surrounding neighborhood context

and reduce visual impact. Achieved through height restrictions or larger building setbacks.

### 5. Lighting, Noise, and Residential Impacts

- Require that lighting and parking layouts be designed to **prevent headlights and spillover lighting from directly impacting adjacent residential properties** in Cobb County.
- Ensure adequate buffering to mitigate noise, activity, and long-term operational impacts.

### 6. Open Space and Future Use Clarity

- The site plan indicates ambiguous “open space for future commercial use.” Given its proximity to existing residential properties, I request that this area be **clearly defined and limited in allowable future uses**, with explicit protections against high-intensity uses such as data centers or similarly intensive commercial/industrial developments that would negatively impact surrounding neighborhoods.

In summary, while I understand the need for thoughtful development, it is critical that any approved plan includes meaningful protections to preserve the safety, environmental quality, and residential character of the surrounding community.

Thank you for your time and consideration. I respectfully request that these concerns be discussed during the work session and considered in any future action on this case.

All the best,

Hannah Meise

**SURVEY REFERENCES:**

1. DEED BOOK 15889 - PAGE 1248
2. DEED BOOK 15118 - PAGE 2284
3. DEED BOOK 14750 - PAGE 1781
4. DEED BOOK 15329 - PAGE 5537
5. DEED BOOK 484 - PAGE 470
6. PLAT BOOK 24 - PAGE 126
7. PLAT BOOK 279 - PAGE 487

COBB COUNTY CLERK OF SUPERIOR COURT

**PLAT SUMMARY:**

THE PURPOSE OF THIS PLAT IS A BOUNDARY RETRACEMENT SURVEY OF FIVE (5) EXISTING TRACTS. TAX PARCEL NUMBERS, PROPERTY ADDRESSES, AND CURRENT OWNER INFORMATION ARE AS SHOWN HEREON.

**SURVEY NOTES:**

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS AN AVERAGE HRMS OF 0.04".
2. FIELD MEASUREMENTS WERE TAKEN WITH A MULTI-FREQUENCY CARLSON GNSS BRX7 BASE RECEIVER AND BRX7 ROVER ON AUGUST 29, 2022. DISTANCES SHOWN ARE GROUND DISTANCES.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 209,430".
4. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH AS SHOWN HEREON. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
5. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY EGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NAD 83 - STATE PLANE COORDINATE SYSTEM OF GEORGIA - WEST ZONE.
6. ALL OBSERVED ACCESS TO A PUBLIC WAY, SUCH AS CURB CUTS AND DRIVEWAYS ARE AS SHOWN.
7. THE RECORDS REFERENCED HEREON DO NOT CONSTITUTE A TITLE SEARCH AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS OF RECORD.
8. IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

**FLOOD NOTE:**

ACCORDING TO FLOOD INSURANCE RATE MAP NO.: 13067C0177G, DATED DECEMBER 16, 2008 FOR CITY OF POWDER SPRINGS, GEORGIA THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

**UTILITY NOTES & INFORMATION:**

THE UTILITY INFORMATION SHOWN ON THIS PLAT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. UTILITIES SHOWN ARE BASED ON ABOVE GROUND VISIBLE EVIDENCE. SURVEYOR DOES NOT WARRANT THE EXACT SIZE, TYPE, LOCATION OF UTILITIES SHOWN AND NO GUARANTEE IS MADE THAT OTHER UTILITIES MAY EXIST ON SITE THAT MAY NOT BE SHOWN. THE ENGINEER, CONTRACTOR, ARCHITECT, OWNER AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

**SURVEYOR'S CERTIFICATE**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

KEVIN R. SETTLES, GA PLS - 3412



**SYMBOL LEGEND**

- IRON PIN FOUND
- IRON PIN SET
- CONCRETE MONUMENT
- ▲ SITE BENCHMARK
- BOLLARD
- ADA PARKING
- TRANSFORMER BOX
- GAS METER
- UNDERGROUND GAS MARKER
- UNDERGROUND PETROL MARKER
- GUY ANCHOR
- ELECTRICAL JUNCTION BOX
- HYAC
- LIGHT POLE
- POWER POLE
- CLEANOUT
- SANITARY MANHOLE
- TRAFFIC JUNCTION BOX
- TRAFFIC SIGNAL POLE
- CROSS WALK SIGNAL POLE
- TELEPHONE JUNCTION BOX
- UNDERGROUND TELEPHONE MARKER
- FIBER OPTIC MARKER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- X- FENCE
- DHU- OVERHEAD UTILITY
- CONCRETE HATCH
- GRAVEL HATCH

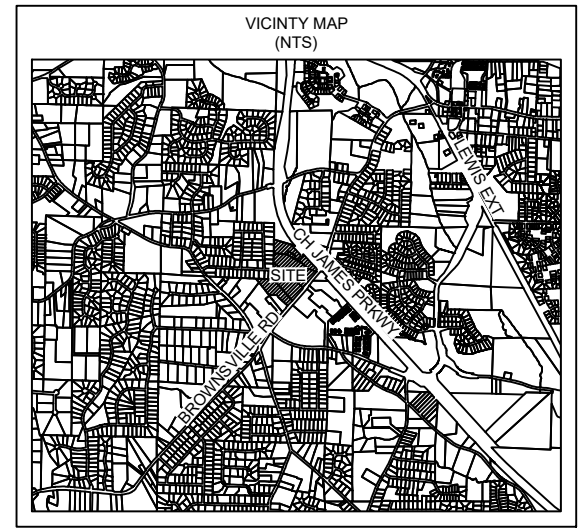
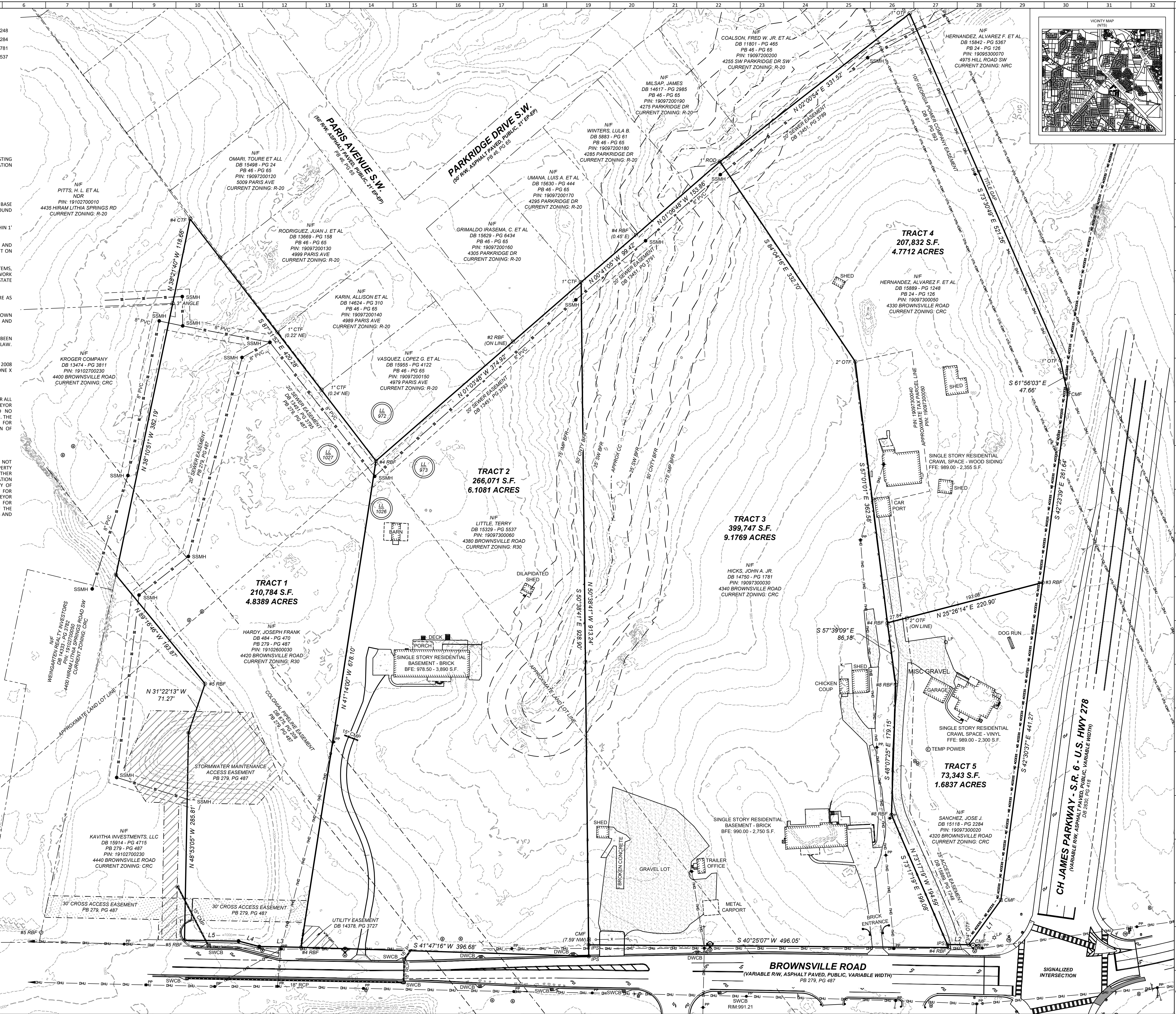
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 31°12'33" E	73.72'
L2	S 40°21'49" W	29.46'
L3	S 41°06'32" W	57.40'
L4	S 44°24'42" W	29.42'
L5	S 40°59'13" W	74.63'



**ABBREVIATION LEGEND**

- RFB REBAR FOUND
- CMF CONCRETE MONUMENT
- IPS IRON PIN SET (#4 CAPPED REBAR)
- PKS PK NAIL SET
- PKF PK NAIL FOUND
- NIF NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- SWCB SINGLE WING CATCH BASIN
- D.E. DRAINAGE EASEMENT
- N.T.S. NOT TO SCALE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- GDOT GA DEPT. OF TRANSPORTATION
- A ARC LENGTH
- R RADIUS
- B CHORD BEARING
- C CHORD LENGTH
- TBM BENCHMARK
- FFE FINISH FLOOR ELEVATION
- EL ELEVATION
- FH FIRE HYDRANT
- W.M. WATER METER
- W.V. WATER VALVE
- G.M. GAS METER
- U.P. UTILITY POLE
- LP LIGHT POLE
- COMM. COMMUNICATION LINES
- UG UNDERGROUND
- CONC. CONCRETE
- SWCB SINGLE WING CATCH BASIN
- DWCB DOUBLE WING CATCH BASIN
- DI DRAIN INLET
- YI YARD INLET
- HW HEADWALL
- REINFORCED CONC. PIPE REINFORCED CONC. PIPE
- CMP CORRUGATED METAL PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- IE INVERT ELEVATION
- SMH SANITARY SEWER MANHOLE
- CO CLEANOUT
- CLF CHAINLINK FENCE
- TC CLAY PIPE
- D.I.P. DUCTILE IRON PIPE



FRONTIER SURVEYING & MAPPING, LLC  
 505 DUKES ROAD, MANSFIELD, GA 30055  
 KEVIN R. SETTLES, PLS  
 678-209-3921  
 ksettles@frontiersurvey.com  
 GA LSF NO.: 001310



BOUNDARY RETRACEMENT TITLE SURVEY FOR:

**CAPITAL GROWTH BUCHALTER**

Land Lots 972, 973, 1026, & 1027, 19th Land District, 2nd Section  
 City of Powder Springs, Cobb County, Georgia

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67

PROJECT NO.:	22CGB004
ISSUE DATE:	08/30/2022
SCALE:	1" = 60'
FIELD:	DBR
DATE:	08/29/2022
DRAWN BY:	AEH
CHECKED BY:	KRS

DATE	REVISIONS	DESCRIPTION

**BOUNDARY SURVEY**

**SHEET 1 OF 1**

*(Above space reserved for recorder)*

Recording requested by:  
 Scott Frederick  
 Baker Donelson Bearman Caldwell & Berkowitz, PC  
 1901 Sixth Avenue North, Suite 2600  
 Birmingham, Alabama 35203

WHEN RECORDED RETURN TO:  
 OLD REPUBLIC TITLE  
 ATTN: COMMERCIAL POST CLOSING  
 530 SOUTH MAIN ST  
 SUITE 1061  
 AKRON OHIO 44311  
 (330-436-6000)  
 01-22024179

STATE OF GEORGIA )  
 )  
 COBB COUNTY )

**LIMITED WARRANTY DEED**

**THIS LIMITED WARRANTY DEED** is executed and delivered to be effective as of the 22ND day of FEBRUARY, 2024, by **KAREN HARDY PRITCHARD, EXECUTOR OF THE ESTATE OF JOSEPH F. HARDY**, whose address is 1826 Gherry Dr., Austell, GA 30127 ("Grantor"), to **POWDER SPRINGS CGB GA, LLC**, a Delaware limited liability company, whose address is 361 Summit Boulevard, Suite 110, Birmingham, Alabama 35243 (hereinafter referred to as the "Grantee").

**KNOW ALL PERSONS BY THESE PRESENTS**, that in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantee that certain real property situated in Cobb County, Georgia, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property");

**TOGETHER WITH** all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property;

**TO HAVE AND TO HOLD** unto Grantee forever in FEE SIMPLE;

**AND THE SAID** Grantor shall warrant and forever defend the right, title and interest to the Property unto Grantee against the claims of all persons claiming by, through, or under Grantor.

[Remainder page intentionally left blank]

Unofficial Copy

IN WITNESS WHEREOF, the undersigned Grantor has duly executed this instrument under seal to be effective as of the date first set forth above.

Signed, sealed and delivered in the presence of:

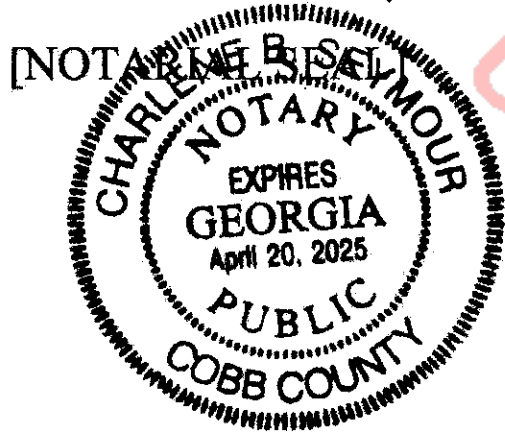
GRANTOR:

Jeri Allen  
Unofficial Witness: Jeri Allen

Karen Hardy Pritchard (seal)  
Karen Hardy Pritchard, Executor of the Estate of Joseph F. Hardy

Charlene Seymour  
Notary Public

My commission expires: April 20, 2025



Unofficial Copy

**Exhibit A**  
**Legal Description**

All that tract or parcel of land lying and being in Land Lots 1026 and 1027, 19th District and 2nd Section of Cobb County, Georgia more fully described as follows:

Lot 2, containing 4.839 acres, according to that certain Subdivision Plat of Auto Parts Store recorded in Plat Book 279, Page 487 in the Office of the Clerk of Superior Court of Cobb County, Georgia, said plat being incorporated herein by this reference for a more complete description of the metes and bounds and courses and distances.

PIN: 19102600030

**TOGETHER WITH** easement rights contained in the following:

**Reciprocal Easement Agreement by and between Karen Hardy Pritchard, Executor of The Estate of Joseph F. Hardy to JWAVII Powder Springs, LLC, dated August 4, 2020, filed August 12, 2020, recorded in Deed Book 15782, Page 1248;**

**Reciprocal Easement Agreement from Karen Hardy Pritchard, Executor of the Estate of Joseph F. Hardy, to JWAVII Powder Springs, LLC, dated August 4, 2020, filed August 12, 2020, recorded in Deed Book 15782, Page 1262; and, Sewer and Construction Easement Agreement from Karen Hardy Pritchard, Executor of the Estate of Joseph F. Hardy to JWAVII Powder Springs, LLC, dated August 4, 2020, filed August 12, 2020, recorded in Deed Book 15782, Page 1272, Cobb County, Georgia records.**

**Exhibit B**  
**Permitted Exceptions**

1. Ad valorem taxes for the year 2024 and subsequent years, not yet due and payable.
2. Easements of record.

Unofficial Copy

Parcel ID: 19097300040 & 19097300050

Return Recorded Document to:  
SHAFRITZ & DEAN, LLC  
5825 GLENRIDGE DRIVE,  
BLDG 2, STE 102  
ATLANTA, GA 30328  
(404) 255-8183

**JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP  
LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF FULTON

File #: GA-21-9056

This Indenture made this 26th day of March, 2021 between Stanley W. Bryan, as Successor Trustee of The Billie Joan Bryan Trust, as party or parties of the first part, hereinafter called Grantor, and Fredis Hernandez Alvarez and Maria Lidia Mata de Hernandez, as joint tenants with rights of survivorship and not as tenants in common as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

**See Exhibit "A" Attached HERETO AND INCORPORATED HEREIN BY REFERENCE**

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

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

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

**AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through, and under the above-named grantor.**

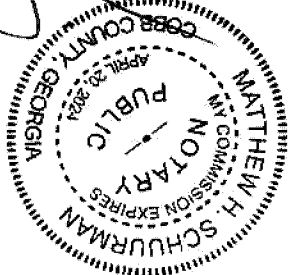
**IN WITNESS WHEREOF,** the Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness

The Billie Joan Bryan Trust  
By: [Signature]  
Stanley W. Bryan, Successor Trustee

[Signature]  
Notary



**EXHIBIT A**

**Property 1:**

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 973, OF THE 19TH DISTRICT, 2ND SECTION, OF COBB COUNTY, GEORGIA, IN THE CITY OF POWDER SPRINGS, BEING 4.962 ACRES, MORE OR LESS, AS PER PLAT RECORDED IN PLAT BOOK 24, PAGE 126, COBB COUNTY, GEORGIA RECORDS, WHICH PLAT IS HEREBY ADOPTED AND MADE A PART HEREOF BY REFERENCE THERETO FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY. SAID PROPERTY BEING IMPROVED PROPERTY NOW OR FORMERLY KNOWN AS 4330 BROWNSVILLE ROAD, ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIN ON THE WEST LAND LOT LINE OF LAND LOT 973, SAID DISTRICT, SECTION, AND COUNTY, AT THE CENTER LINE OF A POWER LINE EASEMENT; RUNNING THENCE SOUTH ALONG SAID LAND LOT LINE 331.2 FEET TO AN OLD STONE CORNER; RUNNING THENCE SOUTH 86 DEGREES 00 MINUTE EAST 333.8 FEET TO AN IRON PIN; RUNNING THENCE SOUTH 59 DEGREES 06 MINUTES EAST 229.7 FEET TO AN IRON PIN; CONTINUING SOUTH 59 DEGREES 06 MINUTES EAST 132.8 FEET TO A POINT; RUNNING THENCE NORTH 23 DEGREES 38 MINUTES EAST 289.5 FEET TO AN IRON PIN; RUNNING THENCE NORTH 60 DEGREES 17 MINUTES WEST 292.5 FEET TO AN IRON PIN ON THE CENTER LINE OF THE POWER LINE EASEMENT REFERRED TO HEREIN; RUNNING THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID POWER LINE EASEMENT 521.6 FEET OT THE WEST LAND LOT LINE OF SAID LAND LOT 973 AND THE POINT OF BEGINNING.**

**TOGETHER WITH:**

**ALL RIGHTS OF INGRESS AND EGRESS TO SAID PROPERTY OVER A 25-FEET DRIVE EASEMENT EXTENDING FROM THE SOUTHEAST CORNER OF CAPTIONED PROPERTY TO BROWNSVILLE ROAD ALONG THE TRAVERSE OF THE CENTER LINE OF AID EASEMENT SOUTH 59 DEGREES 57 MINUTES EAST 69 FEET; SOUTH 43 DEGREES 24 MINUTES EAST 100 FEET; SOUTH 57 DEGREES 56 MINUTES EAST 100 FEET; SOUTH 79 DEGREES 10 MINUTES EAST 150 FEET; AND SOUTH 59 DEGREES 03 MINUTES EAST 89 FEET.**

**BEING TAX PARCEL ID #'S 19097300040 & 19097300050**

**BEING THE SAME PROPERTY AS THAT CONVEYED BY EXECUTRIX'S DEED OF ASSENT DATED SEPTEMBER 10, 2010, FROM BILLIE JOAN BRYAN, EXECUTRIX, OF THE ESTATE OF MELVIN WARD BRYAN A/K/A M. W. BRYAN, TO BILLIE JOAN BRYAN, AS RECORDED SEPTEMBER 10, 2010, AT DEED BOOK 14796, PAGE 4837, COBB COUNTY, GEORGIA RECORDS.**

**Recordation Requested By:**

**JASON L. BOWMAN**  
*Attorney at Law*  
Hallmark, Bowman & Hallmark, LLC  
3818 Powder Springs Rd  
Powder Springs, Georgia 30127  
(770) 943-1106

**After Recording, Return and  
Mail Tax Statements To:**

John Aaron Hicks, Jr. and Sherri Moore, as co-Trustees  
4340 Brownsville Rd  
Powder Springs, GA 30127

## **WARRANTY DEED**

State of Georgia

Cobb County

THIS INDENTURE, made this 24th day of January, 2023, between

**JOHN AARON HICKS, JR.**, a widower, as the party of the first part, hereinafter called the Grantor,

Whose address is 4340 Brownsville Rd, Powder Springs, GA 30127;

AND

**JOHN AARON HICKS, JR. and SHERRI MOORE**, as co-Trustees of THE HICKS FAMILY REVOCABLE LIVING TRUST, U/A dated January 24, 2023, as the party of the second part, hereinafter called the Grantee,

Whose address is 4340 Brownsville Rd, Powder Springs, GA 30127;

*The words "Grantor" and "Grantee" are to include their respective heirs, successors and assigns where the context requires or permits*

**WITNESSETH:** That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell, and convey unto the said Grantee all of THE FOLLOWING described tract or parcel of land situated in the County of Cobb, State of Georgia:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

More commonly known as 4340 Brownsville Rd, Powder Springs, GA.

Assessor's Parcel Number: 19097300030

**SUBJECT TO** the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging in anywise appertaining, to the only proper use, benefit and behoof of the aforesaid Grantee, forever, in fee simple.

**AND THE AFORESAID Grantor** will warrant and forever defend the right and title to the above-described property unto the said Grantee, against the lawful claims of all persons whomsoever.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

  
\_\_\_\_\_  
JOHN AARON HICKS, JR.

This document was signed in my presence on January 24, 2023 by JOHN AARON HICKS, JR..

  
\_\_\_\_\_  
ALBERT A. HALLMARK

3818 Powder Springs Rd  
[street address]


Powder Springs, GA 30127  
[city, state]

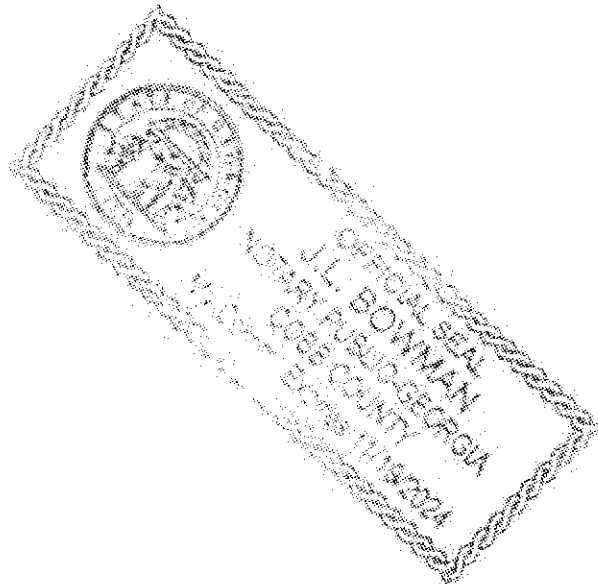
STATE OF GEORGIA  
COUNTY OF COBB

This instrument was sworn to and subscribed before me this 24th day of January, 2023, by JOHN AARON HICKS, JR..

Personally Known  
 Produced Identification

(Seal)

  
\_\_\_\_\_  
(Signature of Notary)  
J.L. BOWMAN  
Notary Public, State of Georgia



Unofficial Copy

## **EXHIBIT A**

All that tract or parcel of land, lying and being in land lot 973, 19th district, 2nd section, Cobb County, Georgia, and being shown as tract 1, containing 9.121 acres, and tract 2, containing 0.591 acres, as shown on that plat of survey for Fidelity national law group, by Georgia land surveying company, as certified by Josh L Lewis, IV, GRLS NO 3028, dated September 8, 2016, and being more particularly known as follows:

Beginning at a 3/4 inch crimp top pipe found on the westerly land lot line of land lot 973, said pipe being located 377.97 feet north west of the common corner of land lots 972, 973, 1026, 1027(as measured along said land lot line); running thence North 00° 10 minutes 46 seconds west for a distance of 99.35 feet to a 1/2 inch rebar found; running thence north 00° 34 minutes 21 seconds west for a distance of 153.68 feet to a 1 inch iron rod found; running thence South 83° 36 minutes 11 seconds east for a distance of 332.73 feet to a 1 1/2 inch open top pipe found; running thence South 56° 29 minutes 35 seconds east for a distance of 362.46 feet to a 1/2 inch rebar found; running thence south 57° 06 minutes 03 seconds east for a distance of 86.27 feet to a 1 inch iron rod found; running thence South 47° 37 minutes 54 seconds east for a distance of 179.01 feet to a 3/4 inch rebar found; running thence south 73° 04 minutes 09 seconds east for a distance of 197.70 feet to a broken concrete monument found on the northerly right of way of Brownsville Road (variable right of way); running thence south 41° 36 minutes 29 seconds west for a distance of 496.18 feet to a concrete monument found; running vents north 50° 09 minutes 33 seconds west for a distance of 905.64 feet to the point of beginning.

and more commonly known as 4340 Brownsville Rd, Powder Springs, GA 30127.

TAX PARCEL NUMBER: 19097300030

8

Please return to:  
Coats & Cordle Attorneys at Law, Inc.  
Coats & Cordle Attorneys at Law, Inc.  
6722 Broad Street Douglasville, GA 30134 Ph 770-577-7155  
File # RC150720

Deed Book 15329 Pg 5537  
Filed and Recorded Apr-20-2016 03:13pm  
2016-0044817  
Real Estate Transfer Tax \$230.80  
0332016001978

**ORIGINAL APPEARANCE  
OF DOCUMENT**

Rebecca Keaton  
Clerk of Superior Court Cobb Cty. Ga.

STATE OF GEORGIA  
COUNTY OF DOUGLAS

**WARRANTY DEED**

THIS INDENTURE made this 1st day of February, in the year 2016, between

**GEORGE W. LITTLE, JR,**

as party or parties of the first part, hereinafter called Grantor, and

**TERRY LITTLE,**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lots 973 and 1026 of the 19th District, Cobb County, Georgia, being more particularly described as follows:

Beginning at a point located on the northwesterly side of the right of way of Brownsville Road, which point is located 256.1 feet southwesterly from the intersection of the northwesterly side of the right of way of Brownsville Road and the north line of Land Lot 1026, as measured along the northwesterly side of the right of way of Brownsville Road; running thence south 39 degrees 46 minutes west along the northwesterly side of the right of way of Brownsville Road a distance of 388.9 feet; running thence north 43 degrees 24 minutes 25 seconds west a distance of 680.7 feet to a point located at the northwest corner of Land Lot 1026, which point located at the northwest corner of Land Lot 1026, which point is also the common corner of Land Lots 972, 973, 1025 and 1026; running thence north 2 degrees 34 minutes west along the west line of Land Lot 973 a distance of 375 feet; running thence south 52 degrees 8 minutes 16 seconds east a distance of 928.9 feet to a point located on the northwesterly side of the right of way of Brownsville Road at the point of beginning.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

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

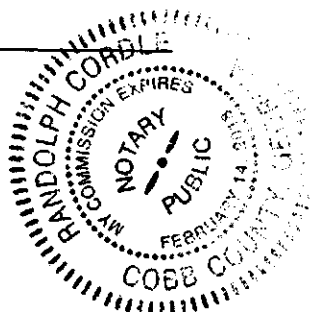
Signed, sealed and delivered in the presence of:

Witness

GEORGE W. LITTLE, JR (Seal)

Notary Public  
My commission expires

[Attach Notary Seal]



\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

STATE OF GEORGIA  
COUNTY OF COBB

*Rebecca Keaton*  
REBECCA KEATON  
CLERK OF SUPERIOR COURT Cobb Cty. GA.

**WARRANTY DEED**

THIS INDENTURE made this 24<sup>th</sup> day of October, 2013, between

**SYBLE SANDERS BELL,**

as party or parties of the first part, hereinafter called Grantor, and

**JOSE JOAQUIN SANCHEZ,**

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

*[Handwritten Signature]*  
\_\_\_\_\_  
Witness

*Syble Sanders Bell* (Seal)  
**SYBLE SANDERS BELL**

\_\_\_\_\_(Seal)

*Brandy Vinall*  
\_\_\_\_\_  
Notary Public  
My commission expires July 19, 2017

\_\_\_\_\_(Seal)

[Attach Notary Seal]



**EXHIBIT "A"**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND, LYING AND BEING IN LAND LOT 973 OF THE 19<sup>TH</sup> DISTRICT AND 2<sup>ND</sup> SECTION OF COBB COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE AT THE INTERSECTION OF THE WEST SIDE OF BROWNSVILLE ROAD WITH THE NORTH SIDE OF PARIS ROAD; THENCE WEST ALONG THE NORTH SIDE OF PARIS ROAD 523 FEET MORE OR LESS TO A CORNER, THENCE NORTH 250 FEET MORE OR LESS TO A CORNER; THENCE EAST 523 FEET MORE OR LESS TO THE WEST SIDE OF BROWNSVILLE ROAD; THENCE SOUTH AND ALONG THE WEST SIDE OF BROWNSVILLE ROAD 250 FEET MORE OR LESS TO THE POINTS OF BEGINNING.

TOGETHER WITH EASEMENT DESCRIBED AS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NO. 973 OF THE 19<sup>TH</sup> DISTRICT AND 2<sup>ND</sup> SECTION OF COBB COUNTY, GEORGIA AND BEING MORE FULLY SHOWN ON THE TAX PLAT FOR THE SAID LAND LOT NO. 973 OF THE 19<sup>TH</sup> DISTRICT AND 2<sup>ND</sup> SECTION OF COBB COUNTY, GEORGIA AS A 25 FOOT EASEMENT EXTENDING APPROXIMATELY 460 FEET FROM BROWNSVILLE ROAD TO THE PROPERTY OF M. W. BRYAN, BEING COBB TAX PARCEL 973-19-2-4; SAID EASEMENT BEING BOUNDED ON THE NORTH SIDE BY PROPERTY OF GRANTEE HEREIN; SAID EASEMENT HAVING BEING KNOWN IN THE PAST AS "PARIS ROAD".

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

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 06/03/26 12:11 by rmill-tj

Acct #: 110102

Ad #: 559490

Status: New WHOLD

CITY OF POWDER SPRINGS  
KELLY AXT  
PO BOX 46  
POWDER SPRINGS GA 30073

Start: 06/05/2026 Stop: 06/05/2026  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 3.03 Words: 300  
Total LEG 3.03  
Class: 8003 PUBLIC HEARING  
Rate: LEGL Cost: 45.00  
Ad Descrpt: PH-3334 BROWNSVILLE RD  
Descr Cont: MDJ-3334 GPN-16 NOTICE OF  
Given by: KERISHA BLACK  
P.O. #: BROWNSVILLE RD  
Created: rmill 06/03/26 12:09  
Last Changed: rmill 06/03/26 12:11

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES  
MDJ A 95 S 06/05

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-3334  
GPN-16  
NOTICE OF PUBLIC HEARING  
City of Powder Springs  
REZONING

Notice is hereby given of an application for Rezoning approximately 26.53 acres from CRC and R-30 to MXU. The subject property is located at the intersection of Brownsville Road and C.H. James Parkway, within Land Lots 973 and 1060 of the 19th District, 2nd Section, Cobb County, Georgia. Parcel Numbers: 1910600030, 1909730050, 1909730020, 1909730060, 1909730040, and 1909730030. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, June 11th, 2026 at 7:00 pm and its public hearing on Monday, June 22nd, 2026 at 7:00 pm and by the Mayor and Council at its work session on Wednesday, July 15th, 2026 at 5:00 pm and its public hearing on Monday, July 20th, 2026 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.cityofpowder-springs.org](http://www.cityofpowder-springs.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.

6:5-2026



# Rezoning Request

## Owner's Authorization Form

### Owner's Authorization

<b>Applicant Name</b> Arris Holdings	<b>Applicant's Address</b> [REDACTED]
<b>Property Address</b> 4420 Brownsville Rd Powder Springs, GA	<b>Property PIN</b> 19102600030

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

Check all that apply:

Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

### Signature of Property Owner(s)

_____ Signature of Owner	_____ Printed Name	_____ Date
State of _____, County of _____.		NOTARY STAMP
This instrument was acknowledged before me this _____ day of _____ month.		
20 _____, by _____ name of signer. Identification Presented: _____.		
_____ Signature of Notary Public	_____ Name of Notary Public	

_____ Signature of Owner	_____ Printed Name	_____ Date
State of _____, County of _____.		NOTARY STAMP
This instrument was acknowledged before me this _____ day of _____ month.		
20 _____, by _____ name of signer. Identification Presented: _____.		
_____ Signature of Notary Public	_____ Name of Notary Public	



# Rezoning Request Owner's Authorization Form

## Owner's Authorization

Applicant Name Arcois Holdings

Applicant's Address [Redacted]

Property Address 4380 BROWNSVILLE RD

Powder Springs, GA

Property PIN

190 973 000 60

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]  
Signature of Owner

X Terry W Little  
Printed Name

X 08/06/2025  
Date

State of GA, County of Cherokee.

This instrument was acknowledged before me this 6th day of August

2025 by Terry W Little

Identification Presented: License

[Signature]  
Signature of Notary Public

David Gallardo  
Name of Notary Public

2/18/2029  
My Commission Expires



Signature of Owner

Printed Name

Date

State of \_\_\_\_\_, County of \_\_\_\_\_.

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_

20\_\_\_\_, by \_\_\_\_\_

Identification Presented: \_\_\_\_\_

Signature of Notary Public

Name of Notary Public

My Commission Expires



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

## Owner's Authorization

Applicant Name Arriz Holdings

Applicant's Address [Redacted]

Property Address 4320 BROWNSVILLE RD Powder Springs, GA Property PIN 190 973 000 20

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

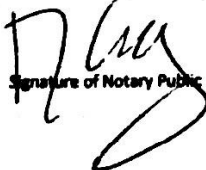
## Signature of Property Owner(s)

Signature of Owner  Printed Name Jose Joaquin Sanchez Date 8-12-25

State of GA, County of COB

This instrument was acknowledged before me this 12 day of Aug 2025

20 25 by R.A. Malayer Identification Presented: DL  
Jose S. Sanchez

  
Signature of Notary Public

R.A. MALAYER Name of Notary Public My Commission Expires 9-22-27



Signature of Owner

Printed Name

Date

State of \_\_\_\_\_, County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_

20 \_\_\_\_\_, by \_\_\_\_\_ Identification Presented: \_\_\_\_\_

Signature of Notary Public

Name of Notary Public

My Commission Expires



CITY OF  
POWDER SPRINGS

# Rezoning Request Owner's Authorization Form

## Owner's Authorization

Applicant Name Arviz Holdings

Applicant's Address [Redacted]

Property Address 4330 BROWNSVILLE RD Powder Springs, GA Property PIN 190 973 000 50

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]*  
Signature of Owner

x Fredis Hernandez Alvarez  
Printed Name

8/6/2025  
Date

State of GA, County of COBB

This instrument was acknowledged before me this 6 day of Aug, 2025

2025 by Fredis Hernandez Alvarez Identification Presented: GA Driver License

*[Signature]*  
Signature of Notary Public

Karren Hunter  
Name of Notary Public

11-15-2027  
My Commission Expires



x Maria L. Mata Hernandez  
Signature of Owner

Maria L. Mata Hernandez  
Printed Name

8/6/2025  
Date

State of GA, County of COBB

This instrument was acknowledged before me this 6 day of Aug, 2025

2025 by Maria L. Mata Hernandez Identification Presented: Passport Card

*[Signature]*  
Signature of Notary Public

Karren Hunter  
Name of Notary Public

11-15-2027  
My Commission Expires





# Rezoning Request

## Owner's Authorization Form

### Owner's Authorization

<b>Applicant Name</b> Arris Holdings	<b>Applicant's Address</b> 3340 Peachtree Rd NE, Ste 1660, Atlanta, GA 30326
<b>Property Address</b> 4420 Brownsville Rd <small>Powder Springs, GA</small>	<b>Property PIN</b> 19102600030

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

Check all that apply:

Rezoning <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

### Signature of Property Owner(s)

_____ Signature of Owner	_____ Printed Name	_____ Date
<b>State of</b> _____, <b>County of</b> _____.		NOTARY STAMP
This instrument was acknowledged before me this _____ day of _____ month.		
20 _____, by _____ <small>name of signer</small> . Identification Presented: _____.		
_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires

_____ Signature of Owner	_____ Printed Name	_____ Date
<b>State of</b> _____, <b>County of</b> _____.		NOTARY STAMP
This instrument was acknowledged before me this _____ day of _____ month.		
20 _____, by _____ <small>name of signer</small> . Identification Presented: _____.		
_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires

**Staff Report**

**Date:** May 1, 2026

**To:** Planning & Zoning Commission

**From:** JoAnna Robinson

**Subject:** Re-zoning of Approximately 26.53 acres from CRC & R-30 to MXU at Intersection of Brownsville Rd & CH James Pkwy

**PZ:** PZ26-022

**Location:**

PIN: 19097300030. LL973 of the 19<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County Approximately 9.7 acres. Current zoning is Community Retail Commercial (CRC).

PIN: 19097300050. LL973 of the 19<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County Approximately 4.9 acres. Current zoning is CRC.

PIN: 19097300020. LL973 of the 19<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County Approximately 1.7 acres. Current zoning is CRC.

PIN: 19097300060. LL973 AND LL1026 of the 19<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County Approximately 6.5 acres. Current zoning is R-30.

PIN: 19102600030. LL1026 AND LL1027, of the 19<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Approximately 4.8 acres. Current zoning is CRC.

**Background:**

The Applicant, Parke Lammerts, on behalf of Arris, is requesting a rezoning of the above properties to Mixed Use (MXU). This assemblage features five adjacent parcels, stretching continuously from the intersection of C.H. James Parkway and Brownsville Road down to the neighboring retail tract of an auto parts store. All five of these properties border Cobb County unincorporated as well.

As a note, the City of Powder Springs is widening Brownsville Road in this area. The project is known as 'Brownsville Road Improvements' aka Project No. 1476.011 (**RESO 23-131 THRU RESO 23-134**). To make this infrastructure upgrade possible, the City has successfully acquired 10 to 20 feet of road frontage R/W from all five adjacent properties (**RESO 24-094**).

Property zoning in adjacent properties:

N – Unincorporated Cobb County. Single family residences, zoning of R-20. Future land use (FLU) of Low Density Residential (LDR). Across the street from C H James Pkwy is CRC with the FLU of Commercial Corridor. MXU abuts the property that fronts C H James Pkwy.

E – MXU and CRC (across the street of Brownsville Road)

S – MXU and CRC (across the street of Brownsville Road)

W- Unincorporated Cobb County. Single family residences, zoning of R-20. Future land use (FLU) of Low Density Residential (LDR).

***Request:***

To Rezone all five parcels to MXU to allow for the development of a mixed-use project consisting of 256 Class A multifamily units and 5 commercial outparcels with approximately 15,000 – 20,000 square feet of neighborhood-oriented space. The proposed residential component will consist primarily of one-, two-, and three-bedroom apartment homes with high-quality interior finishes and modern amenity offerings. Community amenities are anticipated to include a resort-style pool, clubhouse, fitness center, coworking and business facilities, dog park area, pedestrian gathering spaces, landscaped courtyards, and integrated open space areas designed to encourage walkability and community interaction. Also, the development will have approximately 8.77 acres of land for future commercial development. The proposed commercial uses are anticipated to include retail, restaurant, service-oriented, and other neighborhood-supporting uses intended to serve both residents of the development and the surrounding community.

*Figure 1 – Zoning Map*

*Figure 2 – Overhead view of surrounding properties*

*Figure 3 – Future Land Use Map (FLUM)*

*Figure 4 – Site Plan*

*Figure 5a -5d – Conceptual Renderings*

Figure 1 – Zoning Map

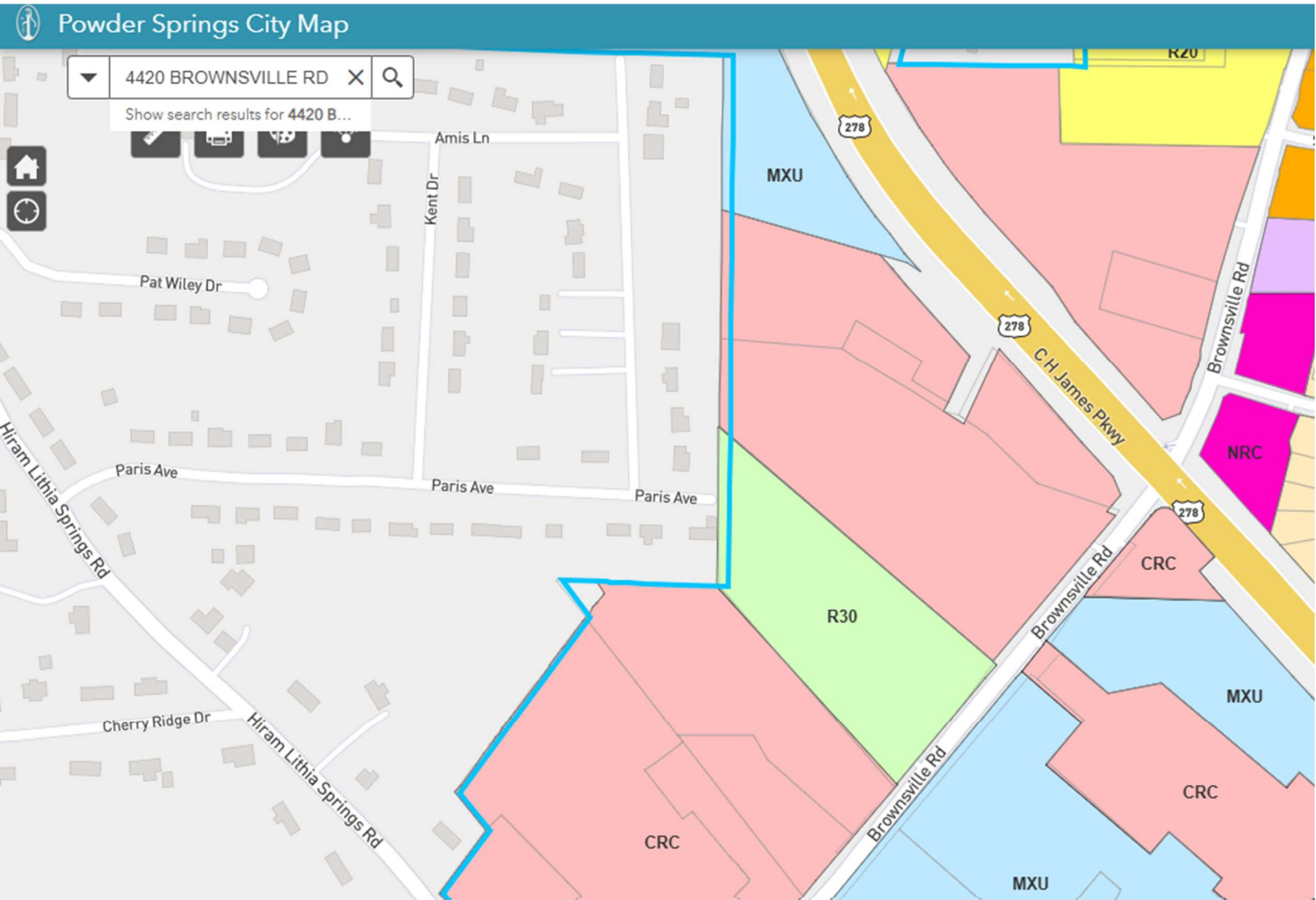


Figure 2 – Overhead view of surrounding properties

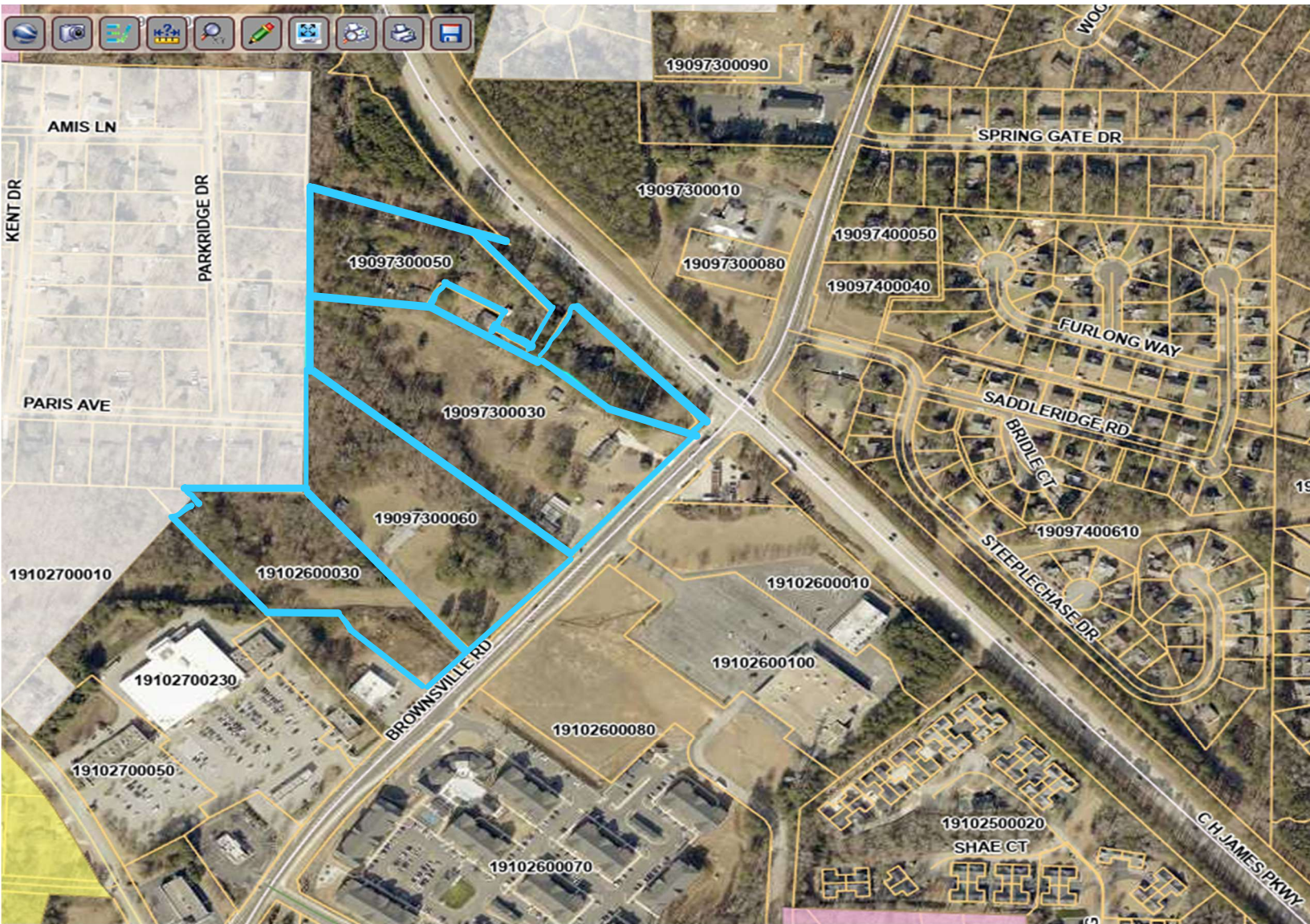


Figure 3 – Future Land Use Map (FLUM)

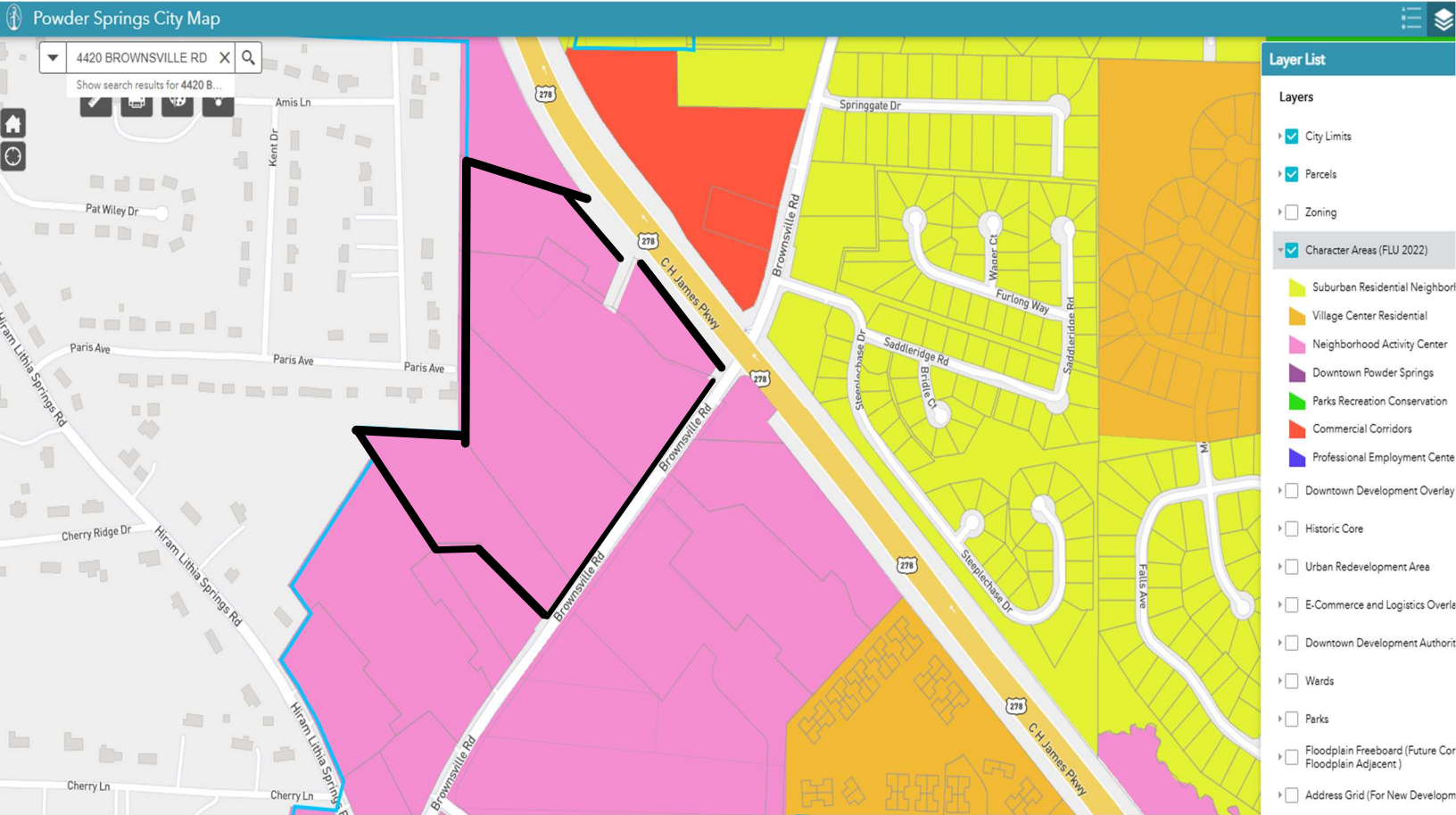
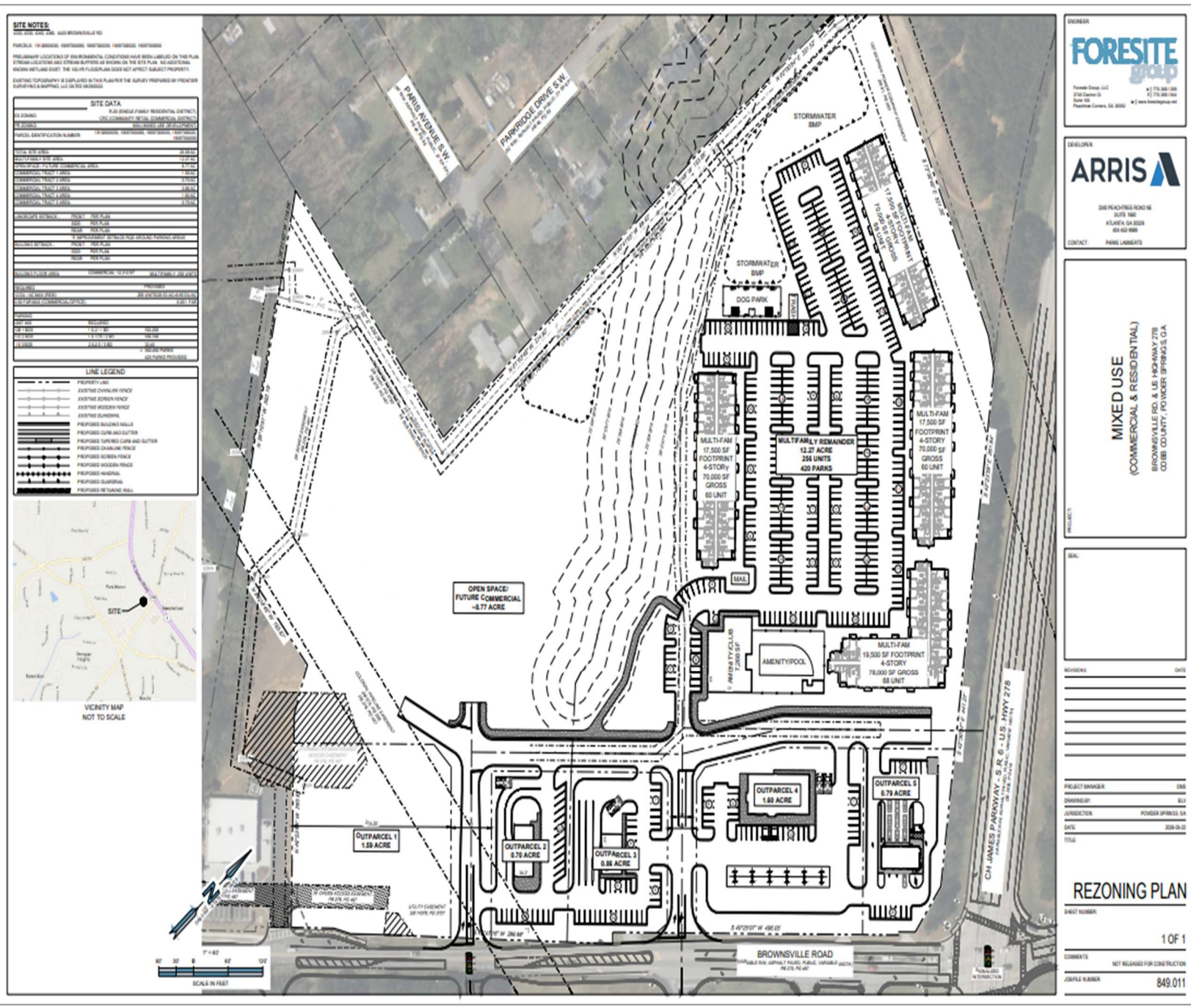


Figure 4 - Site Plan



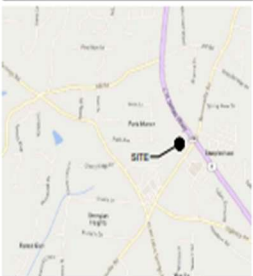
**SITE NOTES**  
 THE PLANES, WALLS, AND WINDOWS ARE SHOWN IN THE PLAN.  
 PRELIMINARY LOCATIONS OF ENVIRONMENTAL CONDITIONS HAVE BEEN LOCATED ON THE PLAN.  
 STREAM LOCATIONS AND STREAM SUPPORT ARE SHOWN ON THE SITE PLAN. NO ADDITIONAL  
 WORKING DETAILS EXIST. THE SOIL PLAN DOES NOT AFFECT SUBJECT PROPERTY.  
 EASTING COORDINATES IS DISPLAYED IN THIS PLAN FOR THE SURVEY PREPARED BY PROCTOR  
 SURVEYING & MAPPING, LLC ON THIS DATE.

**SITE DATA**

PROJECT NAME	ALB BUNDLING FAMILY RESIDENTIAL DISTRICT
CLIENT	ONE COMMUNITY REAL ESTATE GROUP
PROJECT NUMBER	19-00000000000000000000
PROJECT LOCATION	19-00000000000000000000
DATE	01/20/2023
SCALE	1" = 80'
PROJECT NUMBER	19-00000000000000000000
PROJECT LOCATION	19-00000000000000000000
DATE	01/20/2023
SCALE	1" = 80'
PROJECT NUMBER	19-00000000000000000000
PROJECT LOCATION	19-00000000000000000000
DATE	01/20/2023
SCALE	1" = 80'

**LINE LEGEND**

- PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING JEWELRY FENCE
- EXISTING SECURITY FENCE
- EXISTING DRIVEWAY
- PROPOSED BUILDING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED DRIVEWAY CURB AND BUTTER
- PROPOSED CHAIN LINK FENCE
- PROPOSED SECURITY FENCE
- PROPOSED WOODEN FENCE
- PROPOSED HORIZONTAL
- PROPOSED GUARDRAIL
- PROPOSED 6" TRAIN WALL



**FORESITE GROUP**  
 ForeSite Group, LLC  
 41175 380th Street  
 Houston, TX 77058  
 281.461.1111  
 www.foresitegroup.com

**ARRIS**  
 280 Peachtree Road NE  
 Suite 1900  
 Atlanta, GA 30303  
 404.463.9888  
 CONTACT: PAMEL LAMBERTS

**MIXED USE**  
 (COMMERCIAL & RESIDENTIAL)  
 BROWNSVILLE RD. & US HIGHWAY 278  
 COBB COUNTY, POWDER SPRINGS, GA

PROJECT NUMBER: 19-00000000000000000000  
 DRAWING BY: PAM LAMBERTS  
 JURISDICTION: POWDER SPRINGS, GA  
 DATE: 01/20/23  
 TITLE: REZONING PLAN  
 SHEET NUMBER: 1 OF 1  
 COMMENTS: NOT RELEASED FOR CONSTRUCTION  
 JOB FILE NUMBER: 849.011

Figure 5a – Conceptual Renderings



ZN-01

Site Plan

## ARRIS POWDER SPRINGS

C.H. JAMES PKWY AND BROWNSVILLE RD, POWDER SPRINGS, GA



SITE RENDERINGS FOR  
REZONING SUBMISSION

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Figure 5b - Conceptual Renderings



**ZN-02**

**Entry/Clubhouse**

## **ARRIS POWDER SPRINGS**

**C.H. JAMES PKWY AND BROWNSVILLE RD, POWDER SPRINGS, GA**



**SITE RENDERINGS FOR  
REZONING SUBMISSION**

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Figure 5c - Conceptual Renderings



**ZN-03**

**Prominent Building**

## **ARRIS POWDER SPRINGS**

C.H. JAMES PKWY AND BROWNSVILLE RD, POWDER SPRINGS, GA



**SITE RENDERINGS FOR  
REZONING SUBMISSION**

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Figure 5d – Conceptual Renderings



**ZN-04**

**Typical building**

## **ARRIS POWDER SPRINGS**

C.H. JAMES PKWY AND BROWNSVILLE RD, POWDER SPRINGS, GA



**SITE RENDERINGS FOR  
REZONING SUBMISSION**

Criteria for Rezoning Decisions: (Applicant's Answers)

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

The proposed rezoning and mixed-use development are fully compatible with the purpose and intent of the City of Powder Springs Comprehensive Plan and Future Land Use Map. The property is designated as a Neighborhood Activity Center, which specifically identifies MXU as an appropriate zoning and encourages integrated mixed-use developments that combine residential and commercial uses. The proposed multifamily residential and neighborhood commercial uses directly support the Comprehensive Plan's goals of expanding housing diversity, promoting redevelopment, enhancing economic development, and creating vibrant activity centers.

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

The proposed zoning district and development are suitable in view of the zoning and development patterns of nearby properties. The project's mixed-use character, architectural quality, and commercial components will complement surrounding development while serving as a catalyst for additional investment and redevelopment within the corridor and surrounding area.

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

The proposed development will not adversely affect the existing use or usability of adjacent or nearby properties. To the contrary, the project is anticipated to enhance surrounding property values and strengthen nearby commercial activity through high-quality development, increased investment, enhanced streetscape improvements, and additional customer base generated by the residential component.

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

There are substantial reasons why the property should not remain in its current zoning classification. The existing zoning does not adequately implement the vision and goals of the Comprehensive Plan for mixed-use redevelopment and activation of the Neighborhood Activity Center area. The property is currently underutilized and does not maximize the site's economic potential or contribution to the surrounding area.

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

Public facilities and infrastructure will be adequate to serve the proposed development. The property is served by existing road infrastructure and access to public utilities, including water and sewer services. The development will be designed in coordination with City staff and applicable agencies to ensure adequate service levels for transportation, utilities, police, fire, and other public services.

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

The proposed rezoning is supported by changing market conditions and development trends that emphasize mixed-use environments, housing diversity, and integrated commercial activity. The City's Comprehensive Plan specifically identifies the need for additional mixed-use development, quality housing opportunities, redevelopment investment, and economic activation within designated activity centers and commercial corridors.

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

The proposed rezoning reflects a reasonable balance between the promotion of public health, safety, morality, and general welfare and the property owner's right to reasonable use of the property. The project will provide substantial public benefits through quality development, increased tax base, expanded housing opportunities, enhanced pedestrian connectivity, neighborhood-serving commercial uses, and long-term economic investment while remaining compatible with the City's adopted planning policies.

## Staff Analysis

### FLUM & Density Compliance

- **FLUM Support:** The proposed use aligns with the City's Future Land Use Map (FLUM) designation as a Neighborhood Activity Center.
- **UDC Sec. 2-23.5, Table 2-5 Mix Requirements:** Regulations require a minimum of 50% residential and open space, and a maximum of 50% office and commercial space.
- **Density Limits:** Because of the updated Comp Plan, the UDC chart 2-23.5 does not apply.
- **Per UDC 2-23.5, Table 2-5: FAR Limits:** The Floor-Area Ratio (FAR) for the commercial component is capped at **0.25**.
- **Density Distribution of all residential units:** Per City of Powder Springs Comp Plan (updated in 2021) 'established as part of the zoning approval of each new development'
- **Site Plan Density:** The developer proposes 256 multifamily units on 12.27 acres. 26.5 acres is the total site acreage. (~10 du/ac).

**HOWEVER, please see UDC 1-7 "Density: The number of dwelling units per acre. When determining residential density areas containing wetlands, floodplains, or required stream buffers shall be excluded."**

### Parking Analysis

- **Total Provided:** The site plan includes 420 total parking spaces, which is more than adequate for the project.
- **Guest Parking Requirement:** Per **UDC Sec 6-9(a)**, guest parking must be provided at a rate of 0.35 spaces per dwelling unit.
- **Guest Parking Calculation:** 256 units × 0.35 = **89.6 required guest spaces.**

### Site Design & Setbacks

- **Right-of-Way (R/W):** The builder must construct all structures behind the new 10-to-20-foot R/W dedication.
- **Buffer Requirements:** Per original site plan given to Staff, 80' set back bordering Cobb County unincorporated. 100' setback fronting CH James due to GA Power easement.

### **Studies & Submittals**

- **Traffic Study:** Per **UDC 13-34(h)**, a study is only triggered at 350 dwelling units or more. (The project has 256 units, so it may be exempt). However, one was performed for apartment complex down the street.
- **Signal Warrant Study** Was performed for the apartment complex down the street.
- **Cobb DOT**
- **Fire Marshal**
- **Cobb Water and Sewer**
- **Cobb County** – was sent on June 5, 2026
- **Cobb County School District**

### **Local**

- Another apartment complex nearby consists of 300 units on 20 acres. They successfully requested a variance to increase their allowed density from 12 du/ac to 15 du/ac.

### **UDC Sec. 2-21(j)**

*“Sequencing of commercial with residential development. Unless another sequencing provision is substituted by Mayor and City Council as part of the MXU development approval, no more than 50% of the total number of dwelling units authorized in the MXU development shall receive building permits from the city until a building permit is issued, and certificate of occupancy is issued for at least 5,000 square feet of nonresidential space or 25% of the square footage of nonresidential development authorized in the MXU development, whichever is greater.”*

As of June 10, 2026, Staff contacted applicant and applicant will be sending an updated site plan with a lower density count.



city of powder springs

# Affidavit of Public Notification

## Public Notification Requirements

Per Article 13 and 14 of the City of Powder Springs Unified Development Code, I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at See attached list

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 6/4/26. 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 6/3/26. 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 after 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.

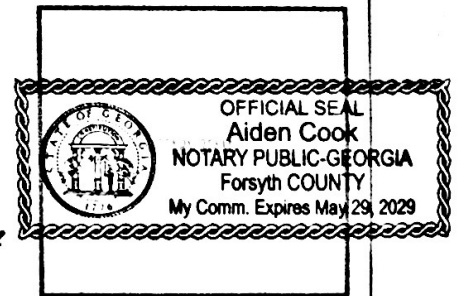
## Notary Attestation

Executed in Alpharetta (City), GA (State).

[Signature] Theresa Lammerts 6/4/24  
Signature of Applicant Printed Name Date

Subscribed and sworn before me this 4 day of JUNE, 2024

[Signature] Aiden Cook MAY 29 2029  
Signature of Notary Public Name of Notary Public My Commission Expires



**Arris – Powder Springs Rezoning Application  
included properties and parcel IDs**

4330 Brownsville Road – parcel ID: 19097300050

4320 Brownsville Road – parcel ID: 19097300020

4340 Brownsville Road – parcel ID: 19097300030

4380 Brownsville Road – parcel ID: 19097300060

4420 Brownsville Road – parcel ID: 19102600030



# ZONING NOTICE

Application has been made  
to rezone this property

From CRC + R-30 To MXU

To be heard by

Powder Springs Planning Commission

on June 20 2026 at 7:00PM

and by the

Mayor & City Council

on July 26 2026 at 7:00PM

Location: City Hall

4493 Pineview Dr. Powder Springs GA 30127



# City of Powder Springs

## Staff Report

City of Powder Springs  
4483 Pineview Drive  
Powder Springs, GA 30127

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6/11/2026

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# Variance Request Application Packet

## Applicant's Public Notice Requirements

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

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

## Sign Posting, Public Hearing Notice & Affidavit

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

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

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

## City Actions

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

## Contact Information

**The Community Development Dept.**  
4181 Atlanta Street  
Powder Springs GA 30127.  
commdev@cityofpowdersprings.org  
770-943-1666

**Zoning Administrator**  
Shaun Myers  
Planning and Zoning Manager  
smyers@cityofpowdersprings.org  
770-943-1666



# Variance Request Application Checklist

## Applicant Information

Name	Mark Campbell	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

## Application Checklist

The following information will be required:

- Application
- Notice of Intent
- Applicant's Written Analysis
- Campaign Contribution Disclosure
- Owner's Authorization, if applicable.
- Legal Description and Survey Plat of the property
- Application Fee (summary of fees attached)
- Copy of the Deed that reflects the current owners name
- Vicinity Map outlining the parcel/s in relation to the surrounding area
- 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.
- Sketch Plan/ Architectural Rendering, if applicable
- 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.



# Variance Request Application Form

## Applicant Information

Name	Mark Campbell	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

## Variance Request Property Information

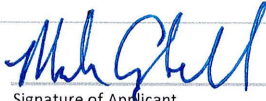
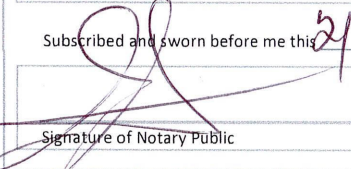
Address	3989 Flint Hill Road	Parcel ID / Lot#	19091100060
Acreage	8.050 acres	Present Zoning	LI
Variance Request	To reduce the 100' buffer along Sanders and Flint Hill Road.		
Source of Water Supply	Cobb County	Source of Sewage Disposal	Cobb County

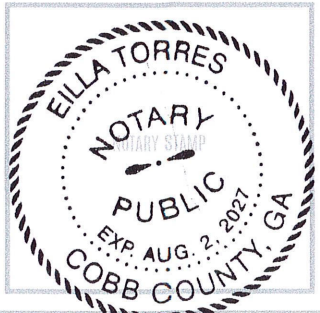
## Additional Information, If Applicable

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).

	Mark Campbell	5/21/24
Signature of Applicant	Printed Name	Date
Subscribed and sworn before me this 21 day of May, 2024		
	Eilla Torres	8-2-27
Signature of Notary Public	Name of Notary Public	My Commission Expires



## For Official Use Only

PZ.#	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal



# Variance Request

## Notice of Intent

### Applicant Information

Name	Mark Campbell	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

### Notice of Intent

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

To request a reduction in the 100' buffer along Sanders and Flint Hill Road to a 30' buffer. Applicant will install a 6' landscape berm with a 6' high wooden privacy fence to replace the current buffer.

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

1. Reduction of 100' buffer to 30' buffer utilizing a landscaped buffer and 6' wooden privacy fence.
2. To allow parking of trucks on a millings surface. Millings will be compacted down to create a pervious hard surface.
3. To remove the requirement of a decel lane into the property. Shown on the attached site plan.

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

Vacant land.

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

The proposed use of the property will be a temporary storage facility for asphalt millings. The millings will be stored and sold in approximately 3 years. Once the millings are sold, the site will be used for truck parking utilizing gated access.

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

### Applicant Signature

	Mark E Campbell	5/21/20
Signature of Applicant	Printed Name	Date



# Variance Request

## Applicant's Written Analysis

### Applicant Information

Name	Mark Campbell	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

### Written Analysis

In details please address these Variance Criteria:

- a. Are there extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.  
The property was previously zoned as a larger tract with agreeable stipulation for a 100' buffer. The site is now being sold as a partial tract. The 100' buffer impedes the use of the site due to the size of the buffer requirement making only 3 of the 8 acres useable.
- b. A literal interpretation of the provisions of this development code would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.  
The site cannot be fully utilized due to the 100' buffer. The site comprises 8 acres of which only 3 would be useable given the 100' buffer requirement.
- c. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located  
Buffers will be installed in a manner consistent with it's original intent. Screening will be provided utilizing a 6' landscape berm with a 8' privacy fence to minimize the visibility of the commercial property. Other properties do not have decel lanes on this corridor.
- d. The requested variance will be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or to the general welfare.  
These variances would compliment the adjoining commercial properties and improve the overall streetscape of this commercial corridor.
- e. The special circumstances are not the result of the actions of the applicant.  
The prior owner of the property agreed to the 100' buffer due to the proposed use at that time, and in addition, due to the overall size of the property.
- f. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.  
The variances requested are the minimum required in order to make possible the proposed use.
- g. The variance shall not permit a use of land, building or structures, which is not permitted by right in the zoning district overlay district involved.  
The proposed use is permitted by right under the existing zoning district.

### Applicant Signature

	Mark E Campbell	5/21/20
Signature of Applicant	Printed Name	Date



# Variance Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

Applicant's Name **Mark Campbell**

Applicant's Address [Redacted]

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:

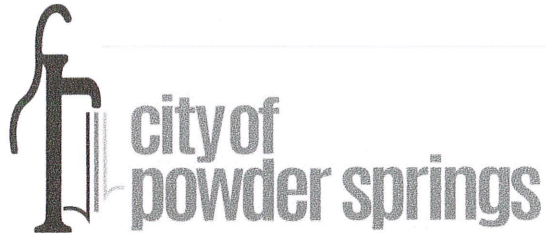
\_\_\_\_\_  
 Serious Tree Services LLC  
 \_\_\_\_\_  
**WILLIAM MAZARIEGOS**  
 \_\_\_\_\_  
 \_\_\_\_\_

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
_____	_____	_____



# Variance Request Owner's Authorization Form

## Owner's Authorization

Applicant Name <b>Mark Campbell</b>	Applicant's Address [REDACTED]
Property Address <b>3989 Flint Hill Road Powder Springs, GA</b>	Property PIN <b>19091100060</b>

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

Check all that apply:

Rezoning <input type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input checked="" type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

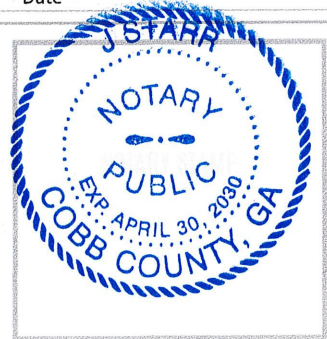
## Signature of Property Owner(s)

<u>William B. Mazariegos</u> Signature of Owner	<u>William Byron Mazariegos</u> Printed Name	<u>5/21/26</u> Date
--	---	------------------------

State of GA, County of Cobb.

This instrument was acknowledged before me this 21<sup>st</sup> day of May month.

20 26, by William Mazariegos name of signer. Identification Presented: GA DL.



<u>[Signature]</u> Signature of Notary Public	<u>J. Starr</u> Name of Notary Public	<u>04/30/2030</u> My Commission Expires
--	--	--

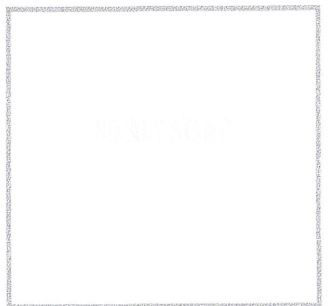
Signature of Owner _____	Printed Name _____	Date _____
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State of \_\_\_\_\_, County of \_\_\_\_\_.

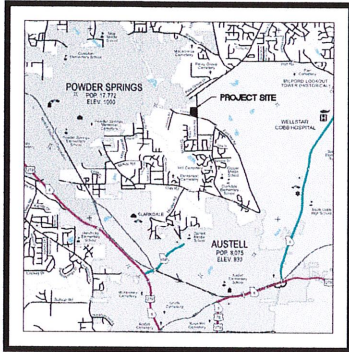
This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ month.

20 \_\_\_\_\_, by \_\_\_\_\_ name of signer. Identification Presented: \_\_\_\_\_.

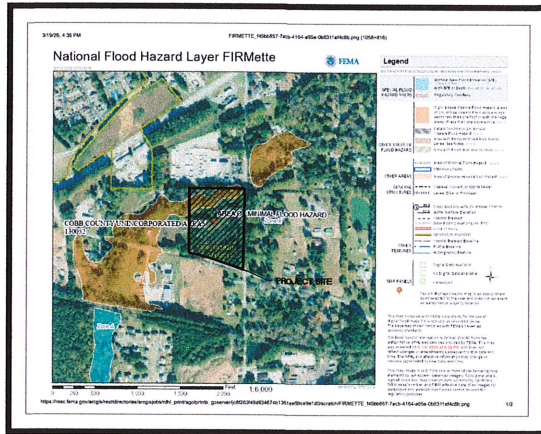
Signature of Notary Public _____	Name of Notary Public _____	My Commission Expires _____
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**SITE LOCATION MAP**  
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA  
GPS LOCATION: 33.85483° N, -84.64236° W  
SCALE: 1"=5000'



**FIRM MAP**  
N.T.S.  
MAP #: 13067C0182H  
EFFECTIVE DATE: 03/04/2013  
ZONE: X

**NOTE:**  
ALL DEVELOPMENT ACTIVITIES PERFORMED SHALL BE IN COMPLIANCE WITH THE APPROVED CIVIL CONSTRUCTION PLANS AND/OR ANY APPROVED REVISIONS.

**FLOOD INFORMATION:**  
A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SHADED ZONE X) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP #13057C0182H, WITH A DATE OF IDENTIFICATION OF 03/04/2013 FOR COBB COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.

**SHEET INDEX**

- C001 EXISTING CONDITIONS MAP
- C002 DEMOLITION PLAN
- C100 SITE PLAN
- C200 GRADING PLAN
- C201 STORM DRAINAGE PLAN
- C202 STORM SEWER PROFILE
- C203 ENLARGED STORMWATER POND & DATA
- C300 INITIAL PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
- C301 INTERMEDIATE PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
- C302 FINAL PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
- C303 EROSION CONTROL DATA
- C304 EROSION CONTROL DATA
- C305 EROSION CONTROL NOTES
- C400 UTILITY PLAN
- CD100 SITE DETAILS
- CD200 STORM DRAINAGE DETAILS
- CD201 STORM DRAINAGE DETAILS
- CD300 EROSION CONTROL DETAILS
- CD400 UTILITY DETAILS

# POWDER SPRINGS TRUCK FARM

ADDRESS: 3989 FLINT HILL ROAD, POWDER SPRINGS, GA 30127



Community Development Dept  
4483 Pinewind Drive  
Powder Springs, GA 30127  
770-943-1666 EXT 357

December 17, 2025  
National Zoning Associates, LLC  
4616 NW 159<sup>th</sup> Street  
Edmond, OK 73013

RE: 3989 Powder Springs Road, Powder Springs, GA 30127

PIN	Address	Zoning
11001100060	3989 Flint Hill Road	Light Industrial District (LI)

Table 1. Parcel, Identification Number, and Zoning District

To Whom it May Concern,

Applicant's Request: To store and re-sell asphalt millings for approximately 2-3 years. No crushing of material on site - storage facility only. Subsequent to initial 2-3 year use for storage of asphalt millings, request a separate use redevelopment the site for truck parking for +/- 128 trucks on the site.

Reply to Applicant: Proposed usage of storage and selling of asphalt millings is Permitted per Unified Development Code (UDC) Sec. 2-22 Table 2-3.

\*Recovered materials processing  
link: [https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?nodeId=ART2202OFZOMA\\_DIVIIMENZOZDI\\_S2-22APESUSHIENSIZODI](https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART2202OFZOMA_DIVIIMENZOZDI_S2-22APESUSHIENSIZODI)

The separate second usage as truck parking for 125 trucks will be a Permitted Use as a lease or rental facility for outdoor storage of trucks per UDC Sec. 2-22 Table 2-3.

[https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?nodeId=ART2202OFZOMA\\_DIVIIMENZOZDI\\_S2-22APESUSHIENSIZODI](https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART2202OFZOMA_DIVIIMENZOZDI_S2-22APESUSHIENSIZODI)

Zoning, Variance, or Special Use Conditions: Proposed use is permitted in LI.

Other Stipulations: Please note additional review will be required during the LDP and design review process for the site for both phases, including the proposed general landscaping, landscape berms, upgraded fencing, gated access, brick/stone entry monuments and other "aesthetically pleasing" site development measures. Additional State regulations for storage of the asphalt millings will apply as well.

A site plan, concept drawing, and project narrative will be requested for the truck parking project as well.

Should you have any further questions, please feel free to contact me at 770-943-1666 EXT 357 or email me at [robison@powderspringsga.gov](mailto:robison@powderspringsga.gov).

With Warm Regards,

*John Robinson*

JoAnna Robinson  
Planning and Zoning Technician,  
City of Powder Springs

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (PLAN) WAS PREPARED BY A DESIGN PROFESSIONAL AS DEFINED BY THIS PERMIT, THAT HAS COMPLETED THE APPROPRIATE CERTIFICATION COURSE APPROVED BY THE GEORGIA SOLID AND WATER CONSERVATION COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-19 AND THAT I WILL ADHERE TO THE PLAN AND COMPLY WITH ALL REQUIREMENTS OF THIS PERMIT.

DRAWN/PERMITTEE: DATE:

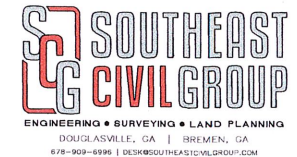
**GENERAL SITE DATA:**  
OWNER/PROJECT MANAGER  
THE TRUCK FARM, LLC  
ATTN: MARK CAMPBELL  
70 LAKE ROAD, HIRAM, GA 30141  
770-596-4330

1. SITE ADDRESS: 3989 FLINT HILL ROAD, POWDER SPRINGS, GA 30127  
2. PARCEL: 19001100060  
3. LAND LOT: 911  
4. DISTRICT: 19  
5. SITE AREA: 8.050 +/- ACRES  
6. PROPOSED USE: TRUCK PARKING  
7. ZONING: LI - LIGHT INDUSTRIAL SETBACKS:  
FRONT = 50' SIDE = 20' REAR = 40'

8. DISTURBED AREA: 5.88 AC  
9. EXISTING IMPERVIOUS AREA: 0 S.F.  
10. PROPOSED IMPERVIOUS AREA: 113,256 S.F.  
11. WATER AVAILABILITY: PUBLIC  
12. SEWER AVAILABILITY: PUBLIC

**24-HR CONTACT:**  
THE TRUCK FARM, LLC  
ATTN: MARK CAMPBELL  
70 LAKE ROAD, HIRAM, GA 30141  
770-596-4330  
EMAIL: [MCREDCLAY@BELL.SOUTH.NET](mailto:MCREDCLAY@BELL.SOUTH.NET)

**PRIMARY PERMITTEE:**  
THE TRUCK FARM, LLC  
ATTN: MARK CAMPBELL  
70 LAKE ROAD, HIRAM, GA 30141  
770-596-4330  
EMAIL: [MCREDCLAY@BELL.SOUTH.NET](mailto:MCREDCLAY@BELL.SOUTH.NET)



REV.	DATE	DESCRIPTION

POWDER SPRINGS TRUCK FARM

JOB #: 251211









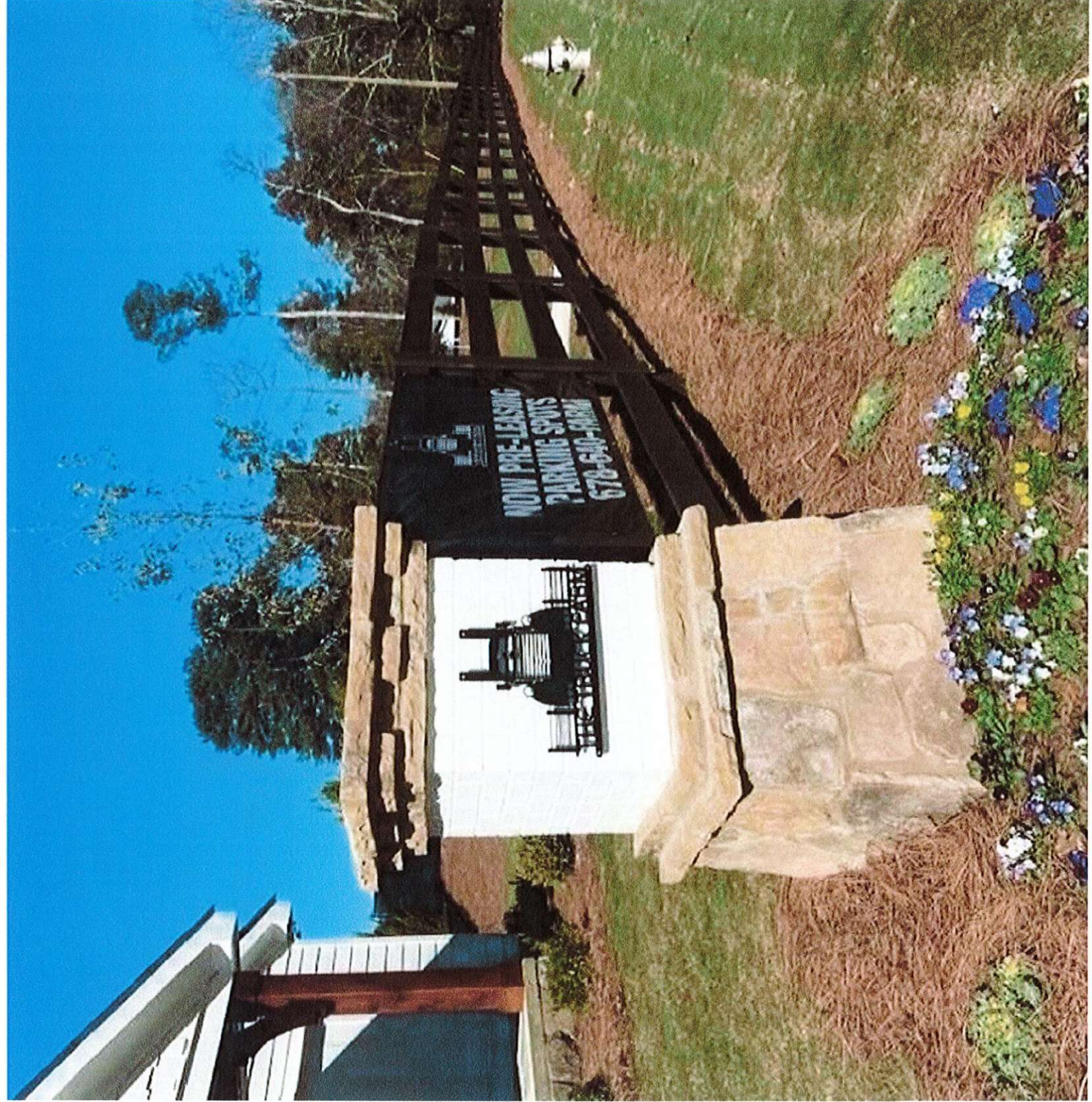
TRUCK FARM Emerson, GA



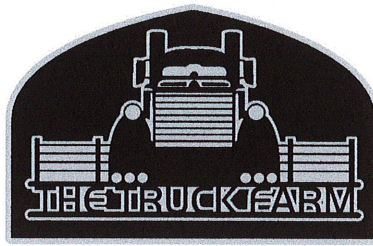


TRUCK FARM Emerson, GA

TRUCK  
Farm  
Douglasville  
GA







City of Powder Springs  
4483 Pineview Drive  
Powder Springs, GA 30127  
Phone: 770-943-1666

RE: Narrative for Variance Request for 3989 Flint Hill Road

Dear Planning Commission and City Council,

We have this property under contract for the future use of a storage facility for asphalt millings and a truck parking facility. The site will be used for approximately 3 years as an asphalt storage facility where millings will be stored, sold and hauled away upon purchase. Once the millings have been resold the site will transition to a truck parking facility utilizing a milling surface for parking trucks. The site will be gate controlled and a landscape entrance shall be installed. The site is approximately 8 acres in size. A 6' landscape berm with an 8' privacy fence will be installed along the road frontage to serve as a buffer.

Millings Storage

Hours of Operation: 8am – 5 pm, Monday-Friday

Truck Parking

Hours of Operation: 24 hours per day, 7 days per week

If any further information is required, please contact me directly at 770-596-4330.

Sincerely,

  
Mark Campbell

Return Recorded Document to:  
Origin Title and Escrow, Inc  
160 Clairemont Ave.  
Suite 490  
Decatur, GA 30030

Tax Parcel No: 19091100060 and 1991100020

**LIMITED  
WARRANTY DEED**

STATE OF ~~GEORGIA~~ *California*  
COUNTY OF *Santa Clara*

FILE #: 21-11545

THIS INDENTURE made this 28th day of May, 2021, between Tron Dinh Do, of the County of ~~Cobb~~ *Santa Clara* and State of California, as party or parties of the first part, hereinunder called Grantor, and Serious Tree Services, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

*SUBJECT TRACT*

TRACT I ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 911 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CONTAINING 8.050 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A PARKER-KASON NAIL (P.K. NAIL), SET IN ASPHALT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD (40 FOOT RIGHT-OF-WAY), WITH THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, (VARIABLE RIGHT-OF-WAY); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 71 DEGREES, 17 MINUTES, 52 SECONDS WEST, 327.81 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 71 DEGREES, 17 MINUTES, 52 SECONDS WEST, 237.81 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 108.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES, 38 MINUTES, 18 SECONDS WEST, 108.77 FEET, RADIUS OF 933.49 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 95.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES, 14 MINUTES, 09 SECONDS WEST, 95.19 FEET, RADIUS OF 2471.81 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES, 08 MINUTES, 35 SECONDS WEST, 611.38 FEET TO A REBAR IRON PIN PLACED ALONG THE NORTH LAND LOT LINE OF LAND LOT 911; THENCE CONTINUING ALONG THE NORTH LINE OF LAND LOT 911, SOUTH 89 DEGREES, 51 MINUTES, 25 SECONDS EAST, 516.91 FEET TO A NOTCH CUT IN A CONCRETE FLUME ON THE WESTERN RIGHT -OF-WAY LINE OF SANDERS ROAD; THENCE LEAVING THE NORTHERN LINE OF LAND LOT 911 AND CONTINUING ALONG WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD AN ARC DISTANCE OF 85.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01 DEGREES, 11 MINUTES, 54 SECONDS EAST, 85.16 FEET, RADIUS OF 1118.46 FEET TO A POINT; THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD, SOUTH 00 DEGREES, 59 MINUTES, 00 SECONDS WEST, 678.38 FEET TO A PARKER-KASON NAIL SET AND THE TRUE POINT OF BEGINNING.

TRACT II ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 911 OF THE 19" DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CONTAINING 9.652 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A PARKER-KASON NAIL (P.K. NAIL), SET IN ASPHALT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD (40 FOOT RIGHT-OF-WAY), WITH THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, (VARIABLE RIGHT-OF-

WAY); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 71 DEGREES, 17 MINUTES, 52 SECONDS WEST, 327.81 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 108.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES; 38 MINUTES, 18 SECONDS WEST, 108.77 FEET, RADIUS OF 933.49 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 95.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES, 14 MINUTES, 09 SECONDS WEST, 95.19 FEET, RADIUS OF 2471.81 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF WAY LINE OF FLINT HILL ROAD, NORTH 80 DEGREES; 09 MINUTES, 19 SECONDS WEST, 70.45 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, AN ARC DISTANCE OF 615.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES, 37 MINUTES, 22 SECONDS WEST, 615.61 FEET, RADIUS OF 7508.65 FEET, TO A REBAR PLACED AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD WITH THE WEST LINE OF LAND LOT 911; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AND FOLLOWING THE WEST LINE OF LAND LOT 911, NORTH 01 DEGREES, 07 MINUTES, 18 SECONDS EAST, 463.34 FEET TO A CRIMP TOP PIPE FOUND (CTF) AT THE NORTHWEST CORNER OF LAND LOT 911; THENCE RUNNING ALONG THE NORTH LINE OF LAND LOT 911, SOUTH 89 DEGREES, 51 MINUTES, 24 SECONDS EAST, 769.67 FEET TO A REBAR IRON PIN PLACED ON THE NORTH LINE OF LAND LOT 911; THENCE LEAVING THE NORTH LINE OF LAND LOT 911, SOUTH 00 DEGREES, 08 MINUTES, 35 SECONDS WEST, 611.38 FEET TO A REBAR PLACED ON THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AND THE TRUE POINT OF BEGINNING.

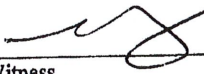
LESS AND EXCEPT THAT PROPERTY CONVEYED TO COBB COUNTY BY ROY M. SANDERS IN THAT RIGHT OF WAY DEED DATED MAY 23, 1974 AND RECORDED IN DEED BOOK 1532, PAGE 120; AND THAT PROPERTY CONVEYED TO COBB COUNTY BY ROY M. SANDERS IN THAT RIGHT OF WAY DEED DATED AUGUST 25, 1993 AND RECORDED IN DEED BOOK 7961, PAGE 45.


This Deed is given subject to all easements and restrictions of record.


TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.  
Signed, sealed and delivered in presence of:

Witness  MICHAEL NARTEN

 (SEAL)  
Tron Dinh Do

  
Notary Public SEE ATTACHED

# JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


State of California

County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 27 day of May,

2021 by Tron Dinh Do

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

  
\_\_\_\_\_  
Signature (Seal)



## OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Limited Warranty Deed  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

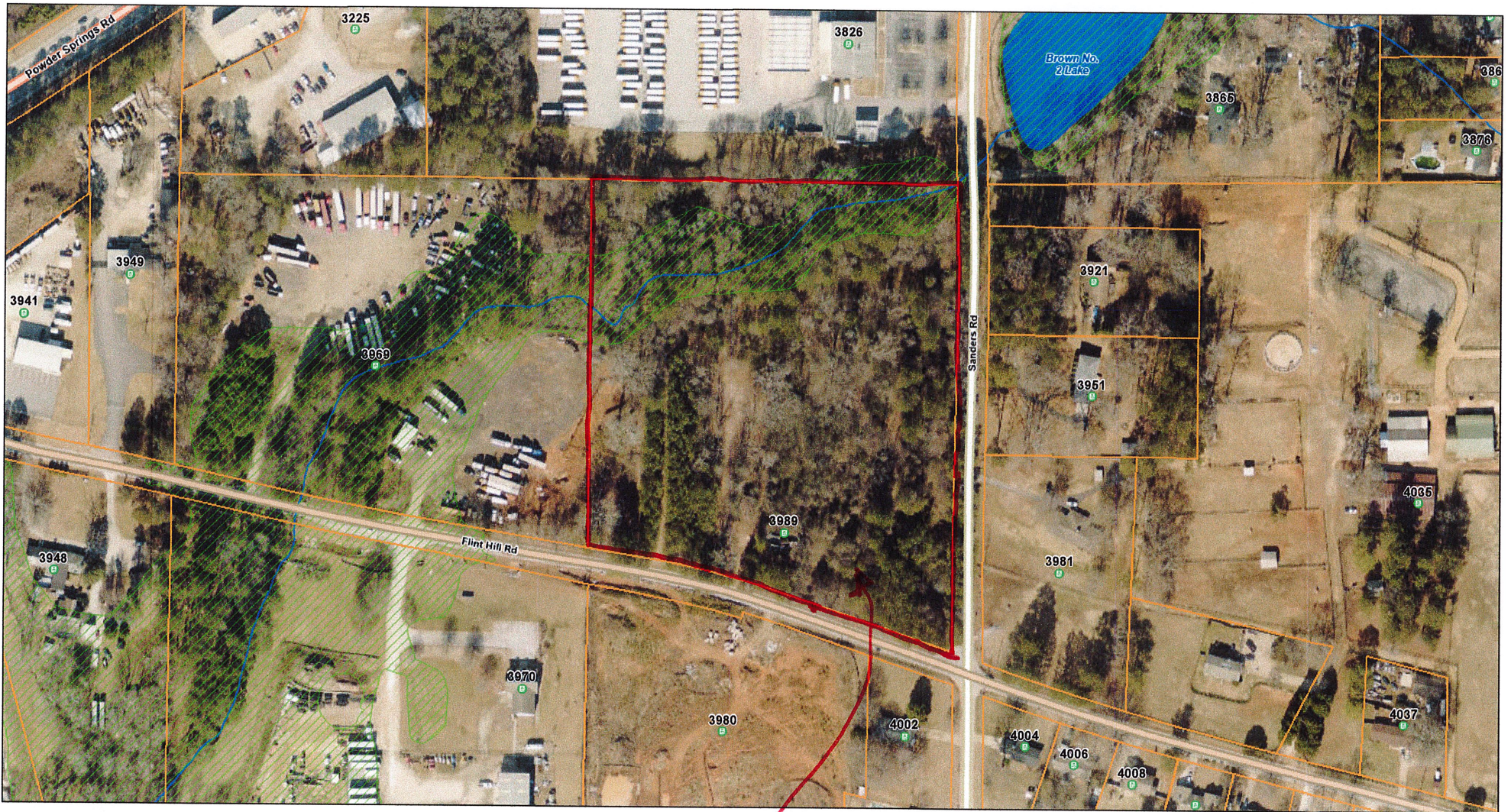
\_\_\_\_\_  
Additional information

## INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

# Flint Hill Road

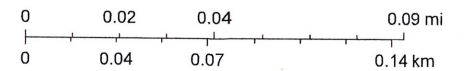


11/3/2025, 12:39:27 PM

- Active Address
- Commissioner Districts
- District Four: (SW Cobb): Monique Sheffield
- Cobb Parcels
- Cobb Roads
- Arterials
- Minor Collectors
- Local
- FEMA Flood Insurance Rate Map
- Zone X - 0.2 PCT
- Lakes
- Rivers
- ORTHO
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

SUBJECT  
PROPERTY

1:2,257



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ArcGIS Web AppBuilder  
Cobb County GIS

TIMES JOURNAL, INC.  
P.O. BOX 1633  
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ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 06/03/26 12:08 by rmill-tj

Acct #: 110102

Ad #: 559489

Status: New WHOLD

CITY OF POWDER SPRINGS  
KELLY AXT  
PO BOX 46  
POWDER SPRINGS GA 30073

Start: 06/05/2026 Stop: 06/05/2026  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 2.63 Words: 200  
Total LEG 2.63  
Class: 8003 PUBLIC HEARING  
Rate: LEGL Cost: 30.00  
Ad Descrpt: PH-3333 3989 FLINT HILL R  
Descr Cont: MDJ-3333 GPN-16 NOTICE OF  
Given by: KERISHA BLACK  
P.O. #: 3989 FLINT HILL RD  
Created: rmill 06/03/26 12:06  
Last Changed: rmill 06/03/26 12:08

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES  
MDJ A 95 S 06/05

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-3333  
GPN-16  
NOTICE OF PUBLIC HEARING  
City of Powder Springs  
VARIANCE

Notice is hereby given of an application for a Buffer Variance. The subject property is located at 3989 Flint Hill Rd, within Land Lot 911 of the 19th District, 2nd Section, Cobb County, Georgia. Parcel Number: 19091100060. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, June 11th, 2026 at 7:00 pm and its public hearing on Monday, June 22nd, 2026 at 7:00 pm and by the Mayor and Council at its work session on Wednesday, July 15th, 2026 at 5:00 pm and its public hearing on Monday, July 20th, 2026 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](http://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.

6:5-2026

**Staff Report**

**Date:** May 1, 2026

**To:** Planning & Zoning Commission

**From:** JoAnna Robinson

**Subject:** Variance to reduce 100' buffer to 30' buffer along Sanders and Flint Hill Road at 3989 Flint Hill Road.

Variance to allow parking of trucks on a millings surface.

Variance to remove the requirement of a decel lane into the property.

**PZ: PZ26-023**

**Location:**

PIN: 19091100060. LL911 of the 19<sup>th</sup> District, 2nd Section, Cobb County Approximately 9.3 acres. Current zoning is Light Industrial (LI).

***Background:***

The Applicant, Mark Campbell, representing Harper Southeastern Properties Inc, is requesting three Variances. A Variance to reduce the 100' buffer along Sanders and Flint Hill Road. A Variance to allow parking of trucks on a millings surface. A Variance to remove the requirement of a decel lane into the property.

This property was annexed into the City of Powder Springs via GA General Assembly **HB 1500**. Then, Serious Tree Services, LLC, applied to Cobb County for a Special Land Use Permit and Rezoning in 2021. The subject property was then rezoned by the Board of Commissioners on December 21, 2021 to Neighborhood Retail Commercial (NRC). Finally, the property was rezoned from NRC to Light Industry (LI) (**PZ24-017**).

As a note: There is a unnamed tributary of Noses Creek that cuts across about 1/3 at the northern end of the subject property.

Property zoning in the general vicinity:

N – Unincorporated Cobb County. General Commercial (GC). Future Land Use (FLU) of Industrial Compatible (IC).

E – City of Mableton. General Commercial (GC). FLU of Low Density Residential (LDR)

S – Split zoning of Heavy Industrial (HI) AND LI.

W- LI

The land was rezoned from NRC to LI (**PZZ4-017**) on November 4, 2024. The following stipulations were:

1. The request to rezone from NRC (county) to LI (city) is approved.
2. Applicant's wood recycling operations shall be confined to the western parcel (3969 Flint Hill Road, PIN: 19091100020) and all tree chipping, grinding and similar processing equipment may only be located and operated on such portion of that parcel as is located on the northwest side of the existing tributary running through the property. The approximately location for locating said equipment is designated on Applicant's Site Plan. Within that limited area, Applicant shall be permitted to process and recycle wood materials, including stumps, trees, limbs and other vegetative debris. No recycling or processing of concrete or asphalt shall be permitted.
3. The hours of operation of the recycling facility shall be limited to between the hours from 7:00 am to 7:00 pm; provided, however, the wood chipping, grinding and other wood processing equipment may only be operated between the hours of 10:00am and 5:00 pm.
4. Applicant agrees to install and maintain silt fencing between any tree processing areas and protected stream bank buffer areas and conservation easement areas on the Property as depicted on Applicant's Site Plan to prevent intrusion into or damage to the buffer areas.
5. Applicant shall maintain a 100-foot undisturbed buffer along the frontage of the property on Flint Hill Road directly across from the residentially zoned property located at 4002 Flint Hill Road. This 100-foot buffer shall remain in place until such time as said R-20 property is rezoned to a classification other than a single-family residential classification.
6. Applicant shall maintain a 100-foot undisturbed buffer along the frontage of the property on Sanders Road directly across from each of the commercially zoned but residentially used properties located at 3921, 3951 and 3981 Sanders Road. This 100-

foot buffer shall remain in place as to each of said properties until residential use of said property is curtailed.

7. Applicant shall install and maintain a misting device or similar equipment on the wood processing equipment to curtail dust.

8. Applicant shall take reasonable steps to discourage tractor trailer trucks from traveling on Sanders Road. In addition to the posted prohibitions already in place prohibiting such truck traffic on Sanders Road, Applicant shall post signs at the egress points from its recycling center prohibiting large trucks from making left turns out of the facility and heading east toward Sanders Road. Said exit points shall further be designed with a pork chop or other physical obstruction to discourage such turning movements.

9. Applicant shall comply with all Department of Transportation posted Roadway Weight Limits.

10. Applicant shall comply with all Cobb County FMO comments.

11. Applicant shall comply with all Department of Transportation posted Roadway Weight Limits.

***Request:***

The applicant is requesting three variances. One, the reduction of 100' buffer to a 30' buffer utilizing a landscaped buffer and wooden privacy fence. Two, to allow parking of trucks on a millings surface. Millings will be compacted down to create a pervious hard surface. Three, to remove the requirement of a decel lane into the property.

*Figure 1 – Zoning Map*

*Figure 2 – Overhead view of surrounding properties*

*Figure 3 – Future Land Use Map (FLUM)*

*Figure 4 – Site Plan*

*Figure 5 – Proposed fence and berm*

*Figure 6 – Variance Narrative from Applicant*

Figure 1 – Zoning Map

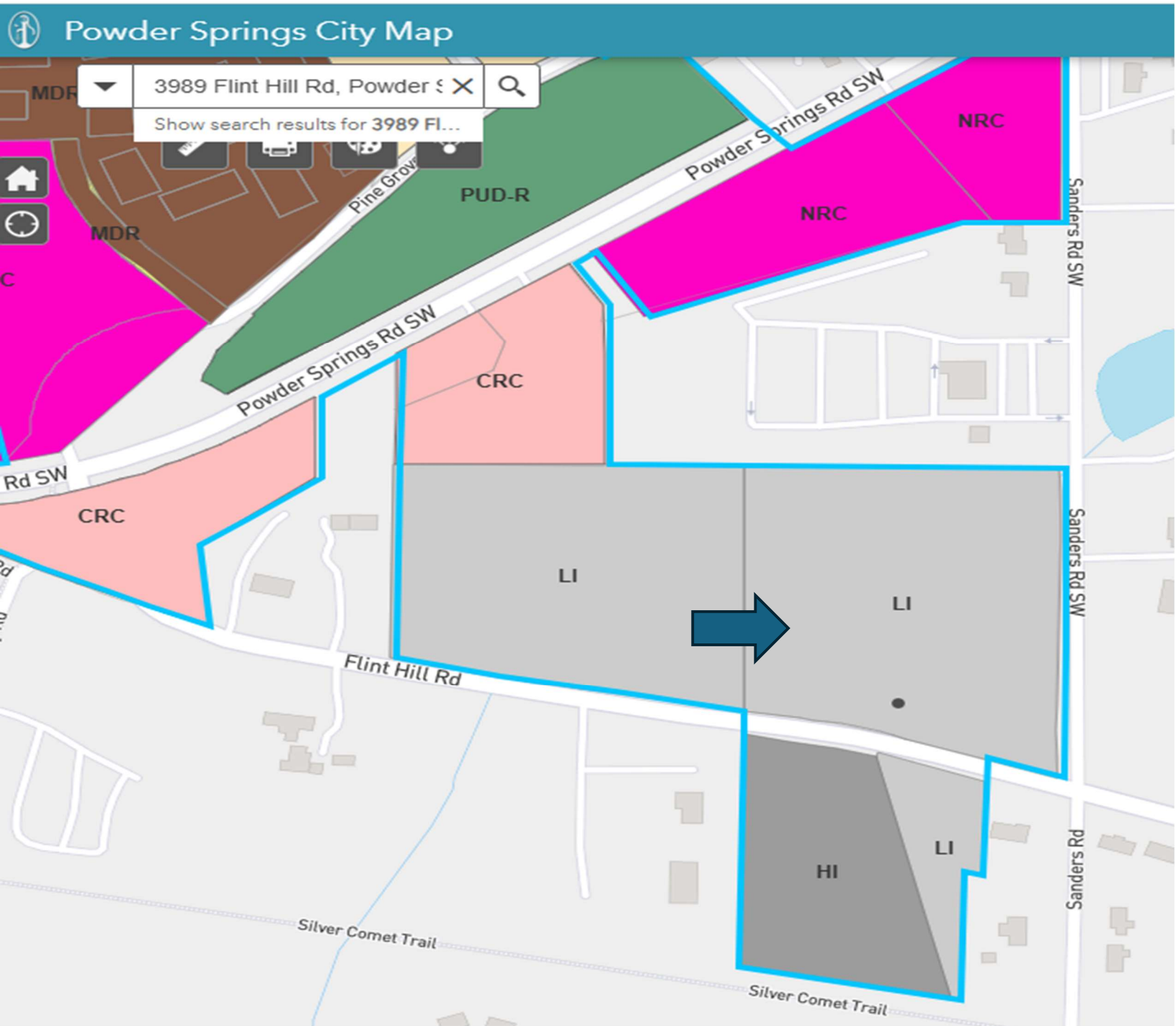
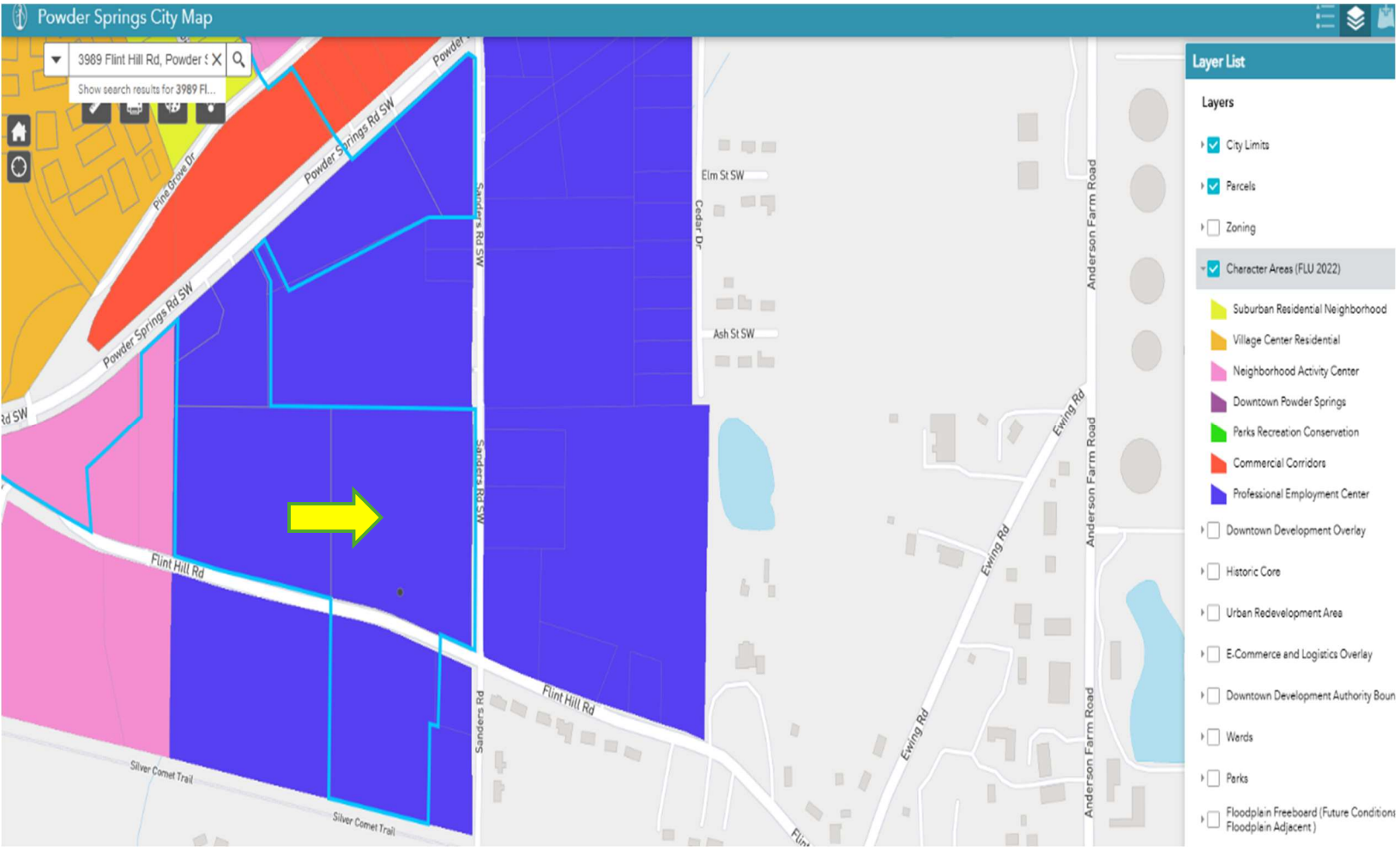


Figure 2 – Overhead view of surrounding properties



Figure 3 – Future Land Use Map (FLUM)





*Figure 5 – Proposed 8 foot tall fence and 6 foot landscape berm*



Figure 6 – Variance Narrative from Applicant



City of Powder Springs  
4483 Pineview Drive  
Powder Springs, GA 30127  
Phone: 770-943-1666

RE: Narrative for Variance Request for 3989 Flint Hill Road

Dear Planning Commission and City Council,

We have this property under contract for the future use of a storage facility for asphalt millings and a truck parking facility. The site will be used for approximately 3 years as an asphalt storage facility where millings will be stored, sold and hauled away upon purchase. Once the millings have been resold the site will transition to a truck parking facility utilizing a milling surface for parking trucks. The site will be gate controlled and a landscape entrance shall be installed. The site is approximately 8 acres in size. A 6' landscape berm with an 8' privacy fence will be installed along the road frontage to serve as a buffer.

Millings Storage  
Hours of Operation: 8am – 5 pm, Monday-Friday

Truck Parking  
Hours of Operation: 24 hours per day, 7 days per week

If any further information is required, please contact me directly at 770-596-4330.

Sincerely,

  
Mark Campbell

### **Criteria for Variance Decisions (Applicant's Analysis)**

**a. Are there extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.**

The property was previously zoned as a larger tract with agreeable stipulation for a 100' buffer. The site is now being sold as a partial tract. The 100' buffer impedes the use of the site due to the size of the buffer requirement making only 3 of the 8 acres useable.

**b. A literal interpretation of the provisions of this development code would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.**

The site cannot be fully utilized due to the 100' buffer. The site comprises 8 acres of which only 3 would be useable given the 100' buffer requirement.

**c. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.**

Buffers will be installed in a manner consistent with it's original intent. Screening will be provided utilizing a 6' landscape berm with a 8' privacy fence to minimize the visibility of the commercial property. Other properties do not have decel lanes on this corridor.

**d. The requested variance will be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or to the general welfare.**

These variances would compliment the adjoining commercial properties and improve the overall streetscape of this commercial corridor.

**e. The special circumstances are not the result of the actions of the applicant.**

The prior owner of the property agreed to the 100' buffer due to the proposed use at that time, and in addition, due to the overall size of the property.

**f. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.**

The variances requested are the minimum required in order to make possible the proposed use.

**g. The variance shall not permit a use of land, buildings or structures, which is not permitted by right in the zoning district or overlay district involved.**

The proposed use is permitted by right under the existing zoning district.

### **Staff Analysis**

Variance to reduce 100' buffer to 30' buffer along Sanders and Flint Hill Road at 3989 Flint Hill Road.

Variance to allow parking of trucks on a millings surface.

Variance to remove the requirement of a decel lane into the property.

- **Status: The applicant is believed to be seeking changes to the following existing conditions, which require verification of which stip:**

#### **Review of Original Stipulations (PZ24-017)**

- **Stipulation 5 (Flint Hill Road Buffer): Part of Variance 1**
  - *Requirement:* Requires a 100-foot undisturbed buffer along the Flint Hill Road frontage, directly across from the residentially zoned parcel at 4002 Flint Hill Road.
  - *Trigger:* The buffer must remain until the facing R-20 property is rezoned to a non-single-family classification.
  - *Staff Note:* That property, 4002 Flint Hill Road is still R-20 (per Cobb County GIS)
  - *Staff Note:* Applicant should demonstrate how this reduced buffer is adequate to mitigate light and noise from surrounding residential properties.

#### **Stipulation 6 (Sanders Road Buffer): Part of Variance 1**

- *Requirement:* Requires a 100-foot undisturbed buffer along the Sanders Road frontage, directly across from 3921, 3951, and 3981 Sanders Road.
- *Trigger:* The buffer must remain in place for each specific property until its residential use is officially curtailed.
- *Staff Note:* These properties are currently zoned commercial but remain in active residential use, meaning this stipulation should stay intact.
- *Staff Note:* Applicant should demonstrate how this reduced buffer is adequate to mitigate light and noise from surrounding residential properties.

### **Variance 2: Truck Parking Surface Modification**

- **Request:** The applicant seeks a variance to allow heavy truck parking on an asphalt millings surface rather than a standard paved surface.
- **Code Reference:** This request falls under Powder Springs **UDC Sec. 6-58** (Parking Lot Surfacing), which outlines strict requirements for hard-surfacing parking and loading areas.
- **Staff Note:** Applicant to provide engineering documentation or case studies proving that the alternative pavement surface can safely support heavy truck parking without degrading, causing safety hazards, or violating environmental run-off standards.

### **Variance 3: Elimination of Deceleration Lane**

- **Request:** The applicant requests a variance to remove the mandatory requirement for a deceleration lane entering the property.
- **Code Reference:** This is governed by **UDC Sec. 8-67** (Improvement of commercial/industrial development entrances).
- **Staff Note:** Applicant to submit a traffic impact analysis or engineering documentation demonstrating that omitting the deceleration lane will not compromise traffic safety, disrupt standard traffic flow, or create hazardous turning conflicts on the roadway.
- **Staff Note:** This request must be routed to the City Engineer for formal comments regarding traffic flow, safety, and sight-distance impacts before a staff recommendation can be finalized.

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

ORDER CONFIRMATION

Salesperson: ROSE MILLER

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Acct #: 110102

Ad #: 560782

Status: New WHOLD

CITY OF POWDER SPRINGS  
KELLY AXT  
PO BOX 46  
POWDER SPRINGS GA 30073

Start: 06/12/2026 Stop: 06/12/2026  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 2.95 Words: 300  
Total LEG 2.95  
Class: 8003 PUBLIC HEARING  
Rate: LEGL Cost: 45.00  
Ad Descrpt: PH-3501 3989 FLINT HILL R  
Descr Cont: MDJ-3501 GPN-16 NOTICE OF  
Given by: KERISHA BLACK  
P.O. #: 3989 FLINT HILL RD  
Created: rmill 06/10/26 12:18  
Last Changed: rmill 06/10/26 12:20

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

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MDJ A 95 S 06/12

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-3501  
GPN-16  
NOTICE OF PUBLIC HEARING  
City of Powder Springs  
VARIANCE

Notice is hereby given that an application has been submitted for a Variance to reduce or modify the required buffer, remove the required deceleration lane requirement, and allow parking on a milled surface. The subject property is located at 3989 Flint Hill Rd, within Land Lot 911 of the 19th District, 2nd Section, Cobb County, Georgia. Parcel Number: 19091100060. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, June 11th, 2026 at 7:00 pm and its public hearing on Monday, June 22nd, 2026 at 7:00 pm and by the Mayor and Council at its work session on Wednesday, July 15th, 2026 at 5:00 pm and its public hearing on Monday, July 20th, 2026 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.

6:12-2026

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

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 06/03/26 12:08 by rmill-tj

Acct #: 110102

Ad #: 559489

Status: New WHOLD

CITY OF POWDER SPRINGS  
KELLY AXT  
PO BOX 46  
POWDER SPRINGS GA 30073

Start: 06/05/2026 Stop: 06/05/2026  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 2.63 Words: 200  
Total LEG 2.63  
Class: 8003 PUBLIC HEARING  
Rate: LEGL Cost: 30.00  
Ad Descrpt: PH-3333 3989 FLINT HILL R  
Descr Cont: MDJ-3333 GPN-16 NOTICE OF  
Given by: KERISHA BLACK  
P.O. #: 3989 FLINT HILL RD  
Created: rmill 06/03/26 12:06  
Last Changed: rmill 06/03/26 12:08

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES  
MDJ A 95 S 06/05

AUTHORIZATION

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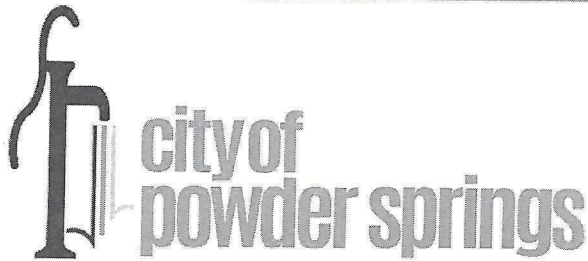
Name (print or type)

Name (signature)

MDJ-3333  
GPN-16  
NOTICE OF PUBLIC HEARING  
City of Powder Springs  
VARIANCE

Notice is hereby given of an application for a Buffer Variance. The subject property is located at 3989 Flint Hill Rd, within Land Lot 911 of the 19th District, 2nd Section, Cobb County, Georgia. Parcel Number: 19091100060. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, June 11th, 2026 at 7:00 pm and its public hearing on Monday, June 22nd, 2026 at 7:00 pm and by the Mayor and Council at its work session on Wednesday, July 15th, 2026 at 5:00 pm and its public hearing on Monday, July 20th, 2026 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](http://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.

6:5-2026



# Affidavit of Public Notification

## Public Notification Requirements

Per Article 13 and 14 of the City of Powder Springs Unified Development Code, I certify that I have met the advertising requirements of Article 13 and Article 14 for a  Special Use,  Variance or  Rezoning application for subject property located at 3989 Flint Hill Rd. Powder Springs, GA 30127

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 6/5/26. 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 6/5/26. 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 after 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 in Dallas (City), GA (State).

Mark E Campbell Signature of Applicant  
Mark E Campbell Printed Name  
6/5/26 Date

Subscribed and sworn before me this 5 day of June, 2026

Brittany Henderson Signature of Notary Public  
Brittany Henderson Name of Notary Public  
April 3, 2027 My Commission Expires

BRITTANY HENDERSON  
NOTARY PUBLIC  
Paulding County  
State of Georgia  
My Comm. Expires April 3, 2027





**VARIANCE NOTICE**  
Application has been made for  
a variance  
to the Zoning Ordinance  
by the following person:  
Pringle, Jeffrey  
10000 S. 10th St.  
Olathe, MO 64660  
and by the Mayor & City Council  
on 08/14/2018 at 1:00 pm  
at the following address:  
10000 S. 10th St.  
Olathe, MO 64660  
and Court Session

**THE TRUCK FARM POWDER SPRINGS, LLC.**  
**70 Lake Road**  
**Hiram, GA 30141**

**NOTICE OF INTENT**

We are kindly informing you of our request for variances located at 3989 Flint Hill rd., Powder Springs, GA 30127. These variances will be used for the temporary storage of asphalt millings and the future use of a gated truck farm facility. The roads along Sanders rd. and Flint Hill rd. will have a landscaped 6 ft. berm with an 8 ft. privacy fence above the berm to buffer any surrounding properties. Furthermore, this site will be used for storage only. No grinding or operations, other than storage, shall be utilized.

**Part I**

Purpose of this application:

To request a reduction in the 100' buffer along Sanders and Flint Hill Road to a 30' buffer. Applicant will install a 6' landscape berm with an 8' high wooden privacy fence to replace current buffer.

**Part II**

All requested variances:

- 1) Reduction of 100' buffer utilizing a landscaped buffer and 8' wooden privacy fence
- 2) To allow parking of trucks on a millings surface. Millings will be compacted down to create a pervious hard surface.
- 3) To remove the requirement of a decel lane into the property.

**Part IV**

Proposed use of the subject property:

The proposed use of the property will be a temporary storage facility for asphalt millings. The millings will be stored and sold in approximately 3 years. Once the millings are sold, the site will be used for truck parking utilizing gated access.



# City of Powder Springs

## Staff Report

City of Powder Springs  
4483 Pineview Drive  
Powder Springs, GA 30127

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6/11/2026

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# Rezoning Request Application Packet

## Applicant's Public Notice Requirements

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

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

## Sign Posting, Public Hearing Notice & Affidavit

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

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

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

## City Actions

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

## Contact Information

**The Community Development Dept.**  
4181 Atlanta Street  
Powder Springs GA 30127.  
commdev@cityofpowdersprings.org  
770-943-1666

**Zoning Administrator**  
Shaun Myers  
Planning and Zoning Manager  
smyers@cityofpowdersprings.org  
770-943-1666



# Rezoning Request Application Checklist

## Applicant Information

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

## Application Checklist

The following information will be required:

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

List additional attachments:

## Note Carefully

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

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



# city of powder springs

## Rezoning Request

### Application Form

### Applicant Information

<b>Name</b> Parkland Homebuilders, LLC	<b>Phone</b> [REDACTED]
<b>Mailing Address</b> [REDACTED]	<b>Email</b> [REDACTED]

### Rezoning Request Property Information

<b>Address</b> 3500 Trillium Dr Powder Springs, GA 30127-3914	<b>Parcel ID / Lot#</b> 19080500080 <b>Acreage</b>
<b>Present Zoning</b> MXU	<b>Proposed Zoning</b> MXU
<b>Source of Water Supply</b> Cobb County Water	<b>Source of Sewage Disposal</b> Cobb County Water
<b>Proposed Use Peak Hour Trips Generated</b>	<b>Source</b>

### Additional Information, If Applicable


<b>Elementary School and School's Capacity</b>	<b>Middle School and School's Capacity</b>
<b>High School and School's Capacity</b>	

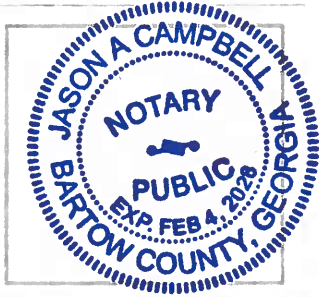
### Notary Attestation

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

Parks F. Huff	05-26-2026
<b>Signature of Applicant</b>	<b>Date</b>

Subscribed and sworn before me this 26<sup>th</sup> day of May, 2026

	Jason A. Campbell	02-04-2028
<b>Signature of Notary Public</b>	<b>Name of Notary Public</b>	<b>My Commission Expires</b>



### For Official Use Only

<b>PZ #</b>	
<b>Planning Commission Hearing</b>	<b>City Council Hearing</b>
<b>Withdrawal Date</b>	<b>Reason for Withdrawal</b>

Return Recorded Document to:

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

DEED ONLY - NO TITLE

**JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP DEED**

STATE OF GEORGIA, COUNTY OF COBB

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

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

**TRACT 1**

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

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

and

**TRACT 2**

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

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

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

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

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

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

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

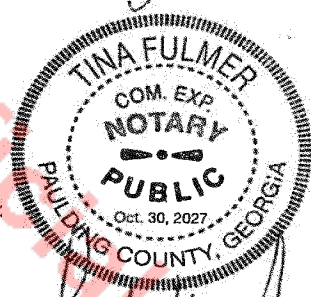
Judith Ann Wilson agrees to be bound by the terms and conditions of the above referenced Security Deeds in favor of RODWRIGHTCORP and Trilogy Acquisitions, LLC,

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

Signed, sealed and delivered in the presence of:

[Signature]  
Witness  
Shannon Stump  
[Signature]  
Notary Public  
My Commission Expires: 10/30/2027

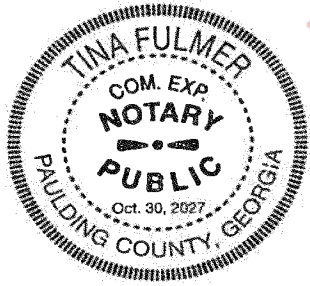
BY [Signature] (Seal)  
ROBERT L. WILSON



ACKNOWLEDGED BY AND CONSENTED TO BY:

[Signature]  
Witness  
Shannon Stump  
[Signature]  
Notary Public  
My Commission Expires: 10/30/2027

BY [Signature] (Seal)  
JUDITH ANN WILSON



Unofficial Copy

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

ADDITIONAL BUYERS  
Wilson, Judith Ann





### Applicant Information

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

### Notice of Intent

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

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

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

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

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

vacant undeveloped lot

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

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

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

### Applicant Signature

Signature of Applicant	Parkland Homebuilders, LLC	Date
		5.26.2026
	Printed Name	



# Rezoning Request

## Applicant's Written Analysis

### Applicant Information

Name **Parkland Homebuilders, LLC** Phone [REDACTED]

Mailing Address [REDACTED] Email [REDACTED]

### Written Analysis In details please address these Rezoning Criteria:

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

**The proposed plan is compatible with the purpose and intent of the Comprehensive Plan and the Community Activity Center designation on the Futue Land Use Map.**

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

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

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

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

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

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

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

**Current facilities will be adequate to serve the proposed uses.**

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

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

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

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

### Applicant Signature

*[Handwritten Signature]* Parkland Homebuilders, LLC *May 26, 2026*

Signature of Applicant Printed Name Date



# Rezoning Request Campaign Contribution Disclosure

## Applicant and Attorney Information

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

**Applicant's Address** [REDACTED]

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

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

## Campaign Contribution Disclosure

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

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

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

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

N/A

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

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
N/A		

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

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
N/A		



# city of powder springs

## Rezoning Request

### Owner's Authorization Form

### Owner's Authorization


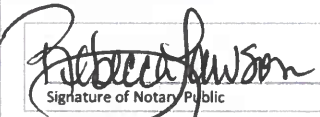
<b>Applicant Name</b> Parkland Homebuilders, LLC	<b>Applicant's Address</b> [REDACTED]
<b>Property Address</b> 3500 Trillium Dr Powder Springs, GA 30127 3914 <small>Powder Springs, GA</small>	<b>Property PIN</b> 19080500080

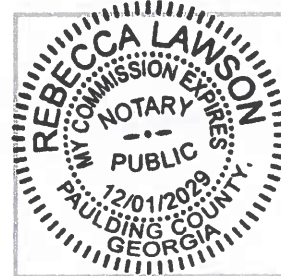
This is to certify that I am  or We are  or I am  the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the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

Check all that apply:

Rezoning <input checked="" type="checkbox"/>	Special Use <input checked="" type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

### Signature of Property Owner(s)

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



Signature of Owner	Printed Name	Date
State of _____, County of _____.		
This instrument was acknowledged before me this _____ day of _____ month.		
20 _____, by _____ name of signer Identification Presented: _____		
Signature of Notary Public	Name of Notary Public	My Commission Expires





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

# 2025 Property Tax Bill

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

Exemptions:

Late fees apply after the Due Date.

Please make checks payable to:  
City of Powder Springs

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

Pay online at [www.powerspringsga.gov](http://www.powerspringsga.gov)

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



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

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

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

*Pay online at [www.powerspringsga.gov](http://www.powerspringsga.gov)*

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

AMOUNT PAID

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

WILSON ROBERT L  
 [REDACTED]  
 [REDACTED]



### Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:  
 Robert L. Wilson

**WILSON ROBERT L**

**Payment Date: 9/26/2025**

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

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$40,543.90	<b>\$0.00</b>



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

TO THE CITY OF POWDER SPRINGS  
COBB COUNTY, GEORGIA

**CONSTITUTIONAL CHALLENGE**

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

1.

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

2.

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

3.

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

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

4.

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

5.

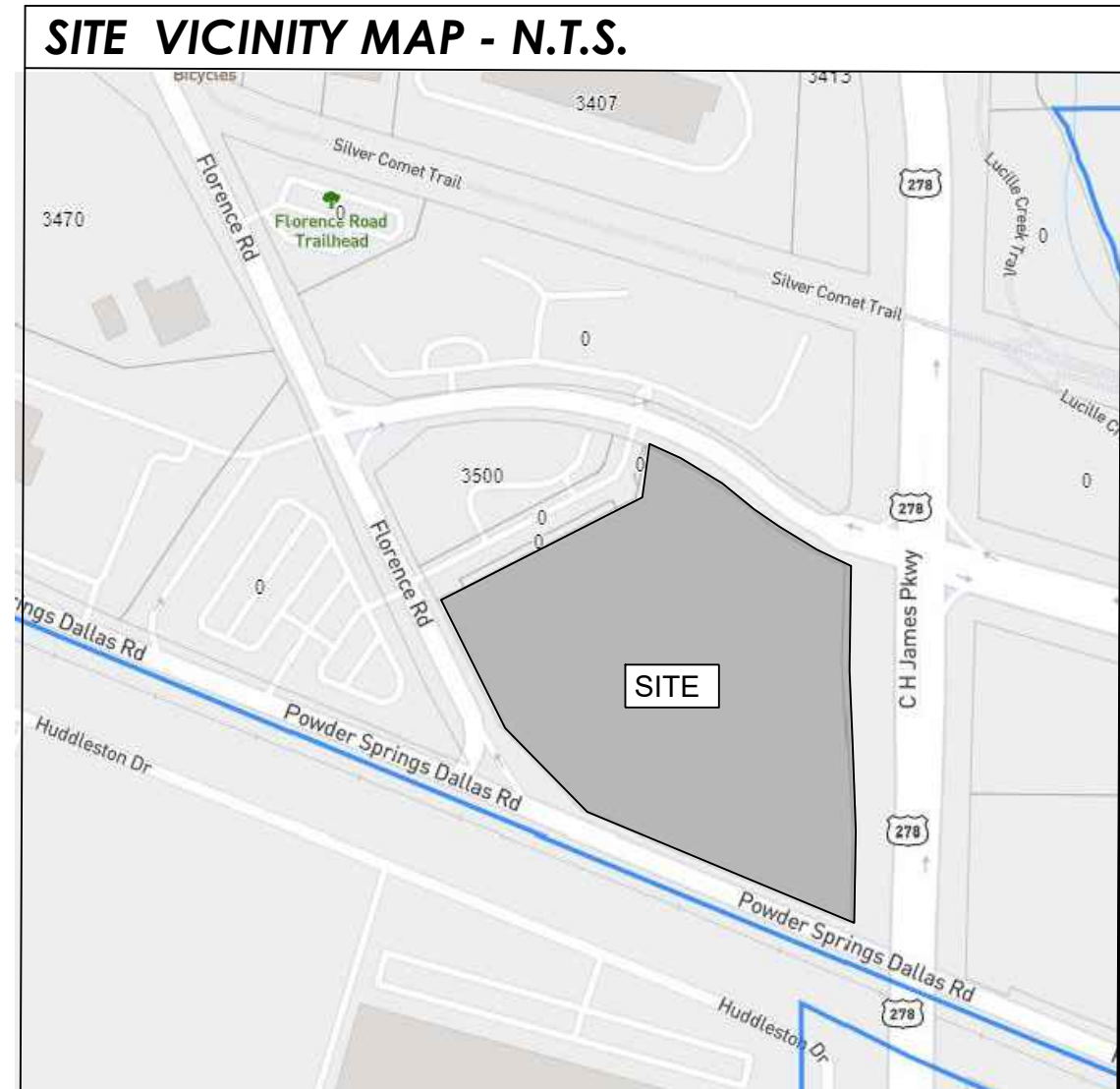
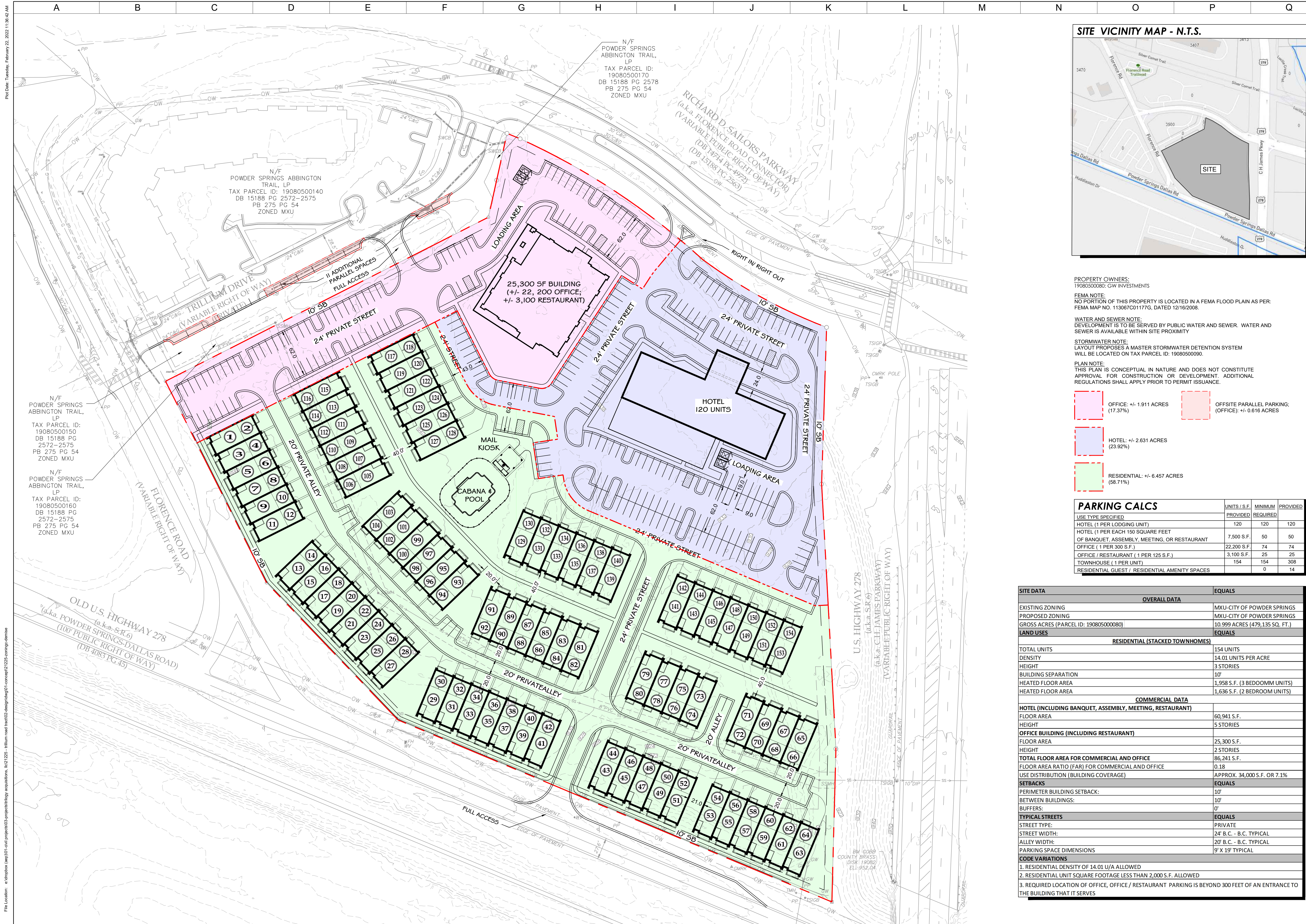
The City of Powder Springs' Unified Development Code is further unconstitutional in that the procedures contained therein pertaining to the public hearings held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of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

Respectfully submitted, this the 26<sup>th</sup> day of May 2026.

SAMS, LARKIN & HUFF, LLP

By: 

\_\_\_\_\_  
PARKS F. HUFF  
Attorney for Applicant  
Ga. Bar No. 375010



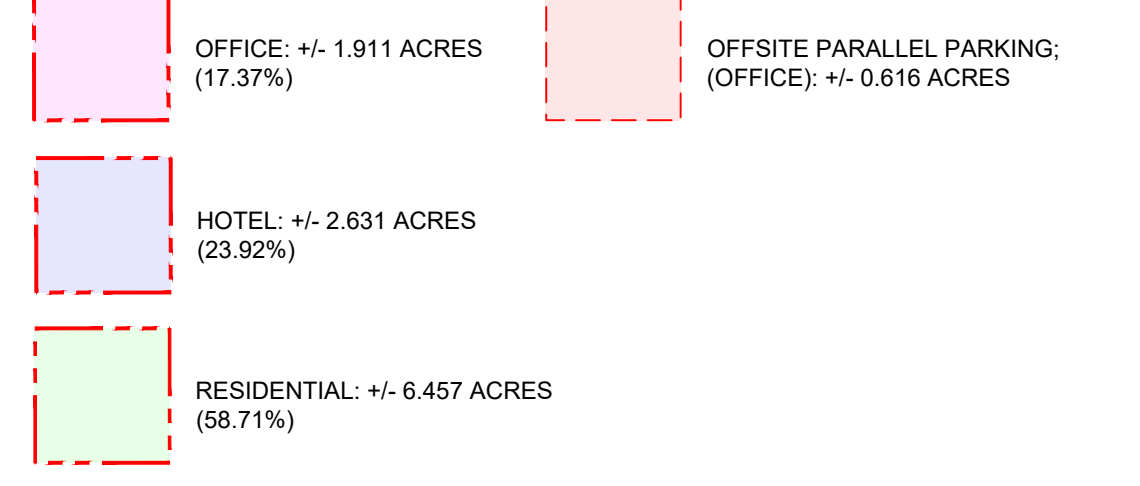
**PROPERTY OWNERS:**  
19080500170; GW INVESTMENTS

**FEMA NOTE:**  
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER: FEMA MAP NO. 113067C01177G, DATED 12/16/2008.

**WATER AND SEWER NOTE:**  
DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND SEWER. WATER AND SEWER IS AVAILABLE WITHIN SITE PROXIMITY

**STORMWATER NOTE:**  
LAYOUT PROPOSES A MASTER STORMWATER DETENTION SYSTEM WILL BE LOCATED ON TAX PARCEL ID: 19080500090.

**PLAN NOTE:**  
THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.



**PARKING CALCS**

USE TYPE SPECIFIED	UNITS / S.F.	PROVIDED	MINIMUM REQUIRED	PROVIDED
HOTEL (1 PER LODGING UNIT)	120	120	120	120
HOTEL (1 PER EACH 150 SQUARE FEET OF BANQUET, ASSEMBLY, MEETING, OR RESTAURANT)	7,500 S.F.	50	50	50
OFFICE (1 PER 300 S.F.)	22,200 S.F.	74	74	74
OFFICE / RESTAURANT (1 PER 125 S.F.)	3,100 S.F.	25	25	25
TOWNHOUSE (1 PER UNIT)	154	154	308	308
RESIDENTIAL GUEST / RESIDENTIAL AMENITY SPACES		0	14	14

SITE DATA	OVERALL DATA	EQUALS
EXISTING ZONING	MXU-CITY OF POWDER SPRINGS	MXU-CITY OF POWDER SPRINGS
PROPOSED ZONING	MXU-CITY OF POWDER SPRINGS	MXU-CITY OF POWDER SPRINGS
GROSS ACRES (PARCEL ID: 19080500080)	10.999 ACRES (479,135 SQ. FT.)	10.999 ACRES (479,135 SQ. FT.)
LAND USES	RESIDENTIAL (STACKED TOWNHOMES)	EQUALS
TOTAL UNITS	154 UNITS	154 UNITS
DENSITY	14.01 UNITS PER ACRE	14.01 UNITS PER ACRE
HEIGHT	3 STORIES	3 STORIES
BUILDING SEPARATION	10'	10'
HEATED FLOOR AREA	1,958 S.F. (3 BEDROOM UNITS)	1,958 S.F. (3 BEDROOM UNITS)
HEATED FLOOR AREA	1,636 S.F. (2 BEDROOM UNITS)	1,636 S.F. (2 BEDROOM UNITS)
	COMMERCIAL DATA	
HOTEL (INCLUDING BANQUET, ASSEMBLY, MEETING, RESTAURANT)	FLOOR AREA: 60,941 S.F.	60,941 S.F.
	HEIGHT: 5 STORIES	5 STORIES
OFFICE BUILDING (INCLUDING RESTAURANT)	FLOOR AREA: 25,300 S.F.	25,300 S.F.
	HEIGHT: 2 STORIES	86,241 S.F.
TOTAL FLOOR AREA FOR COMMERCIAL AND OFFICE	FLOOR AREA RATIO (FAR) FOR COMMERCIAL AND OFFICE: 0.18	0.18
USE DISTRIBUTION (BUILDING COVERAGE)	APPROX. 34,000 S.F. OR 7.1%	APPROX. 34,000 S.F. OR 7.1%
SETBACKS	EQUALS	EQUALS
PERIMETER BUILDING SETBACK:	10'	10'
BETWEEN BUILDINGS:	10'	10'
BUFFERS:	0'	0'
TYPICAL STREETS	EQUALS	EQUALS
STREET TYPE:	PRIVATE	PRIVATE
STREET WIDTH:	24' B.C. - B.C. TYPICAL	24' B.C. - B.C. TYPICAL
ALLEY WIDTH:	20' B.C. - B.C. TYPICAL	20' B.C. - B.C. TYPICAL
PARKING SPACE DIMENSIONS	9' X 19' TYPICAL	9' X 19' TYPICAL
CODE VARIATIONS		
	1. RESIDENTIAL DENSITY OF 14.01 U/A ALLOWED	
	2. RESIDENTIAL UNIT SQUARE FOOTAGE LESS THAN 2,000 S.F. ALLOWED	
	3. REQUIRED LOCATION OF OFFICE, OFFICE / RESTAURANT PARKING IS BEYOND 300 FEET OF AN ENTRANCE TO THE BUILDING THAT IT SERVES	



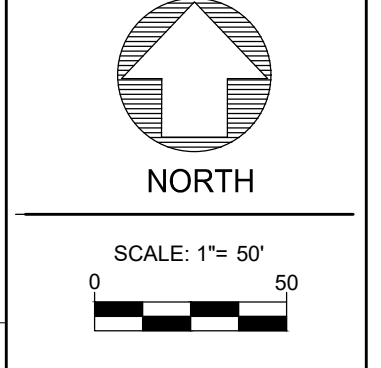
Copyright 2021, Alliance Engineering & Planning, Inc.  
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SURVEYING BY:  
Planners & Engineers Collaborative  
PHONE: (770) 451-2741

DEVELOPER  
**Trilogy Acquisitions, LLC**  
 26 Millon Avenue, Alpharetta, GA 30009  
 24 HFE @WAYFAIRSTREETPARTNERS.COM  
 JOHN@WAYFAIRSTREETPARTNERS.COM

ZONING EXHIBIT FOR  
**POWDER SPRINGS-DALLAS RD**  
 LL 804, 824, 825, 826  
 DISTRICT 10TH, SECTION 2ND  
 PARCEL # 19080500080  
 CITY OF POWDER SPRINGS

Orig. Issue 09/2/21  
 Designed by JW  
 Checked by JJ  
 Project # 21225



ZONING EXHIBIT

2.22.22

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

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 06/03/26 12:05 by rmill-tj

Acct #: 110102

Ad #: 559485

Status: New WHOLD

CITY OF POWDER SPRINGS  
KELLY AXT  
PO BOX 46  
POWDER SPRINGS GA 30073

Start: 06/05/2026 Stop: 06/05/2026  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 2.95 Words: 200  
Total LEG 2.95  
Class: 8003 PUBLIC HEARING  
Rate: LEGL Cost: 30.00  
Ad Descrpt: PH-3332 3500 TRILLIUM DR  
Descr Cont: MDJ-3332 GPN-16 NOTICE OF  
Given by: KERISHA BLACK  
P.O. #: 3500 TRILLIUM DR  
Created: rmill 06/03/26 12:03  
Last Changed: rmill 06/03/26 12:05

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES  
MDJ A 95 S 06/05

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-3332  
GPN-16

**NOTICE OF PUBLIC HEARING**  
City of Powder Springs  
**CHANGE IN ZONING CONDITIONS**  
**AND SPECIAL USE**

Notice is hereby given of an application to consider a modification of Rezoning conditions and a Special Use permit to allow restaurants with drive-through service. The subject property is located at 3500 Trillium Drive, within Land Lot 805 of the 19th District, 2nd Section, Cobb County, Georgia. Parcel Number: 19080500140. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, June 11th, 2026 at 7:00 pm and its public hearing on Monday, June 22nd, 2026 at 7:00 pm and by the Mayor and Council at its work session on Wednesday, July 15th, 2026 at 5:00 pm and its public hearing on Monday, July 20th, 2026 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](http://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.

6:5-2026

**Staff Report**

**Date:** May 1, 2026

**To:** Planning & Zoning Commission

**From:** JoAnna Robinson

**Subject:** Change in Zoning Conditions AND Special Use

**PZ:** PZ26-024 = Change in Zoning Conditions

**PZ:** PZ26-025 = Special Use to allow restaurant with drive-through (2 of them)

**Location:**

PIN: 19080500080 . LL804, LL 805, LL824, AND LL825 of the 19<sup>th</sup> District, 2nd Section, Cobb County Approximately 11 acres. Current zoning is Mixed Use (MXU).

Property zoning in adjacent properties:

N – MXU

E – Community Retail Commercial (CRC)

S – Unincorporated Cobb County. Heavy Industrial (HI). Future land use (FLU) of Heavy Industrial (HI).

W- CRC

***Background:***

The Applicant, Jason Campbell, on behalf of Parkland Homebuilders, LLC, is requesting a change in zoning conditions of the subject property. This property is located at the intersection of C H James Pkwy and Powder Springs Dallas Road. Also, this property has road frontage on Richard D. Sailors Pkwy and Florence Road as well. The original rezoning request on this property occurred on August 21, 2006. There has been multiple changes in conditions for site specific plans on July 21, 2008, March 19, 2012, June 3, 2013, May 5, 2014, July 21, 2014, June 6, 2016, July 18, 2016, and then May 16, 2022 (**PZ22-018**). This mixed-use development originally included land where Silver Comet Senior Village and Abbington Trail Apartments are now

housed. This applicant is requesting a change in zoning conditions related to their new proposed site plan. After the withdrawal of Trillium Powder Springs, LLC, Parkland Homebuilders has returned to the project. The current applicant is now seeking amendments to the conditions previously approved under case **PZ22-018**.

The following stipulations were:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning. This change in conditions only applies to Parcel 19080500080. The word applicant refers to all owners, successors, and interests in the referenced property.

2. The Subject Property shall be developed in substantial conformity with the site plan, prepared by Alliance Engineering and Planning for Trilogy Acquisitions, LLC., dated 02/22/2022.

3. The mixed-use development shall include a maximum of 154 for rent residential units at a density of 14.01 u/a. The minimum residential floor area shall be: 1400 square feet for two-bedroom units; 1600 square feet for three-bedroom units, a maximum 5-story hotel with a maximum of 120-rooms; and approximately 25,300-sf 2-story office building to include approximately 3100 sf of restaurant space. For clarification, hotel is defined as "a commercial lodging service with one or more buildings devoted to the temporary shelter for the traveling public, and where entry to individual guest rooms is via a central lobby and does not include a motel or extended stay. Hotel, restaurant and office buildings shall be consistent with site plan dated 2/22/2022 and renderings included in this application.

4. The applicant shall submit a revised site plan, subject to administrative review and approval, to comply with Fire Marshall, or Cobb County Department of Transportation, or City Development Code, or other requirements and provisions.

5. The setbacks and buffers shall be:

Perimeter Building Setback: 10 feet

Between Buildings: 10 feet

Perimeter Buffer: 0

Landscape Strip Road Frontage: 10 feet. As shown on approved site plan.

6. The architectural style and composition of the buildings proposed for the Subject Property shall be consistent with the architectural style that prevails at the adjacent MXU properties. The residential building elevations shall be comprised of a minimum of 75% brick or stone on all elevations facing the right-of-way and the commercial portion of the development. All

remaining elevations shall be 60% brick or stone. Commercial structures shall be consistent with renderings provided and attached. Hardie plank, board and batten, and shake may be used to provide variation in the areas that are not brick or stone.

7. The proposed residential units shall have premium, high-end, and luxury features. The entrances to the residential and the amenity areas may have gates and controlled access.

8. An amenity area shall be provided within the residential component to include a pool and a cabana. No more than 50% of Certificates of Occupancy (CO) for the residential component will be issued prior to the completion of the amenity, as evidenced by a certificate of occupancy.

9. Perimeter Buffer: 0 Landscape Strip Road Frontage: 10 feet. As shown on approved site plan. The architectural style and composition of the buildings proposed for the Subject Property shall be consistent with the architectural style that prevails at the adjacent MXU properties. The residential building elevations shall be comprised of a minimum of 75% brick or stone on all elevations facing the right-of-way and the commercial portion of the development. All remaining elevations shall be 60% brick or stone. Commercial structures shall be consistent with renderings provided and attached. Hardie plank, board and batten, and shake may be used to provide variation in the areas that are not brick or stone. The proposed residential units shall have premium, high-end, and luxury features. The entrances to the residential and the amenity areas may have gates and controlled access. An amenity area shall be provided within the residential component to include a pool and a cabana. No more than 50% of Certificates of Occupancy (CO) for the residential component will be issued prior to the completion of the amenity, as evidenced by a certificate of occupancy. Parking shall be consistent with the referenced site plan, which depicts that the minimum number of parking space requirement is provided for the Hotel, Office, and Restaurant components. Parking shall consist of 437 surface parking spaces and 154 garage parking spaces. 154 of the 437 surface parking spaces are provided in the driveways of the residential units. That is, each residential unit shall have one garage space and one driveway space. The residential parking ratio is determined to be 1.9 parking spaces per dwelling unit as dictated by 50% of units are two-bedroom; and 50% are three-bedroom. Parking ratios are determined for two-bedrooms at 1.6 and for three-bedrooms at 2.2; the average of which is 1.9. The parking numbers above may be adjusted in final design provided they are consistent with the Unified Development Code.

Additionally:

- a. Driveways for the residential units shall be a minimum of 20-feet in length from the garage to the back of the sidewalk.
- b. Surface parking spaces shall be 9'x19', excluding those in driveways of residential units.

c. Required location of Office and Office/Restaurant parking spaces shall be allowed beyond 300 feet of the building that it serves.

10. Signage for the Subject Property shall consist of ground-based, monument-style signage and building signage consistent with the City of Powder Springs Sign Ordinance. Additionally, within the interior of the site, there shall be appropriately positioned, grade-based directional signage in order to ensure ease of maneuverability and accessibility.

11. The overall lighting plan within the proposed development shall be environmentally sensitive, decorative, and themed to the architectural style and composition of the buildings. Lighting utilized for the development shall be installed to minimize illumination from extending beyond the Subject Property's boundaries. Security lighting, as well as high-resolution video surveillance cameras shall be installed to address potential security issues, the features of said security system shall be at the discretion of property management.

12. Given the proximity to the Silver Comet and Lucille Trails, the applicant shall promote alternate modes of transportation by providing bicycle parking distributed throughout the entire proposed development.

13. The applicant shall submit a Landscape Plan as a part of the Plan Review Process, including the following:

a. The Subject Property shall be landscaped in conformity to or exceeding the level of landscaping within this sub-area of the City with respect to existing and mixed-use developments.

b. The inclusion of both intra-parcel and inter-parcel pedestrian connectivity and paths for all walkable areas.

c. Points of ingress/egress with monument-style signage shall be landscaped, lighted and irrigated as appropriate.

14. A professional and certified management company shall be required to manage the for rent residences.

15. The applicant shall submit a traffic study to include all proposed uses at the subject site and install any improvements identified in said study.

16. The applicant shall prepare and submit a stormwater management agreement that provides for the appropriate retention and detention facility operation and maintenance.

17. The Applicant shall provide inter-parcel pedestrian and vehicular access between adjacent properties.

18. Developer shall install a sidewalk connection along Powder Springs Dallas Road connecting the development to the Lucille Trail or pay to the City of Powder Springs a fee in lieu of construction. The sidewalk shall be installed prior to 50% COs being issued for the residential component.

19. The 25,300 sf Office/Restaurant building's development pad and parking lot shall be permitted concurrently with proposed residential component. No more than 50% of the total number of dwelling units authorized in the MXU development shall receive Certificates of Occupancy (CO) from the city until the completion of the development pad, parking lot, infrastructure and landscaping evidenced by a certificate of completion for this phase of the project from the City. If final landscaping impedes construction of the residential component, then a guarantee in the form of cash, letter of credit, or CD may be used for up to one year the issuance of the certificate of completion

20. The maximum 120-room hotel's development pad and parking lot shall also be permitted concurrently with the residential component. No more than 50% of the total number of dwelling units authorized in the MXU development shall receive Certificates of Occupancy (CO) from the city until the completion of the development pad, parking lot, infrastructure and landscaping evidenced by a certificate of completion for this phase of the project from the City. If final landscaping impedes construction of the commercial component, then a guarantee in the form of cash, letter of credit, or CD may be used for up to one year.

21. Subdivision of property is subject to Mayor and Council Approval, such approval shall not be unreasonably withheld.

22. All project facilities or systems shall be maintained by a company which manages HOAs in various neighborhoods in the State of Georgia and provides an on-site and staffed office with standard business hours of at least 9:00 a.m. to 5:00 p.m., Monday through Friday. Such systems and facilities shall include, to the extent such items are included in the original approval, the following:

- a. All residential buildings/units.
- b. Accessory structures, including, common laundry facilities, clubhouse, office building, maintenance building, etc.
- c. The water system, including wells, pumps, filters, storage tanks, domestic and fire protection, water distribution systems and controls.
- d. Project utilities, including fuel, lighting, electricity, telephone, cable television distribution systems and controls.
- e. Roadways, drives and parking areas, including curbing and paving.

- f. Drainage systems, including erosion and sedimentation protection, piping, drains, catch basins, manholes, cleanouts, and riprap ditching.
- g. Recreational facilities.
- h. Landscaping, including maintenance of buffer areas and conserved and areas.
- i. Other similar project systems and facilities.
- j. Parking and traffic regulations for the residential component, to be implemented and enforced by the management company.
- k. The maintenance and repair or replacement of appliances.

23. Occupancy Provisions - Copies of actual or proposed project regulations pertaining to the inhabitants of the residential structures shall be submitted to the Community Development Director issuance of the first CO. These regulations/declarations shall set forth all definitions, articles, rules, bylaws, and enforcement procedures pertaining to:

- a. Owner's responsibilities.
- b. Maintenance and funding responsibilities.
- c. Tenant responsibilities.
- d. Occupant's/tenants' restrictions. Such restrictions shall include the prohibition of the use of outdoor devices using a naked, fuel fired, gas or propane fired flame on wooden decks, balconies, and the like for attached residences. Detached residences are excluded from this requirement. Also, there shall be a restriction against parking in designated fire lanes. A restriction stating that garages must be used for vehicle parking rather than storage shall be included.
- e. Maximum unit occupancy.
- f. Maximum fines.
- g. Active recreational area recreations.

h. Termination procedures.

i. Garages shall be used for parking of vehicles.

j. Items which from time to time may be deemed necessary by the by the Community Development Director to ensure proper zoning enforcement.

24. Applicant agrees to provide the Mayor and City Council an annual report of the development and project progress until such time as the full development has been completed evidenced by certificate of occupancies being issued for all residential and commercial components.

25. Applicant to install curb and gutter along the south side of Richard D. Sailors Pkwy from CH James Pkwy to Florence Rd and a painted pedestrian crosswalk with pedestrian signal connecting the north and south sides of Richard D. Sailors Pkwy.

26. Workforce Housing Credit shall be provided in accordance with the following provisions:

i. Workforce credit shall apply to 3% of the total units, which shall be spread approximately pro rata across all unit types (# of bedrooms).

ii. Qualified Tenants must be employed by the City of Powder Springs, Cobb County or another municipality located within Cobb County, or must be employed by a medical facility located within the City of Powder Springs or Cobb County. Additionally, such Qualified Tenants shall have incomes that do not exceed 100% of the Area Median income (AMI) (as published annually by HUD).

iii. The workforce credit shall be equal to an amount of 20% of market rent. The Qualified Tenants initially shall pay 80% of the applicable market rent.

iv. Should the property be sold or transferred, the workforce credit program shall carry with the property to the subsequent owner

v. The Workforce Units will be made available on a continuous basis to all Households that meet the foregoing Tenant Qualifications on a first come, first served basis. The Workforce Units shall be the same construction and appearance (e.g., type and brand of appliances, materials used for countertops, flooring, etc.) to the "Market Rate Units," shall not be in isolated areas in the Project and shall be interspersed among the Market Rate Units to the extent possible.

vi. The property owner (or its property management company) shall deliver calendar yearly monitoring and compliance reports to the Issuer during the period. Such reports shall include a Compliance Certificate, Rent Roll and Resident Income Certification (collectively, the

"Compliance Forms"). The Compliance Forms shall be delivered to the City of Powder Springs no later than twenty (20) days from the end of each annual reporting period.

vii. Qualified Tenants occupying the workforce credit units must reapply to meet the Tenant Qualifications on an annual basis. Should a Tenant who previously qualified and is inhabiting a workforce credit unit not qualify upon renewal, such Tenant shall have the right to either 1) Execute a market rent lease at lease renewal for the inhabited unit or an alternate market rate vacant unit within the development or 2) Vacate the inhabited workforce credit unit within three (3) months, while still paying the monthly discounted rent over the three (3) month period.

***Request:***

To change zoning conditions of the current MXU zoning for a new site plan and mix of uses for 154 stacked townhome rental units and up to 18,000 sq ft of retail building and 2 restaurant outparcels. This is #3, #9, #19, and #20.

*Figure 1 – Zoning Map*

*Figure 2 – Overhead view of surrounding properties*

*Figure 3 – Future Land Use Map (FLUM)*

*Figure 4 – Original Site Plan from PZ-22-018*

*Figure 5 – New Proposed Site Plan (as of 05.29.2026)*

*Figure 6 – Color Rendering of New Proposed Site Plan*

Figure 1 – Zoning Map

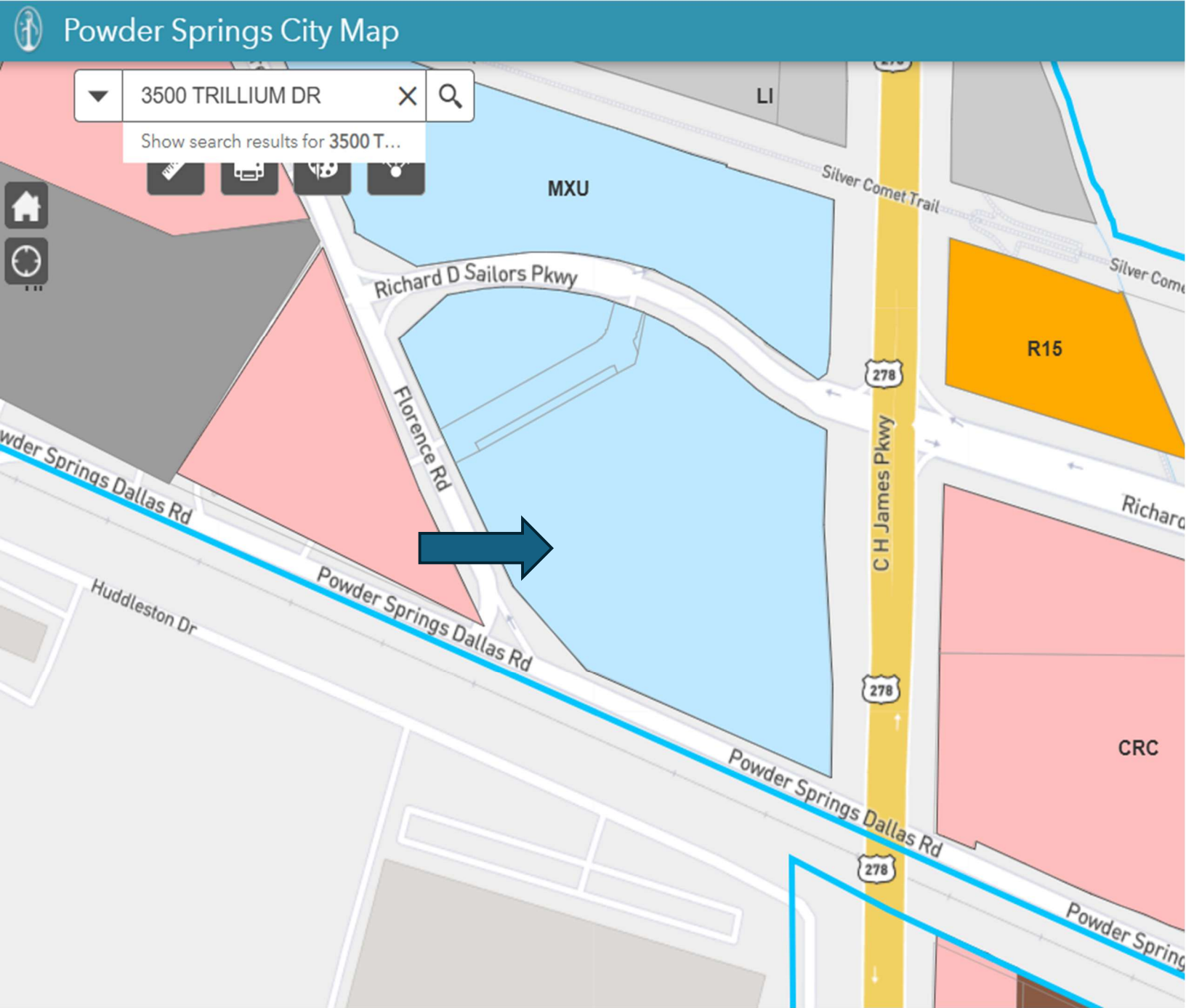


Figure 2 – Overhead view of surrounding properties

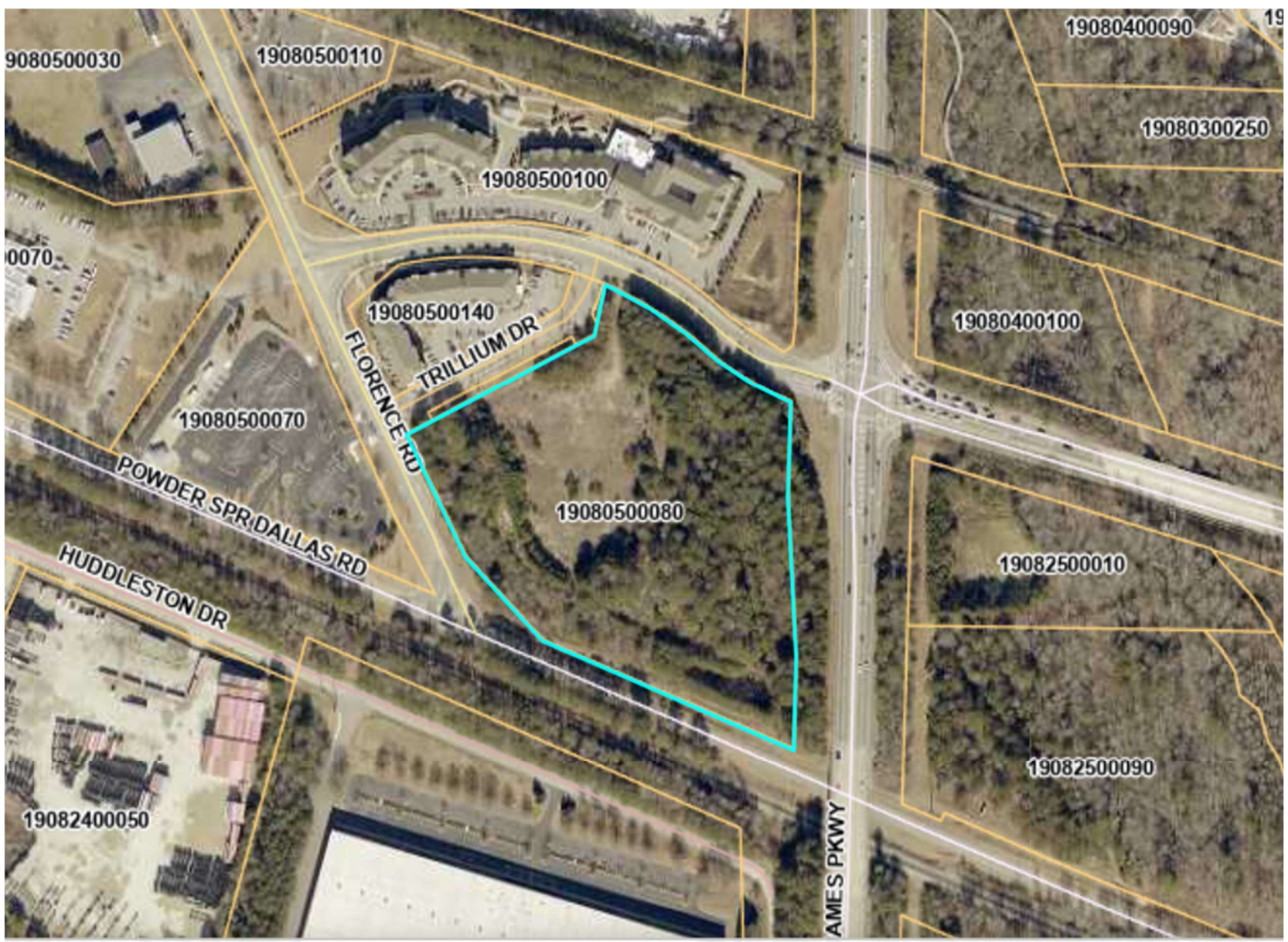


Figure 3 – Future Land Use Map (FLUM)

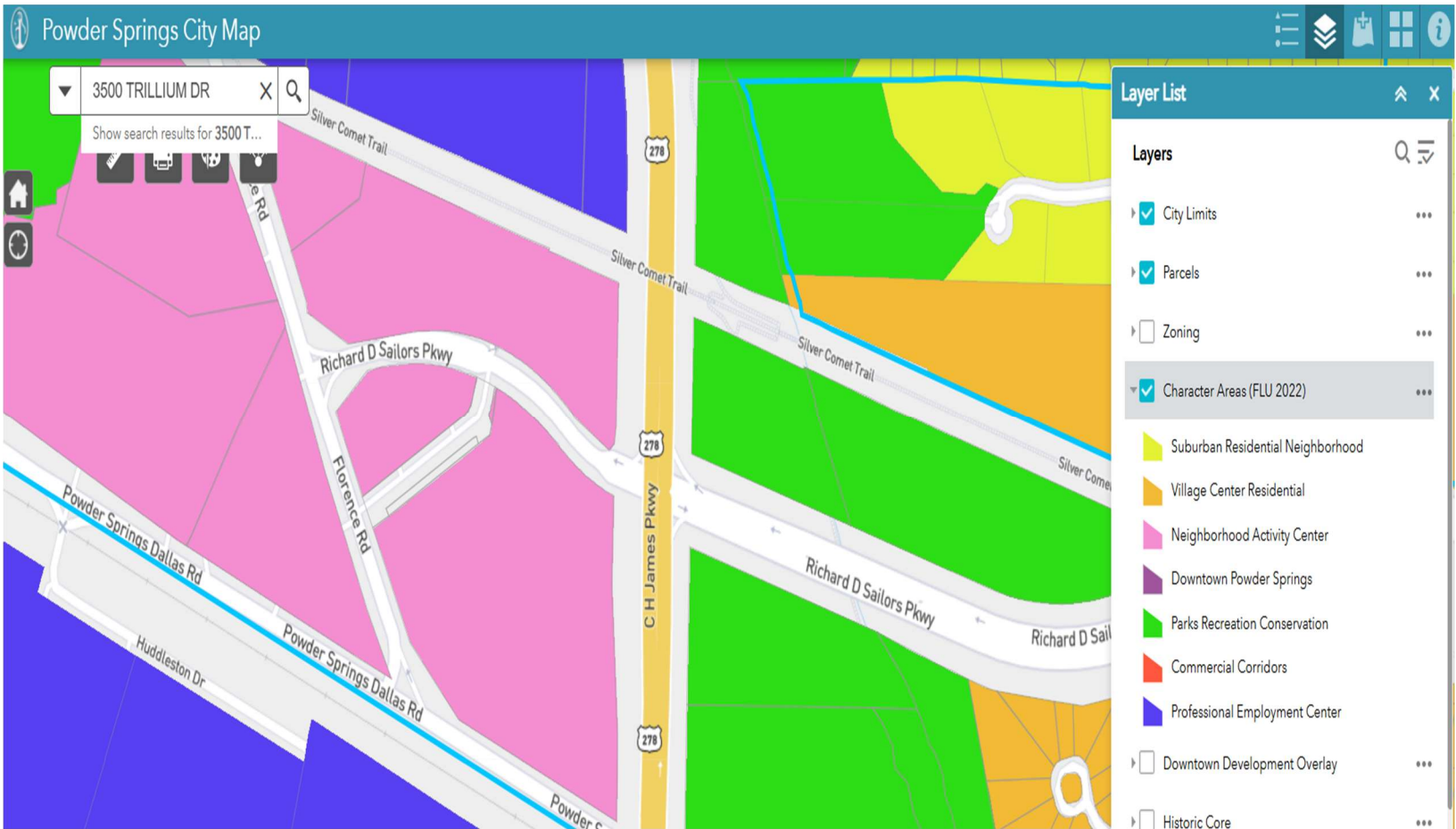






Figure 6 – Color Rendering of New Proposed Site Plan (as of 05.29.2026)



AZALEA  
PARK



PARKLAND  
COMMUNITIES

**Criteria for Rezoning Decisions: (Applicant's Answers)**

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

The proposed plan is compatible with the purpose and intent of the Comprehensive Plan and the Community Activity Center designation on the Future Land Use Map.

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

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

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

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

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

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

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

Current facilities will be adequate to serve the proposed uses.

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

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

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

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

**Criteria for Special Use Decisions: (Applicant's Answers)**

**a. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located.**

The proposed special use is consistent with the purpose and intent of the Comprehensive Plan and the Community Activity Center designation on the Future Land Use Map.

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

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

**c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.**

The location and character of the proposed special use are consistent with the desirable pattern of development The proposed special use shall provide a mix of restaurant uses to the area and enhance the services and offerings in this Activity Center.

**d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.**

The type of street providing access to the use is adequate to serve the proposed special use. There are several similar uses further to the west of the site.

e. **Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.** There are multiple access points that distribute traffic to provide for adequate vehicle and pedestrian safety for the anticipated volume of traffic flow, and access by emergency vehicles.

f. **Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the use.** Current facilities will be adequate to serve the proposed uses.

g. **Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.**

Refuse, Service and loading areas are located to the rear and or side of the facilities and are screened from view protecting neighboring properties in the area from any adverse effects.

h. **Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.**

The special use and operation of the facilities will be operated during typical business hours and shall not adversely effect other properties in the area.

i. **Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.**

The height and size of the proposed buildings will be of similar height, size and massing of other structures on neighboring properties.

## Analysis: (Staff)

### New site plan:

- No hotel or office space, instead proposing 3 outparcels for commercial use
- Parking has not changed for the 3 outparcels from 2022.
- 3 less parallel parking spaces
- Ask Applicant which specific conditions they are seeking to change (double check #3, #9, #19, #20) Staff did reach out to June 9, 2026 to Sams and Larkin. No response yet.
- 1 car garage per unit with room for parking 2 cars on driveway. (154 garages) (has not changed)
- PER **UDC Sec. 2-22, Table 2-3** a restaurant is a PERMITTED use, however with a drive-through, is a SPECIAL USE in the MXU zoning district.

### Concerning Drive-throughs:

- see **UDC Sec. 4-115 Drive-Thru**  
[https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?no\\_deId=ART4SPUSPR\\_DIVIUS\\_S4-115DRRO](https://library.municode.com/ga/powder_springs/codes/unified_development_code?no_deId=ART4SPUSPR_DIVIUS_S4-115DRRO)
- See **UDC Sec. 6-78 Stacking spaces for drive-through facilities or service windows.**
- [https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?no\\_deId=ART6ACPALO\\_DIVVOREPAGERE\\_S6-78STSPDRROFASEWI](https://library.municode.com/ga/powder_springs/codes/unified_development_code?no_deId=ART6ACPALO_DIVVOREPAGERE_S6-78STSPDRROFASEWI)
- See **UDC Sec. 7-62 Drive-through lanes.**
- [https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?no\\_deId=ART7SIADDE\\_DIVVREGOSPSI\\_S7-62DRROLA](https://library.municode.com/ga/powder_springs/codes/unified_development_code?no_deId=ART7SIADDE_DIVVREGOSPSI_S7-62DRROLA)
- See **UDC Sec. 5-38 Exterior Lighting.**  
[https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?no\\_deId=ART5SIARDERE\\_DIVIISIDEREGU\\_S5-38EXLI](https://library.municode.com/ga/powder_springs/codes/unified_development_code?no_deId=ART5SIARDERE_DIVIISIDEREGU_S5-38EXLI)

Concerning Off-Street parking:

- For off-street parking spaces **UDC Sec 6-74**  
[https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?nodeId=ART6ACPALO\\_DIVVOREPAGERE\\_S6-74MINUOREPASPRE](https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART6ACPALO_DIVVOREPAGERE_S6-74MINUOREPASPRE)

Walkability:

- Pedestrian Access **UDC 6-42 and 5-39**  
[https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?nodeId=ART6ACPALO\\_DIVIIIITECI\\_S6-42PEFAINSIRE](https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART6ACPALO_DIVIIIITECI_S6-42PEFAINSIRE)

- 1. 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, in accordance with Table 13-1:**

The proposed use and change in site plan for this MXU zoned location are compatible with the Neighborhood Activity Center (NAC) future land use designation (*Figure 3*) Neighborhood Activity Centers are made of residential, commercial, civic, and public uses intended to be -pedestrian-oriented and serve residents living on-site and in nearby residential areas. The comprehensive plan lists MXU as an appropriate zoning district and Townhomes, condominiums, or apartment buildings as appropriate uses. Additionally, Table 13-1 lists MXU as a compatible zoning district for sites designated as NAC future land use.

## Memorandum

**Date:** May 16, 2022.  
**To:** Mayor and Council  
**From:** Community Development  
**Subject:** **PZ 22—018. Rezoning Request. 3500 Trillium Drive. To consider a change in zoning conditions for this MXU zoned location. Within land lots 804, 805, 824, and 825 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19080500080**

**Action:**

A motion to APPROVE with the following conditions:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning. This change in conditions only applies to Parcel 19080500080. The word applicant refers to all owners, successors, and interests in the referenced property.
2. The Subject Property shall be developed in substantial conformity with the site plan, prepared by Alliance Engineering and Planning for Trilogy Acquisitions, LLC., dated 02/22/2022.
3. The mixed-use development shall include a maximum of 154 for rent residential units at a density of 14.01 u/a. The minimum residential floor area shall be: 1400 square feet for two-bedroom units; 1600 square feet for three-bedroom units, a maximum 5-story hotel with a maximum of 120-rooms; an approximately 25,300-sf 2story office building to include approximately 3100 sf of restaurant space. For clarification, hotel is defined as "a commercial lodging service with one or more buildings devoted to the temporary shelter for the traveling public, and where entry to individual guest rooms is via a central lobby and does not include a motel or extended stay. Hotel, restaurant and office buildings shall be consistent with site plan dated 2/22/2022 and renderings included in this application.
4. The applicant shall submit a revised site plan, subject to administrative review and approval, to comply with Fire Marshall, or Cobb County Department of Transportation, or City Development Code, or other requirements and provisions.
5. The setbacks and buffers shall be:
  - Perimeter Building Setback: 10 feet
  - Between Buildings: 10 feet.

Perimeter Buffer: 0

Landscape Strip Road Frontage: 10 feet. As shown on approved site plan.

6. The architectural style and composition of the buildings proposed for the Subject Property shall be consistent with the architectural style that prevails at the adjacent MXU properties. The residential building elevations shall be comprised of a minimum of 75% brick or stone on all elevations facing the right-of-way and the commercial portion of the development. All remaining elevations shall be 60% brick or stone. Commercial structures shall be consistent with renderings provided and attached. Hardie plank, board and batten, and shake may be used to provide variation in the areas that are not brick or stone.
7. The proposed residential units shall have premium, high-end, and luxury features. The entrances to the residential and the amenity areas may have gates and controlled access.
8. An amenity area shall be provided within the residential component to include a pool and a cabana. No more than 50% of Certificates of Occupancy (CO) for the residential component will be issued prior to the completion of the amenity, as evidenced by a certificate of occupancy.
9. Parking shall be consistent with the referenced site plan, which depicts that the minimum number of parking space requirement is provided for the Hotel, Office, and Restaurant components. Parking shall consist of 437 surface parking spaces and 154 garage parking spaces. 154 of the 437 surface parking spaces are provided in the driveways of the residential units. That is, each residential unit shall have one garage space and one driveway space. The residential parking ratio is determined to be 1.9 parking spaces per dwelling unit as dictated by 50% of units are two-bedroom; and 50% are three-bedroom. Parking ratios are determined for two-bedrooms at 1.6 and for three-bedrooms at 2.2; the average of which is 1.9. The parking numbers above may be adjusted in final design provided they are consistent with the Unified Development Code.

Additionally:

- a. Driveways for the residential units shall be a minimum of 20-feet in length from the garage to the back of the sidewalk.
  - b. Surface parking spaces shall be 9'x19', excluding those in driveways of residential units.
  - c. Required location of Office and Office/Restaurant parking spaces shall be allowed beyond 300 feet of the building that it serves.
10. Signage for the Subject Property shall consist of ground-based, monument-style signage and building signage consistent with the City of Powder Springs Sign Ordinance. Additionally, within the interior of the site, there shall be appropriately positioned, grade-based directional signage in order to ensure ease of maneuverability and accessibility.

- 11.** The overall lighting plan within the proposed development shall be environmentally sensitive, decorative, and themed to the architectural style and composition of the buildings. Lighting utilized for the development shall be installed to minimize illumination from extending beyond the Subject Property's boundaries. Security lighting, as well as high-resolution video surveillance cameras shall be installed to address potential security issues, the features of said security system shall be at the discretion of property management.
- 12.** Given the proximity to the Silver Comet and Lucille Trails, the applicant shall promote alternate modes of transportation by providing bicycle parking distributed throughout the entire proposed development.
- 13.** The applicant shall submit a Landscape Plan as a part of the Plan Review Process, including the following:
  - a. The Subject Property shall be landscaped in conformity to or exceeding the level of landscaping within this sub-area of the City with respect to existing and mixed-use developments.
  - b. The inclusion of both intra-parcel and inter-parcel pedestrian connectivity and paths for all walkable areas.
  - c. Points of ingress/egress with monument-style signage shall be landscaped, lighted and irrigated as appropriate.
- 14.** A professional and certified management company shall be required to manage the for rent residences.
- 15.** The applicant shall submit a traffic study to include all proposed uses at the subject site and install any improvements identified in said study.
- 16.** The applicant shall prepare and submit a stormwater management agreement that provides for the appropriate retention and detention facility operation and maintenance.
- 17.** The Applicant shall provide inter-parcel pedestrian and vehicular access between adjacent properties.
- 18.** Developer shall install a sidewalk connection along Powder Springs Dallas Road connecting the development to the Lucille Trail or pay to the City of Powder Springs a fee in lieu of construction. The sidewalk shall be installed prior to 50% COs being issued for the residential component.
- 19.** The 25,300 sf Office/Restaurant building's development pad and parking lot shall be permitted concurrently with proposed residential component. No more than 50% of the total number of

dwelling units authorized in the MXU development shall receive Certificates of Occupancy (CO) from the city until the completion of the development pad, parking lot, infrastructure and landscaping evidenced by a certificate of completion for this phase of the project from the City. If final landscaping impedes construction of the residential component, then a guarantee in the form of cash, letter of credit, or CD may be used for up to one year the issuance of the certificate of completion

20. The maximum 120-room hotel's development pad and parking lot shall also be permitted concurrently with the residential component. No more than 50% of the total number of dwelling units authorized in the MXU development shall receive Certificates of Occupancy (CO) from the city until the completion of the development pad, parking lot, infrastructure and landscaping evidenced by a certificate of completion for this phase of the project from the City. If final landscaping impedes construction of the commercial component, then a guarantee in the form of cash, letter of credit, or CD may be used for up to one year.
21. Subdivision of property is subject to Mayor and Council Approval, such approval shall not be unreasonably withheld.
22. All project facilities or systems shall be maintained by a company which manages HOAs in various neighborhoods in the State of Georgia and provides an on-site and staffed office with standard business hours of at least 9:00 a.m. to 5:00 p.m., Monday through Friday. Such systems and facilities shall include, to the extent such items are included in the original approval, the following:
  - a. All residential buildings/units.
  - b. Accessory structures, including, common laundry facilities, clubhouse, office building, maintenance building, etc.
  - c. The water system, including wells, pumps, filters, storage tanks, domestic and fire protection, water distribution systems and controls.
  - d. Project utilities, including fuel, lighting, electricity, telephone, cable television distribution systems and controls.
  - e. Roadways, drives and parking areas, including curbing and paving.
  - f. Drainage systems, including erosion and sedimentation protection, piping, drains, catch basins, manholes, cleanouts, and riprap ditching.
  - g. Recreational facilities.
  - h. Landscaping, including maintenance of buffer areas and conserved and areas.
  - i. Other similar project systems and facilities.
  - j. Parking and traffic regulations for the residential component, to be implemented and enforced by the management company.
  - k. The maintenance and repair or replacement of appliances.
23. Occupancy Provisions – Copies of actual or proposed project regulations pertaining to the inhabitants of the residential structures shall be submitted to the Community

Development Director issuance of the first CO. These regulations/declarations shall set forth all definitions, articles, rules, bylaws, and enforcement procedures pertaining to:

- a. Owner's responsibilities.
- b. Maintenance and funding responsibilities.
- c. Tenant responsibilities.
- d. Occupant's/tenants' restrictions. Such restrictions shall include the prohibition of the use of outdoor devices using a naked, fuel fired, gas or propane fired flame on wooden decks, balconies, and the like for attached residences. Detached residences are excluded from this requirement. Also, there shall be a restriction against parking in designated fire lanes. A restriction stating that garages must be used for vehicle parking rather than storage shall be included.
- e. Maximum unit occupancy.
- f. Maximum fines.
- g. Active recreational area recreations.
- h. Termination procedures.
- i. Garages shall be used for parking of vehicles.
- j. Items which from time to time may be deemed necessary by the by the Community Development Director to ensure proper zoning enforcement.

**24.** Applicant agrees to provide the Mayor and City Council an annual report of the development and project progress until such time as the full development has been completed evidenced by certificate of occupancies being issued for all residential and commercial components.

**25.** Applicant to install curb and gutter along the south side of Richard D. Sailors Pkwy from CH James Pkwy to Florence Rd and a painted pedestrian crosswalk with pedestrian signal connecting the north and south sides of Richard D. Sailors Pkwy.

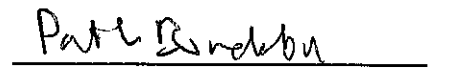
**26.** Workforce Housing Credit shall be provided in accordance with the following provisions:

- i. Workforce credit shall apply to 3% of the total units, which shall be spread approximately pro rata across all unit types (# of bedrooms).
- ii. Qualified Tenants must be employed by the City of Powder Springs, Cobb County or another municipality located within Cobb County, or must be employed by a medical facility located within the City of Powder Springs or Cobb County. Additionally, such Qualified Tenants shall have incomes that do not exceed 100% of the Area Median income (AMI) (as published annually by HUD).
- iii. The workforce credit shall be equal to an amount of 20% of market rent. The Qualified Tenants initially shall pay 80% of the applicable market rent.
- iv. Should the property be sold or transferred, the workforce credit program shall carry with the property to the subsequent owner


- v. The Workforce Units will be made available on a continuous basis to all Households that meet the foregoing Tenant Qualifications on a first come, first served basis. The Workforce Units shall be the same construction and appearance (e.g., type and brand of appliances, materials used for countertops, flooring, etc.) to the "Market Rate Units," shall not be in isolated areas in the Project and shall be interspersed among the Market Rate Units to the extent possible.
- vi. The property owner (or its property management company) shall deliver calendar yearly monitoring and compliance reports to the Issuer during the period. Such reports shall include a Compliance Certificate, Rent Roll and Resident Income Certification (collectively, the "Compliance Forms"). The Compliance Forms shall be delivered to the City of Powder Springs no later than twenty (20) days from the end of each annual reporting period.
- vii. Qualified Tenants occupying the workforce credit units must reapply to meet the Tenant Qualifications on an annual basis. Should a Tenant who previously qualified and is inhabiting a workforce credit unit not qualify upon renewal, such Tenant shall have the right to either 1) Execute a market rent lease at lease renewal for the inhabited unit or an alternate market rate vacant unit within the development or 2) Vacate the inhabited workforce credit unit within three (3) months, while still paying the monthly discounted rent over the three (3) month period.

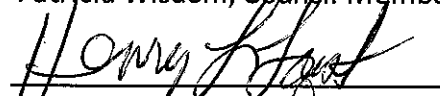
So motioned, this 16th day of May 2022.

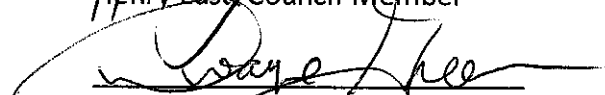
  
 Albert Thurman, Mayor

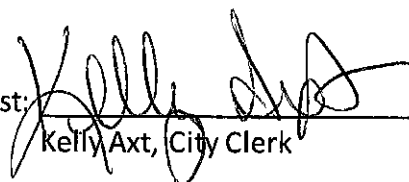
  
 Patrick Bordelon, Council Member

  
 Doris Dawkins, Council Member

  
 Patricia Wisdom, Council Member

  
 Henry Lust, Council Member

  
 Dwayne Green, Council Member

Attest:   
 Kelly Axt, City Clerk



# Affidavit of Public Notification

## Public Notification Requirements

Per Article 13 and 14 of the City of Powder Springs Unified Development Code, I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at 3500 Trillium Drive

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 June 5, 2026. 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 June 5, 2026. 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 after 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.

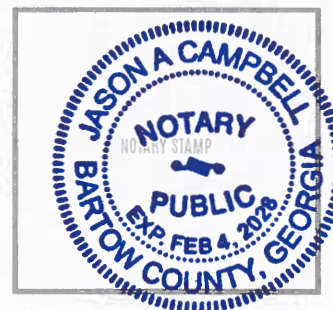
## Notary Attestation

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

 Joel L. Larkin 06-05-2026  
SAMS, LARKIN & HUFF, LLP Printed Name Date  
Attorneys for Applicant

Subscribed and sworn before me this 5<sup>th</sup> day of June, 2026

 Jason A. Campbell 02-04-2028  
Signature of Notary Public Name of Notary Public My Commission Expires



June 5, 2026

Parkland Homebuilders, LLC  
925 North Point PKWY Ste 320  
Alpharetta GA 30005

RE: Modification of rezoning conditions and a Special Use Permit to allow restaurants with drive-through service. Located at 3500 Trillium Rd, Powder Springs GA 30127 within land lot 805 on the 19<sup>th</sup> District, 2nd section, Cobb County Georgia. PIN: 19080500140. Applicant: Parkland Homebuilders, LLC

Dear Neighbors:

The application will be heard before the Planning and Zoning Commission, Arts Commission and Mayor and City Council on the following dates:

Planning and Zoning Commission: Thursday **June 11, 2026** at 7:00 PM

Planning and Zoning Commission: Monday **June 22, 2026** at 7:00 PM (Public Hearing)

Mayor and City Council: Wednesday **July 15, 2026** at 5:00 PM

Mayor and City Council: Monday, **July 20, 2026** at 7:00 PM (Public Hearing)

Please visit our website at [www.powderspringsga.gov](http://www.powderspringsga.gov) for ZOOM links, physical meeting location details, and additional information and instructions. Any changes to our meetings will also be updated on our website.

Should you have any questions please feel free to contact the City of Powder Springs at 770-943-1666 extension 307, or email Kerisha Black [kblack@powderspringsga.gov](mailto:kblack@powderspringsga.gov). At the City of Powder Springs.

Thank you,

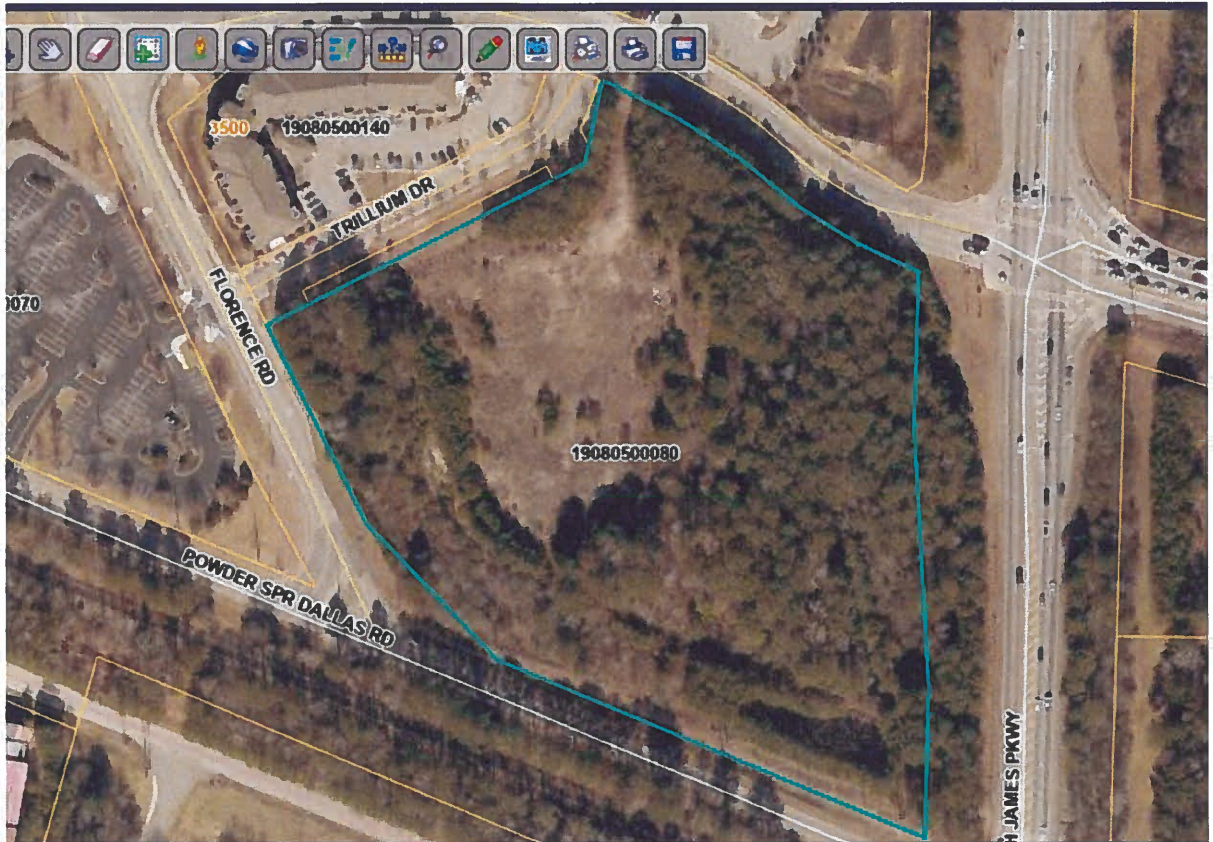
SAMS, LARKIN & HUFF, LLP



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Parks F. Huff/Attorney for Applicant  
Suite 100, 376 Powder Springs Street  
Marietta, GA 30064  
Phone: (770) 422-7016  
Email: [phuff@samslarkinhuff.com](mailto:phuff@samslarkinhuff.com)

Site:





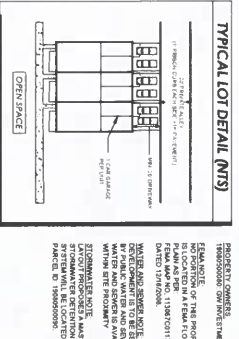
**SITE DATA**

**GENERAL DATA**  
 DISTRICT: 19TH DISTRICT  
 ZONING: R-100  
 GROSS ACRES: 10.99 ACRES  
 NET ACRES: 10.99 ACRES  
**PERMITS**  
 PLANNING: 19-000000000000000000  
 ZONING: 19-000000000000000000  
**LANDSCAPE**  
 LANDSCAPE: 19-000000000000000000  
**UTILITIES**  
 WATER: 19-000000000000000000  
 SEWER: 19-000000000000000000  
**COMERCIAL CONTRACTS**  
 CONTRACTOR: 19-000000000000000000  
**REMARKS**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO EXTERIOR FACE UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS ARE TO INTERIOR FACE UNLESS NOTED OTHERWISE.  
 6. ALL DIMENSIONS ARE TO CENTERLINE OF ROAD UNLESS NOTED OTHERWISE.  
 7. ALL DIMENSIONS ARE TO CENTERLINE OF DRIVE UNLESS NOTED OTHERWISE.  
 8. ALL DIMENSIONS ARE TO CENTERLINE OF ALLEY UNLESS NOTED OTHERWISE.  
 9. ALL DIMENSIONS ARE TO CENTERLINE OF SIDEWALK UNLESS NOTED OTHERWISE.  
 10. ALL DIMENSIONS ARE TO CENTERLINE OF CURB UNLESS NOTED OTHERWISE.  
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 12. ALL DIMENSIONS ARE TO CENTERLINE OF DRIVEWAY UNLESS NOTED OTHERWISE.  
 13. ALL DIMENSIONS ARE TO CENTERLINE OF PORCH UNLESS NOTED OTHERWISE.  
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 18. ALL DIMENSIONS ARE TO CENTERLINE OF TERRACE UNLESS NOTED OTHERWISE.  
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 20. ALL DIMENSIONS ARE TO CENTERLINE OF BIKEWAY UNLESS NOTED OTHERWISE.  
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 49. ALL DIMENSIONS ARE TO CENTERLINE OF ELEVATEDWAY UNLESS NOTED OTHERWISE.  
 50. ALL DIMENSIONS ARE TO CENTERLINE OF SUBWAY UNLESS NOTED OTHERWISE.

**PARKING CALC**

USE	PERMITTED	REQUIRED	REMARKS
RESIDENTIAL	154	154	154 REQUIRED
COMMERCIAL	0	0	0 REQUIRED
TOTAL	154	154	154 REQUIRED

- SITE LEGEND**
- (1) CANAL
  - (2) CANALITY CHAIN
  - (3) POOL
  - (4) PLAYGROUND
  - (5) QUARTER
  - (6) MAIL ROOM
  - (7) MONUMENT SIGN
  - (8) STORMWATER MANAGEMENT AREA (EXISTING MASTER POND)
  - (9) OPEN SPACE



**ZONING PLAN FOR AZALEA PARK**  
 L.L. 804 824 825 826  
 DISTRICT 19TH SECTION 2ND  
 PARCEL # 1908500080  
 CITY OF POWDER SPRINGS

**PARKLAND HOMEBUILDERS LLC**

**LJA**  
 LANDSCAPE ARCHITECTS  
 7728 AZALEA PARKWAY  
 SUITE 100  
 FORT WORTH, TEXAS 76120-2119

**CITY OF POWDER SPRINGS**

**SCALE: 1" = 40'**

**DATE: 5.29.20**

NO.	DATE	DESCRIPTION	BY	CHK.	APP.



**Certificate of Mailing — Firm**

Name and Address of Sender  
**Sams, Larkin & Huff, LLP**  
 376 Powder Springs Street  
 Suite 100  
 Marietta, GA 30064

TOTAL NO. of Pieces Listed by Sender

29

TOTAL NO. of Pieces Received at Post Office™

Postmaster, per (Name of receiving employee)

*Alice Cokerham*

Affix Stamp Here  
 Postmark with Date of Receipt.



USPS® Tracking Number  
 Firm-specific Identifier

Address  
 (Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airfrit

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AMOUNT

**\$13.50**

\$2322W501268-2

Pierce Powder Springs Real Estate Llc  
34 Forge Park  
Franklin, MA, 02038

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

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Gorman Construction Inc  
3401 Florence Cir Suite 100  
Powder Springs, GA, 30127

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

Selma Llc  
3310 Chastain Ridge Dr  
Marietta, GA, 30066

Greenleaf Investments L106C/o Greenleaf Capital Acquisitions Llc  
Po Box 450233  
Atlanta, GA, 31145

Bellsouth TelecommunicationsBellsouth Center  
675 W Peachtree St Ste 42  
Atlanta, GA, 30375

Golan Realty Powder Springs Logistics GaLp  
17304 Preston Rd Ste 550  
Dallas, TX, 75252

Whiteside Partners Inc  
470 N Sessions St Nw  
Marietta, GA, 30060

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

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Hiram, GA, 30141

James & Nancy Dunn Family PartnershipLlp  
385 Scott Farm Dr  
Powder Springs, GA, 30127

Sunburst Holdings Llc  
790 Oak Trail Dr  
Marietta, GA, 30062

Ps Senior Living Llc  
1900 Reston Metro Plz Ste 600  
Bldg:100  
Reston, VA, 20190

Shm Builders Llc  
Po Box 136  
Acworth, GA, 30101

City Of Powder Springs  
4483 Pineview Dr  
Powder Springs, GA, 30127

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Graystone Property Holdings Llc  
P O Box 781965  
Orlando, FL, 32878

Cobb County  
100 Cherokee St Suite 300  
Marietta, GA, 30090

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Mm&a Llc  
3819 Lamb Dr  
Marietta, GA, 30064

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Silver Mountain Logistics Inc  
114 Rosewood Dr  
Streamwood, IL, 60107

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127





**ZONING NOTICE**  
 Application has been made to rezone this property.

**Change in Conditions**

To be heard by Powder Springs Planning Commission on June 22 2026 at 7:00PM and by the Mayor & City Council on July 20 2026 at 7:00PM

Location: 4433 Virginia Dr Powder Springs GA

**SPECIAL USE NOTICE**  
 Application has been made for special use approval on this property 4433 Parkway Drive

To be heard by the City of Powder Springs Planning Commission on June 22 2026 at 7:00 P.M. and by the Mayor & City Council on July 20 2026 at 7:00 P.M.

Location: 4433 Parkway Drive



**ZONING NOTICE**  
Application has been made  
to rezone this property  
From \_\_\_\_\_ To be heard by  
**Changing of Conditions**  
Powder Springs Planning Commission  
on **June 22 2026** at **10:00 AM**  
and by the  
Mayor & City Council  
on **July 20 2026** at **10:00 AM**

**SPECIAL USE NOTICE**  
Application has been made to Special Use  
on this property \_\_\_\_\_  
to be heard by the City of Powder Springs  
on **June 22 2026** at **4:00 PM**  
and by the Mayor & City Council  
on **July 20 2026** at **10:00 AM**  
City Hall \_\_\_\_\_  
located at **4483 Pineview Dr**



**SPECIAL USE NOTICE**  
 Application has been made for special use approval  
 on this property 3500 Trillium Ln  
 To be heard by the City of Powder Springs  
 Planning Commission  
 on June 22 2026 at 7:00 P.M.  
 And by the Mayor and City Council  
 on July 20 2026 at 7:00 P.M.  
 Location: City Hall  
4493 Pinetree Dr. Powder Springs GA  
30107

**ZONING NOTICE**  
 Application has been made  
 to rezone this property  
 Change in Conditions  
 To be heard by  
 Powder Springs Planning Commission  
 on June 22 2026 at 7:00PM  
 and by the  
 Mayor & City Council  
 on July 20 2026 at 7:00PM  
 Location: City Hall  
4493 Pinetree Dr. Powder Springs GA  
30107

3019D  
 3019E  
 3019F



**SPECIAL USE NOTICE**  
Application for Special Use Permit  
Number 2023-0001, 10/11/23, 10/11/23  
To be held by the City of Parker Springs  
at 7:00 PM on 10/11/23 at 7:00 PM  
Application for Special Use Permit  
Number 2023-0001, 10/11/23, 10/11/23  
1113 Pennsylvania Route 30, Parker Springs, PA

**ZONING NOTICE**  
Application for Zoning Change  
to Single-Family Residential  
Change in Zoning  
From R-1 to R-2  
Project Number 2023-0001, 10/11/23, 10/11/23  
1113 Pennsylvania Route 30, Parker Springs, PA



# Affidavit of Public Notification

## Public Notification Requirements

Per Article 13 and 14 of the City of [Powder Springs Unified Development Code](#), I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at 3500 Trillium Drive

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 June 5, 2026. 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 June 5, 2026. 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 after 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 in \_\_\_\_\_ (City), \_\_\_\_\_ (State).

\_\_\_\_\_  
SAMS, LARKIN & HUFF, LLP  
Attorneys for Applicant  
Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_ month, 20\_\_\_\_.

Joel L. Larkin

Printed Name

06-05-2026

Date

NOTARY STAMP

\_\_\_\_\_  
Signature of Notary Public  
\_\_\_\_\_  
Name of Notary Public  
\_\_\_\_\_  
My Commission Expires

June 5, 2026

Parkland Homebuilders, LLC  
925 North Point PKWY Ste 320  
Alpharetta GA 30005

RE: Modification of rezoning conditions and a Special Use Permit to allow restaurants with drive-through service. Located at 3500 Trillium Rd, Powder Springs GA 30127 within land lot 805 on the 19<sup>th</sup> District, 2nd section, Cobb County Georgia. PIN: 19080500140. Applicant: Parkland Homebuilders, LLC

Dear Neighbors:

The application will be heard before the Planning and Zoning Commission, Arts Commission and Mayor and City Council on the following dates:

Planning and Zoning Commission: Thursday **June 11, 2026** at 7:00 PM

Planning and Zoning Commission: Monday **June 22, 2026** at 7:00 PM (Public Hearing)

Mayor and City Council: Wednesday **July 15, 2026** at 5:00 PM

Mayor and City Council: Monday, **July 20, 2026** at 7:00 PM (Public Hearing)

Please visit our website at [www.powderspringsga.gov](http://www.powderspringsga.gov) for ZOOM links, physical meeting location details, and additional information and instructions. Any changes to our meetings will also be updated on our website.

Should you have any questions please feel free to contact the City of Powder Springs at 770-943-1666 extension 307, or email Kerisha Black [kblack@powderspringsga.gov](mailto:kblack@powderspringsga.gov). At the City of Powder Springs.

Thank you,

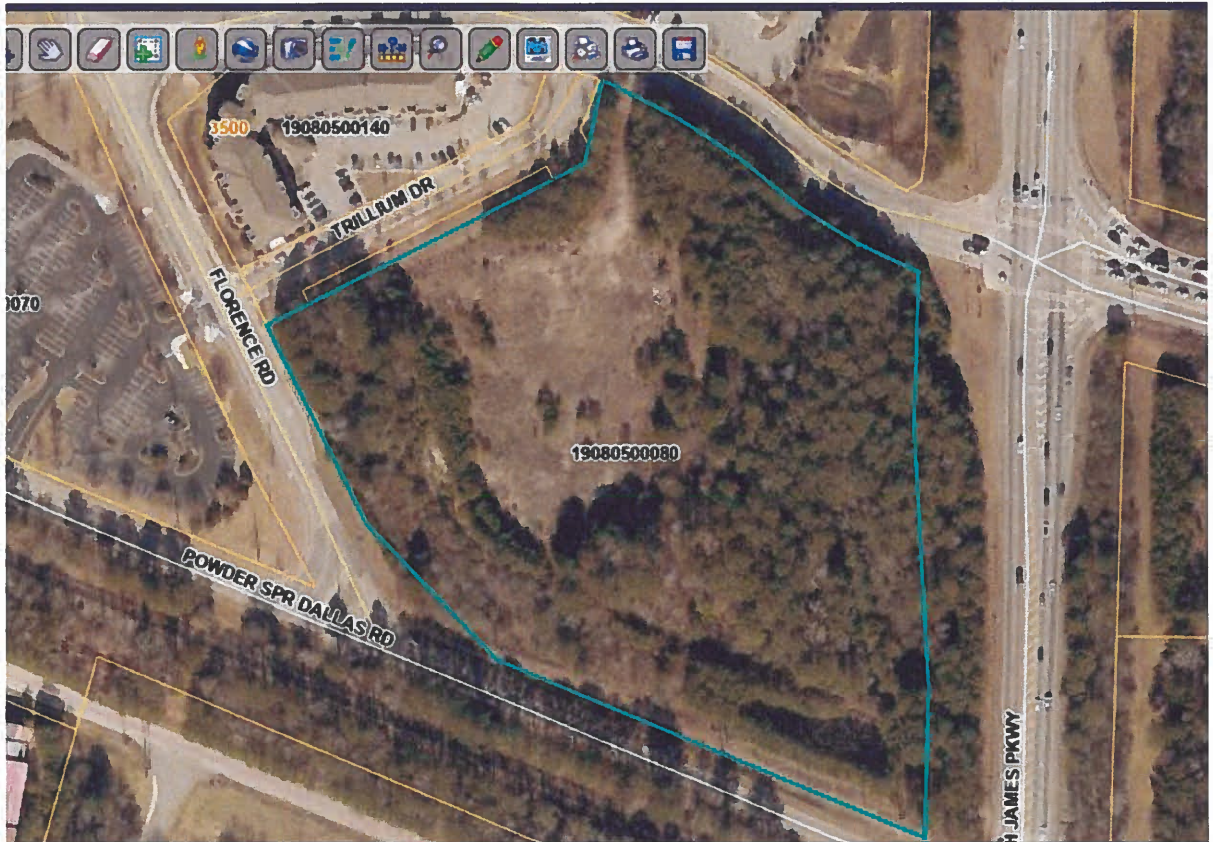
SAMS, LARKIN & HUFF, LLP



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Parks F. Huff/Attorney for Applicant  
Suite 100, 376 Powder Springs Street  
Marietta, GA 30064  
Phone: (770) 422-7016  
Email: [phuff@samslarkinhuff.com](mailto:phuff@samslarkinhuff.com)

Site:







**Certificate of Mailing — Firm**

Name and Address of Sender  
**Sams, Larkin & Huff, LLP**  
 376 Powder Springs Street  
 Suite 100  
 Marietta, GA 30064

TOTAL NO. of Pieces Listed by Sender

29

TOTAL NO. of Pieces Received at Post Office™

Postmaster, per (Name of receiving employee)

*Alice Cokerham*

Affix Stamp Here  
 Postmark with Date of Receipt.



USPS® Tracking Number  
 Firm-specific Identifier

Address  
 (Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airfrit

1. Please See Attached List

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Pierce Powder Springs Real Estate Llc  
34 Forge Park  
Franklin, MA, 02038

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

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
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Powder Springs City Of  
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Powder Springs, GA, 30127

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Bellsouth TelecommunicationsBellsouth Center  
675 W Peachtree St Ste 42  
Atlanta, GA, 30375

Golan Realty Powder Springs Logistics GaLp  
17304 Preston Rd Ste 550  
Dallas, TX, 75252

Whiteside Partners Inc  
470 N Sessions St Nw  
Marietta, GA, 30060

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

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Atlanta, GA, 31145

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385 Scott Farm Dr  
Powder Springs, GA, 30127

Sunburst Holdings Llc  
790 Oak Trail Dr  
Marietta, GA, 30062

Ps Senior Living Llc  
1900 Reston Metro Plz Ste 600  
Bldg:100  
Reston, VA, 20190

Shm Builders Llc  
Po Box 136  
Acworth, GA, 30101

City Of Powder Springs  
4483 Pineview Dr  
Powder Springs, GA, 30127

Powder Springs Abbington Trail Lp  
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Orlando, FL, 32878

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Atlanta, GA, 30305

Mm&a Llc  
3819 Lamb Dr  
Marietta, GA, 30064

Powder Springs City Of  
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Powder Springs, GA, 30127

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Silver Mountain Logistics Inc  
114 Rosewood Dr  
Streamwood, IL, 60107

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127





**ZONING NOTICE**  
 Application has been made to rezone this property.

**Change in Conditions**

To be heard by Powder Springs Planning Commission on June 22 2026 at 7:00PM and by the Mayor & City Council on July 20 2026 at 7:00PM

Location: 4433 Village Dr. Powder Springs, GA

**SPECIAL USE NOTICE**  
 Application has been made for special use approval on this property 4433 Village Drive.

To be heard by the City of Powder Springs Planning Commission on June 22 2026 at 7:00 P.M. and by the Mayor & City Council on July 20 2026 at 7:00 P.M.

Location: 4433 Powder Drive



**ZONING NOTICE**  
Application has been made  
to rezone this property  
From \_\_\_\_\_ To be rezoned by  
**Changing of Conditions**  
Powder Springs Planning Commission  
on June 22 2026 at 10:00 AM  
and by the  
Mayor & City Council  
July 20 2026 at 10:00 PM

**SPECIAL USE NOTICE**  
Application has been made to Special Use  
on this property \_\_\_\_\_  
to be rezoned by the City of Powder Springs  
on June 22 2026 at 10:00 AM  
and by the Mayor & City Council  
July 20 2026 at 10:00 PM  
City Hall \_\_\_\_\_  
located at 4483 Pineview Dr



**SPECIAL USE NOTICE**  
 Application has been made for special use approval on this property 3500 Trillium Dr  
 To be heard by the City of Powder Springs Planning Commission on June 22 2026 at 7:00 P.M.  
 And by the Mayor and City Council on July 20 2026 at 7:00 P.M.  
 Location: City Hall  
4193 Pinetree Dr. Powder Springs GA 30107

**ZONING NOTICE**  
 Application has been made to rezone this property  
 Change in Conditions  
 To be heard by Powder Springs Planning Commission on June 22 2026 at 7:00PM  
 and by the Mayor & City Council on July 20 2026 at 7:00PM  
 Location: City Hall  
4193 Pinetree Dr. Powder Springs GA 30107





**SPECIAL USE NOTICE**  
Application for Special Use Permit  
Number: 2023-001  
To be held by the City of Parker Springs  
at 7:00 PM on June 15, 2023 at 7:00 PM  
at the City of Parker Springs  
3113 Pennsylvania Avenue, Spring CO

**ZONING NOTICE**  
Application for Zoning Permit  
Number: 2023-001  
To be held by the City of Parker Springs  
at 7:00 PM on June 15, 2023 at 7:00 PM  
at the City of Parker Springs  
3113 Pennsylvania Avenue, Spring CO



# City of Powder Springs

## Staff Report

City of Powder Springs  
4483 Pineview Drive  
Powder Springs, GA 30127

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6/11/2026

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# Special Use Request Application Packet

## Applicant's Public Notice Requirements

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

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

## Sign Posting, Public Hearing Notice & Affidavit

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

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

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

## City Actions

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

## Contact Information

**The Community Development Dept.**  
4181 Atlanta Street  
Powder Springs GA 30127.  
commdev@cityofpowdersprings.org  
770-943-1666

**Zoning Administrator**  
Shaun Myers  
Planning and Zoning Manager  
smyers@cityofpowdersprings.org  
770-943-1666



# Special Use Request Application Checklist

### Applicant Information

Name <b>Parkland Homebuilders, LLC</b>	Phone [REDACTED]
Mailing Address [REDACTED]	Email [REDACTED]

### Application Checklist

The following information will be required:

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

List additional attachments:

### Note Carefully

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

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



# city of powder springs

## Special Use Request

### Application Form

### Applicant Information

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

### Special Use Request Property Information

Address	3500 Trillium Dr Powder Springs, GA 30127-3914	Parcel ID / Lot#	19080500080	Acreage	11
Present Zoning	MXU	Special Use Request	To Allow Drive-Through Restaurants		
Source of Water Supply	Cobb County Water	Source of Sewage Disposal	Cobb County Water		
Peak Hour Trips Generated		Source of Trip Information			


### Additional Information, If Applicable

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

### Notary Attestation

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

Signature of Applicant	<i>James D. Jacobi</i>	Printed Name	JAMES D. JACOBI	Date	5.26.2026
Subscribed and sworn before me this _____ day of _____, 20__.					
Signature of Notary Public	<i>Richard Edwards</i>	Name of Notary Public	Richard Edwards	My Commission Expires	11/22/2028



### For Official Use Only

PZ #	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal

Return Recorded Document to:

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

DEED ONLY - NO TITLE

**JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP DEED**

STATE OF GEORGIA, COUNTY OF COBB

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

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

**TRACT 1**

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

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

and

**TRACT 2**

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

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

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

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

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

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

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

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

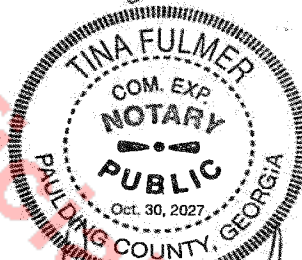
IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Shannon Stamp  
Witness  
Shannon Stamp

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

Notary Public  
My Commission Expires: 10/30/2027



ACKNOWLEDGED BY AND CONSENTED TO BY:

Shannon Stamp  
Witness  
Shannon Stamp

BY Judith Ann Wilson (Seal)  
JUDITH ANN WILSON

Notary Public  
My Commission Expires: 10/30/2027



Unofficial Copy

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

ADDITIONAL BUYERS  
Wilson, Judith Ann





### Applicant Information

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

### Notice of Intent

**PART I. Please indicate the purpose of this application :**  
 Applicant requesting special use permit to allow drive-throughs for 2 restaurant parcels

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

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**Part III. Existing use of subject property:**  
 The existing use of the property is vacant undeveloped land

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**Part IV. Proposed use of subject property:**  
 The proposed use is for a Multifamily for rent Stacked Townhome Community with Neighborhood Retail and Restaurant Spaces

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

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### Applicant Signature

Signature of Applicant	Printed Name	Date
	JAMES D. JACOBI	5.26.2026



# Special Use Request

## Applicant's Written Analysis

### Applicant Information

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

### Written Analysis In details please address these Special Use Criteria:

- a. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located.  
The proposed special use is consistent with the purpose and intent of the Comprehensive Plan and the Community Activity Center designation on the Future Land Use Map.
- b. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.  
The proposed uses are suitable and allowed in the current zoning district and are appropriate uses in keeping with the MXU multi-family residential uses of the adjacent nearby properties
- c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.  
The location and character of the proposed special use are consistent with the desirable pattern of develop. The proposed special use shall provide a mix of restaurant uses to the area and enhance the services and offerings in this Activity Center.
- d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.  
The type of street providing access to the use is adequate to serve the proposed special use. There are several similar uses further to the west of the site
- e. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.  
There are multiple access points that distribute traffic to provide for adequate vehicle and pedestrian safety for the anticipated volume of traffic flow, and access by emergency vehicles
- f. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the use.  
Current facilities will be adequate to serve the proposed uses.
- g. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.  
Refuse, Service and loading areas are located to the rear and or side of the facilities and are screened from view protecting neighboring properties in the area from any adverse effects.
- h. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.  
The special use and operation of the facilities will be operated during typical business hours and shall not adversely effect other properties in the area.
- i. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.  
The height and size of the proposed buildings will be of similar height, size and massing of other structures on neighboring properties



**city of powder springs**  
**Special Use Request**  
**Campaign Contribution Disclosure**

**Applicant and Attorney Information**

**Applicant's Name** Parkland Homebuilders, LLC

**Applicant's Address** [Redacted]

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

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

**Campaign Contribution Disclosure**

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

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

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

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

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
N/A		

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

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift
N/A		



# Special Use Request Owner's Authorization Form

## Owner's Authorization

Applicant Name		Applicant's Address	
Property Address	Powder Springs, GA	Property PIN	

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

Check all that apply:

Rezoning <input type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

## Signature of Property Owner(s)

*Robert L. Wilson*      Robert L. Wilson      5/20/2024  
 Signature of Owner      Printed Name      Date

State of GA, County of Cobb.

This instrument was acknowledged before me this 20<sup>th</sup> day of May month.

2024, by Robert L. Wilson Identification Presented: ✓



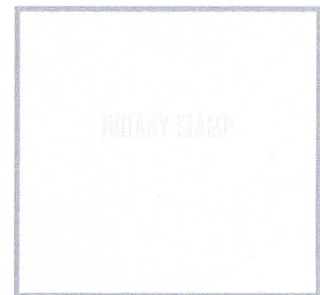
*Rebecca Lawson*      Rebecca Lawson      December 1, 2029  
 Signature of Notary Public      Name of Notary Public      My Commission Expires

\_\_\_\_\_  
 Signature of Owner      Printed Name      Date

State of \_\_\_\_\_, County of \_\_\_\_\_.

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ month.

20 \_\_\_\_\_, by \_\_\_\_\_ name of signer. Identification Presented: \_\_\_\_\_



\_\_\_\_\_  
 Signature of Notary Public      Name of Notary Public      My Commission Expires



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

# 2025 Property Tax Bill

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

Exemptions:

Late fees apply after the Due Date.

Please make checks payable to:  
City of Powder Springs

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

Pay online at [www.powerspringsga.gov](http://www.powerspringsga.gov)

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



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

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

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

*Pay online at [www.powerspringsga.gov](http://www.powerspringsga.gov)*

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

AMOUNT PAID

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

WILSON ROBERT L





Printed: 5/22/2026

# Cobb County Online Tax Receipt

Thank you for your payment!

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

Payer:  
 Robert L. Wilson

**WILSON ROBERT L**

**Payment Date: 9/26/2025**

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

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$40,543.90	<b>\$0.00</b>



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

TO THE CITY OF POWDER SPRINGS  
COBB COUNTY, GEORGIA

**CONSTITUTIONAL CHALLENGE**

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

1.

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

2.

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

3.

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

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

4.

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

5.

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

Respectfully submitted, this the 26<sup>th</sup> day of May 2026.

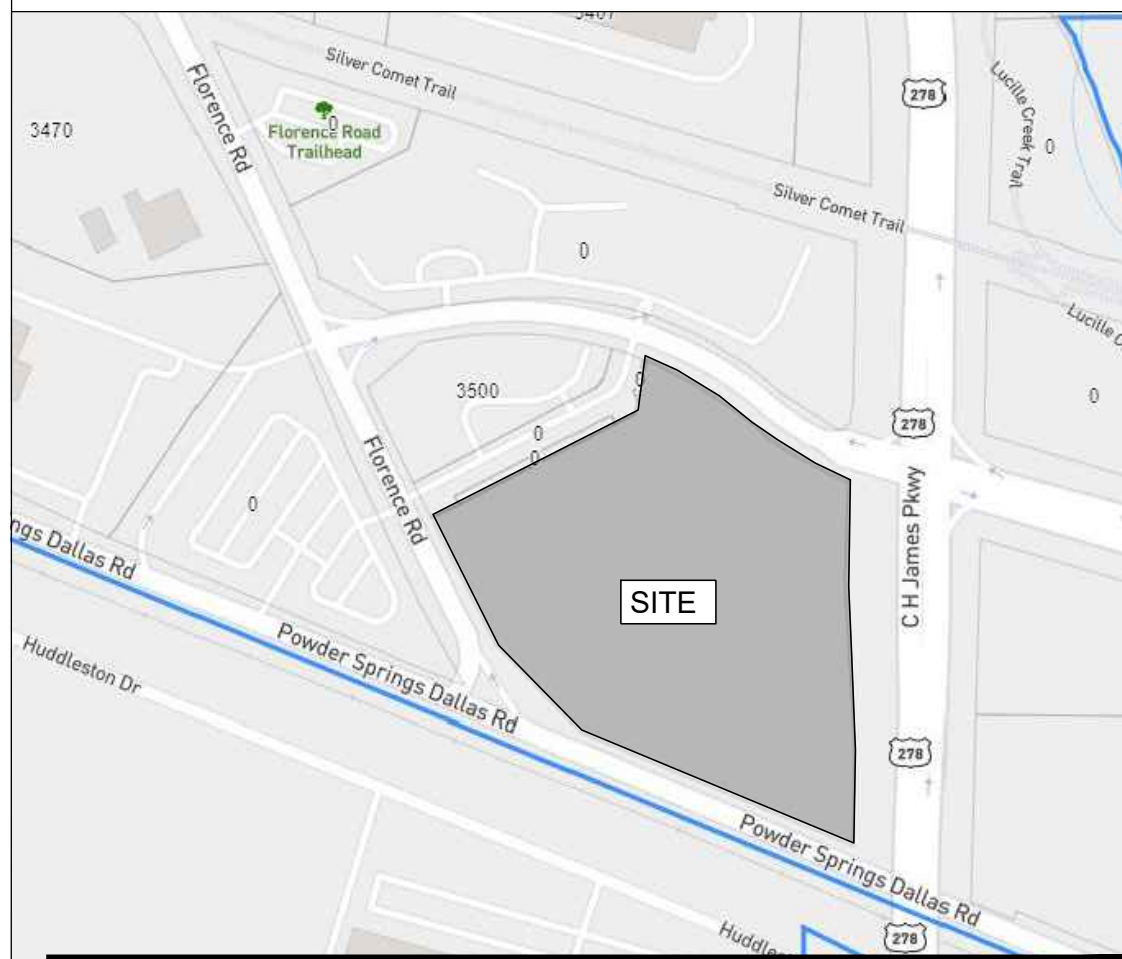
SAMS, LARKIN & HUFF, LLP

By: 

\_\_\_\_\_  
PARKS F. HUFF  
Attorney for Applicant  
Ga. Bar No. 375010



**SITE VICINITY MAP - N.T.S.**



**SITE DATA**

**OVERALL DATA:**  
 EXISTING ZONING: MXU - CITY OF POWDER SPRINGS  
 PROPOSED ZONING: MXU - CITY OF POWDER SPRINGS  
 GROSS ACRES: 10.999 ACRES

**SETBACKS:**  
 PERIMETER: 10'  
 BETWEEN BUILDINGS: 10'  
 BUFFERS: NONE  
 MAX HEIGHT: 5 STORIES  
 LANDSCAPE STRIP: 10'

**LAND USE RESIDENTIAL PARCEL AREA:** 7.722 ACRES (70.2%)  
 3 STORY TOWNHOUSE: 154 UNITS (STACKED/REAR ENTRY)  
 PROPOSED DENSITY: 19.9 UNITS PER ACRE  
 OPEN SPACE REQUIRED: 20% OR 1.54 ACRES  
 OPEN SPACE PROVIDED: CABANA (1,425 SF)  
 PROPOSED AMENITIES: POOL SURFACE (1,090 SF)  
 POOL DECKING (2,105 SF)  
 PLAYGROUND (1,568 SF)

**COMMERCIAL OUTPARCEL 1 AREA:** 1.031 ACRES (9.4%)  
 RESTAURANT W/ DRIVE THRU: 3,750 SF  
 FAR PROVIDED: 0.08 FAR

**COMMERCIAL OUTPARCEL 2 AREA:** 0.756 ACRES (6.9%)  
 RESTAURANT W/ DRIVE THRU: 2,330 SF  
 FAR PROVIDED: 0.07 FAR

**COMMERCIAL OUTPARCEL 3 AREA:** 1.490 ACRES (13.5%)  
 NEIGHBORHOOD RETAIL: 18,000 SF  
 FAR PROVIDED: 0.28 FAR

**TYPICAL STREET LAYOUT:**  
 STREET TYPE: PRIVATE STREETS  
 STREET WIDTH: 24' B.C. - B.C. TYPICAL  
 ALLEY WIDTH: 20' B.C. - B.C. TYPICAL  
 SIDEWALKS: 5' (AS SHOWN)

**\*\* VARIANCES:**  
 1. RESIDENTIAL DENSITY OF 19.9 U/A ALLOWED

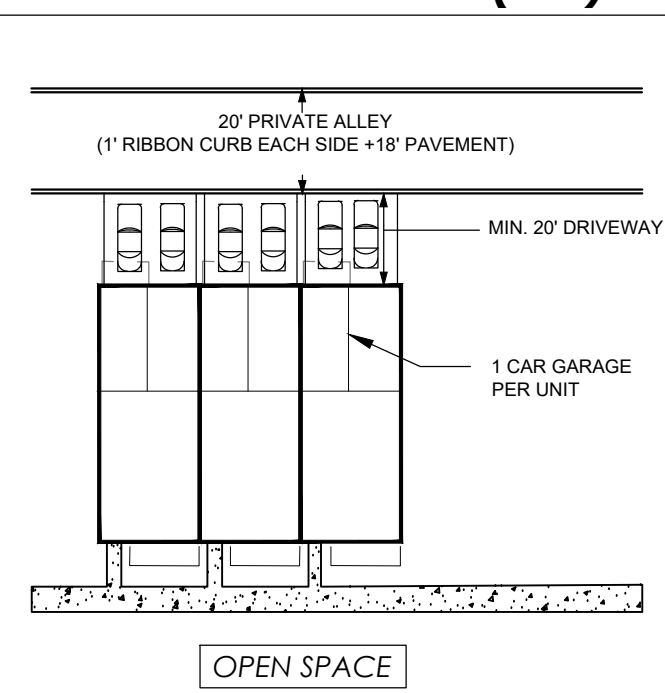
**PARKING CALCS**

USE TYPE SPECIFIED	UNITS / SF PROVIDED	MINIMUM REQUIRED	PROVIDED
RESIDENTIAL PARCEL: TOWNHOUSE ( 1 PER UNIT)	154	154	154 DRIVEWAY 154 GARAGE = 308 TOTAL
POOL WATER SURFACE (1 PER 150 SF)	1,090 SF	8	8
ADDITIONAL RESIDENTIAL GUEST/AMENITY SPACES		0	32
OUTPARCEL 1: RESTAURANT(1 PER 125 SF)	3,750 SF	30	33
OUTPARCEL 2: RESTAURANT(1 PER 125 SF)	2,330 SF	19	22
OUTPARCEL 3: RETAIL(1 PER 275 SF)	18,000 SF	66	66

**SITE LEGEND**

- (CA) CABANA
- (CC) COMMUNITY GREEN
- (PL) POOL
- (PG) PLAYGROUND
- (DU) DUMPSTER
- (MK) MAIL KIOSK
- (MS) MONUMENT SIGN
- (SW) STORMWATER MANAGEMENT AREA (EXISTING MASTER POND)
- (OS) OPEN SPACE

**TYPICAL LOT DETAIL (NTS)**



**PROPERTY OWNERS:**  
 19080500080: GW INVESTMENTS

**FEMA NOTE:**  
 NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 113067C01177G, DATED 12/16/2008.

**WATER AND SEWER NOTE:**  
 DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND SEWER. WATER AND SEWER IS AVAILABLE WITHIN SITE PROXIMITY.

**STORMWATER NOTE:**  
 LAYOUT PROPOSES A MASTER STORMWATER DETENTION SYSTEM WILL BE LOCATED ON TAX PARCEL ID: 19080500090.

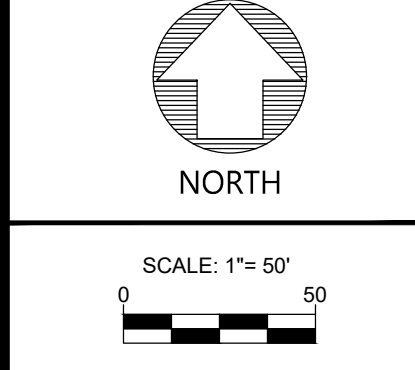


NO.	DATE	DESCRIPTION	CHK.	APP.



**PARKLAND HOMEBUILDERS LLC**

**ZONING PLAN FOR AZALEA PARK**  
 L.L. 804, 824, 825, 826  
 DISTRICT 19TH, SECTION 2ND  
 PARCEL # 19080500080  
 CITY OF POWDER SPRINGS



PROJECT NUMBER: GA3793-2602  
 SHEET TITLE: ZONING PLAN  
 SHEET NUMBER: 5.29.26

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

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 06/03/26 12:05 by rmill-tj

Acct #: 110102

Ad #: 559485

Status: New WHOLD

CITY OF POWDER SPRINGS  
KELLY AXT  
PO BOX 46  
POWDER SPRINGS GA 30073

Start: 06/05/2026 Stop: 06/05/2026  
Times Ord: 1 Times Run: \*\*\*  
LEG 1.00 X 2.95 Words: 200  
Total LEG 2.95  
Class: 8003 PUBLIC HEARING  
Rate: LEGL Cost: 30.00  
Ad Descrpt: PH-3332 3500 TRILLIUM DR  
Descr Cont: MDJ-3332 GPN-16 NOTICE OF  
Given by: KERISHA BLACK  
P.O. #: 3500 TRILLIUM DR  
Created: rmill 06/03/26 12:03  
Last Changed: rmill 06/03/26 12:05

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES  
MDJ A 95 S 06/05

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-3332  
GPN-16

**NOTICE OF PUBLIC HEARING**  
City of Powder Springs  
**CHANGE IN ZONING CONDITIONS**  
**AND SPECIAL USE**

Notice is hereby given of an application to consider a modification of Rezoning conditions and a Special Use permit to allow restaurants with drive-through service. The subject property is located at 3500 Trillium Drive, within Land Lot 805 of the 19th District, 2nd Section, Cobb County, Georgia. Parcel Number: 19080500140. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, June 11th, 2026 at 7:00 pm and its public hearing on Monday, June 22nd, 2026 at 7:00 pm and by the Mayor and Council at its work session on Wednesday, July 15th, 2026 at 5:00 pm and its public hearing on Monday, July 20th, 2026 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](http://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.

6:5-2026

**Staff Report**

**Date:** May 1, 2026

**To:** Planning & Zoning Commission

**From:** JoAnna Robinson

**Subject:** Change in Zoning Conditions AND Special Use

**PZ:** PZ26-024 = Change in Zoning Conditions

**PZ:** PZ26-025 = Special Use to allow restaurant with drive-through (2 of them)

**Location:**

PIN: 19080500080 . LL804, LL 805, LL824, AND LL825 of the 19<sup>th</sup> District, 2nd Section, Cobb County Approximately 11 acres. Current zoning is Mixed Use (MXU).

Property zoning in adjacent properties:

N – MXU

E – Community Retail Commercial (CRC)

S – Unincorporated Cobb County. Heavy Industrial (HI). Future land use (FLU) of Heavy Industrial (HI).

W- CRC

***Background:***

The Applicant, Jason Campbell, on behalf of Parkland Homebuilders, LLC, is requesting a change in zoning conditions of the subject property. This property is located at the intersection of C H James Pkwy and Powder Springs Dallas Road. Also, this property has road frontage on Richard D. Sailors Pkwy and Florence Road as well. The original rezoning request on this property occurred on August 21, 2006. There has been multiple changes in conditions for site specific plans on July 21, 2008, March 19, 2012, June 3, 2013, May 5, 2014, July 21, 2014, June 6, 2016, July 18, 2016, and then May 16, 2022 (**PZ22-018**). This mixed-use development originally included land where Silver Comet Senior Village and Abbington Trail Apartments are now

housed. This applicant is requesting a change in zoning conditions related to their new proposed site plan. After the withdrawal of Trillium Powder Springs, LLC, Parkland Homebuilders has returned to the project. The current applicant is now seeking amendments to the conditions previously approved under case **PZ22-018**.

The following stipulations were:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning. This change in conditions only applies to Parcel 19080500080. The word applicant refers to all owners, successors, and interests in the referenced property.

2. The Subject Property shall be developed in substantial conformity with the site plan, prepared by Alliance Engineering and Planning for Trilogy Acquisitions, LLC., dated 02/22/2022.

3. The mixed-use development shall include a maximum of 154 for rent residential units at a density of 14.01 u/a. The minimum residential floor area shall be: 1400 square feet for two-bedroom units; 1600 square feet for three-bedroom units, a maximum 5-story hotel with a maximum of 120-rooms; and approximately 25,300-sf 2-story office building to include approximately 3100 sf of restaurant space. For clarification, hotel is defined as "a commercial lodging service with one or more buildings devoted to the temporary shelter for the traveling public, and where entry to individual guest rooms is via a central lobby and does not include a motel or extended stay. Hotel, restaurant and office buildings shall be consistent with site plan dated 2/22/2022 and renderings included in this application.

4. The applicant shall submit a revised site plan, subject to administrative review and approval, to comply with Fire Marshall, or Cobb County Department of Transportation, or City Development Code, or other requirements and provisions.

5. The setbacks and buffers shall be:

Perimeter Building Setback: 10 feet

Between Buildings: 10 feet

Perimeter Buffer: 0

Landscape Strip Road Frontage: 10 feet. As shown on approved site plan.

6. The architectural style and composition of the buildings proposed for the Subject Property shall be consistent with the architectural style that prevails at the adjacent MXU properties. The residential building elevations shall be comprised of a minimum of 75% brick or stone on all elevations facing the right-of-way and the commercial portion of the development. All

remaining elevations shall be 60% brick or stone. Commercial structures shall be consistent with renderings provided and attached. Hardie plank, board and batten, and shake may be used to provide variation in the areas that are not brick or stone.

7. The proposed residential units shall have premium, high-end, and luxury features. The entrances to the residential and the amenity areas may have gates and controlled access.

8. An amenity area shall be provided within the residential component to include a pool and a cabana. No more than 50% of Certificates of Occupancy (CO) for the residential component will be issued prior to the completion of the amenity, as evidenced by a certificate of occupancy.

9. Perimeter Buffer: 0 Landscape Strip Road Frontage: 10 feet. As shown on approved site plan. The architectural style and composition of the buildings proposed for the Subject Property shall be consistent with the architectural style that prevails at the adjacent MXU properties. The residential building elevations shall be comprised of a minimum of 75% brick or stone on all elevations facing the right-of-way and the commercial portion of the development. All remaining elevations shall be 60% brick or stone. Commercial structures shall be consistent with renderings provided and attached. Hardie plank, board and batten, and shake may be used to provide variation in the areas that are not brick or stone. The proposed residential units shall have premium, high-end, and luxury features. The entrances to the residential and the amenity areas may have gates and controlled access. An amenity area shall be provided within the residential component to include a pool and a cabana. No more than 50% of Certificates of Occupancy (CO) for the residential component will be issued prior to the completion of the amenity, as evidenced by a certificate of occupancy. Parking shall be consistent with the referenced site plan, which depicts that the minimum number of parking space requirement is provided for the Hotel, Office, and Restaurant components. Parking shall consist of 437 surface parking spaces and 154 garage parking spaces. 154 of the 437 surface parking spaces are provided in the driveways of the residential units. That is, each residential unit shall have one garage space and one driveway space. The residential parking ratio is determined to be 1.9 parking spaces per dwelling unit as dictated by 50% of units are two-bedroom; and 50% are three-bedroom. Parking ratios are determined for two-bedrooms at 1.6 and for three-bedrooms at 2.2; the average of which is 1.9. The parking numbers above may be adjusted in final design provided they are consistent with the Unified Development Code.

Additionally:

- a. Driveways for the residential units shall be a minimum of 20-feet in length from the garage to the back of the sidewalk.
- b. Surface parking spaces shall be 9'x19', excluding those in driveways of residential units.

c. Required location of Office and Office/Restaurant parking spaces shall be allowed beyond 300 feet of the building that it serves.

10. Signage for the Subject Property shall consist of ground-based, monument-style signage and building signage consistent with the City of Powder Springs Sign Ordinance. Additionally, within the interior of the site, there shall be appropriately positioned, grade-based directional signage in order to ensure ease of maneuverability and accessibility.

11. The overall lighting plan within the proposed development shall be environmentally sensitive, decorative, and themed to the architectural style and composition of the buildings. Lighting utilized for the development shall be installed to minimize illumination from extending beyond the Subject Property's boundaries. Security lighting, as well as high-resolution video surveillance cameras shall be installed to address potential security issues, the features of said security system shall be at the discretion of property management.

12. Given the proximity to the Silver Comet and Lucille Trails, the applicant shall promote alternate modes of transportation by providing bicycle parking distributed throughout the entire proposed development.

13. The applicant shall submit a Landscape Plan as a part of the Plan Review Process, including the following:

a. The Subject Property shall be landscaped in conformity to or exceeding the level of landscaping within this sub-area of the City with respect to existing and mixed-use developments.

b. The inclusion of both intra-parcel and inter-parcel pedestrian connectivity and paths for all walkable areas.

c. Points of ingress/egress with monument-style signage shall be landscaped, lighted and irrigated as appropriate.

14. A professional and certified management company shall be required to manage the for rent residences.

15. The applicant shall submit a traffic study to include all proposed uses at the subject site and install any improvements identified in said study.

16. The applicant shall prepare and submit a stormwater management agreement that provides for the appropriate retention and detention facility operation and maintenance.

17. The Applicant shall provide inter-parcel pedestrian and vehicular access between adjacent properties.

18. Developer shall install a sidewalk connection along Powder Springs Dallas Road connecting the development to the Lucille Trail or pay to the City of Powder Springs a fee in lieu of construction. The sidewalk shall be installed prior to 50% COs being issued for the residential component.

19. The 25,300 sf Office/Restaurant building's development pad and parking lot shall be permitted concurrently with proposed residential component. No more than 50% of the total number of dwelling units authorized in the MXU development shall receive Certificates of Occupancy (CO) from the city until the completion of the development pad, parking lot, infrastructure and landscaping evidenced by a certificate of completion for this phase of the project from the City. If final landscaping impedes construction of the residential component, then a guarantee in the form of cash, letter of credit, or CD may be used for up to one year the issuance of the certificate of completion

20. The maximum 120-room hotel's development pad and parking lot shall also be permitted concurrently with the residential component. No more than 50% of the total number of dwelling units authorized in the MXU development shall receive Certificates of Occupancy (CO) from the city until the completion of the development pad, parking lot, infrastructure and landscaping evidenced by a certificate of completion for this phase of the project from the City. If final landscaping impedes construction of the commercial component, then a guarantee in the form of cash, letter of credit, or CD may be used for up to one year.

21. Subdivision of property is subject to Mayor and Council Approval, such approval shall not be unreasonably withheld.

22. All project facilities or systems shall be maintained by a company which manages HOAs in various neighborhoods in the State of Georgia and provides an on-site and staffed office with standard business hours of at least 9:00 a.m. to 5:00 p.m., Monday through Friday. Such systems and facilities shall include, to the extent such items are included in the original approval, the following:

- a. All residential buildings/units.
- b. Accessory structures, including, common laundry facilities, clubhouse, office building, maintenance building, etc.
- c. The water system, including wells, pumps, filters, storage tanks, domestic and fire protection, water distribution systems and controls.
- d. Project utilities, including fuel, lighting, electricity, telephone, cable television distribution systems and controls.
- e. Roadways, drives and parking areas, including curbing and paving.

- f. Drainage systems, including erosion and sedimentation protection, piping, drains, catch basins, manholes, cleanouts, and riprap ditching.
- g. Recreational facilities.
- h. Landscaping, including maintenance of buffer areas and conserved and areas.
- i. Other similar project systems and facilities.
- j. Parking and traffic regulations for the residential component, to be implemented and enforced by the management company.
- k. The maintenance and repair or replacement of appliances.

23. Occupancy Provisions - Copies of actual or proposed project regulations pertaining to the inhabitants of the residential structures shall be submitted to the Community Development Director issuance of the first CO. These regulations/declarations shall set forth all definitions, articles, rules, bylaws, and enforcement procedures pertaining to:

- a. Owner's responsibilities.
- b. Maintenance and funding responsibilities.
- c. Tenant responsibilities.
- d. Occupant's/tenants' restrictions. Such restrictions shall include the prohibition of the use of outdoor devices using a naked, fuel fired, gas or propane fired flame on wooden decks, balconies, and the like for attached residences. Detached residences are excluded from this requirement. Also, there shall be a restriction against parking in designated fire lanes. A restriction stating that garages must be used for vehicle parking rather than storage shall be included.
- e. Maximum unit occupancy.
- f. Maximum fines.
- g. Active recreational area recreations.

h. Termination procedures.

i. Garages shall be used for parking of vehicles.

j. Items which from time to time may be deemed necessary by the by the Community Development Director to ensure proper zoning enforcement.

24. Applicant agrees to provide the Mayor and City Council an annual report of the development and project progress until such time as the full development has been completed evidenced by certificate of occupancies being issued for all residential and commercial components.

25. Applicant to install curb and gutter along the south side of Richard D. Sailors Pkwy from CH James Pkwy to Florence Rd and a painted pedestrian crosswalk with pedestrian signal connecting the north and south sides of Richard D. Sailors Pkwy.

26. Workforce Housing Credit shall be provided in accordance with the following provisions:

i. Workforce credit shall apply to 3% of the total units, which shall be spread approximately pro rata across all unit types (# of bedrooms).

ii. Qualified Tenants must be employed by the City of Powder Springs, Cobb County or another municipality located within Cobb County, or must be employed by a medical facility located within the City of Powder Springs or Cobb County. Additionally, such Qualified Tenants shall have incomes that do not exceed 100% of the Area Median income (AMI) (as published annually by HUD).

iii. The workforce credit shall be equal to an amount of 20% of market rent. The Qualified Tenants initially shall pay 80% of the applicable market rent.

iv. Should the property be sold or transferred, the workforce credit program shall carry with the property to the subsequent owner

v. The Workforce Units will be made available on a continuous basis to all Households that meet the foregoing Tenant Qualifications on a first come, first served basis. The Workforce Units shall be the same construction and appearance (e.g., type and brand of appliances, materials used for countertops, flooring, etc.) to the "Market Rate Units," shall not be in isolated areas in the Project and shall be interspersed among the Market Rate Units to the extent possible.

vi. The property owner (or its property management company) shall deliver calendar yearly monitoring and compliance reports to the Issuer during the period. Such reports shall include a Compliance Certificate, Rent Roll and Resident Income Certification (collectively, the

"Compliance Forms"). The Compliance Forms shall be delivered to the City of Powder Springs no later than twenty (20) days from the end of each annual reporting period.

vii. Qualified Tenants occupying the workforce credit units must reapply to meet the Tenant Qualifications on an annual basis. Should a Tenant who previously qualified and is inhabiting a workforce credit unit not qualify upon renewal, such Tenant shall have the right to either 1) Execute a market rent lease at lease renewal for the inhabited unit or an alternate market rate vacant unit within the development or 2) Vacate the inhabited workforce credit unit within three (3) months, while still paying the monthly discounted rent over the three (3) month period.

***Request:***

To change zoning conditions of the current MXU zoning for a new site plan and mix of uses for 154 stacked townhome rental units and up to 18,000 sq ft of retail building and 2 restaurant outparcels. This is #3, #9, #19, and #20.

*Figure 1 – Zoning Map*

*Figure 2 – Overhead view of surrounding properties*

*Figure 3 – Future Land Use Map (FLUM)*

*Figure 4 – Original Site Plan from PZ-22-018*

*Figure 5 – New Proposed Site Plan (as of 05.29.2026)*

*Figure 6 – Color Rendering of New Proposed Site Plan*

Figure 1 – Zoning Map

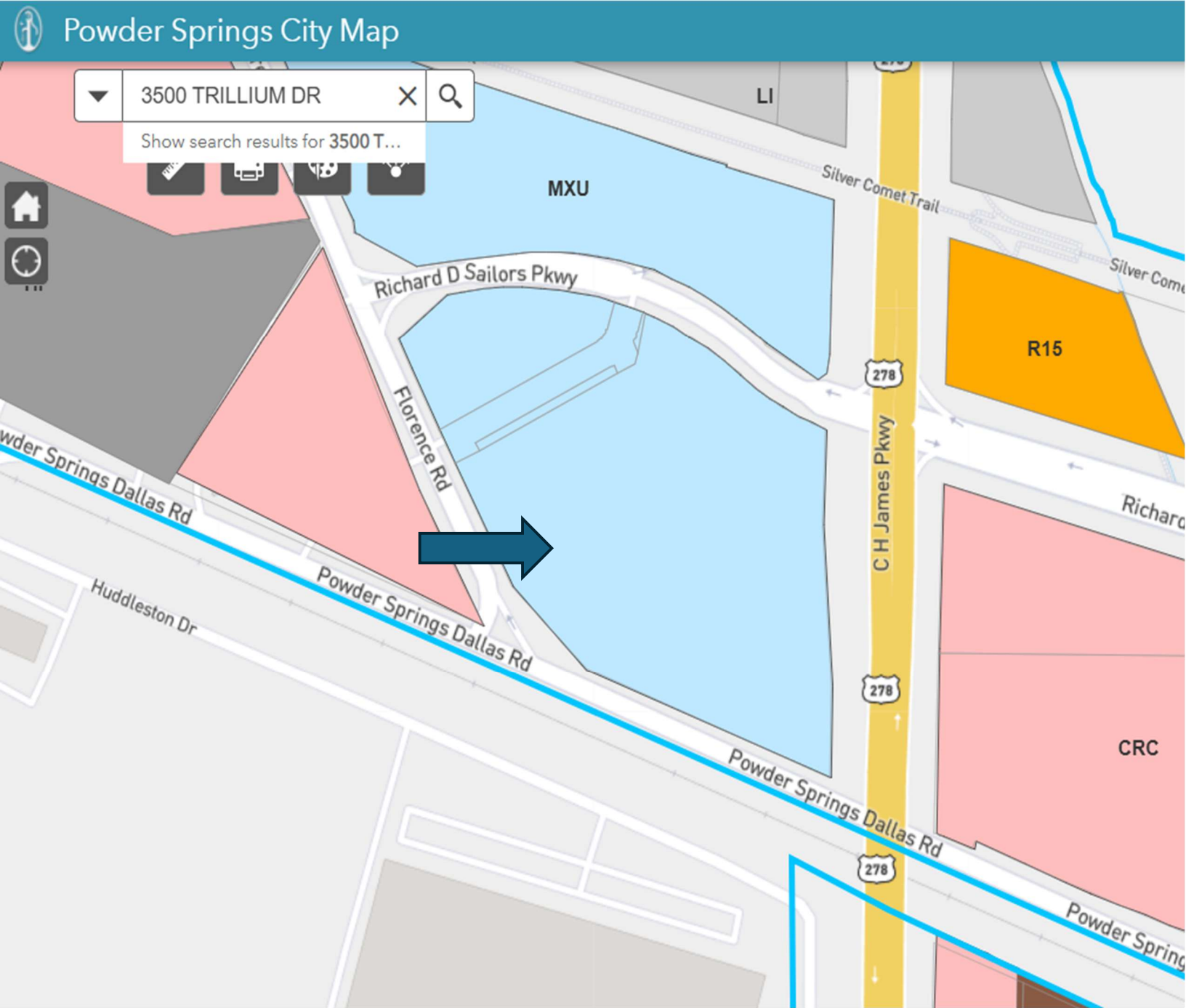


Figure 2 – Overhead view of surrounding properties

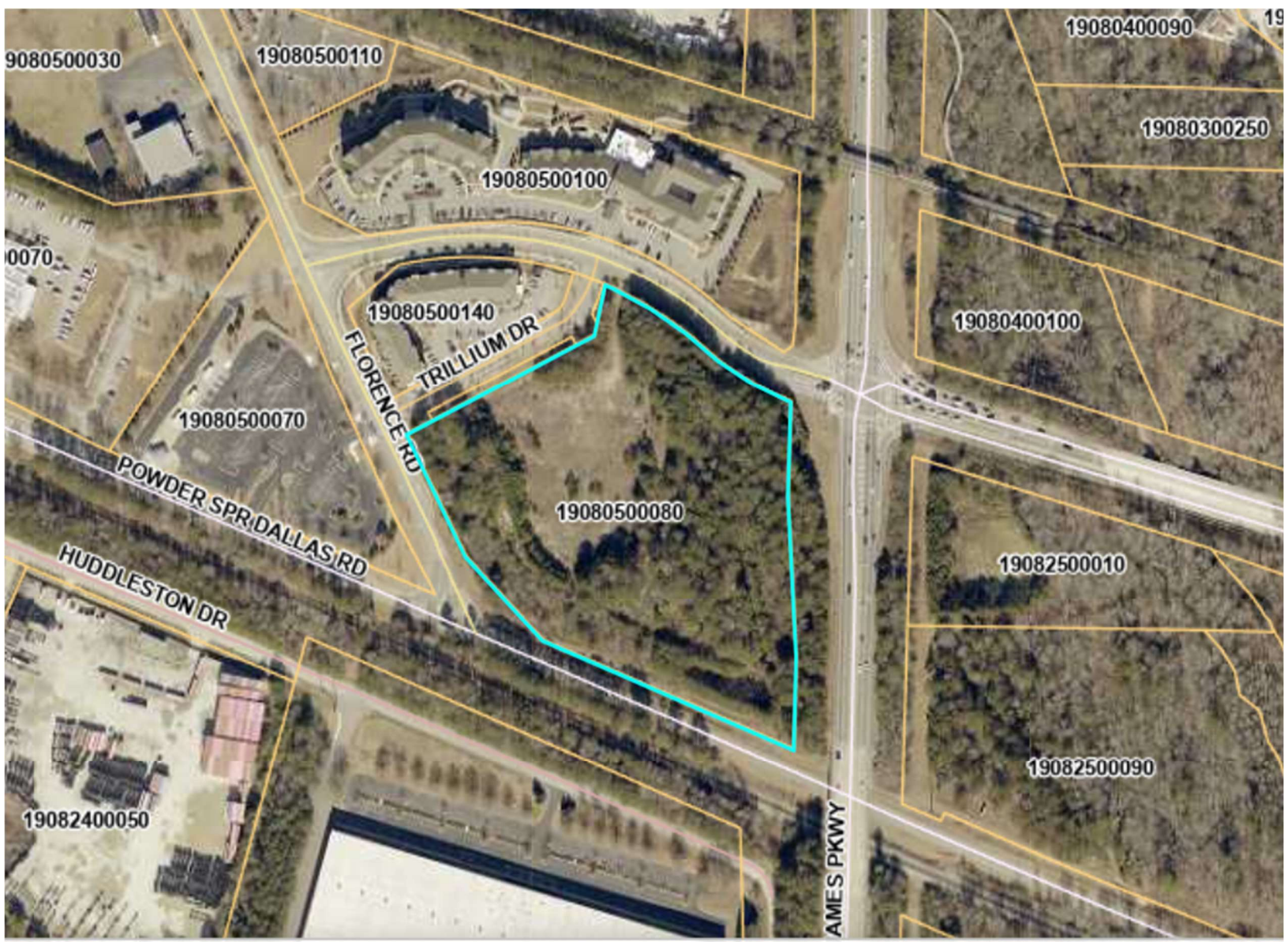


Figure 3 – Future Land Use Map (FLUM)

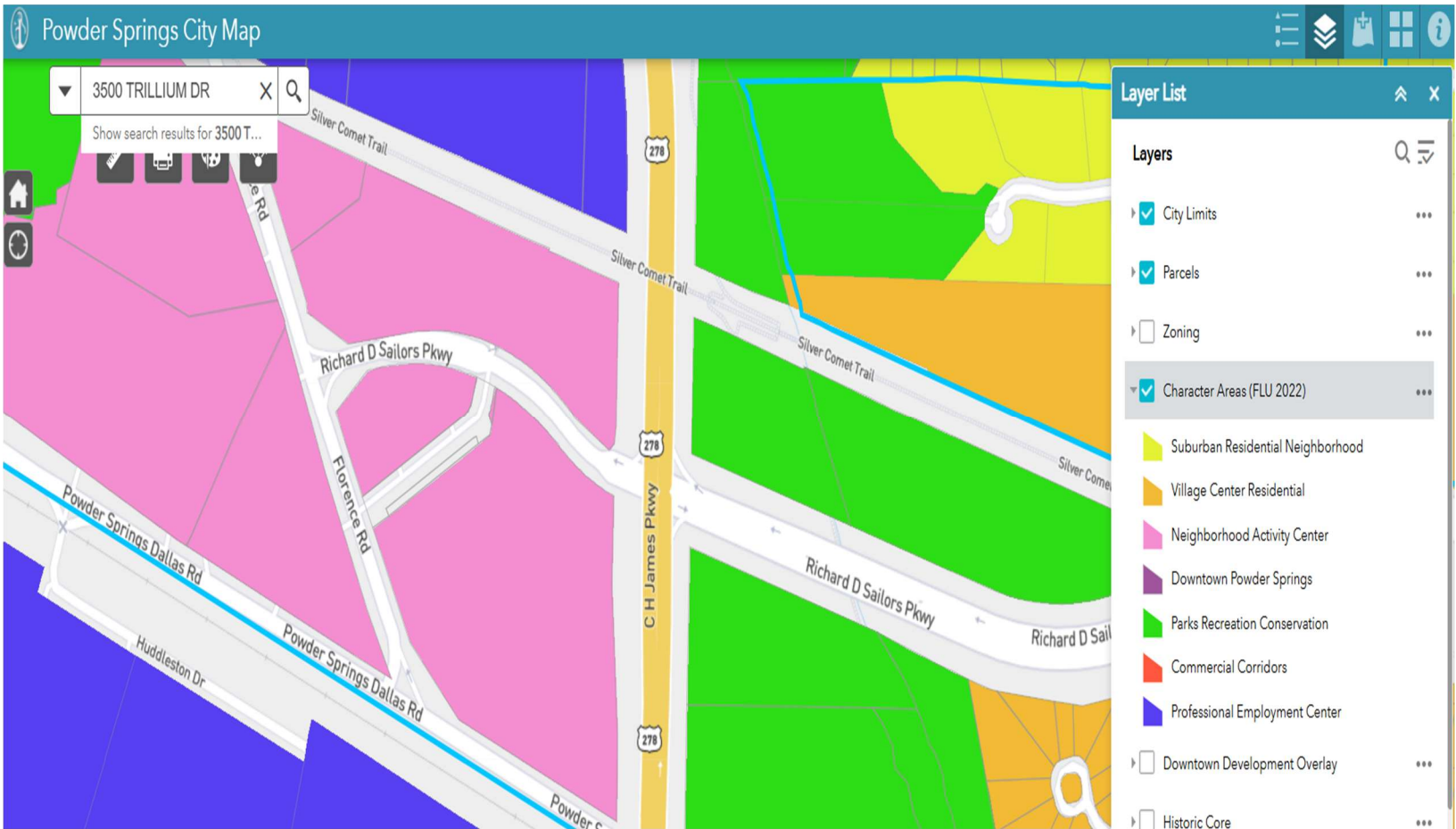
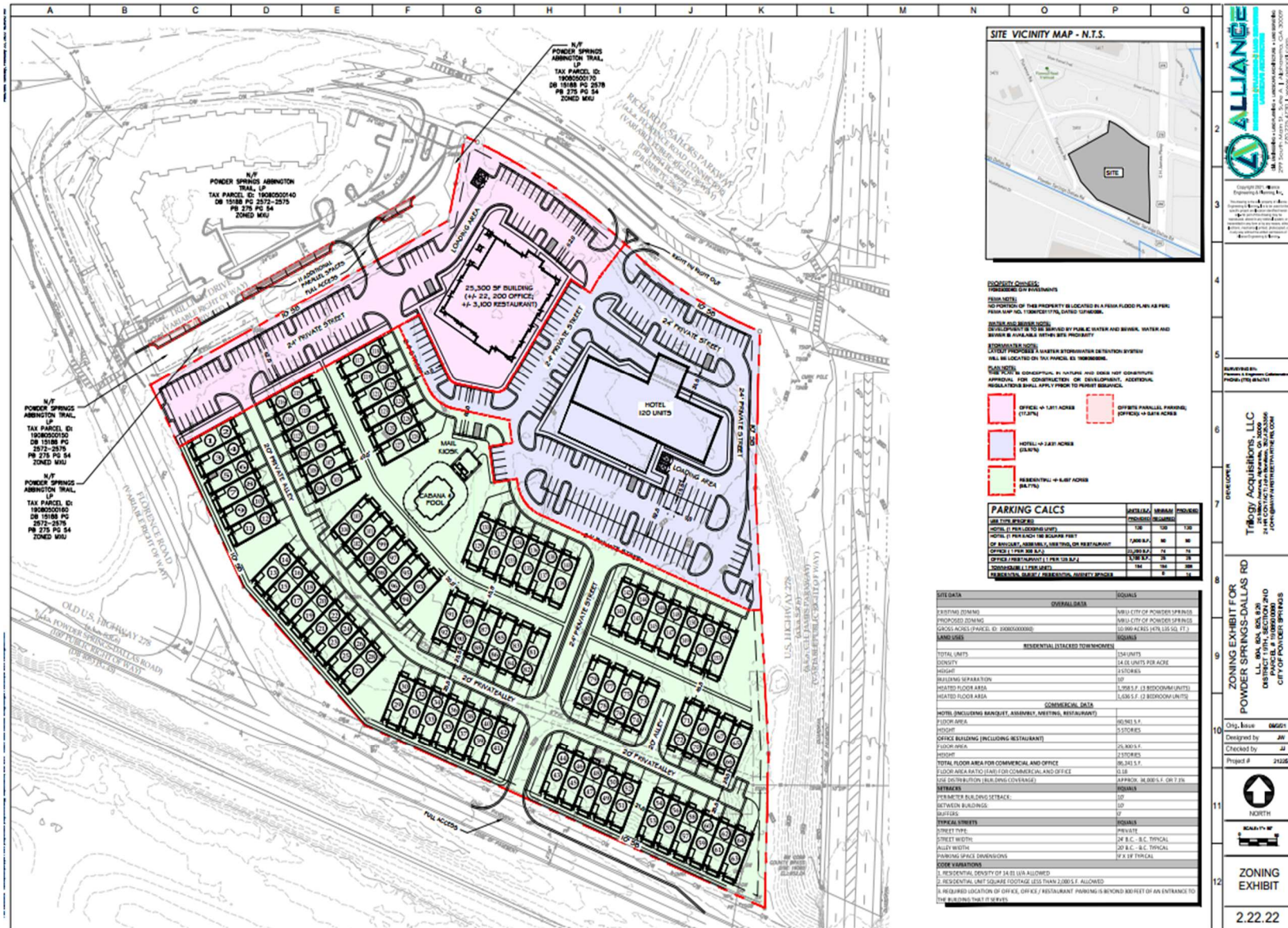


Figure 4 – Original Site Plan from PZ-22-018



**ALLIANCE**  
 Engineering & Surveying  
 10000 North Central Expressway, Suite 1000  
 Dallas, Texas 75243  
 Phone: (214) 343-1111  
 Fax: (214) 343-1112  
 Email: info@alliance-engineering.com

**Tabogy Acquisitions, LLC**  
 10000 North Central Expressway, Suite 1000  
 Dallas, Texas 75243  
 Phone: (214) 343-1111  
 Fax: (214) 343-1112  
 Email: info@tabogy.com

**ZONING EXHIBIT FOR POWDER SPRINGS-DALLAS RD**  
 L.L. WA. 804.804.804  
 10000 North Central Expressway, Suite 1000  
 Dallas, Texas 75243  
 Phone: (214) 343-1111  
 Fax: (214) 343-1112  
 Email: info@tabogy.com

City: Base 06/2011  
 Designed by: JW  
 Checked by: JW  
 Project #: 2122

**ZONING EXHIBIT**  
 2.22.22



Figure 6 – Color Rendering of New Proposed Site Plan (as of 05.29.2026)



AZALEA  
PARK



PARKLAND  
COMMUNITIES

**Criteria for Rezoning Decisions: (Applicant's Answers)**

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

The proposed plan is compatible with the purpose and intent of the Comprehensive Plan and the Community Activity Center designation on the Future Land Use Map.

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

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

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

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

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

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

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

Current facilities will be adequate to serve the proposed uses.

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

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

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

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

**Criteria for Special Use Decisions: (Applicant's Answers)**

**a. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located.**

The proposed special use is consistent with the purpose and intent of the Comprehensive Plan and the Community Activity Center designation on the Future Land Use Map.

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

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

**c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.**

The location and character of the proposed special use are consistent with the desirable pattern of development The proposed special use shall provide a mix of restaurant uses to the area and enhance the services and offerings in this Activity Center.

**d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.**

The type of street providing access to the use is adequate to serve the proposed special use. There are several similar uses further to the west of the site.

e. **Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.** There are multiple access points that distribute traffic to provide for adequate vehicle and pedestrian safety for the anticipated volume of traffic flow, and access by emergency vehicles.

f. **Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the use.** Current facilities will be adequate to serve the proposed uses.

g. **Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.**

Refuse, Service and loading areas are located to the rear and or side of the facilities and are screened from view protecting neighboring properties in the area from any adverse effects.

h. **Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.**

The special use and operation of the facilities will be operated during typical business hours and shall not adversely effect other properties in the area.

i. **Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.**

The height and size of the proposed buildings will be of similar height, size and massing of other structures on neighboring properties.

## Analysis: (Staff)

### New site plan:

- No hotel or office space, instead proposing 3 outparcels for commercial use
- Parking has not changed for the 3 outparcels from 2022.
- 3 less parallel parking spaces
- Ask Applicant which specific conditions they are seeking to change (double check #3, #9, #19, #20) Staff did reach out to June 9, 2026 to Sams and Larkin. No response yet.
- 1 car garage per unit with room for parking 2 cars on driveway. (154 garages) (has not changed)
- PER **UDC Sec. 2-22, Table 2-3** a restaurant is a PERMITTED use, however with a drive-through, is a SPECIAL USE in the MXU zoning district.

### Concerning Drive-throughs:

- see **UDC Sec. 4-115 Drive-Thru**  
[https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?no\\_deId=ART4SPUSPR\\_DIVIUS\\_S4-115DRRO](https://library.municode.com/ga/powder_springs/codes/unified_development_code?no_deId=ART4SPUSPR_DIVIUS_S4-115DRRO)
- See **UDC Sec. 6-78 Stacking spaces for drive-through facilities or service windows.**
- [https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?no\\_deId=ART6ACPALO\\_DIVVOREPAGERE\\_S6-78STSPDRROFASEWI](https://library.municode.com/ga/powder_springs/codes/unified_development_code?no_deId=ART6ACPALO_DIVVOREPAGERE_S6-78STSPDRROFASEWI)
- See **UDC Sec. 7-62 Drive-through lanes.**
- [https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?no\\_deId=ART7SIADDE\\_DIVVREGOSPSI\\_S7-62DRROLA](https://library.municode.com/ga/powder_springs/codes/unified_development_code?no_deId=ART7SIADDE_DIVVREGOSPSI_S7-62DRROLA)
- See **UDC Sec. 5-38 Exterior Lighting.**  
[https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?no\\_deId=ART5SIARDERE\\_DIVIISIDEREGU\\_S5-38EXLI](https://library.municode.com/ga/powder_springs/codes/unified_development_code?no_deId=ART5SIARDERE_DIVIISIDEREGU_S5-38EXLI)

Concerning Off-Street parking:

- For off-street parking spaces **UDC Sec 6-74**  
[https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?nodeId=ART6ACPALO\\_DIVVOREPAGERE\\_S6-74MINUOREPASPRE](https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART6ACPALO_DIVVOREPAGERE_S6-74MINUOREPASPRE)

Walkability:

- Pedestrian Access **UDC 6-42 and 5-39**  
[https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?nodeId=ART6ACPALO\\_DIVIIIITECI\\_S6-42PEFAINSIRE](https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART6ACPALO_DIVIIIITECI_S6-42PEFAINSIRE)

- 1. 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, in accordance with Table 13-1:**

The proposed use and change in site plan for this MXU zoned location are compatible with the Neighborhood Activity Center (NAC) future land use designation (*Figure 3*) Neighborhood Activity Centers are made of residential, commercial, civic, and public uses intended to be -pedestrian-oriented and serve residents living on-site and in nearby residential areas. The comprehensive plan lists MXU as an appropriate zoning district and Townhomes, condominiums, or apartment buildings as appropriate uses. Additionally, Table 13-1 lists MXU as a compatible zoning district for sites designated as NAC future land use.



# Affidavit of Public Notification

## Public Notification Requirements

Per Article 13 and 14 of the City of Powder Springs Unified Development Code, I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at 3500 Trillium Drive

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 June 5, 2026. 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 June 5, 2026. 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 after 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.

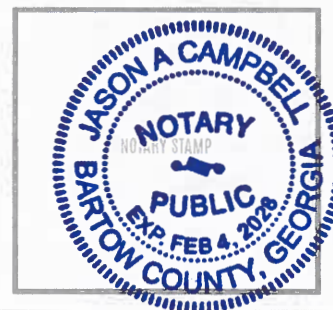
## Notary Attestation

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

 Joel L. Larkin 06-05-2026  
SAMS, LARKIN & HUFF, LLP Printed Name Date  
Attorneys for Applicant

Subscribed and sworn before me this 5<sup>th</sup> day of June, 2026

 Jason A. Campbell 02-04-2028  
Signature of Notary Public Name of Notary Public My Commission Expires



June 5, 2026

Parkland Homebuilders, LLC  
925 North Point PKWY Ste 320  
Alpharetta GA 30005

RE: Modification of rezoning conditions and a Special Use Permit to allow restaurants with drive-through service. Located at 3500 Trillium Rd, Powder Springs GA 30127 within land lot 805 on the 19<sup>th</sup> District, 2nd section, Cobb County Georgia. PIN: 19080500140. Applicant: Parkland Homebuilders, LLC

Dear Neighbors:

The application will be heard before the Planning and Zoning Commission, Arts Commission and Mayor and City Council on the following dates:

Planning and Zoning Commission: Thursday **June 11, 2026** at 7:00 PM

Planning and Zoning Commission: Monday **June 22, 2026** at 7:00 PM (Public Hearing)

Mayor and City Council: Wednesday **July 15, 2026** at 5:00 PM

Mayor and City Council: Monday, **July 20, 2026** at 7:00 PM (Public Hearing)

Please visit our website at [www.powderspringsga.gov](http://www.powderspringsga.gov) for ZOOM links, physical meeting location details, and additional information and instructions. Any changes to our meetings will also be updated on our website.

Should you have any questions please feel free to contact the City of Powder Springs at 770-943-1666 extension 307, or email Kerisha Black [kblack@powderspringsga.gov](mailto:kblack@powderspringsga.gov). At the City of Powder Springs.

Thank you,

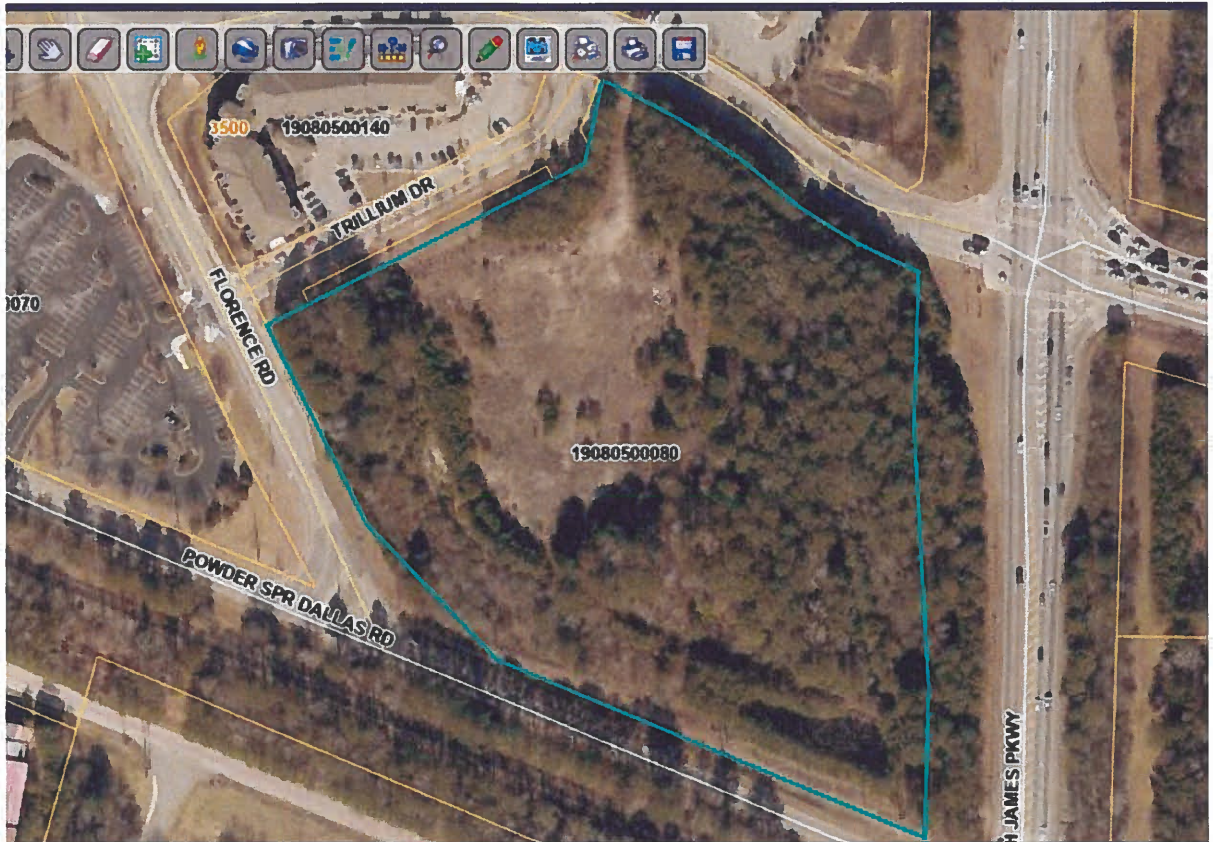
SAMS, LARKIN & HUFF, LLP



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Parks F. Huff/Attorney for Applicant  
Suite 100, 376 Powder Springs Street  
Marietta, GA 30064  
Phone: (770) 422-7016  
Email: [phuff@samslarkinhuff.com](mailto:phuff@samslarkinhuff.com)

Site:







**Certificate of Mailing — Firm**

**Name and Address of Sender**  
 Sams, Larkin & Huff, LLP  
 376 Powder Springs Street  
 Suite 100  
 Marietta, GA 30064

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*Alice Cokerham*

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1. Please See Attached List

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Pierce Powder Springs Real Estate Llc  
34 Forge Park  
Franklin, MA, 02038

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

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Gorman Construction Inc  
3401 Florence Cir Suite 100  
Powder Springs, GA, 30127

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

Selma Llc  
3310 Chastain Ridge Dr  
Marietta, GA, 30066

Greenleaf Investments L106C/o Greenleaf Capital Acquisitions Llc  
Po Box 450233  
Atlanta, GA, 31145

Bellsouth TelecommunicationsBellsouth Center  
675 W Peachtree St Ste 42  
Atlanta, GA, 30375

Golan Realty Powder Springs Logistics GaLp  
17304 Preston Rd Ste 550  
Dallas, TX, 75252

Whiteside Partners Inc  
470 N Sessions St Nw  
Marietta, GA, 30060

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

Greenleaf Investments L106C/o Greenleaf Capital Acquisitions Llc  
Po Box 450233  
Atlanta, GA, 31145

Mcneel Builders Inc  
Po Box 3236  
Marietta, GA, 30061

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

James & Nancy Dunn Family PartnershipLlp  
385 Scott Farm Dr  
Powder Springs, GA, 30127

Sunburst Holdings Llc  
790 Oak Trail Dr  
Marietta, GA, 30062

Ps Senior Living Llc  
1900 Reston Metro Plz Ste 600  
Bldg:100  
Reston, VA, 20190

Shm Builders Llc  
Po Box 136  
Acworth, GA, 30101

City Of Powder Springs  
4483 Pineview Dr  
Powder Springs, GA, 30127

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Graystone Property Holdings Llc  
P O Box 781965  
Orlando, FL, 32878

Cobb County  
100 Cherokee St Suite 300  
Marietta, GA, 30090

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Mm&a Llc  
3819 Lamb Dr  
Marietta, GA, 30064

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127

Powder Springs Abbington Trail Lp  
2964 Peachtree Rd Nw Ste 200  
Atlanta, GA, 30305

Silver Mountain Logistics Inc  
114 Rosewood Dr  
Streamwood, IL, 60107

Powder Springs City Of  
P O Box 46  
Powder Springs, GA, 30127







**ZONING NOTICE**  
Application has been made  
to rezone this property  
From \_\_\_\_\_ To be heard by  
**Changing of Conditions**  
Powder Springs Planning Commission  
on **June 22 2026** at **10:00 AM**  
and by the  
Mayor & City Council  
on **July 20 2026** at **10:00 PM**

**SPECIAL USE NOTICE**  
Application has been made to Special Use  
on this property \_\_\_\_\_  
to be heard by the City of Powder Springs  
on **June 22 2026** at **10:00 PM**  
and by the Mayor & City Council  
on **July 20 2026** at **10:00 PM**  
City Hall \_\_\_\_\_  
located at **4483 Pineview Dr**



**SPECIAL USE NOTICE**  
 Application has been made for special use approval  
 on this property 3500 Trillium Ln  
 To be heard by the City of Powder Springs  
 Planning Commission  
 on June 22 2026 at 7:00 P.M.  
 And by the Mayor and City Council  
 on July 20 2026 at 7:00 P.M.  
 Location: City Hall  
1193 Pinetree Dr. Powder Springs Ga  
30107

**ZONING NOTICE**  
 Application has been made  
 to rezone this property  
 Change in Conditions  
 To be heard by  
 Powder Springs Planning Commission  
 on June 22 2026 at 7:00PM  
 and by the  
 Mayor & City Council  
 on July 20 2026 at 7:00PM  
 Location: City Hall  
1193 Pinetree Dr. Powder Springs Ga  
30107





**SPECIAL USE NOTICE**  
Application for Special Use Permit  
Number 2023-0001, 10/11/23, 10/11/23  
To be held by the City of Parker-Parsons  
at 7:00 PM on 10/11/23 at 7:00 PM  
Application for Special Use Permit  
Number 2023-0001, 10/11/23, 10/11/23  
1113 Vineyard, Parker Springs, CO

**ZONING NOTICE**  
Application for Zoning Change  
to Single-Family Residential  
Change in Zoning  
From R-1 to R-1.5  
Project Number 2023-0001, 10/11/23, 10/11/23  
1113 Vineyard, Parker Springs, CO





**ZONING NOTICE**  
 Application has been made to rezone this property.

**Change in Conditions**

To be heard by Powder Springs Planning Commission on June 22 2026 at 7:00PM and by the Mayor & City Council on July 20 2026 at 7:00PM

Location: 4433 Virginia Dr. Powder Springs, GA

**SPECIAL USE NOTICE**  
 Application has been made for special use approval on this property 4433 Parkway Drive.

To be heard by the City of Powder Springs Planning Commission on June 22 2026 at 7:00 P.M. and by the Mayor & City Council on July 20 2026 at 7:00 P.M.

Location: 4433 Parkway Drive



**ZONING NOTICE**  
Application has been made  
to rezone this property  
From \_\_\_\_\_  
To be heard by  
Powder Springs Planning Commission  
on June 22 2026 at 10 AM  
and by the  
Mayor & City Council  
July 20 2026 at 10 PM  
City Hall 4483 Pineview Dr

**SPECIAL USE NOTICE**  
Application has been made to Special Use  
on this property \_\_\_\_\_  
to be heard by the City of Powder Springs  
on June 22 2026 at 10 PM  
and by the Mayor & City Council  
July 20 2026 at 10 PM  
City Hall 4483 Pineview Dr



**SPECIAL USE NOTICE**  
 Application has been made for special use approval  
 on this property 3500 Trillium Ln  
 To be heard by the City of Powder Springs  
 Planning Commission  
 on June 22 2026 at 7:00 P.M.  
 And by the Mayor and City Council  
 on July 20 2026 at 7:00 P.M.  
 Location: City Hall  
1193 Pinetree Dr. Powder Springs Ga  
30107

**ZONING NOTICE**  
 Application has been made  
 to rezone this property  
 Change in Conditions  
 To be heard by  
 Powder Springs Planning Commission  
 on June 22 2026 at 7:00PM  
 and by the  
 Mayor & City Council  
 on July 20 2026 at 7:00PM  
 Location: City Hall  
1193 Pinetree Dr. Powder Springs Ga  
30107

Stack of yellow and white papers, likely related to the zoning or special use application process.



**SPECIAL USE NOTICE**  
Application for Special Use Permit  
Number 2023-0001, 10/11/23  
To be held by the City of Parker-Parsons  
at 7:00 PM on 10/11/23 at 7:00 PM  
at the City of Parker-Parsons  
1113 Virginia Road, Spring CO

**ZONING NOTICE**  
Application for Special Use Permit  
Number 2023-0001, 10/11/23  
To be held by the City of Parker-Parsons  
at 7:00 PM on 10/11/23 at 7:00 PM  
at the City of Parker-Parsons  
1113 Virginia Road, Spring CO