



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

### Applicant Information

Name Shamrock Building Systems, Inc.	Phone [REDACTED]
Mailing Address 1298 Concord Road, S.E. Smyrna, GA 30080	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: City and County 2025 Tax Receipts; Constitutional Challenge

### 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.



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**Rezoning Request**  
**Application Form**

**Applicant Information**

Name Shamrock Building Systems, Inc.	Phone [REDACTED]
Mailing Address 1298 Concord Road, S.E. Smyrna, GA 30080	Email [REDACTED]

**Rezoning Request Property Information**

Address 1048 Richard D. Sailors Parkway	Parcel ID / Lot# 19082900180	Acreage 3.49+/-
Present Zoning CRC, with stipulations	Proposed Zoning CRC, with stipulations	
Source of Water Supply Cobb County Water System	Source of Sewage Disposal Cobb County Water System	
Proposed Use Peak Hour Trips Generated	Source	

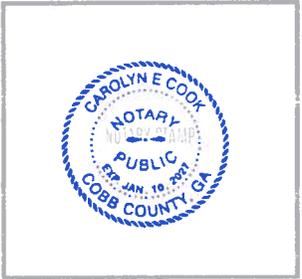
**Additional Information, If Applicable**

Elementary School and School's Capacity Compton Elementary - 79% capacity	Middle School and School's Capacity Tapp Middle - 78% capacity
High School and School's Capacity McEachern High - 94% capacity	

**Notary Attestation**

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

Moore Ingram Johnson & Steele, LLP		
BY: <u>J. Kevin Moore</u>	<u>J. Kevin Moore</u>	<u>February 24, 2026</u>
<small>Signature of Applicant</small>	<small>Printed Name</small>	<small>Date</small>
Attorneys for Applicant and Property Owner		
Subscribed and sworn before me this <u>24</u> day of <u>February</u> , 2026		
<u>Carolyn E. Cook</u>	<u>Carolyn E. Cook</u>	<u>January 10, 2027</u>
<small>Signature of Notary Public</small>	<small>Name of Notary Public</small>	<small>My Commission Expires</small>



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

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



**city of  
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**Rezoning Request**  
Notice of Intent

**Applicant Information**

Name Shamrock Building Systems, Inc.

Phone [REDACTED]

Mailing Address 1298 Concord Road, S.E.  
Smyrna, GA 30080

Email [REDACTED]

**Notice of Intent**

**PART I. Please indicate the purpose of this application :**

The purpose of this Application for Rezoning is to allow for a change in the proposed use of the Property, including revisions to the previously approved stipulations.

**PART II. Please list all requested variances:**

None.

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

The Subject Property is undeveloped.

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

Applicant proposes the construction of four (4) detached buildings, each consisting of "suites" to be used as a "flexible" business park for office, retail, and related uses as permitted in the CRC zoning category.

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

**Applicant Signature**

BY:  Shamrock Building Systems, Inc./ February 24, 2026  
Signature of Applicant Printed Name J. Kevin Moore Date

Attorneys for Applicant and Property Owner



city of powder springs

# Rezoning Request

## Applicant's Written Analysis

### Applicant Information

Name Shamrock Building Systems, Inc.

Phone [Redacted]

Mailing Address 1298 Concord Road, S.E.  
Smyrna, GA 30080

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 stipulation change seeks a use of the Property as a flexible business park in lieu of a hotel; and, therefore, the proposal is consistent with the CRC zoning district and 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 proposed use of a flexible business park is actually far more suitable in light of the zoning and development of adjacent, commercial uses.
- 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 use will not adversely affect adjacent or nearby uses which are largely commercial uses, with some residential. The proposed use is far more consistent and compatible to these adjacent uses than the currently, permitted use of the Property.
- d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;  
The current, permitted use of the Property as a hotel is not economically feasible and unviable from a marketability perspective.
- 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.  
Public facilities are more than adequate to serve the proposed use which will be far less impactful than the current, permitted use.
- 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.  
The proposed use is highly supported by new and changing conditions in the area which are vastly more supportive of business uses designed to meet the needs of a growing community, such as that proposed by Applicant.
- 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.  
The proposed use reflects a very reasonable balance between the public welfare and the right to unrestricted use of the Property, especially given the proposed use is far less impactful to public facilities and adjacent properties than the current, permitted use.

### Applicant Signature

BY: 	Shamrock Building Systems, Inc./	February 24, 2026
Signature of Applicant	Printed Name J. Kevin Moore	Date

5 Attorneys for Applicant and Property Owner



city of powder springs

# Rezoning Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

**Applicant's Name** Shamrock Building Systems, Inc.

**Applicant's Address** 1298 Concord Road, S.E., Smyrna, GA 30080

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

**Attorney's Address** 326 Roswell Street, Suite 100, 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

**X - Limited Liability Company**

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:

Powder Springs Storage, LLC	Atlantic Development Partners, LLC
Shamrock Building Systems, Inc.	
J. Seamus Burke; Joseph S. Burke	

**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		

**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		



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

**Owner's Authorization**

Applicant Name Shamrock Building Systems, Inc. Applicant's Address 1298 Concord Road, S.E., Smyrna, GA 30080

Property Address 1048 Richard D. Sailors Parkway Property PIN 19082900180

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 <input checked="" type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

**Signature of Property Owner(s)**

Powder Springs Storage, LLC  
BY: [Signature] S. Joseph Burke February 24, 2026  
Signature of Owner Printed Name Managing Member Date

State of GA, County of Cobb.  
This instrument was acknowledged before me this 24th day of February.  
20 26 by S. Joseph Burke Identification Presented: Personal Knowledge  
[Signature] Carolyn E. Cook January 10, 2027  
Signature of Notary Public Name of Notary Public 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

**EXHIBIT "A" – ATTACHMENT TO APPLICATION FOR REZONING**

**Application No.:** \_\_\_\_\_  
**Planning Commission Hearing:** **March 23, 2026**  
**Mayor and City Council Hearing:** **April 6, 2026**

**Applicant:** **Shamrock Building Systems, Inc.**  
**Titleholder:** **Powder Springs Storage, LLC**  
**Tax Parcel Number:** **19082900180**

**Applicant's and Property Owner's 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]