

# APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL MEETINGS)

**For Office Use Only:**  
 PZ # \_\_\_\_\_  
 Planning Commission Hearing \_\_\_\_\_ City Council Hearing \_\_\_\_\_

Owners' Name Powder Springs DD Investments, LLC

Email Address reece@steadsealtygroup.com

Mailing Address 935 Forest Street, Unit 4 Roswell, GA Zip Code 30075 Telephone # (4)934.6100

**COMPLETE ONLY IF APPLICANT IS NOT OWNER**  
 Applicant \_\_\_\_\_ Email Address \_\_\_\_\_  
 Mailing Address \_\_\_\_\_ Zip Code \_\_\_\_\_  
 Telephone Number \_\_\_\_\_

Address of property to be rezoned Enclave at Powder Spring

Lot #/Parcel ID \_\_\_\_\_ Acreage \_\_\_\_\_

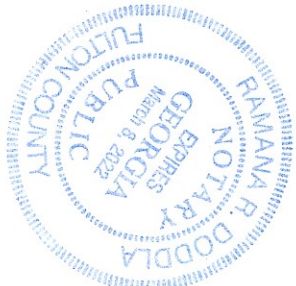
Present Zoning Classification \_\_\_\_\_ Proposed Zoning Classification \_\_\_\_\_

Source of Water Supply \_\_\_\_\_ Source of Sanitary Sewage Disposal \_\_\_\_\_

Proposed Use Peak Hour Trips Generated \_\_\_\_\_ Source \_\_\_\_\_

If applicable, Available School Capacity:  
 Name of Elementary School and Available School Capacity \_\_\_\_\_  
 Name of Middle School and Available School Capacity \_\_\_\_\_  
 Name of High School and Available School Capacity \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE  
 ME ON 11-4-2019  
Ramona Dadda  
 Signature of Notary  
 My Commission Expires: 3-8-2022



[Signature]  
 Signature of Applicant  
11/4/19  
 Date



**APPLICATION DEADLINE**

Applicant must submit the following information by **4:00 p.m.** on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

**Check the boxes for all of the items that you have attached:**

- 1.  Application (attached)
- 2.  Notice of Intent - A detailed written description of the proposed development (attached)
- 3.  Applicant's Written Analysis (attached)
- 4.  Campaign Contribution Disclosure (attached)
- 5.  If applicable, owners authorization (attached)
- 6.  Legal Description and Survey Plat of the property
- 7.  Application Fee
- 8.  Copy of the Deed that reflects the current owners name
- 9.  Vicinity Map outlining the parcel/s to be rezoned 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
- 12.  Traffic Study required for development with 500,000 square feet of non-residential floor area or 350 dwelling units or more.

Please list additional attachments:

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## NOTICE OF INTENT

**Part 1.**

Please indicate the purpose of the application:

to remove zoning ordinance that states we will provide a concrete connection to the silver comet

**Part 2. If applicable, please list all requested variances:**

**Part 3. Existing use of subject property:**

Town Home Community

**Part 4. Proposed use of subject property:**

**Part 5.**

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

**APPLICANT'S 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.

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(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.

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(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.

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

*The zoning states we will provide a concrete connection to silver comet if Cobb County permits. Cobb County requires it to be ADA so can't do stairs & has to be ADA path. Due to the drastic grade change our engineer said for us to do an ADA path we would have to remove*

(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.~~

*all the trees in the buffer over 250' long. Path would also require a well to support it.*

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(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.

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(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.

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## CAMPAIGN CONTRIBUTION DISCLOSURE

Applicant: Powder Springs DD Investments, LLC  
Applicant's Address: 935 Forest Street Unit 4 Roswell, GA 30075

Applicant's Attorney: —

Attorney's Address: —

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:

~~Reece Stead~~ \_\_\_\_\_  
~~Reece Stead~~ \_\_\_\_\_  
Reece Stead \_\_\_\_\_  
Reece Stead \_\_\_\_\_  
\_\_\_\_\_

**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
<u>N/A</u>	<u>N/A</u>	<u>N/A</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:

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

**OWNER'S AUTHORIZATION**

This is to certify that  I am  We are  I am the Corporate Secretary of a Corporation that is) the owner of a majority interest in the property that is the subject of the attached application.

By execution of this form, this is to 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 each box that applies

- Rezoning
- Special Use
- Hardship Variance
- Special Exception
- Flood Protection Variance
- Appeal from Administrative Decision

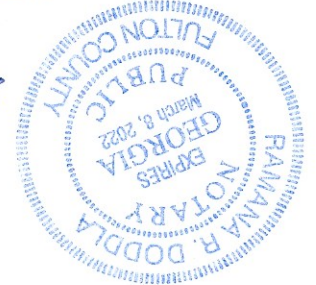
Applicant: Powder Springs DD Investments, LLC

Applicant's Address: 935 Forrest Street Unit 4 Roswell GA 30075

Date this Authorization becomes null and void: 4<sup>th</sup> Nov, 2019. ( Not applicable)

[Signature]  
Signature of Owner

[Signature]  
(Notarized)



\_\_\_\_\_  
Signature of Owner

(Notarized)

\_\_\_\_\_  
Signature of Owner

(Notarized)

\_\_\_\_\_  
Signature of Owner

(Notarized)