



# 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,

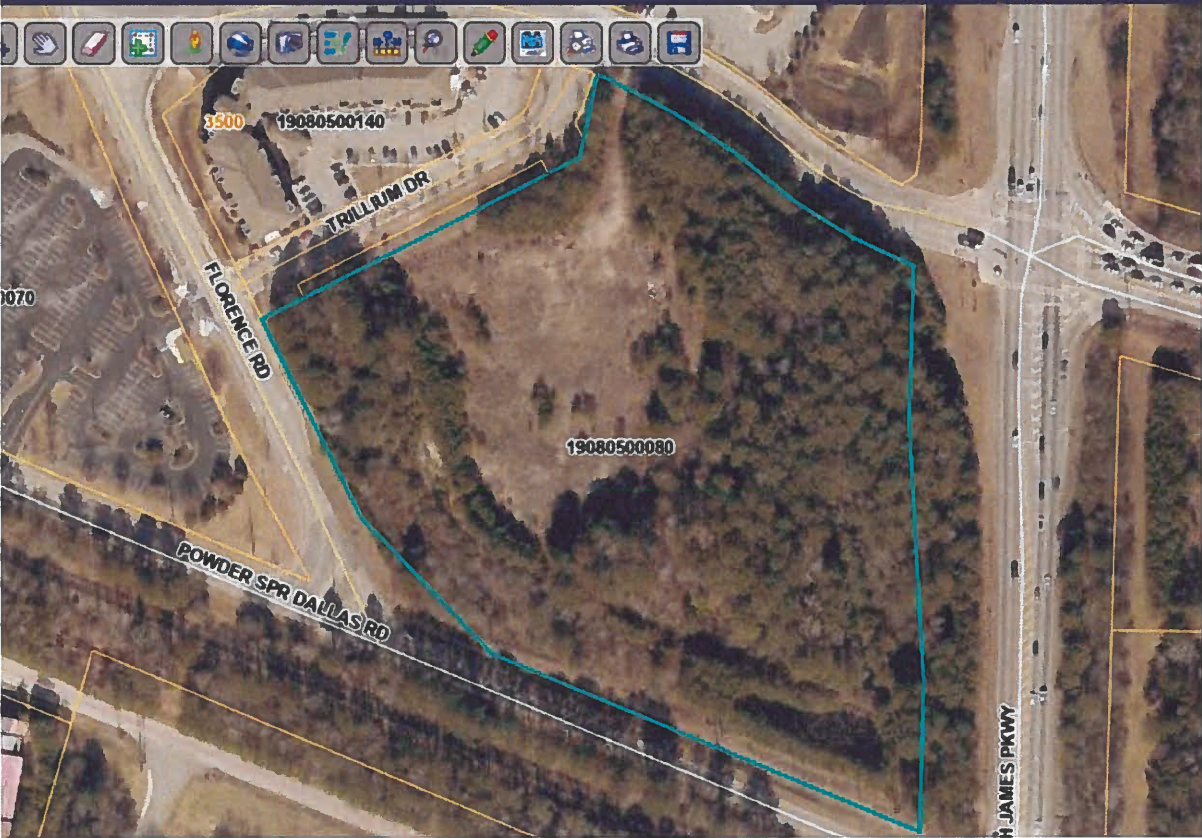
SAMS, LARKIN & HUFF, LLP



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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

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

2.

3.

4.

5.

6.

U.S. POSTAGE PAID  
MARIETTA, GA  
30062  
JUN 05 26  
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

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.

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, 4433 Vinson Rd, Powder Springs, GA

**SPECIAL USE NOTICE**

Application has been made for special use approval on this property 4433 Vinson 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 & City Council on July 20 2026 at 7:00 P.M.

Location: City Hall, 4433 Vinson 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 AM  
and by the  
Mayor & City Council  
July 20, 2026, at 10 PM

**SPECIAL USE NOTICE**  
Application has been made to Special Use  
\_\_\_\_\_ 4483 Pineview Dr  
on this property \_\_\_\_\_  
to be rezoned by the City of Powder Springs  
\_\_\_\_\_ 4483 Pineview Dr  
on June 22, 2026, at 10 PM  
and by the Mayor & City Council  
July 20, 2026, at 10 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  
11923 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  
11923 Pinetree Dr. Powder Springs GA 30107

3019D  
 BC-2A  
 3017



**SPECIAL USE NOTICE**  
 Applications for special use permits  
 under chapter 22.050, Title 22, shall  
 be filed by the City of Parker, Range  
 of 1st 2nd 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th  
 at 1:00 PM  
 on 1st 2nd 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th  
 at 1:00 PM  
 1113 Broadway, Boulder, CO

**ZONING NOTICE**  
 Applications for zoning  
 changes shall be filed by  
 the City of Parker, Range  
 of 1st 2nd 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th  
 at 1:00 PM  
 on 1st 2nd 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th  
 at 1:00 PM  
 1113 Broadway, Boulder, CO