



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 5655 Allen Farm Rd Sw

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 Newport (City), GA (State).

Christina Allen 6/3/25
Signature of Applicant Printed Name Date

Subscribed and sworn before me this 3 day of June, 2025

Caroline SEward Caroline SEward
Signature of Notary Public Name of Notary Public

7-22-25
My Commission Expires

CAROLINE SE WARD
NOTARY PUBLIC
Polk County
State of Georgia
My Comm. Expires July 22, 2025

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

Applicant Information

Name **Spring Creek Investment Properties**

Phone [REDACTED]

Mailing Address **5655 Allen Farm Rd Sw, Powder Springs, GA, 30127**

Email [REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

TO FACILITATE THE DEVELOPMENT OF A NEW COMMERCIAL/RETAIL DEVELOPMENT

PART II. Please list all requested variances:

NONE ANTICIPATED AT THIS TIME

Part III. Existing use of subject property:

ONE OCCUPIED SINGLE FAMILY RESIDENCE

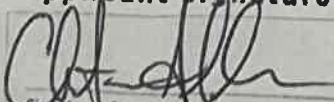
Part IV. Proposed use of subject property:

COMMERCIAL/RETAIL

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

SEE LETTER OF INTENT

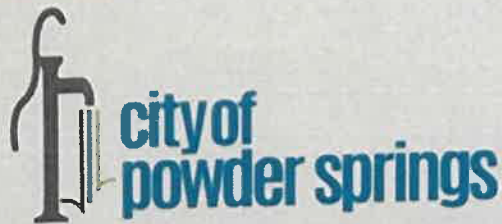
Applicant Signature



Signature of Applicant

Spring Creek Investment Properties
Printed Name

6/3/25
Date



Rezoning Request Applicant's Written Analysis

Applicant Information

Name **Spring Creek Investment Properties**

Phone [REDACTED]

Mailing Address **5655 Allen Farm Rd Sw, Powder Springs, GA, 30127**

Email [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.
SEE ATTACHMENT FOR RESPONSES
- 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.
- 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.
- Whether there are substantial reasons why the property cannot or should not be used as currently zoned;
- 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.
- 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.
- 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.

Applicant Signature


Signature of Applicant

Spring Creek Investment Properties

Printed Name

Date

6/3/25



Rezoning Request Owner's Authorization Form

Owner's Authorization

Applicant Name Spring Creek Investment Properties

Applicant's Address 5655 Allen Farm Rd Sw, Powder Springs, GA, 30127

Property Address 5655 Allen Farm Rd Sw, Powder Springs, GA

Property PIN 19067200040

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

Christina Allen
Printed Name

6/3/25
Date

State of GA, County of Cobb

This instrument was acknowledged before me this 3 day of June, 2025

2025, by Christina Allen, Identification Presented: DL FL

Caroline SE Ward
Signature of Notary Public

Caroline SE Ward
Name of Notary Public

7-22-25
My Commission Expires

CAROLINE SE WARD
NOTARY PUBLIC
Polk County
State of Georgia
My Comm. Expires July 22, 2025

Signature of Owner

Printed Name

Date

State of _____, County of _____

This instrument was acknowledged before me this _____ day of _____, 20____

20____, by _____, Identification Presented: _____

Signature of Notary Public

Name of Notary Public

My Commission Expires