

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 5760 C.H. James Pkwy, Powder Springs, GA 30127 Change in Conditions

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 10-01-2025. 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 10-06-2025. 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 Marietta (City), Georgia (State).



Joel L. Larkin/Attorney for Applicant

Joel L. Larkin

Printed Name

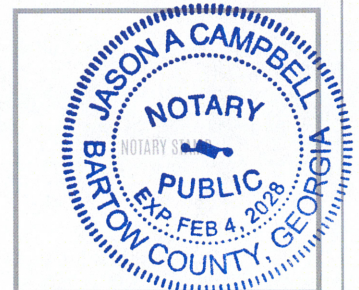
10-07-2025
Date

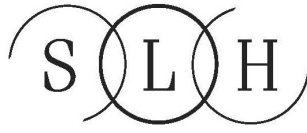
Subscribed and sworn before me this 7th day of Oct month, 2025


Signature of Notary Public

Jason A. Campbell
Name of Notary Public

02-04-2028
My Commission Expires





GARVIS L. SAMS, JR.
(1952-2025)
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

October 1, 2025

RE: Application for Change in Zoning Conditions and for a Special Use Permit to allow a drive through at **5760 CH James Pkwy.** Applications PZ25-017 and PZ25-018.
Parcel: 19067100090.
Applicant: Joel Larkin.

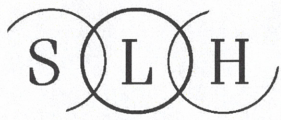
Neighbors:

This letter is to inform you that my law firm is handling an application for a change in zoning conditions and for a Special Use Permit to allow our client to build a new retail building including a Dunkin Donuts store with a drive through on the property located at 5760 CH James Pkwy. This is the undeveloped property located next to the Governor's Gun Club on the corner of Sterlingbrooke Drive and C H James Parkway.

Hearings on the application will take place before the Planning and Zoning Commission and Mayor and City Council on the following dates:

- **Planning and Zoning Commission: Thursday, October 9th, 2025 at 7:00PM (Agenda Meeting)**
- **Planning and Zoning Commission: Monday, October 27th, 2025 at 7:00PM (Public Hearing).**
- **Mayor and City Council: Wednesday October 29th, 2025 at 5pm (Agenda Meeting)**
- **Mayor and City Council: Monday, November 3rd, 2025 at 7:00PM (Public Hearing)**

You may visit the Powder Springs City Website at www.cityofpowdersprings.org for ZOOM links, physical meeting location details, and additional information and instructions. Any changes to our meetings will also be updated on our website.



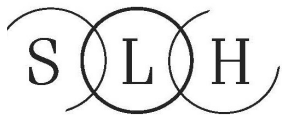
Please feel free to contact me if you have any questions or concerns. You can reach me at (770) 422-7016 or you may email me at jlarkin@samlarkinhuff.com. You may also contact the City of Powder Springs at 770-943-1666 extension 307, or email Kerisha Black kblack@cityofpowdersprings.org.

Thank you,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in blue ink, appearing to read "Joel L. Larkin", with a stylized, flowing script.

Joel L. Larkin



Site Plan:





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 6	TOTAL NO. of Pieces Received at Post Office™ 6	Affix Stamp Here Postmark with Date of Receipt. <div>GRESHAM RD. POST OFFICE 1290 GRESHAM RD. MARIETTA, GA 30062-9997 OCT - 1 2025 MARIETTA GA 30062</div>			
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™) <i>[Signature]</i>		Postage	Fee	Special Handling	Parcel Airift
1. Please See Attached List							
2.							
3.							
4.							
5.							
6.							

Rodriguez Juan & Perez Tawany
1232 Silvercrest Ct
Powder Springs

Fkh Sfr Propco K Lp
1850 Parkway Pl Se Suite 900
Marietta GA 30067

Rhudy Kenneth
1236 Silvercrest Ct
Powder Springs GA 30127

Silverbrooke Homeowners Association Inc.
5200 Dallas Hwy Ste 200 266
Powder Springs GA 30127

Governors Gun Club
5740 CH James Parkway
Powder Springs GA 30127

Riverview Investment LLC
5780 CH James Pkwy
Powder Springs GA 30127

GRESHAM RD. POST OFFICE
1290 GRESHAM RD.
MARIETTA, GA 30062-9997





SPECIAL USE NOTICE
Application has been made to change the zoning of this property from Residential Single-Family to Community Center.
To be heard by the City of Powder Springs Planning Commission on Monday, October 14, 2025 at 7:00 PM.
And by the Mayor and City Council on Monday, October 20, 2025 at 7:00 PM.
If you have any questions, please contact the Planning Commission at 770-477-1234.

ZONING NOTICE
Application has been made to change the zoning of this property from Residential Single-Family to Community Center.
To be heard by the Powder Springs Planning Commission on Monday, October 14, 2025 at 7:00 PM.
If you have any questions, please contact the Planning Commission at 770-477-1234.