



city of
powder springs

Rezoning Request

Application Checklist

Applicant Information

Name	*Hill Road Holdings, LLC	Phone	[REDACTED]
Mailing Address	6260 Avalon Boulevard, Alpharetta, GA 30009	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.

***See Exhibit "A" for Applicant/Property Owner's Representative Information**



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

Applicant Information

Name *Hill Road Holdings, LLC	Phone [REDACTED]
Mailing Address 6260 Avalon Boulevard, Alpharetta, GA 30009	Email [REDACTED]

Rezoning Request Property Information



Address 4975 & 5001 Hill Road, S.W.	Parcel ID / Lot# 19095300060 19095300070	Acreage 16.526+/-
Present Zoning MXU	Proposed Zoning Not Applicable - Change in Conditions	
Source of Water Supply	Source of Sewage Disposal	
Proposed Use Peak Hour Trips Generated	Source	


Additional Information, If Applicable

Elementary School and School's Capacity Powder Springs Elementary - 83 under	Middle School and School's Capacity Cooper Middle School - 106 under
High School and School's Capacity McEachern High School - 150 under	

Notary Attestation

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

BY:  Signature of Applicant Rep. Attorneys for Applicant/Property Owner	Printed Name J. Kevin Moore	Date January 28, 2025
Subscribed and sworn before me this <u>28</u> day of <u>Jan.</u> 20 <u>25</u>		
 Signature of Notary Public	Name of Notary Public Carolyn E. Cook	My Commission Expires January 10, 2027



***See Exhibit "A" for Applicant/Property Owner's Representative Information For Official Use Only**

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



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

Applicant Information

Name	*Hill Road Holdings, LLC	Phone	[REDACTED]
Mailing Address	6260 Avalon Boulevard, Alpharetta, GA 30009	Email	[REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

Applicant proposes modification to the underlying zoning conditions to allow the proposed residential units to be "for sale" units rather than rental units. In connection with this modification, Applicant will also seek the modification and/or deletion of certain stipulations which are specific as to rental.

PART II. Please list all requested variances:

None known at this time.

Part III. Existing use of subject property:

Undeveloped property zoned to MXU zoning classification for residential units being "for rent" only.

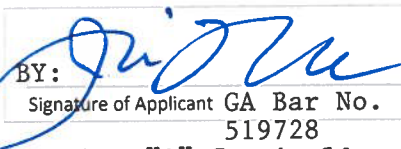
Part IV. Proposed use of subject property:

Mixed-Use Development, with single-family residential "for sale" units.

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

Applicant proposes the modification of the zoning condition to allow the residential units be "for sale" units in lieu of "rental" units. Likewise, conditions specifically addressing rental units and management thereof will be modified or deleted in their entirety. Applicant will submit a detailed listing of revised stipulations prior to the hearings. The proposed amendment to allow a "for sale" community meets a growing demand for quality housing in the City and in the Metro Atlanta area.

Applicant Signature

BY: 	*Hill Road Holdings, LLC /	January 28, 2025
Signature of Applicant GA Bar No.	Printed Name J. Kevin Moore	Date
519728		

***See Exhibit "A" for Applicant/Property Owner's Representative Information**



city of powder springs

Rezoning Request

Applicant's Written Analysis

Applicant Information

Name ***Hill Road Holdings, LLC**

Phone [REDACTED]

Mailing Address **6260 Avalon Boulevard, Alpharetta, GA 30009**

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 modifications to the zoning conditions are compatible with the City's Comprehensive Plan.

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 Property is zoned to allow for a Mixed-Use Development, consistent with the surrounding areas.

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 modifications to certain zoning conditions in no way affect any adjacent or nearby property.

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

As currently restricted to rental units only, the project does not reflect current market and development conditions.

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.

The proposed modifications do not affect public facilities.

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.

As currently restricted to rental units only, the project does not reflect current market and development conditions.

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.

As currently restricted to rental units only, the project does not reflect current market and development conditions.

Applicant Signature

BY: 
Signature of Applicant GA Bar No. 519728

*Hill Road Holdings, LLC/
Printed Name **J. Kevin Moore**

January 28, 2025
Date

*See Exhibit "A" for Applicant/Property Owner's Representative Information



city of
powder springs

Rezoning Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name ***Hill Road Holdings, LLC**

Applicant's Address **6260 Avalon Boulevard, Alpharetta, GA 30009**

Applicant's Attorney **J. Kevin Moore; Moore Ingram Johnson & Steele, LLP**

Attorney's Address **Emerson Overlook, Suite 100, 326 Roswell Street, Marietta, GA 30060**

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:

Hill Road Holdings, LLC
 TIC 22 Hill Road GP, LLC
 Trilogy Investment Company, LLC

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
None	None	None

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
None	None	None



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

Owner's Authorization

Applicant Name *Hill Road Holdings, LLC

Applicant's Address 6260 Avalon Boulevard, Alpharetta, GA 30009

Property Address 4975 & 5001 Hill Road, S.W. Powder Springs, GA

Property PIN 19095300060; 19095300070

This is to certify that I am or We are or I am the Authorized Representative of a ~~corporation~~ Limited Liability Company 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 (Change in Zoning
Special Exception Conditions)

Special Use
Flood Protection Variance

Hardship Variance
Appeal of Administrative Decision

Signature of Property Owner(s)

Signature of Owner Representative

Printed Name

January, 2025
Date

State of GA, County of Cobb

This instrument was acknowledged before me this 28th day of January, 25.

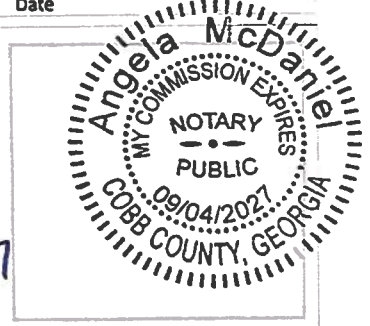
20 25, by _____

Identification Presented: DL

Angela McDaniel
Signature of Notary Public

Angela McDaniel
Name of Notary Public

9/14/2027
My Commission Expires



Signature of Owner

Printed Name

Date

State of _____, County of _____

This instrument was acknowledged before me this _____ day of _____.

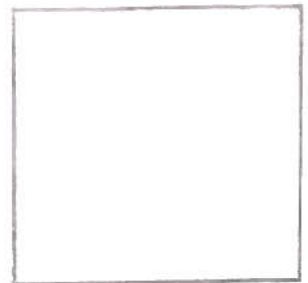
20 _____, by _____

Identification Presented: _____

Signature of Notary Public

Name of Notary Public

My Commission Expires



Form Version: 06152020

*See Exhibit "A" for Applicant/Property Owner's Representative Information

EXHIBIT "A" – ATTACHMENT TO REZONING APPLICATION

Application No.: _____
Planning Commission Hearing: February 24, 2025
Mayor and City Council Hearing: March 3, 2025

Applicant/Property Owner: Hill Road Holdings, LLC

Tax Parcel Nos.: 19095300060; 19095300070

Applicant/Property Owners' Representative:

J. Kevin Moore, Esq.
Moore Ingram Johnson & Steele, LLP
Attorneys at Law
Emerson Overlook, Suite 100
326 Roswell Street
Marietta, Georgia 30060
[REDACTED] (Office)
[REDACTED] (Telefax)
E-mail: [REDACTED]