



City of Powder Springs

City of Powder Springs
4483 Pineview Drive
Powder Springs, GA 30127
powderspringsga.gov

Meeting Agenda

Planning & Zoning Commission Public Hearing

*Randall Madison, Wanda McDaniel,
Jim Taylor, Kelly Fisk, Kristopher Boyd, Misty Hayes and
Elizabeth Jonsson*

Monday, July 27, 2026

7:00 PM

City Hall - Council Chambers
4483 Pineview Drive
Powder Springs, GA 30127

Call to Order/ Roll Call

Topic: Planning and Zoning Public Hearing
Join Zoom Meeting

<<https://us06web.zoom.us/j/86839023900>>

Meeting ID: 868 3902 3900

Approval of Planning and Zoning Minutes

Citizen Comments

Registration to speak at any Planning and Zoning Public Hearing, per City Charter, is the day of the meeting beginning 20 minutes prior to the start of the meeting (6:40 PM - 7:00 PM). The first twelve (12) registering to speak will be given five (5) minutes to address Planning and Zoning Commissioner with their comments. You can register by signing up in person at the Council Chambers located at 4483 Pineview Drive, Powder Springs, GA 30127 - location of the on site meeting. Comments are only available on site.

Regular Agenda

During Public Hearings for Planning and Zoning Cases, those in favor the matter and those in opposition to the matter will have ten (10) minutes in total to present to the Planning and Zoning Commission.

[PZ 26-020](#)

Rezoning Request to rezone an approximate 10.4 acre Tract from LI to PUD-R. The property is located at Powder Springs Dallas Road, within land lots 734 and 747, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19074700080.

Attachments:[Email on grading plan_Redacted](#)[REZONING GRADING PLAN](#)[Survey](#)[Revised Ad](#)[Preliminary Fiscal Impact_07_10_26_Redacted](#)[Floodplain Adjacent Overlay](#)[Powder Springs Dallas Original Site Plan 04.23.2026](#)[REZONING SITE PLAN UPDATED 05.19.2026](#)[application for powder springs dallas rd_Redacted](#)[SIGN POSTED PIC](#)[Affidavit of Public Notification SIGNED](#)[MAILING RECEIPT](#)[Ad Proof](#)[Flood Adjacent Map](#)[Deed](#)[ADJACENT OWNERS PARCEL MAP](#)

[PZ 26-023](#)

3 Variances. 3989 Flint Hill Rd. To reduce 100' buffer to 30' buffer along Sanders and Flint Hill Road. To allow parking of trucks on a asphalt millings surface. To remove the requirement of a decel lane. The property is located at 3989 Flint Hill Road, within land lot 911, 19th District, 2nd Section, Cobb County, Georgia.

PIN: 19091100060

Attachments:

[Trip Generation Study_Redacted](#)

[Flint Hill Road Variance letter to go with Case Studies \(1\)_Redacted](#)

[Site Plans_Redacted 03.31.2026](#)

[Updated Ad](#)

[Case Studies \(Current locations of Applicant's Truck Farms\)](#)

[REVISED Landscaping and gate examples](#)

[Variance Request Narrative_Redacted](#)

[Emerson Truck Farm Example](#)

[Douglasville Truck Farm Example](#)

[NoticeOfIntentSenttoNeighbors](#)

[Picture of Sign 2](#)

[Picture of Sign 1](#)

[AffidavitOfPublicNotificationTruckFarmPS](#)

[Variance Application Package_Redacted](#)

[Flood plain overlay ARC GIS 11.03.2025](#)

[Warranty Deed](#)

[Rendering_\(Berm + Fence + Original Landscaping\)](#)

PZ 26-024

Change in Conditions. 3500 Trillium Rd. To allow site changes. The property is located within land lots 804, 805, 824, and 825, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19080500080.

Attachments:[Fire Marshal's Office Comments](#)[Cobb Water Sewer Comments](#)[Updated Ad](#)[Azalea Park Presentation 07.08.2026 \(REVISED site plan, elevations\)](#)[Original Site Plan 02.22.2022](#)[Sign Set 4](#)[Sign Set 3](#)[Sign Set 2](#)[Sign Set 1](#)[Notice Ltr Pkg with POSTMARKED Certif of Mailing & List-Parkland PZ26-24 & PZ](#)[Affidavit of Public Notification-Landmark Homebuilders, LLC](#)[Memorandum 2022](#)[Ad](#)[Azalea Park Zoning Site Plan 05.26.2026](#)[Zoning Appl Pkg-Parkland Homebuilders, LLC_Redacted](#)PZ 26-025

2 Special Use Requests. To allow restaurant WITH drive-throughs in a MXU zoned district. The property is located within land lots 804, 805, 824, and 825, 19th District, 2nd Section, Cobb County, Georgia.
PIN: 19080500080.

Attachments:[Special Use Request Pkg-Parkland Homebuilders, LLC_Redacted](#)[Updated Ad](#)[Azalea Park Presentation 07.08.2026 \(REVISED site plan, elevations\)](#)[Sign Set 4](#)[Sign Set 3](#)[Sign Set 2](#)[Sign Set 1](#)[Azalea Park Color Rendering 6.3.26](#)[Affidavit of Public Notification-Landmark Homebuilders, LLC](#)[Ad](#)[Azalea Park Zoning Site Plan 5.29.26](#)[Site Plan \(proposed\) 05.26.2026](#)

PZ 26-027

2 Variances. 2983 New Macland Rd. Side set back for an accessory structure larger than 144 square feet.

Variance to change size allowed of an accessory structure in relation to the principal building. The property is located within land lot 651, Lot 12, of the 19th District, 2nd Section, Cobb County, Georgia.

PIN: 19065100170.

Attachments:

[AD565108_inl](#)

[letters for 2983 New Macland](#)

[Mailing list for 2983 New Macland](#)

[More letters for 2983 New Macland](#)

[Picture of accessory structure \(shed\)](#)

[SafeBuilt Plan Review Letter \(26-05-14\)](#)

[Plan Comment Letter 26PDR-00308 \(26-05-14\)](#)

[2983 New Macland Sign Proof_Redacted](#)

[2983 Nrw Macland Rd Variance Application_Redacted](#)

Other Business

Executive Session, if called for the purpose of Personnel, Real Estate, or Litigation Matters

Adjourn

Planning and Zoning Commissioners may remain, following adjournment of their meeting, at their meeting location to sign documents, greet and speak with citizens, and discuss current events. To the extent this activity may be considered a meeting under the Georgia Open Meetings Law, the public is hereby notified thereof, and invited to attend.

ADA Statement - Accessibility to meetings: If you need the City to provide special accommodations in order to participate in the above meeting, please call Kelly Axt, City Clerk, at 770-943-1666, ext 312 or kaxt@powderspringsga.gov at least 48 hours before that meeting.



City of Powder Springs

Staff Report

City of Powder Springs
4483 Pineview Drive
Powder Springs, GA 30127

7/27/2026

JoAnna Robinson

From: Reece Hart [REDACTED]
Sent: Wednesday, July 22, 2026 10:06 AM
To: Kerisha Black; JoAnna Robinson
Cc: Yanni Spanoudakis; Jonathan Jones
Subject: RE: Jones Park Floodplain

CAUTION: This email originated from outside the City of Powder Springs network. Maintain caution when opening external links/attachments

Good morning,
I just wanted to check back in and ask for an update on this.
Thank you,

Reece Hart
Project Manager
[REDACTED]



ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
[REDACTED]

Office Address: 300 WI Pkwy, Dallas, GA 30132

From: Reece Hart
Sent: Thursday, July 16, 2026 4:50 PM
To: Kerisha Black <kblack@powderspringsga.gov>; JoAnna Robinson <jrobinson@powderspringsga.gov>
Cc: Yanni Spanoudakis <yspanoudakis@powderspringsga.gov>; Jonathan Jones [REDACTED]
Subject: Jones Park Floodplain

Good afternoon,
Please see attached grading plan for the Jones Park project showing that this development can be designed and completed outside of the floodplain and above the 921' elevation which was the main concern. Will this cover the information needed to continue moving forward or will the city require more information from us?
Thank you!

Reece Hart
Project Manager
[REDACTED]

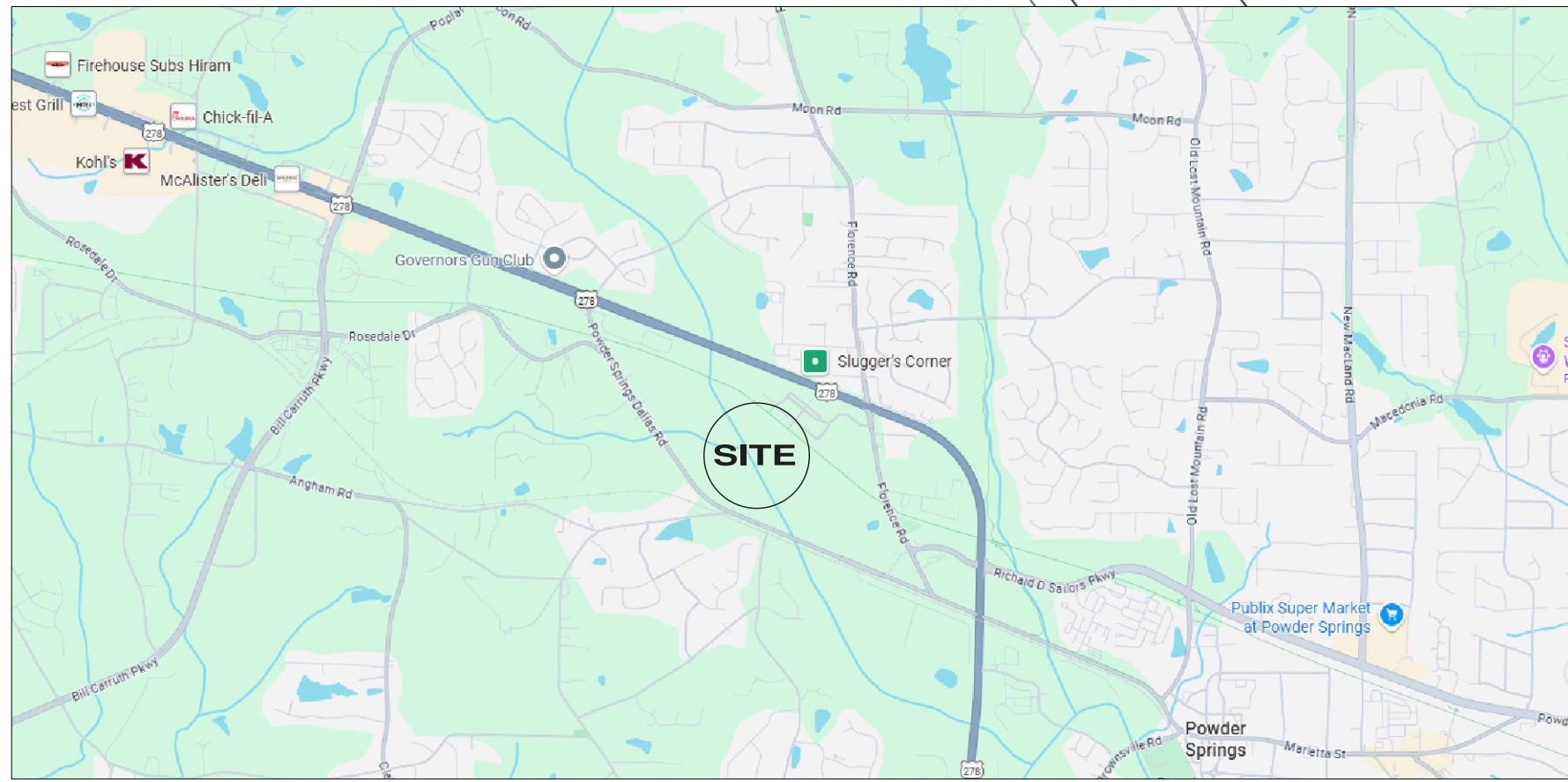


ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT

[REDACTED]

Office Address: 300 WI Pkwy, Dallas, GA 30132

VICINITY MAP
SCALE: 1"=2000'



SITE PLAN LEGEND

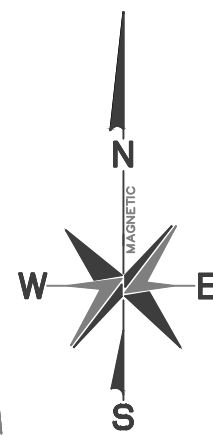
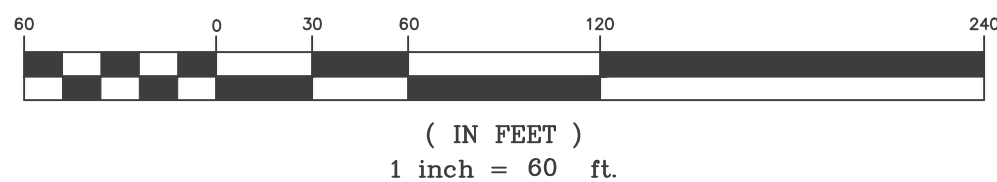
- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- EXISTING CONTOUR
- OPEN SPACE
- FLOODPLAIN
- C/L OF PROPOSED ROAD
- PROPOSED RIGHT OF WAY
- SETBACK LINE
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- PERIMETER BUFFER

SITE NARRATIVE

- BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC.
- TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY COBB COUNTY G.I.S. DEPARTMENT
- OWNER/DEVELOPER :KENNETH JONES
1354 COLE CREEK RD, DALLAS, GA 30157
KJONES@NLLEASING.COM
24 HR. CONTACT: KENNETH JONES, 770-318-6653
- ENGINEER :
ELITE ENGINEERING, LLC
300 W PARKWAY, PO BOX 799
DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2968
- CURRENT ZONING : LI
PROPOSED ZONING : PUD-R
TOTAL SITE AREA = 10.445 ACRES
REQUIRED OPEN SPACE = 2.09 ACRES
PROVIDED OPEN SPACE = 6.76 ACRES
PROPOSED NUMBER OF LOTS = 32
PARKING SPACES REQUIRED = 11
PARKING SPACES PROVIDED = 14
TAX ID = 19074700080

SETBACKS:
MIN. FRONT YARD = 15 FEET
MIN. SIDE YARD = 12 FEET
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH
MIN. 8,000 S.F. LOTS
- THIS PROPERTY DOES LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA WITH ZONE AE PER COBB COUNTY F.I.R.M. PANEL NO. 13067C0177G DATED DECEMBER 16, 2008.
- NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
- NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
- SANITARY SEWER SERVICE TO BE PROVIDED BY COBB COUNTY.
- WATER SERVICE TO BE PROVIDED BY COBB COUNTY.
- POWER SERVICE TO BE PROVIDED BY COBB EMC POWER COMPANY.
- FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.

GRAPHIC SCALE



L.L.
734

L.L.
733

L.L.
747

L.L.
748

FLOODPLAIN

PREPARED BY:



Elite Engineering

Engineering | Surveying | Management

300 W I Pkwy, PO Box 799
Dallas, GA 30132
Jonathan Jones, P.E.
(678) 324-8291

DATE:

REVISION

No.

REZONING PLAN FOR

JONES PARK

CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

REZONING GRADING PLAN

PREPARED FOR:

KENNETH JONES
770-318-6653



PROJECT No. 25106
DRAWING SCALE: 1"= 60'
DESIGNED BY: JFJ
DRAWN BY: SDG
CHECKED BY: JFJ
DATE: 04/21/26
SHEET

1 OF 1

Zoning Exhibit For
Kenneth Jones
Located in Land Lots 734, 747, & 748
19th District, 2nd Section
City of Powder Springs,
Cobb County, Georgia

ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 WI Parkway, Suite 100
Dallas, Georgia 30132
(678) 324-8291

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 07/01/26 10:27 by rmill-tj

Acct #: 110102

Ad #: 565100

Status: New

CITY OF POWDER SPRINGS
KELLY AXT
PO BOX 46
POWDER SPRINGS GA 30073

Start: 07/03/2026 Stop: 07/03/2026
Times Ord: 1 Times Run: ***
LEG 1.00 X 3.27 Words: 300
Total LEG 3.27
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 45.00
Ad Descrpt: PH-3943 PS DALLAS RD
Descr Cont: MDJ-3943 GPN-16 NOTICE OF
Given by: KERISHA BLACK
P.O. #: PS DALLAS RD
Created: rmill 07/01/26 10:15
Last Changed: rmill 07/01/26 10:27

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 07/03

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-3943
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
FLOODPLAIN VARIANCE
& REZONING

Notice is hereby given that an application has been submitted for a floodplain variance to permit development on a parcel affected by floodplain areas and to rezone approximately 10.455 acres of property from Light Industrial (LI) to Planned Unit Development Residential (PUD-R). The property is located in Powder Springs Dallas Road in Powder Springs, Georgia 30127, within Land Lot 747 of the 19th District, 2nd Section, Cobb County, Georgia PIN: 19074700080. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, July 9th, 2026, at 7:00 p.m. and at its public hearing on Monday, July 27th, 2026, at 7:00 p.m., and by the Mayor and Council at its work session on Wednesday, August 12th, 2026, at 5:00 p.m. and at its public hearing on Monday, August 17th, 2026, at 7:00 p.m. All meetings will be held at City Hall, 4483 Pineview Drive, Powder Springs, Georgia 30127. If applicable, Zoom links will be available at www.powderspringsga.gov. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

7:3-2026

DRAFT

Preliminary Fiscal Impact Forecast:

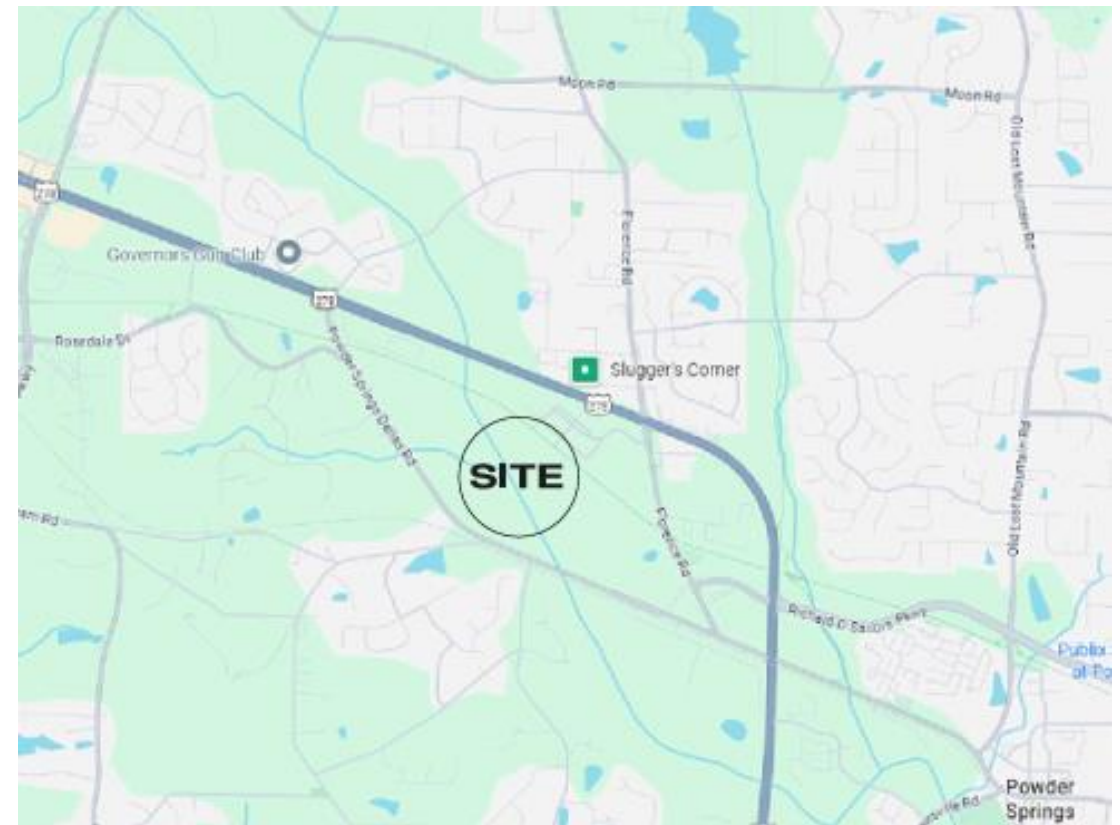
Proposed Townhome Development on 10.445 Acres
Located off Powder Springs Dallas Rd.

July 10, 2026

Prepared for



Prepared by



Section I: Background Information

Study Purpose, Scope and Methodology

Assignment Summary

- The City of Powder Springs has retained KB Advisory Group (KB) to prepare fiscal impact analyses (FIA) for new development proposals on an as needed basis.
- The City has received an application from Kenneth Jones (“the Applicant”) to rezone a 10.445-acre parcel located on Powder Springs Dallas Rd. from Light Industrial (LI) to PUD-R. The parcel is inside the city limits and is currently undeveloped. A significant portion of the site lies within a designated floodplain.
- The proposed development plan (the Project) will consist of 32 townhomes. The townhomes occupy an estimated 2.67 acres, surrounded by 6.76 acres of HOA common area, stormwater management area and open space. Internal ROW is estimated to consume 1.02 acres and would no longer be taxed.
- The City has asked KB to forecast the net fiscal impact of this Project if developed for the proposed residential use. The information used to forecast future City Revenues and expenditures from this project incorporates inputs from a recent city-wide budget analysis and forecast prepared by the University of Georgia’s Carl Vinson Institute (UGA).



Executive Summary

- The following analysis estimates annual (at build out) and 10-year cumulative net fiscal impacts associated with the requested development 32 townhomes on 10.5-acres located on the easterly side of Powder Springs Dallas Rd. in Powder Springs.
- The resulting analysis shows that this project should be fiscally positive when completed (in 2030) and produce a cumulative \$40,400 surplus over the first 10 years through 2035, which is the last year of UGA's fiscal forecast.
- However, if no significant changes are made to City services, non-property tax revenue sources or millage rates, over the term of the forecast the Project's annual net surplus is projected to erode after build out as homestead exemptions reduce growth in the Project's net tax digest, and overall City service costs increase faster than revenues. Based on the 10-year City-wide general fund revenue and expense forecasts prepared by UGA, municipal service costs could exceed revenues by 2034 the development is projected to run an 8% deficit in 2035.
- Analysis findings are presented in the following sections.

Estimated Forecast Conditions at Build Out	2030
Total Residential Units	32
Total Developed Square Footage	70,400
Estimated Taxable Real Estate Value (2026\$)	\$12,660,000
Real + Personal Property Gross Digest	\$5,195,600
Estimated Homestead Exemptions	-\$373,824
Net Digest at Build Out	\$4,821,747
Estimated Tax and Non-Tax Revenues	\$69,660
Estimated General Fund Service Costs	\$59,500
Net Fiscal Impact at Build Out	\$10,160
Margin Revenues/Service Costs at Build Out	17.1%
Estimated Cumulative Forecast Conditions	2026-2035
10-Year Revenues	\$499,500
10-Year Expenditures	\$459,100
Cumulative 10 Year Fiscal Impact	\$40,400
10-year Margin of Revenues over Service Costs	8.8%

Background

- In early 2026, the City of Powder Springs retained the University of Georgia's Carl Vinson Institute (UGA) and KB Advisory Group, Inc. (KB) to prepare aggregate revenue and expenditure forecasts for the City ("the Fiscal Forecast").
- The purpose of this effort was to:
 - Provide city policy makers with a clearer understanding of how the City's development and population growth has/will impact municipal revenues and service costs over time,
 - Evaluate the City's existing service delivery and estimate costs associated with increasing the number and average compensation of personnel needed to service the City's current / future population,
 - Develop a forecasting tool to assist staff and elected officials in preparing the City's FY 2027 and future budgets, and
 - Investigate whether implementing land use policy changes could measurably improve upon forecast conditions over time.
- A secondary study objective was to develop information that could be applied to estimate the revenue and expenditure effects of individual development proposals. A proposed townhome development on Powder Springs Dallas Rd. is the first "project-level" impact analysis prepared using information developed from UGA's Fiscal Forecast

Background (Continued)

- KB's role in the study effort was to undertake a comprehensive analysis of the City's current and future property tax base and was responsible for the following tasks :
 - Estimate the taxable future value of all real estate development proposals that were either under construction or had received development approvals as of early 2026,
 - Inventory remaining developable land with the city limits and forecasted potential future development on those parcels based on densities allowed by the City's comprehensive plan,
 - Prepare a similar analysis of potential parcels that could be annexed into the City over time,
 - Conduct a comprehensive analysis of City exemptions, particularly floating homestead exemptions, to estimate their future impact on the City's net tax digest,
 - Estimate the City's "build out" potential, resulting population, distribution of housing units by housing type and nonresidential development square footage based on the above inputs,
 - Forecast the City's resulting property tax base and future property tax revenues using the current millage rate, and
 - Evaluate the City's remaining industrial- and commercially-zoned land inventory to prioritize those parcels that should be actively preserved for future non-residential development versus parcels that could be allowed to transition to housing or mixed-use.

Background (Continued)

- Inputs from KB's research were used by UGA to inform its aggregate revenue and expenditure forecasts, including property tax revenues, population growth, housing and non-residential development growth, and related metrics that were used to estimate future municipal service costs.
- UGA's analysis focused on forecasting total municipal revenues and expenditures, primarily on non-property-tax related revenues, as well as general fund expenditures at the departmental level.
- The municipal service cost analysis summed up departmental expenses and produced annual general fund expenditure forecasts through 2035. Those annual estimates incorporated departmental staffing requirements and related personnel and non-personnel expenses that were necessary to service the City's growing population.
- UGA's revenue forecast was less detailed and only extended to 2030. Three alternative forecasts were produced - a "low nominal", "mid-nominal" and "high-nominal" scenario. The three scenarios produced a 17% variation in 2030 forecast outputs between the low and high alternatives, driven mostly by wide variations in non-property tax revenues.
- The resulting outputs have been applied by KB to evaluate the fiscal impacts of individual future development proposals that are not already incorporated into UGA's analysis.

Methodology

- As noted, this fiscal impact analysis replaces an earlier methodology developed by KB Advisory Group, by incorporating findings from UGA's recently completed revenue and expenditure forecasts prepared for Powder Springs.
- Previous fiscal impact methodology was “static” in that it could not reasonably anticipate relative changes to City-wide revenues and service costs outside of the specific development proposal(s) being evaluated.
- The UGA forecasts provide a “dynamic” future environment within which to evaluate the potential impacts of new development proposals, which would necessarily be added on top of projects that are under construction or already in the development pipeline. Significant accuracy improvements are summarized below:
 - The UGA forecasts account for needed increases in municipal service costs associated with the City's overall growth, including near term spending increases to “catch up” to the rapid pace of development that has already occurred over the past several years, plus the future pipeline of projects that are under construction or have already been approved by the City.
 - Overall City revenues are projected to decline after FY 2027, when Cobb County no longer makes annual payments associated with acquiring the City's sewer utility infrastructure several years ago. The removal of that revenue source will cause non-property tax related revenues to grow at a slower rate than City expenditures over the forecast period. Consequently, the next 10 years are likely to present a much different fiscal environment than was the case over the past decade.

Methodology (Continued)

- The forecast can also be updated annually as estimates are replaced with actual data and the City decides to modify current taxation and/or service delivery policies.
- UGA's expenditure forecasts extend to 2035, while City revenues are only forecast to 2030 and are presented in a band of low to high outcomes. To meld the 3 revenue alternatives into a single forecast, KB extrapolated revenues from 2030 to 2035 using a combination of the "mid nominal" and "high nominal" scenarios. Those two scenarios appeared to be the most realistic and likely based on actual city-wide revenue growth trends experienced over the past 10 years
- KB then used UGA's aggregate 10-year forecast results to prepare non-property tax revenue and municipal service cost multipliers based on forecasted City-wide population, housing and tax digest growth. The resulting multipliers were then applied to the proposed Project to calculate its net fiscal impact on annual basis to 2035.
- The methodology described above produces a single set of forecast outputs based on applied unit counts and taxable property values. Over time, enhancements will be added to enable testing of alternative inputs and assumptions, to assist the city in evaluating different scenarios and options to improve the fiscal performance of new development proposals.

Assumptions and Limiting Conditions

- The scope of work does not include market research, and KB makes no representations concerning the feasibility or market acceptance of the Applicant's proposed plan. Also, the forecast does not account for possible future economic downturns or other factors that could negatively impact future real estate values or rates of new construction.
- Absent of better market information, floating homestead exemptions are assumed to continue to rise faster than gross digest over the forecast period, at similar ratios to those experienced over the past decade. This assumption substantially reduces future property tax revenues associated with owner occupied housing and is therefore conservative.
- The Project's estimated taxable full value at build out reflects site plan information provided by the Applicant, supported by values of comparable new housing products in the area. The Project's construction quality and pricing are assumed to be comparable to available alternatives. A developer's decision to build products targeting price points that are significantly higher or lower than recently completed developments would obviously produce different results.
- Other than those revenue and expenditure inputs which have already been incorporated into UGA's forecasts, this analysis assumes that there will be no significant changes to City revenue sources or the scope of City services to be delivered to residents and businesses through 2035. Property tax revenues also assume that the City's millage rate will remain constant at 9.5 mils.

Assumptions and Limiting Conditions (Continued)

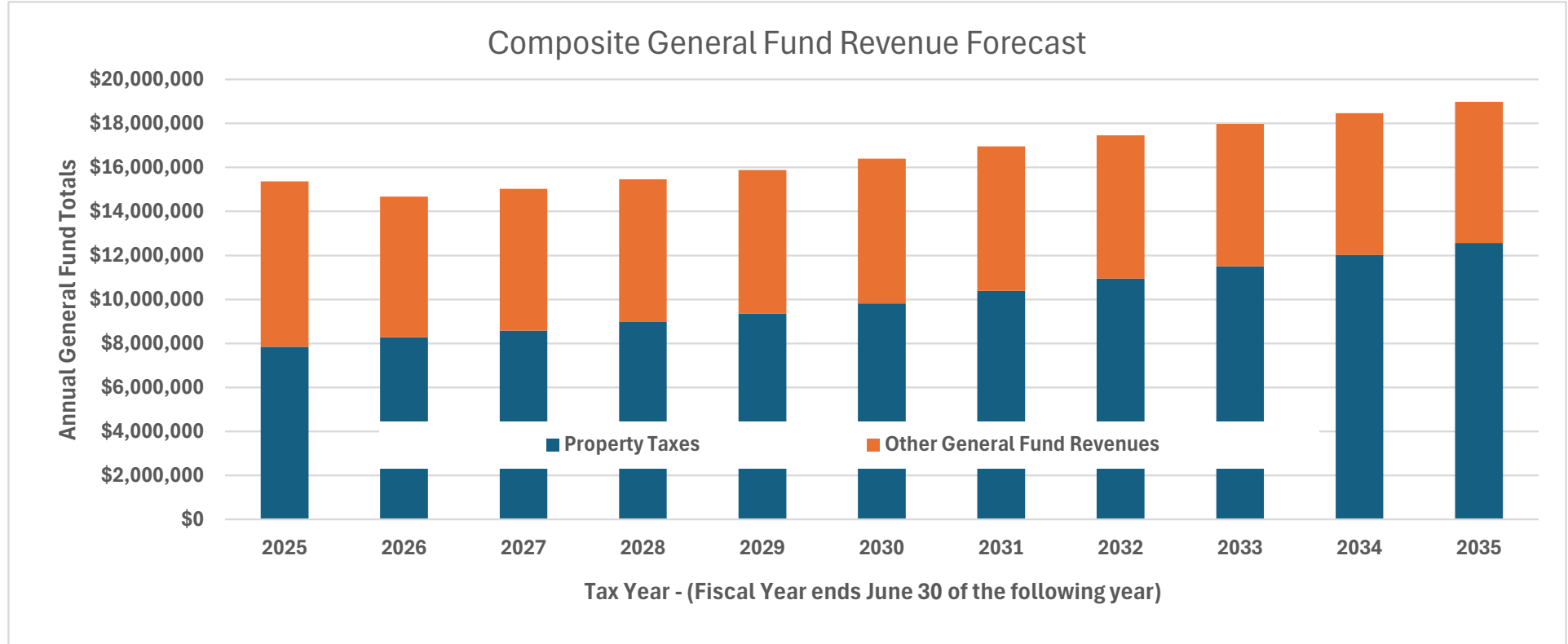
- This analysis only addresses general fund revenues and expenses. Potential impacts on the City's various business enterprise and related special purpose funds are not included. Also, this analysis does not factor in effects on intergovernmental revenues, nor does it include capital outlays or debt service costs which are not directly impacted by the Project.
- The model is not sophisticated enough to discern potential differences in City service costs across various housing types. Single family homes, townhomes and apartments are assumed to have similar per capita service costs.
- There is not enough available information to accurately allocate the City's current general fund costs between residential and non-residential development. This methodology assumes that 90% of City service costs and non-property tax revenues are attributable to residential uses. This assumption is higher than the percentage of residential property value to the City's total digest and is therefore conservative. Additional research is required to accurately allocate current City revenues and expenditures between residential and nonresidential land uses.
- Finally, this analysis focuses solely on City revenues and expenditures and does not address potential future growth impacts on public school enrollments or upon School District or County finances.

Section II: City-Wide Fiscal Impact Multipliers

Municipal Revenues and Service Costs

City-Wide Revenue Forecast

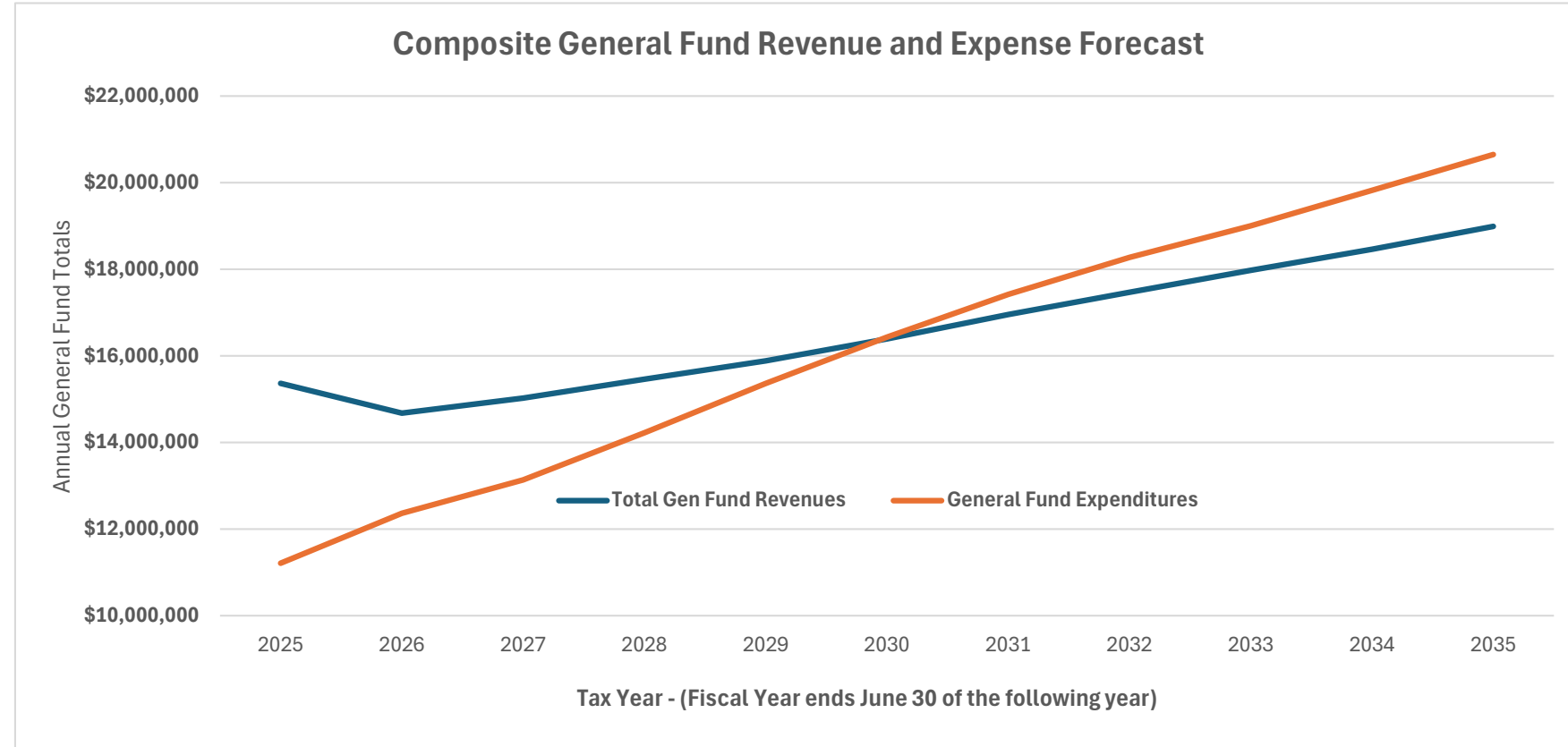
- As previously noted, UGA produced three versions of a general fund revenue forecast (low mid and high) to 2030. For purposes of this analysis, KB extrapolated and combined revenues from 2025 to 2035 into a single scenario which is illustrated in this graph.



- The forecast illustrated here indicates that real estate and personal property taxes accounted for 51% of total City general fund revenues in 2025. That percentage is expected to increase in the future due a decline in non-tax revenue sources in 2026 (FY2027). Overall, property taxes are projected to grow from the recent 51% share, to more than 66% of total general fund revenues by 2035.
- From 2026 forward, the forecasted rate of general fund revenue growth is projected to average just under 3% per year, compared to a 7.3% annual growth in revenues over the past decade.

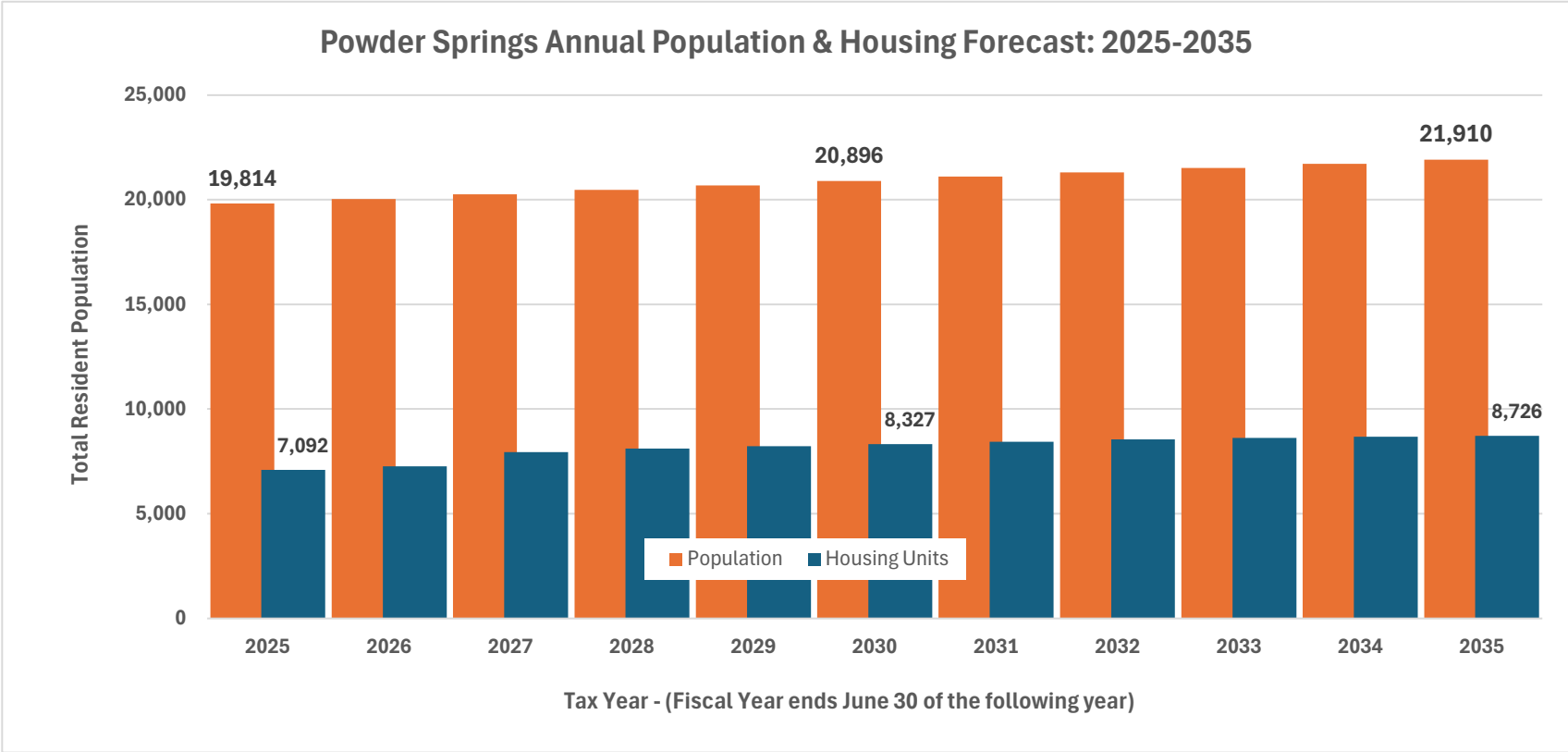
City-Wide Expenditure Forecast

- UGA also produced a single general fund expenditure forecast to 2035. That forecast incorporated an evaluation of service delivery demands at the individual departmental level and recommended significant increases to both catch up to recent growth and accommodate the pipeline of future development. Consequently, general fund expenditures are projected to rise by 7.9% annually until 2030 and then moderate to 4.7% per year over the balance of the forecast.



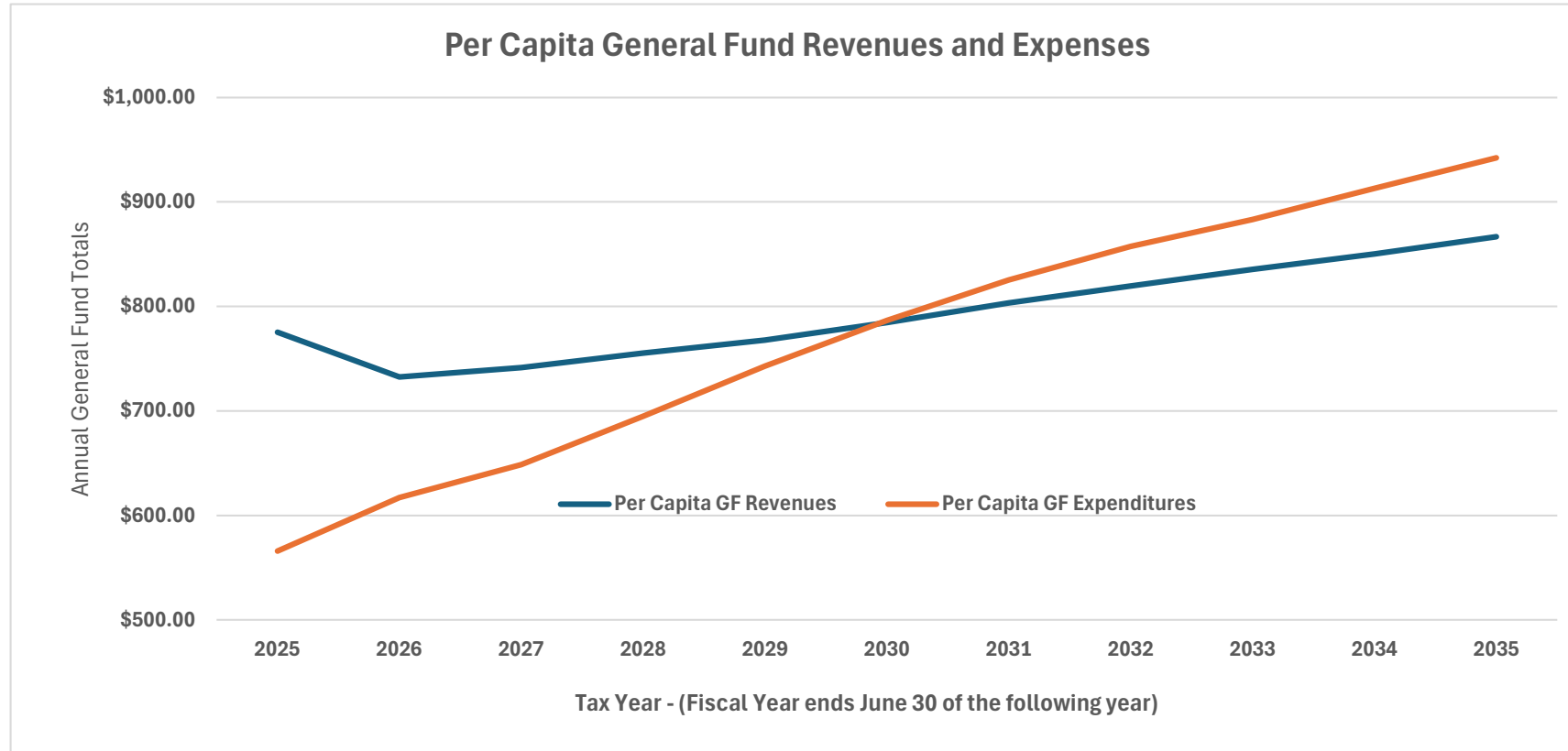
- As could be expected, these “baseline” forecasts show that municipal service cost could exceed available revenues by 2030. Eliminating shortfalls after 2030 will require some combination of increasing non-property tax revenues above expected levels, reducing future service cost increases, or raising the City millage rate. Which option(s) the City chooses to implement will similarly impact all development, including the subject of this report.

Population and Housing Growth Inputs



- To apply City-wide revenue and expense growth to a project-level fiscal impact analysis requires applying appropriate multipliers to housing units, households or resident population. This graph illustrates the annual City population and housing forecasts incorporated into UGA’s analysis. The population forecast is somewhat conservative compared to recent growth and projects that the City will add roughly 2,100 residents (an approximate 1% annual growth rate) by 2035. Based on the pipeline of projects under construction or permitted, the number of housing units is projected to increase by more than 1,630 units, representing a growth rate of 2.1% per year, suggesting that average household sizes will shrink considerably over the next decade. These numbers are used to prepare the per capita multipliers graphed on the next slide.

Per Capita General Fund Revenues and Expenditures



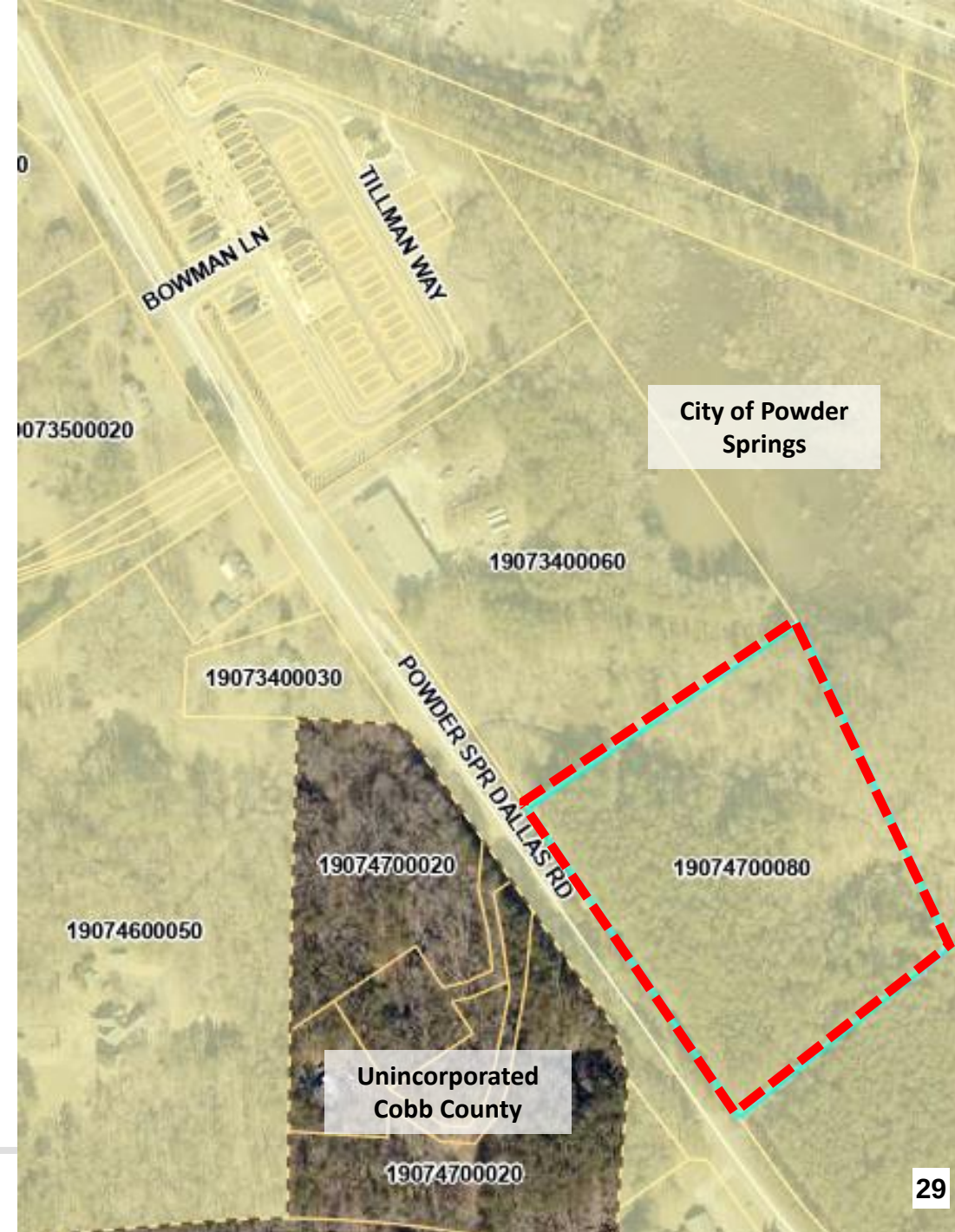
- This graph converts annual City-wide general fund revenues and expenses illustrated earlier, to a per capita measurement. City-wide per capita expenditures are forecast to climb faster and exceed general fund revenues by 2030, when the lines meet at roughly \$780 per resident. Assuming no changes in tax rates or fee structures, expenses could exceed revenues by roughly \$76 per resident (8.7%) by 2035.

Section III: Project Evaluation

Value Estimates, Construction Phasing and Fiscal Impacts

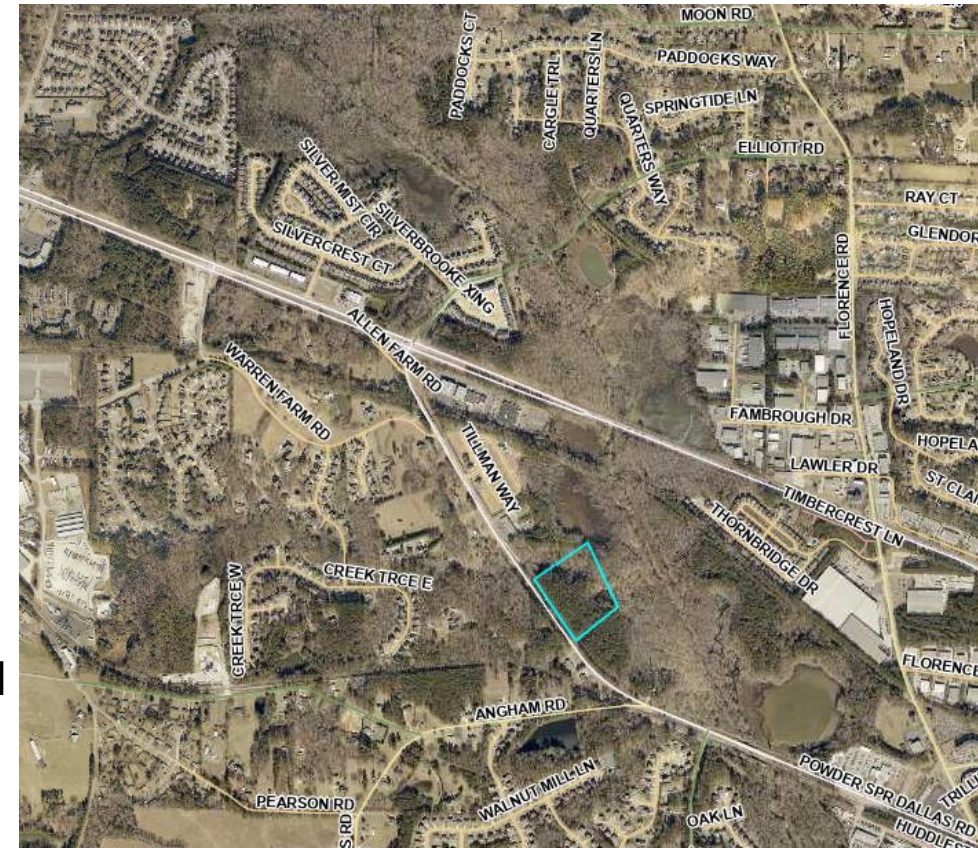
Existing Conditions

- The proposed development site is tax parcel 19074700080, which totals approximately 10.45 acres.
- County tax records indicate that the parcel is classified as vacant industrial land (I-5) and is unimproved. Roughly half the total acreage is designated as a flood hazard area.
- The parcel has a (2026) taxable full value of \$347,740 (\$33,289 per acre). Assuming no change to the City millage rate and no property tax appeal is filed this year, the parcel will generate \$1,321 in City property taxes 2026. Associated service delivery costs are assumed to be \$0.



Surrounding Land Uses

- The Project Site abuts an existing 12,600 SF warehouse built in 2001. That parcel totals 11 acres and the property's 2026 taxable full value is \$1.41 million (\$112/SF). Given the Project Site's environmental constraints, it is likely that a future industrial use would be limited to a single warehouse type building ranging from 20,000 to 25,000 SF, with a likely taxable full value in the \$2.5 million range.
- The Project Site is less than a ¼ mile south of Pulte Home's Adler Springs development that is currently under construction. It is also less than a mile from other recent single family and townhome developments located near CH James Parkway. Recent townhome sales in those developments provide a reasonable indicator of potential sale prices, unit sizes and assessed values for the proposed 32-unit townhome project.
- KB pulled assessment data for a sample of 17 recent townhome sales, consisting of units built between 2020 and 2025. The townhomes averaged 2,200 SF, with a 2026 taxable full value ranging from roughly \$350,000 to \$410,000 and \$140 to \$194/SF. Values were driven primarily by recent new construction sold in Adler Springs. Based on those comparable sales and absent of elevations, floor plans or pricing information provided by the Applicant, KB assumed that townhome units on the Project Site would average 2,200 SF and be sold in the \$395,000 price range (in 2026\$).



Project Valuation

- Using information gathered from the site plan and a sample of tax assessment records, KB estimated the taxable full market value of the Project at build out. This table summarizes the estimated allocation of the 10.45 acres among the proposed townhome units, HOA-owned open space, and non-taxable ROW, including resulting building square footage and taxable market value.
- KB applied a baseline (2026) land value of \$93,500 per lot. Improvements were estimated to average 2,200 SF and achieve an average sale price of \$395,000 per unit (in 2026\$). The site plan indicates that no common-area amenity buildings or structures are planned, so the HOA common area was valued at a nominal \$3,000 per acre.
 - Taxable full values could vary significantly from these inputs depending on the actual products a developer chooses to build, and the targeted price points of those units. Values could also be impacted by overall real estate market conditions by the time units are delivered.
- As shown, the development of 32 lots and 70,000 SF of new construction could have a taxable full value of \$12.64 million in 2026\$.

Powder Springs Dallas Rd.							
Development Summary and Estimated Taxable Full Value at Completion (in 2026\$)							
Project Components	Allocated	Units	Average SF/Unit	Total Building SF	Estimated Assessed Full Value (2026\$)		
	Acres				Per Unit/AC	Per Sq.Ft.	TOTAL
Single Family Homes	-	-		-	\$0	\$0.00	\$0
Townhomes	2.67	32	2,200	70,400	\$395,000	\$179.55	\$12,640,000
HOA Open Space	6.76				\$3,000		\$20,280
Roads/ROW	1.02				\$0		\$0
Totals	10.45	32		70,400			\$12,660,280
Value Distribution at Build Out		Units			Per Lot	Per Bld SF	Total
Land		32			\$93,500		\$2,992,000
Improvements		70,400				\$137.05	\$9,648,000
Totals							\$12,640,000

Source: Applicant Site Plan and KB Advisory Group, Inc.

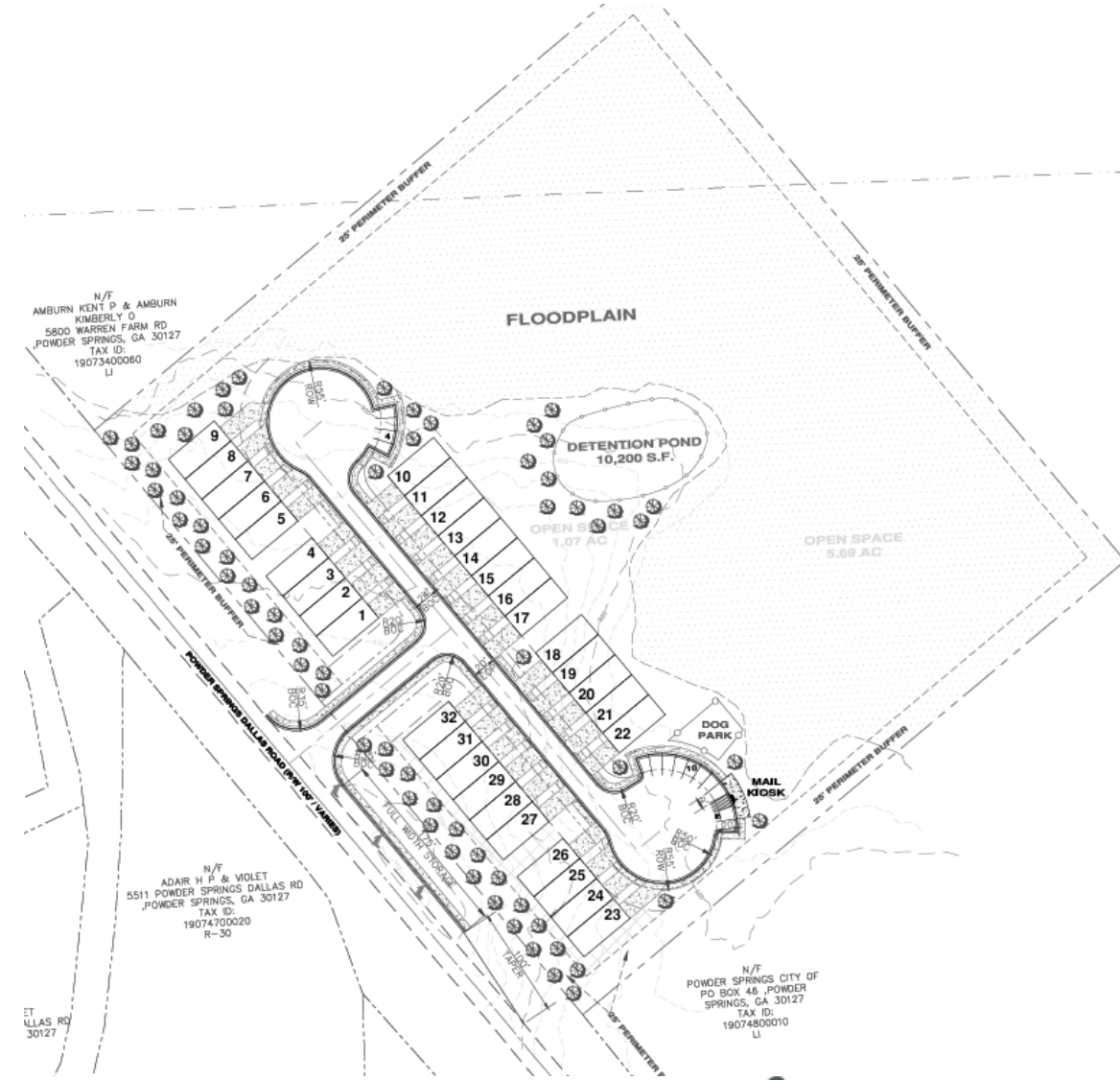
PHASING ASSUMPTIONS

- KB also developed a phasing schedule that assumes a late 2026 to early 2027 construction start, with sales of the first completed homes becoming taxable during calendar year 2028.
- Including an allowance for assessing time lag effects and resulting delays in the City's receipt of property tax revenues from new construction, KB forecasts that the project would be fully completed taxed by January 1, 2030.
 - Depending on the timing of construction and individual unit sales, resulting property tax revenues could be delayed a year or more beyond this schedule.

Powder Springs Dallas Rd. Build Out Forecast	TOTALS	1 2026	2 2027	3 2028	4 2029	5 2030
Annual Absorption Housing Units						
Townhomes	32			10	18	4
TOTALS: (Housing Units Only)	32	-	-	10	18	4
Cumulative Absorption						
SF Detached		-	-	-	-	-
Townhomes		-	-	10	28	32
TOTAL:		-	-	10	28	32
Acres Developed						
SF Detached						
Townhomes	2.67			2.7	2.7	2.7
Open Space	6.76	10.45	10.45	6.76	6.76	6.76
Total Acres Developed:	9.43	10.45	10.45	9.43	9.43	9.43
Residual Acres/ROW	1.02	-	0.00	1.02	1.02	1.02
Total Developed Building SF						
Townhomes	70,400			22,000	61,600	70,400
Total Building SF:	70,400	-	-	22,000	61,600	70,400

Homestead Exemptions

- With new information produced as part of the fiscal forecast work described above, KB was able to track homestead exemptions and digest information for a sample of 192 existing owner-occupied townhomes in the City using 2025 digest information. Findings include the following:
 - That the average city exemption for qualifying owners purchasing units built in 2024 started at \$2,000. Moving back in time, exemptions rapidly increased to the \$50,000 range for units purchased and built before 2020. Over approximately 10 years, floating homestead exemptions rapidly exceed value increases, reducing the gross digest of townhomes units by close to 48%.
 - Using this data, KB estimated that the average exemption would reach \$18,000 when the project is sold out. The percentage of home buyers receiving exemptions would also increase from 55% in 2030 to a peak of 85% by 2035 (the last year of the forecast).
 - If past trends continue, the average city exemption can be expected to increase at a 18% annual rate until leveling off at roughly 50% of gross digest. KB applied those inputs to estimate the growth in floating City exemptions over the forecast period.



PROPERTY TAX COLLECTIONS

Powder Springs Dallas Rd. Property Tax Revenue Forecast	2026 Values	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035
Full Market Value											
Residual Land	\$347,740	\$347,740	\$108,669	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lots	\$2,992,000	\$0	\$0	\$2,992,000	\$2,992,000	\$2,992,000	\$2,992,000	\$2,992,000	\$2,992,000	\$2,992,000	\$2,992,000
Improvements	\$9,648,000	\$0	\$0	\$3,015,000	\$8,442,000	\$9,648,000	\$9,648,000	\$9,648,000	\$9,648,000	\$9,648,000	\$9,648,000
HOA Open Space	\$20,280	\$0	\$20,280	\$20,483	\$20,792	\$21,211	\$21,747	\$22,407	\$23,203	\$24,148	\$25,257
ROW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Full Market Value (2026\$)	\$12,660,280	\$347,740	\$128,949	\$6,027,483	\$11,454,792	\$12,661,211	\$12,661,747	\$12,662,407	\$12,663,203	\$12,664,148	\$12,665,257
Appreciated FMV		\$347,740	\$129,050	\$6,027,689	\$11,455,106	\$12,977,638	\$13,302,196	\$13,634,985	\$13,976,223	\$14,326,131	\$14,684,941
Average FMV / Unit				\$602,769	\$409,111	\$405,551	\$415,694	\$426,093	\$436,757	\$447,692	\$458,904
Average FMV / SF				\$273.99	\$185.96	\$184.34	\$188.95	\$193.68	\$198.53	\$203.50	\$208.59
Future Gross Tax Digest	40%	\$139,096	\$51,620	\$2,411,075	\$4,582,042	\$5,191,055	\$5,320,878	\$5,453,994	\$5,590,489	\$5,730,452	\$5,873,976
Plus Added Personal Property Digest		\$0	\$0	\$1,411	\$3,951	\$4,516	\$4,516	\$4,516	\$4,516	\$4,516	\$4,516
Total Gross Tax Digest		\$139,096	\$51,620	\$2,412,487	\$4,585,994	\$5,195,571	\$5,325,394	\$5,458,510	\$5,595,005	\$5,734,968	\$5,878,492
Less Homestead Exemptions		\$0	\$0	-\$45,000	-\$201,600	-\$373,824	-\$561,416	-\$804,428	-\$949,226	-\$1,120,086	-\$1,321,702
Net M&O Tax Digest		\$139,096	\$51,620	\$2,367,487	\$4,384,394	\$4,821,747	\$4,763,978	\$4,654,082	\$4,645,779	\$4,614,882	\$4,556,791
Annual City Property Taxes @	9.5	\$1,321	\$490	\$22,491	\$41,652	\$45,807	\$45,258	\$44,214	\$44,135	\$43,841	\$43,290

- The above table phases net gains in total City property tax collections, assuming that the development is completed and fully taxed by 2030. Based on calculations made from the City's 2025 tax digest, KB added a small allowance for residential personal property digest per household (primarily boats, older automobiles and in-home business equipment).
- At the current City millage rate, annual City property tax collections reach \$45,800 at build out in 2030 and then gradually erode as homestead exemptions increase faster than gross digest. Aggregate property tax collections total \$332,500 over the first 10-years.

PROJECT RELATED REVENUES & SERVICE COSTS

Powder Springs Dallas Rd. Fiscal Impact Forecast	10-Year Aggregate	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035
Property Tax Revenues	\$332,499	\$1,321	\$490	\$22,491	\$41,652	\$45,807	\$45,258	\$44,214	\$44,135	\$43,841	\$43,290
Other General Fund Revenues	\$167,023	\$0	\$0	\$7,523	\$20,958	\$23,851	\$23,647	\$23,269	\$22,893	\$22,575	\$22,308
Total Revenues	\$499,522	\$1,321	\$490	\$30,014	\$62,610	\$69,657	\$68,905	\$67,483	\$67,028	\$66,416	\$65,598
Total Service Cost Expenditures	\$459,142	\$0	\$0	\$16,474	\$49,243	\$59,499	\$62,352	\$64,676	\$66,637	\$68,958	\$71,303
Net Fiscal Impact	\$40,379	\$1,321	\$490	\$13,540	\$13,366	\$10,158	\$6,553	\$2,807	\$391	-\$2,542	-\$5,706
Margin Revenues Over Expenditures (%)		100.0%	100.0%	82.2%	27.1%	17.1%	10.5%	4.3%	0.6%	-3.7%	-8.0%

- Based on UGA's forecast of future City-wide revenues and expenses, if/when the Project is fully completed and assessed in 2030, KB estimates resulting property taxes and other general fund revenues at just below \$69,700, (\$2,175 per unit) offset by \$59,500 in associated increased general fund service costs (\$1,860 per unit) resulting from the addition of 32 housing units and 88 residents to the City's population. The Project produces a net positive fiscal impact on City operations of just under \$10,200 in the first full year of taxation, representing a 17% margin of revenues over service costs at build out.
- After 2030, the forecast shows total revenues declining due to the impact of homestead exemptions and forecasted reductions in revenues other than property taxes, while service costs continue to increase, consequently the Project's net fiscal impact turns negative by 2034 and annual service costs potentially exceed revenues by 8% in 2035.
- Aggregated over the entire 10-year forecast the Project produces a positive overall \$40,400 (9%) surplus of revenues over costs. Potential fiscal impacts beyond 2035 will depend on likely City policy decisions or future changes in market conditions.

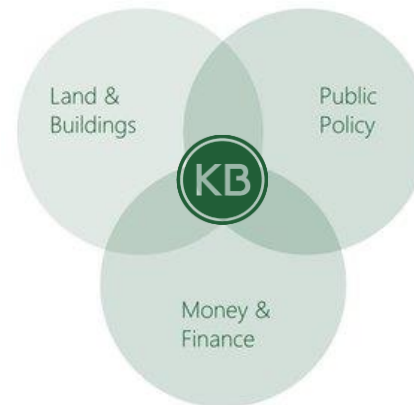


KB | ADVISORY GROUP

Informed, Insightful, Innovative

Our goal is to help clients maximize the benefits of their economic development and real estate activities within five core capability areas:

- 1. Real Estate Markets**
- 2. Development Economics**
- 3. Public Financing/Tax Increment Financing**
- 4. Economic Impacts**
- 5. Development Strategies**



Gary Mongeon, Author

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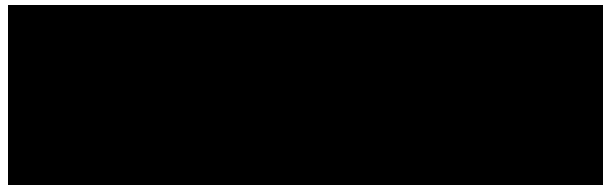
Grounded in real-world conditions, backed up by insightful research and analysis.



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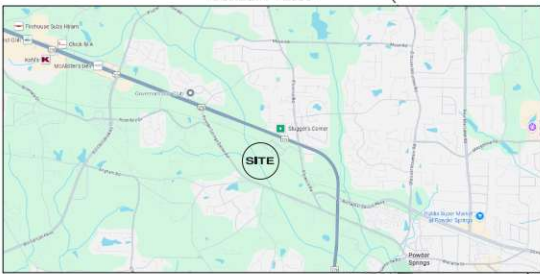
TERMS and LIMITING CONDITIONS

- **Accuracy of Report:** Every reasonable effort has been made to ensure that the data developed in this assignment reflect the most accurate and timely information possible and is believed to be reliable. This consulting assignment was based on estimates, assumptions, and other information developed by KB Advisory Group (“KB”) from its independent research efforts, general industry knowledge, and consultations with the client for this assignment and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agents or representatives, or any other data source used in preparing or presenting this study. The research and reports are based on information that is current as of the date of the report. KB assumes no responsibility to update the information after the date of the report. The research may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular point in time, but such information, estimates, or opinions are not offered as predictions or assurances that a particular outcome will occur. Actual results achieved during the period covered by our prospective analysis may vary from those described in our research and report, and variations may be material. Therefore, nor warranty or representation is made by BKA that any of the projected values or results contained in the work product from this assignment will actually be achieved.
- **Usage of Report:** The research product may not be used, in whole or in part, in any public or private offering of securities or other similar purposes by the client without first obtaining the prior written consent of KB.



VICINITY MAP

SCALE: 1"=2000'



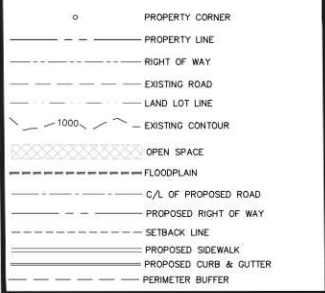
Sec. 10-4. - Definitions.

Adjacent: Land areas located within the defined horizontal distance from the future-conditions floodplain boundary that are at or lower in elevation than either 3' above the base flood elevation or one foot above the future-conditions flood elevation, whichever is higher, unless the area is hydraulically independent. "Hydraulically independent" shall mean absolutely no connection to the potential flooding source such as through pipes, sewer laterals, down drains, foundation drains, ground seepage, overland flow, gated or valved pipes, excavated and backfilled trenches, etc. with no fill or other manmade barriers creating the separation.

Sec. 10-13. - Development within or adjacent to future-conditions flood hazard area.

No development shall be allowed within or adjacent to any area of future-conditions flood hazard, except for activities authorized by variance in accordance with the requirements of this article, unless specifically exempted by this article.

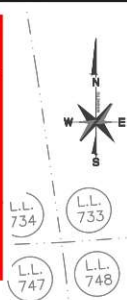
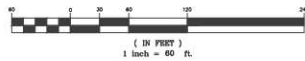
SITE PLAN LEGEND



SITE NARRATIVE

1. BOUNDARY INFORMATION SHOWN IS A SURVEY COMPLETED BY ELITE SURVEYING, LLC.
2. TOPOGRAPHIC INFORMATION SHOWN HEREON PROVIDED BY COBB COUNTY G.I.S. DEPARTMENT.
3. OWNER/DEVELOPER: KENNETH JONES
1354 COLE CREEK RD, DALLAS, GA 30157
KJONES@MILLKING.COM
24 HR. CONTACT: KENNETH JONES, 770-318-6653
4. ENGINEER:
ELITE ENGINEERING, LLC
300 W. PARKWAY SUITE 300
DALLAS, GA 30132
CONTACT: JONATHAN JONES, P.E. 678-215-2568
5. CURRENT ZONING: LI
PROPOSED ZONING: PUD-R
TOTAL SITE AREA = 10.445 ACRES
REQUIRED OPEN SPACE = 2.09 ACRES
PROPOSED OPEN SPACE = 6.76 ACRES
PROPOSED NUMBER OF LOTS = 32
PARKING SPACES REQUIRED = 11
PARKING SPACES PROVIDED = 14
TAX ID = 19074700080
6. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA WITHIN ZONE AE PER COBB COUNTY F.L.R.M. PANEL NO. 130670775 DATED OCTOBER 16, 2008.
7. NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
8. NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
9. SANITARY SEWER SERVICE TO BE PROVIDED BY COBB COUNTY.
10. WATER SERVICE TO BE PROVIDED BY COBB COUNTY.
11. POWER SERVICE TO BE PROVIDED BY COBB EMC POWER COMPANY.
12. FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.

GRAPHIC SCALE



PREPARED BY:
Elite Engineering
Engineering Survey Management
300 W. Parkway, PO Box 798
Dallas, GA 30132
Jonathan Jones, P.E.
(678) 304-6531

DATE	
REVISION	
NO.	
DATE	
REVISION	
NO.	

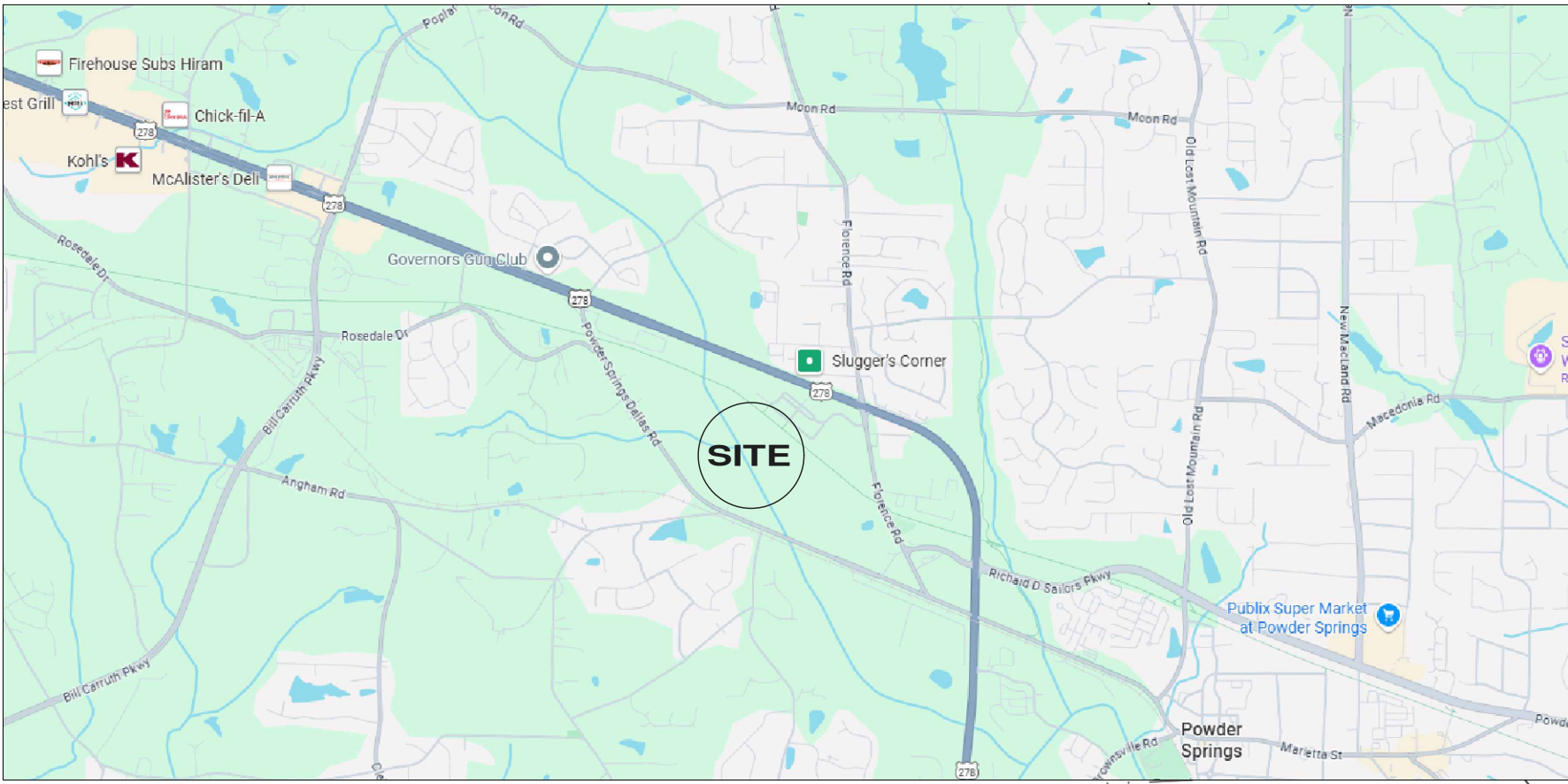
REZONING PLAN FOR
JONES PARK
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA
REZONING PLAN

PREPARED FOR:
KENNETH JONES
770-318-6653



PROJECT No. 25106
DRAWING SCALE: 1"=60'
DESIGNED BY: JFJ
DRAWN BY: SDG
CHECKED BY: JFJ
DATE: 04/21/2020
SHEET
1 OF 1

VICINITY MAP
SCALE: 1"=2000'



SITE PLAN LEGEND

- PROPERTY CORNER
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING ROAD
- LAND LOT LINE
- 1000' EXISTING CONTOUR
- OPEN SPACE
- FLOODPLAIN
- C/L OF PROPOSED ROAD
- PROPOSED RIGHT OF WAY
- SETBACK LINE
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- PERIMETER BUFFER

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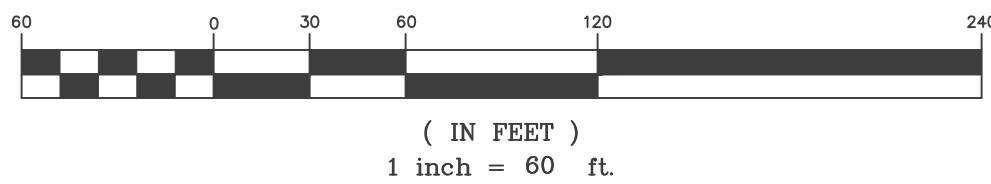
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TAX ID = 19074700080
- SETBACKS:
MIN. FRONT YARD = 15 FEET
MIN. SIDE YARD = 12 FEET
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH
MIN. 8,000 S.F. LOTS
- THIS PROPERTY DOES LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA WITH ZONE AE PER COBB COUNTY F.I.R.M. PANEL NO. 13067C0177G DATED DECEMBER 16, 2008.
 - NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
 - NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY COBB COUNTY.
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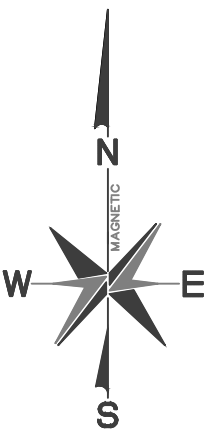
CALL
BEFORE
YOU DIG

NOTE: DEVELOPER SHALL BE RESPONSIBLE FOR ANY
CONFLICTS WITH EXISTING UTILITIES.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



L.L.
734

L.L.
733

L.L.
747

L.L.
748

FLOODPLAIN

DETENTION POND
10,200 S.F.

OPEN SPACE
1.07 AC

OPEN SPACE
5.69 AC

MAIL
KIOSK

N/F
POWDER SPRINGS CITY OF
PO BOX 46, POWDER
SPRINGS, GA 30127
TAX ID:
19074800010
LI

N/F
MISSION OUTREACH
MINISTRIES INC
PO BOX 711, POWDER
SPRINGS, GA 30127
TAX ID:
19074700030
R-30

N/F
MISSION OUTREACH
MINISTRIES INC
PO BOX 711,
DOUGLASVILLE, GA 30133
TAX ID:
19074700060
R-30

N/F
ADAIR H P & VIOLET
5511 POWDER SPRINGS DALLAS RD
POWDER SPRINGS, GA 30127
TAX ID:
19074700020
R-30

N/F
ADAIR WESLEY PARKER
5525 POWDER SPRINGS DALLAS RD
POWDER SPRINGS, GA 30127
TAX ID:
19074700070
R-30

N/F
ADAIR H P & VIOLET
5511 POWDER SPRINGS DALLAS RD
POWDER SPRINGS, GA 30127
TAX ID:
19074700020
R-30

N/F
ADAIR COLEY LANE & PATRICIA N
5515 POWDER SPRINGS DALLAS RD
POWDER SPRINGS, GA 30127
TAX ID:
19074700090
R-30

N/F
AMBURN KENT P & AMBURN
KIMBERLY O
5800 WARREN FARM RD
POWDER SPRINGS, GA 30127
TAX ID:
19073400060
LI

N/F
ADAIR H P & VIOLET
5511 POWDER SPRINGS DALLAS RD
POWDER SPRINGS, GA 30127
TAX ID:
19074700020
R-30

PREPARED BY:

Elite Engineering
Engineering | Surveying | Management
300 W I Pkwy, PO Box 799
Dallas, GA 30132
Jonathan Jones, P.E.
(678) 324-8291

DATE:					
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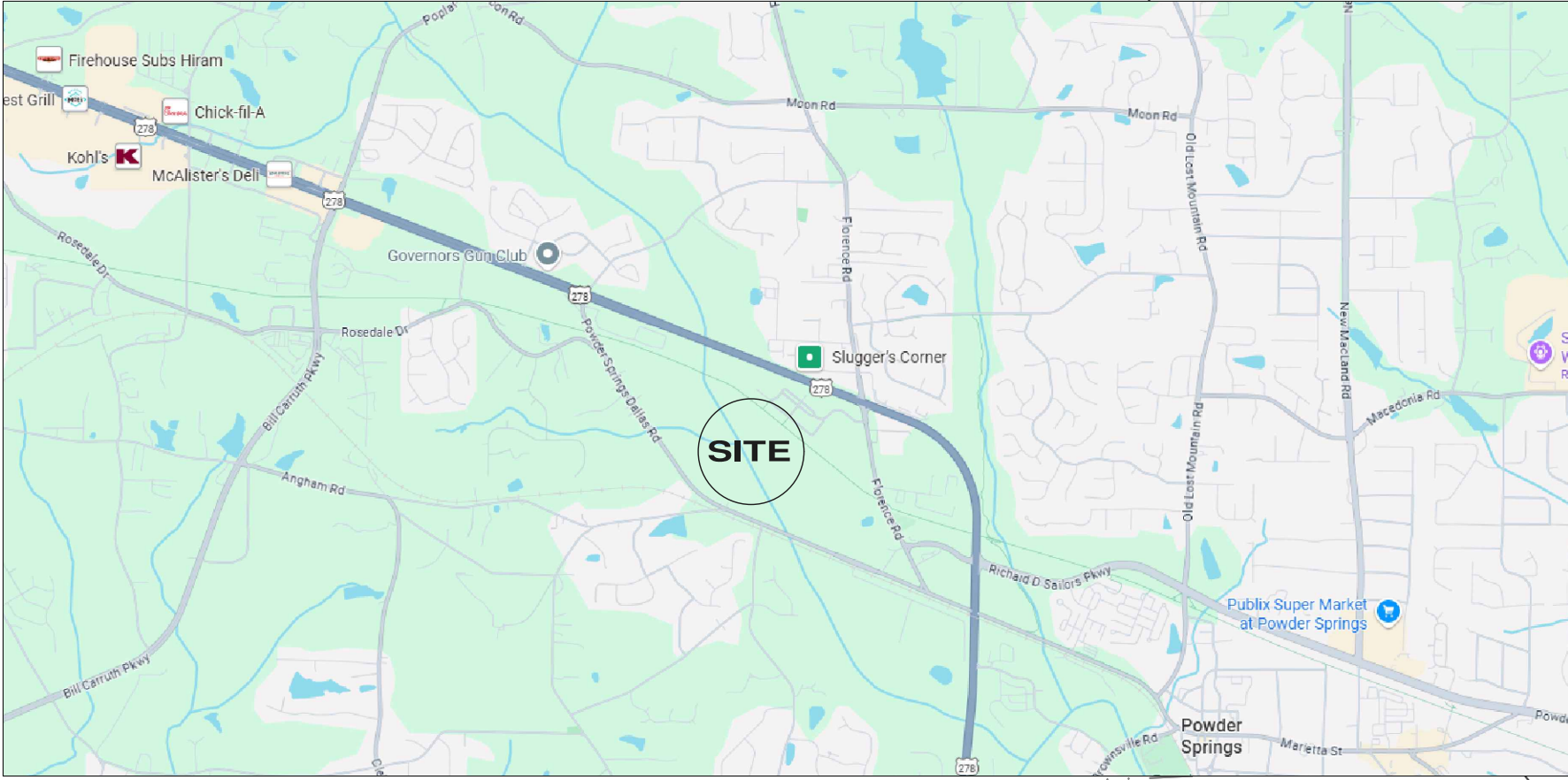
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REZONING PLAN

PREPARED FOR:
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PROJECT No.	25106
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DESIGNED BY:	JFJ
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CHECKED BY:	JFJ
DATE:	04/21/26
SHEET	1 OF 1

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SCALE: 1"=2000'



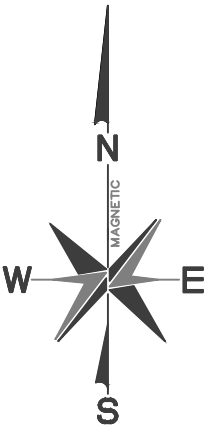
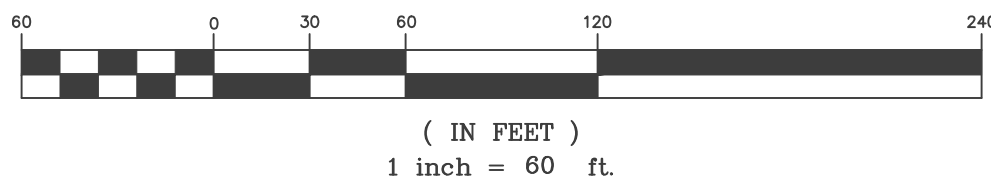
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- SETBACKS:
MIN. FRONT YARD = 15 FEET
MIN. SIDE YARD = 12 FEET
MIN. REAR YARD = 20 FEET
60' MIN LOT WIDTH
MIN. 8,000 S.F. LOTS
- THIS PROPERTY DOES LIE WITHIN AN IDENTIFIED FLOOD HAZARD AREA WITH ZONE AE PER COBB COUNTY F.I.R.M. PANEL NO. 13067C0177G DATED DECEMBER 16, 2008.
 - NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL SITES EXIST ON THIS SITE.
 - NO EXISTING LANDFILLS ARE PRESENT ON THIS SITE.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY COBB COUNTY.
 - WATER SERVICE TO BE PROVIDED BY COBB COUNTY.
 - POWER SERVICE TO BE PROVIDED BY COBB EMC POWER COMPANY.
 - FIRE PROTECTION TO BE PROVIDED BY THE COBB COUNTY FIRE DEPARTMENT.

GRAPHIC SCALE



L.L.
734

L.L.
733

L.L.
747

L.L.
748

FLOODPLAIN

DETENTION POND
10,200 S.F.

OPEN SPACE
1.07 AC

OPEN SPACE
5.69 AC

PREPARED BY:
Elite Engineering
Engineering | Surveying | Management
300 W I Pkwy, PO Box 799
Dallas, GA 30132
Jonathan Jones, P.E.
(678) 324-8291

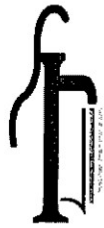
DATE:					
REVISION					
No.					

REZONING PLAN FOR
JONES PARK
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA
REZONING PLAN

PREPARED FOR:
KENNETH JONES
770-318-6653



PROJECT No. 25106
DRAWING SCALE: 1"= 60'
DESIGNED BY: JFJ
DRAWN BY: SDG
CHECKED BY: JFJ
DATE: 04/21/26
SHEET



city of powder springs

Rezoning Request

Application Checklist

Applicant Information

Name	Kenneth Jones	Phone	[REDACTED]
Mailing Address	[REDACTED]	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.



Rezoning Request

Applicant's Written Analysis

Applicant Information

Name	Kenneth Jones	Phone	[REDACTED]
Mailing Address	[REDACTED]	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 zoning is compatible with the purpose and intent of City of Powder Springs.

- 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 zoning is suitable with adjacent zonings.

- 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 existing use and usability of adjacent properties will not be negatively affected.

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

The current zoning does not allow for townhomes.

- 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 current roads, schools, water, sewer, police and fire protection will be adequate to serve the proposed zoning.

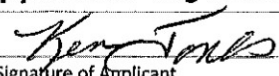
- f. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

The proposed zoning is supported by the new 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.

The new zoning reflects a balance between public health, safety, morality and general warfare.

Applicant Signature

	Kenneth Jones	April 21, 2026
Signature of Applicant	Printed Name	Date

city of
powder springs
Rezoning Request
Notice of Intent

Applicant Information

Name **Kenneth Jones**

Phone [REDACTED]

Mailing Address [REDACTED]

Email [REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

To rezone the property and prepare it for 32 townhomes.

PART II. Please list all requested variances:

Part III. Existing use of subject property:

Rural land.

Part IV. Proposed use of subject property:

Proposed use of property is to build 32 townhomes.

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

Applicant Signature


Signature of Applicant

Kenneth Jones
Printed Name

April 21, 2026
Date



city of powder springs

Rezoning Request

Application Form

Applicant Information

Name Kenneth Jones	Phone [REDACTED]
Mailing Address [REDACTED]	Email [REDACTED]

Rezoning Request Property Information

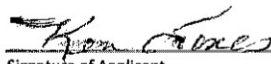
Address Powder Springs Dallas Rd	Parcel ID / Lot# 19074700080	Acreage 10.445
Present Zoning LI - Light Industrial District	Proposed Zoning PUD - R	
Source of Water Supply Cobb County Water	Source of Sewage Disposal Cobb County Sewer	
Proposed Use Peak Hour Trips Generated	Source	

Additional Information, If Applicable

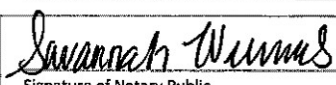
Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity	

Notary Attestation

Executed in _____ (City), _____ (State).

	KEN JONES	April 21, 2026
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 21 day of April, 2026

	Savannah Williams	May 18, 2029
Signature of Notary Public	Name of Notary Public	My Commission Expires



For Official Use Only

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



Rezoning Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name	Kenneth Jones	Applicant's Address	[REDACTED]
Applicant's Attorney	Don Defoor	Attorney's Address	8486 Bowden Street

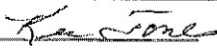
Campaign Contribution Disclosure

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:

Kenneth C Jones 

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

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



Rezoning Request Owner's Authorization Form

Owner's Authorization

Applicant Name	Kenneth Jones	Applicant's Address	[REDACTED]
Property Address	Powder Springs Dallas Rd Powder Springs, GA	Property PIN	19074700080

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 of Owner	<u>KEN JONES</u>	Date	<u>April 21, 2026</u>
State of <u>GA</u> , County of <u>Cobb</u> .			
This instrument was acknowledged before me this <u>21</u> day of <u>April</u> month.			
20 <u>26</u> , by <u>Ken Jones</u> name of signer. Identification Presented: <u>Driver's License</u> .			
Signature of Notary Public	<u>Savannah Williams</u>	Name of Notary Public	<u>May 18, 2029</u>
My Commission Expires			



Signature of Owner	<u>KEN JONES</u>	Date	<u>April 21, 2026</u>
State of _____, County of _____.			
This instrument was acknowledged before me this _____ day of _____ month.			
20 _____, by _____ name of signer. Identification Presented: _____.			
Signature of Notary Public	_____	Name of Notary Public	_____
My Commission Expires			



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 Powder Springs Dallas Rd Parcel: 19074700080

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 5/7/2026. 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 5/7/2026. 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.

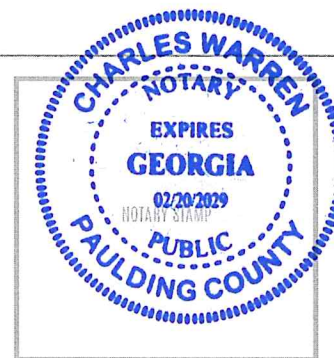
Notary Attestation

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

[Signature] Ken Jones 5/7/2026
Signature of Applicant Printed Name Date

Subscribed and sworn before me this _____ day of _____ month, 20____.

[Signature] Charles Warren 02/20/2029
Signature of Notary Public Name of Notary Public My Commission Expires





UNITED STATES POSTAL SERVICE

DALLAS
280 MERCHANTS DR
DALLAS, GA 30132-9998
www.usps.com

05/07/2026

01:21 PM

Product	Qty	Unit Price	Price
Love 2026	8	\$0.78	\$6.24

Grand Total: \$6.24

Credit Card Remit \$6.24
Card Name: VISA
Account #: XXXXXXXXXXXXX0692
Approval #: 084162
Transaction #: 746
AID: A0000000980840 Contactless
AL: US DEBIT

TO REPORT AN ISSUE
Visit <https://email.usps.com>

All hazardous labels/markings on reused boxes MUST be completely removed/obliterated if they no longer match the contents.

PREVIEW YOUR MAIL AND PACKAGES
Sign up for FREE at
<https://informedelivery.usps.com>

Looking for a new opportunity? Join a team that delivers! The Postal Service is actively hiring for full and part-time positions. To learn more visit us at www.usps.com/careers

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Customer Service
1-800-ASK-USPS
(1-800-275-8777)

Agents do not have any additional information other than what is provided on USPS.com.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 122310-0369
Receipt #: 840-53000525-2-11070735-2
Clerk: 27

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 05/05/26 16:42 by khick-tj

Acct #: 110102

Ad #: 554075

Status: New WHOLD

CITY OF POWDER SPRINGS
KELLY AXT
PO BOX 46
POWDER SPRINGS GA 30073

Start: 05/08/2026 Stop: 05/08/2026
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.87 Words: 200
Total LEG 2.87
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 30.00
Ad Descrpt: PH-2747 POWDER SPG DALLAS
Descr Cont: MDJ-2747 GPN-16 NOTICE OF
Given by: KERISHA BLACK
P.O. #: POWDER SPG DALLAS RD
Created: khick 05/05/26 16:40
Last Changed: khick 05/05/26 16:42

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 05/08

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-2747
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
REZONING

Notice is hereby given that an application has been submitted to rezone approximately 10.455 acres of property from (LI) to (PUD-R). The property is located on Powder Springs Dallas Road in Powder Springs, Georgia 30127, within Land Lot 747 of the 19th District, 2nd Section, Cobb County, Georgia PIN: 19074700080. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, May 14, 2026, at 7:00 p.m. and at its public hearing on Tuesday, May 26, 2026, at 7:00 p.m., and by the Mayor and Council at its work session on Wednesday, May 27, 2026, at 5:00 p.m. and at its public hearing on Monday, June 1, 2026, at 7:00 p.m. All meetings will be held at City Hall, 4483 Pineview Drive, Powder Springs, Georgia 30127. If applicable, Zoom links will be available at www.powderspringsga.gov. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

5:8-2026

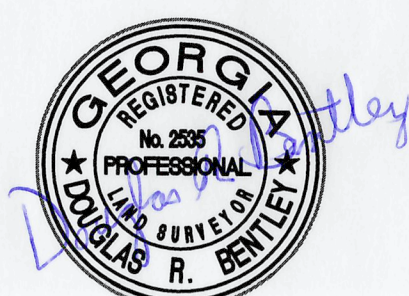
Zoning Exhibit For
Kenneth Jones
Located in Land Lots 734, 747, & 748
19th District, 2nd Section
City of Powder Springs,
Cobb County, Georgia

N/F
KENT P AMBURN
AND
KIMBERLY O AMBURN
TAX ID:
19073400060

SURVEY NOTES

1. Total Area: 10.445 Acres
2. This map or plat has been calculated for closure and is found to be accurate within 1 foot in infinite feet. This exhibit is based off record information and no field work has been done by this firm to date.
3. This property does lie within a 100 year flood hazard zone as defined by the F.E.M.A. Insurance. This property lies in Zone "AE" (mild risk) and Zone "X" (low risk) per FEMA FIRM Panel 13067C017G (effective 12/16/2008)
4. I/P signifies iron pin (1/2 inch re-bar) found unless otherwise noted. IPS signifies 1/2" re-bar set.
5. Reference: Warranty Deed between Roy L. Dickson (Grantor) and Paul D. Harris, Kenneth C. Jones and Billy E. Honea (Grantee) dated April 28, 1999 and recorded in Deed Book 12596, Pages 24-25 of Cobb County, Georgia.

N/F
CITY OF POWDER
SPRINGS
TAX ID:
19074800010

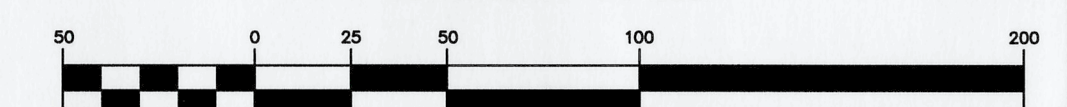
[illegible]

PREPARED BY:



ENGINEERING | SURVEYING | CONSTRUCTION MANAGEMENT
300 WI Parkway, Suite 100
Dallas, Georgia 30132
(678) 324-8291

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

25106surv.dwg

Jay C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.
I HAVE NO MORE TO RECORD IN THIS BOOK

1200

8486 BOWDEN STREET
DOUGLASVILLE, GEORGIA 30134

DON F. DEFOOR
ATTORNEY AT LAW

(770) 920-2175
FAX (770) 489-7778

WARRANTY DEED

STATE OF GEORGIA COUNTY OF DOUGLAS

THIS INDENTURE, Made the 28th day of April, in the year
one thousand nine hundred Ninety-Nine, between

ROY L. DICKSON

of the County of Cobb, and State of Georgia, as party or parties of the
first part, hereinafter called Grantor, and

PAUL D. HARRIS, KENNETH C. JONES and BILLY E. HONEA

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context requires or
permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS
(\$10.00) and other valuable considerations () DOLLARS
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents
does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

ALL THAT TRACT and parcel of land lying and being in
Land Lots 734, 747 and 748 of the 19th District and 2nd Section
of Cobb County, Georgia and being fully shown on Exhibit "A"
attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,
members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the
only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above
described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above
written.

Signed, sealed and delivered in presence of:

Pat Arnold (Seal)

ROY L. DICKSON (Seal)

Don F. DeFoor (Seal)

(Seal)

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT NOS. 734, 747 AND 748 OF THE 19TH DISTRICT AND 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING 10.445 ACRES DESIGNATED AS TRACT "B" ON THAT CERTAIN SURVEY FOR POWDER SPRINGS PARTNERS, DATED APRIL 25, 1996, LAST REVISED MAY 27, 1998, PREPARED BY BRASWELL ENGINEERING, INC., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF U. S. HIGHWAY NO. 278 WITH THE WEST LAND LOT LINE OF LAND LOT NO. 734, SAID DISTRICT AND SECTION; THENCE RUNNING SOUTH 37 DEGREES 21 MINUTES 49 SECONDS EAST AS MEASURED ALONG THE NORTHEASTERLY RIGHT OF WAY OF U. S. HIGHWAY NO. 278 A DISTANCE OF 822.85 FEET TO A POINT, BEING THE "TRUE POINT OF BEGINNING"; THENCE LEAVING THE RIGHT OF WAY OF SAID HIGHWAY AND RUNNING NORTH 52 DEGREES 38 MINUTES 11 SECONDS EAST A DISTANCE OF 650.00 FEET TO A POINT AND CORNER; THENCE RUNNING SOUTH 37 DEGREES 21 MINUTES 49 SECONDS EAST A DISTANCE OF 700.00 FEET TO A POINT AND CORNER; THENCE RUNNING SOUTH 52 DEGREES 38 MINUTES 11 SECONDS WEST A DISTANCE OF 650.00 FEET TO A POINT AND CORNER LOCATED ON THE NORTHEASTERLY SIDE OF THE RIGHT OF WAY OF U. S. HIGHWAY NO. 278; THENCE RUNNING NORTH 37 DEGREES 21 MINUTES 49 SECONDS WEST AS MEASURED ALONG THE NORTHEASTERLY SIDE OF THE RIGHT OF WAY OF U. S. HIGHWAY NO. 278 A DISTANCE OF 700.00 FEET TO A POINT AND THE "TRUE POINT OF BEGINNING".

Deed Book 12596 Pg 25

Jay C. Stephenson

Jay C. Stephenson
Clerk of Superior Court Cobb Cty. Ga.
I solemnly swear that the foregoing is a true and correct copy of the original as shown and read by me this 1st day of





City of Powder Springs

Staff Report

City of Powder Springs
4483 Pineview Drive
Powder Springs, GA 30127

7/27/2026



TRIP GENERATION STUDY FOR POWDER SPRINGS TRUCK FARM

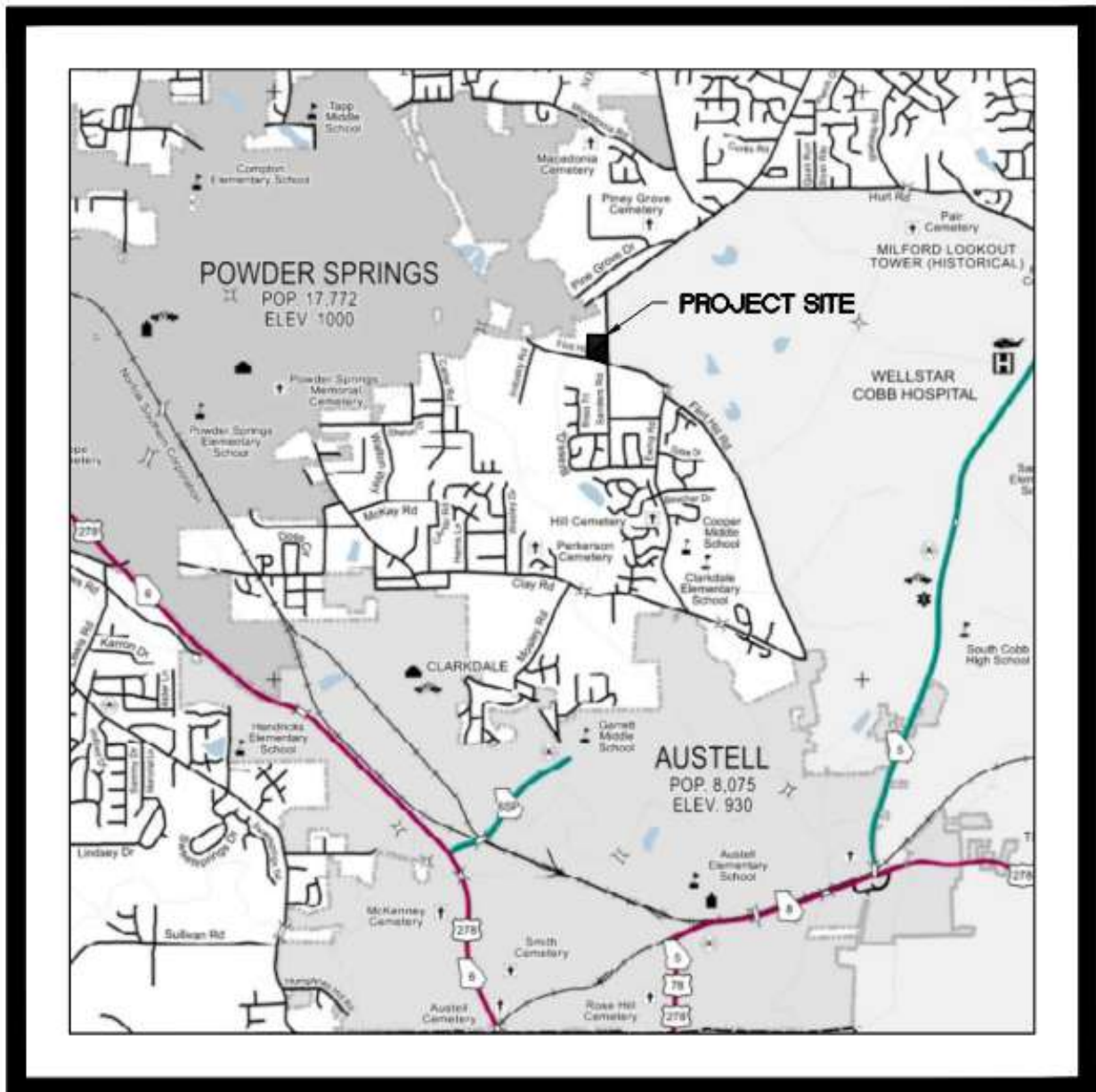
LOCATED:
CITY OF POWDER SPRINGS,
COBB COUNTY, GEORGIA

OWNER/ DEVELOPER:
THE TRUCK FARM, LLC
ATTN: MARK CAMPBELL

PREPARED BY:
THE SOUTHEAST CIVIL GROUP, LLC.
8665 BALDWIN PARKWAY
DOUGLASVILLE, GEORGIA 30134

DATE: July 8, 2026





SITE LOCATION MAP

CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

GPS LOCATION: 33.856833° N, -84.642565° W

SCALE: 1"=5000'



Introduction

This report considers the development of the Powder Springs Truck Farm. Proposed improvements include one entrance onto Flint Hill Road, 170,000 s.f of gravel that contains 118 tractor trailer parking, underground utilities, and two on-site earthen stormwater management facilities. The site lies within Land Lot 911, District 19, Section 2 of The City of Powder Springs, Cobb County, Georgia. The GPS location is 33.856833° N, -84.642565° W.

This study projects trip data at the proposed access to the site and provides recommendations based off the trip data. Trip data was obtained from a similar project completed in 2020, The Truck Farm – McIntosh Road. While the use of the site for the two projects is the same, the project sizes are not. The data is adjusted to obtain the Flint Hill access trip generation.

Proposed Site

Table 1 represents a trip generation comparison between the two sites. Table 2 represents the projected trip generation for The Truck Farm – Flint Hill Road. Based on examination of existing traffic patterns, it is estimated that 67% of the traffic will be oriented to and from the west of the site towards Highway 278 via Richard D Sailors Parkway.

The Truck Farm - McIntosh Road - Number of Spaces	185
The Truck Farm - Flint Hill - Number of Spaces	118
Posted Speed Limit	35 MPH
East Bound Approach (%)	67%
West Bound Approach (%)	33%

Table 1 - Trip Generation								
Land Use	Size (no of spaces)	AM Peak Hour			PM Peak Hour			24-Hour
		In	Out	Total	In	Out	Total	Two-Way
The Truck Farm McIntosh Road	185	30	32	62	26	16	42	640
The Truck Farm Flint Hill Road	118	20	20	40	18	10	27	408

Note: Volumes listed reflective of average weekday traffic

Table 2 - Trip Projection at Site Access				
Time Period	Entering Site		Exiting Site	
	EB Left	WB Right	SB Left	SB Right
AM Peak Hour	13	7	14	7
PM Peak Hour	12	6	7	3
24-Hour	137	67	137	67

Recommendations

- The GDOT Driveway Encroachment Manual recommends minimum requirements for turn lane and site access. These requirements are shown in Table 4-6 below. An estimated AADT for Flint Hill Road obtained from GDOT traffic Data is 6,890 trips. The posted speed limit of Flint Hill Road is 35 MPH. Based on these characteristics of Flint Hill Road, 100 right turns per day will trigger the requirement for a right turn deceleration lane. It has been estimated that the site will generate only 67 right turns per day, which is significantly less than the requirement for a right turn deceleration lane. It is the recommendation of this study that the site access provide full access to and from Flint Hill Road with large radii and no right turn deceleration lane.

4.9.1.1 Minimum Requirements for Right Turn Deceleration Lanes

Right turn deceleration lanes must be constructed at no cost to the Department if the daily site generated Right Turn Volumes (RTV) based on ITE Trip Generation (assuming a reasonable distribution of entry volumes) meet or exceed the values shown in Table 4-6. Passing lane sections fall under the criteria for two or more lanes.

Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	AADT		AADT	
	< 6,000	>=6,000	<10,000	>=10,000
35 MPH or Less	200 RTV a day	100 RTV a day	200 RTV a day	100 RTV a day
40 to 50 MPH	150 RTV a day	75 RTV a day	150 RTV a day	75 RTV a day
55 to 60 MPH	100 RTV a day	50 RTV a day	100 RTV a day	50 RTV a day
>= 65 MPH	Always	Always	Always	Always

Table 4-6 Minimum Volumes Requiring Right Turn Lanes

- A deceleration lane serves to allow traffic exiting the roadway the opportunity to exit and slow down without impacting thru traffic. This allows for thru traffic to continue to travel at the higher travel speeds. In addition to Flint Hill Road being a 35 mph posted speed limit, the proposed site access is located approximately only 300 feet to the west of a 4-way stop controlled intersection. Thru traffic will already be traveling at lower speeds in this section of the road as they are just beginning to accelerate from the stop. This is mentioned as an additional reason a right turn deceleration lane should not be warranted.

Appendix A.....Traffic Summary
 Appendix B.....Site Photos
 Appendix C.....Site Plan



Appendix A – Traffic Summary

0000067_8293 / 067-8293 / Flint Hill Rd Summary

	AADT	K-Factor	D-Factor	Stat Type
2025	6890	0.0976	0.54	Estimated
2024	6810	0.0976	0.54	Estimated
2023	6780	0.0976	0.54	Estimated
2022	6600	0.0976	0.54	Estimated
2021	6450	0.0976	0.54	Estimated
2020	6070	0.0976	0.54	Actual
2019	5840	-	-	Estimated
2018	5730	-	-	Estimated
2017	5640	-	-	Estimated
2016	5530	-	-	Estimated
2015	5400	-	-	Estimated
2014	5190	-	-	-
2013	5190	-	-	-
2012	5080	-	-	-
2011	5090	-	-	-
2010	-	-	-	-
2009	5080	-	-	-
2008	5180	-	-	-
2007	7720	-	-	-
2006	-	-	-	-
2005	-	-	-	-
2004	7140	-	-	-



Appendix B – Site Photos



Picture 1 – Eastbound Approach



Picture 2 – Westbound Approach



Appendix C – Site Plan



John Parton
Community Development Director
4483 Pineview Drive
Powder Springs, GA 30127

Re: The Truck Farm – Flint Hill Road

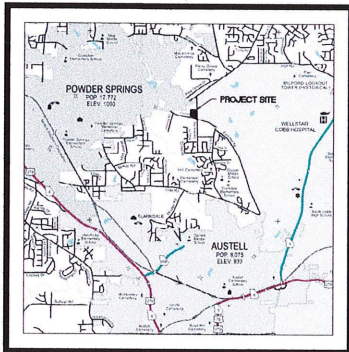
This letter is in regard to the proposed alternative surface material for the above referenced project. Previous Truck Farm projects (Douglasville, Emerson, Sardis Road) are case studies to reference. The gravel and/ or asphalt milling surface is able to be maintained frequently unlike a paved surface. Six inches of a good base below four inches of topping has worked well at these other three sites. Asphalt would not survive the amount of truck traffic proposed for this type of development. Concrete is not a reasonable material.

We do not see that the asphalt milling surface violates any runoff standards. In fact, it retains any oil or grit. Any oil or grit on a paved surface would wash offsite. We also have proposed two detention and water quality ponds on this site to control runoff prior to discharge into the creek.

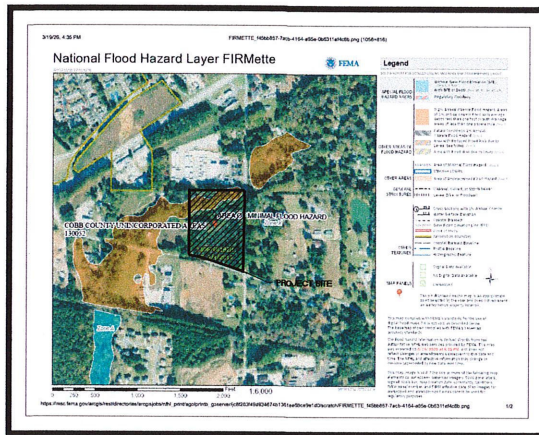
Michael Forlaw, PE

The Southeast Civil Group
8665 Baldwin Parkway
Douglasville, GA 30134

Cc: Mark Campbell
Colby Henson



SITE LOCATION MAP
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA
GPS LOCATION: 33.85483° N, -84.61256° W
SCALE: 1"=5000'



FIRM MAP
N.T.S.
MAP #: 13067C0182H
EFFECTIVE DATE: 03/04/2013
ZONE: X

NOTE:
ALL DEVELOPMENT ACTIVITIES PERFORMED SHALL BE IN COMPLIANCE WITH THE APPROVED CIVIL CONSTRUCTION PLANS AND/OR ANY APPROVED REVISIONS.

FLOOD INFORMATION:
A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SHADED ZONE X) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP #13067C0182H, WITH A DATE OF IDENTIFICATION OF 03/04/2013 FOR COBB COUNTY, GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS LOCATED.



December 17, 2025
National Zoning Associates, LLC
4616 NW 159th Street
Edmond, OK 73013

RE: 3989 Powder Springs Road, Powder Springs, GA 30127

PIN	Address	Zoning
11001100060	3989 Flint Hill Road	Light Industrial District (LI)

Table 1. Parcel, Identification Number, and Zoning District

To Whom It May Concern,

Applicant's Request: To store and re-sell asphalt millings for approximately 2-3 years. No crushing of material on site - storage facility only. Subsequent to initial 2-3 year use for storage of asphalt millings, request a separate use redevelopment site for truck parking for +/- 128 trucks on the site.

Reply to Applicant: Proposed usage of storage and selling of asphalt millings is Permitted per Unified Development Code (UDC) Sec. 2-22 Table 2-3.

*Recovered materials processing facility" https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART22ODIOFZOMA_DIVIIMENZOZDI_S2-22APESUSHIENSIZODI

Community Development Dept
4483 Pineview Drive
Powder Springs, GA 30127
770-943-1666 EXT 357

The separate second usage as truck parking for 125 trucks will be a Permitted Use as a lease or rental facility for outdoor storage of trucks per UDC Sec. 2-22 Table 2-3.

https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART22ODIOFZOMA_DIVIIMENZOZDI_S2-22APESUSHIENSIZODI

Zoning, Variance, or Special Use Conditions: Proposed use is permitted in LI.

Other Stipulations: Please note additional review will be required during the LDP and design review process for the site for both phases, including the proposed general landscaping, landscape berms, upgraded fencing, gated access, brick/stone entry monuments and other "aesthetically pleasing" site development measures. Additional State regulations for storage of the asphalt millings will apply as well.

A site plan, concept drawing, and project narrative will be requested for the truck parking project as well.

Should you have any further questions, please feel free to contact me at 770-943-1666 EXT 357 or email me at jrobinson@powderspringsga.gov.

With Warm Regards,

JoAnna Robinson

JoAnna Robinson
Planning and Zoning Technician,
City of Powder Springs

- SHEET INDEX**
- C001 EXISTING CONDITIONS MAP
 - C002 DEMOLITION PLAN
 - C100 SITE PLAN
 - C200 GRADING PLAN
 - C201 STORM DRAINAGE PLAN
 - C202 STORM SEWER PROFILE
 - C203 ENLARGED STORMWATER POND & DATA
 - C300 INITIAL PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
 - C301 INTERMEDIATE PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
 - C302 FINAL PHASE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN
 - C303 EROSION CONTROL DATA
 - C304 EROSION CONTROL DATA
 - C305 EROSION CONTROL NOTES
 - C400 UTILITY PLAN
 - CD100 SITE DETAILS
 - CD200 STORM DRAINAGE DETAILS
 - CD201 STORM DRAINAGE DETAILS
 - CD300 EROSION CONTROL DETAILS
 - CD400 UTILITY DETAILS

POWDER SPRINGS TRUCK FARM

ADDRESS: 3989 FLINT HILL ROAD, POWDER SPRINGS, GA 30127

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN (PLAN) WAS PREPARED BY A DESIGN PROFESSIONAL AS DEFINED BY THIS PERMIT, THAT HAS COMPLETED THE APPROPRIATE CERTIFICATION COURSE APPROVED BY THE GEORGIA SOLA AND WATER CONSERVATION COMMISSION IN ACCORDANCE WITH THE PROVISIONS OF O.C.G.A. 12-7-79 AND THAT I WILL ADHERE TO THE PLAN AND COMPLY WITH ALL REQUIREMENTS OF THIS PERMIT.

OWNER/PERMITTEE: _____ DATE: _____

GENERAL SITE DATA:
OWNER/PROJECT MANAGER:
THE TRUCK FARM, LLC
ATTN: MARK CAMPBELL

1. SITE ADDRESS: 3989 FLINT HILL ROAD, POWDER SPRINGS, GA 30127
2. PARCEL: 19001100060
3. LAND LOT: 911
4. DISTRICT: 19
5. SITE AREA: 8.050 +/- ACRES
6. PROPOSED USE: TRUCK PARKING
7. ZONING: LI - LIGHT INDUSTRIAL SETBACKS:
FRONT = 50' SIDE = 20' REAR = 40'
8. DISTURBED AREA: 5.88 AC
9. EXISTING IMPERVIOUS AREA: 0 S.F.
10. PROPOSED IMPERVIOUS AREA: 113,256 S.F.
11. WATER AVAILABILITY: PUBLIC
12. SEWER AVAILABILITY: PUBLIC

GEORGIA811
Unified Production Center, Inc.
Wherever there's a problem, call 811 to solve it.

24-HR CONTACT:
THE TRUCK FARM, LLC
ATTN: MARK CAMPBELL

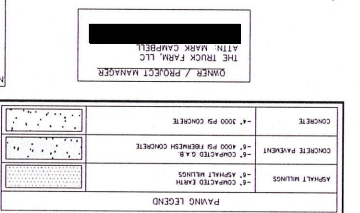
PRIMARY PERMITTEE:
THE TRUCK FARM, LLC
ATTN: MARK CAMPBELL

SOUTHEAST CIVIL GROUP
ENGINEERING • SURVEYING • LAND PLANNING
DOUGLASVILLE, GA | BREWEN, GA
678-909-6996 | DESIGN@SOUTHEASTCIVILGROUP.COM

REV.	DATE	DESCRIPTION

POWDER SPRINGS TRUCK FARM

JOB #: 251211



# LAKES TYPE	SPEED LIMIT	DISTANCE	INCURRING FINE
2	50L	300	YES
2	55 MPH	300	YES

I CERTIFY THAT THE DISTANCE FOR THIS PROJECT
FOR DRIVERS AND ENFORCEMENT CONTROL.

M. J. O'NEILL

MICHAEL C. FORAN, CA PE# 41035 DATE 03/31/2006

[illegible]

015E 04052E

12. SEXER AVAILABILITY: PUBLIC
11. WATER AVAILABILITY: PUBLIC
10. PROPOSED WATERSHED AREA: 5.6
9. EXISTING WATERSHED AREA: 5.6
8. LENGTH OF AREA: 2.5 AC
7. FRONT = 50' SIDE = 20' REAR = 40'
6. SETBACKS:
5. ZONING: U-1 - URBAN INDUSTRIAL
4. COMMENTS: 100' FRONT YARD
3. LOT AREA: 8,050 +/- ACRES
2. COMMENTS:
1. PARCEL IDENT: 001 911 001 0000000000
OWNER: SPANOS, DAVID (207)
1. SITE ADDRESS: 3909 PLANT HILL ROAD,
[REDACTED]
THE TRUCK FARM LLC
ATTN: MARK CAMPBELL
OWNER/PROJECT MANAGER
GENERAL SITE DATA

NO STREET PAVING HAS BEEN APPROVED FOR THIS DEVELOPMENT.

[illegible]

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 07/21/26 13:02 by khick-tj

Acct #: 110102

Ad #: 568767

Status: New WHOLD

CITY OF POWDER SPRINGS
KELLY AXT
PO BOX 46
POWDER SPRINGS GA 30073

Start: 07/24/2026 Stop: 07/24/2026
Times Ord: 1 Times Run: ***
LEG 1.00 X 3.03 Words: 300
Total LEG 3.03
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 45.00
Ad Descrpt: PH-4384 3989 FLINT HILL R
Descr Cont: MDJ-4384 GPN-16 NOTICE OF
Given by: KERISHA BLACK
P.O. #: 3989 FLINT HILL RD
Created: khick 07/21/26 12:58
Last Changed: khick 07/21/26 13:02

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 07/24

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

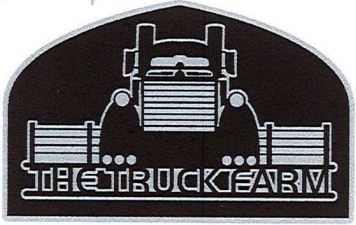
Name (print or type)

Name (signature)

MDJ-4384
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
VARIANCE

Notice is hereby given that an application has been submitted for a Variance to reduce or modify the required buffer, remove the required deceleration lane requirement, and allow parking on a milled surface. The subject property is located at 3989 Flint Hill Rd, within Land Lot 911 of the 19th District, 2nd Section, Cobb County, Georgia. Parcel Number: 19091100060. The application was heard by the Planning and Zoning Commission at its work session on Thursday, July 9th, 2026, at 7:00 p.m. and it will be heard at its public hearing on Monday, July 27th, 2026, at 7:00 p.m., and by the Mayor and Council at its work session on Wednesday, August 12th, 2026, at 5:00 p.m. and at its public hearing on Monday, August 17th, 2026, at 7:00 p.m. All meetings will be held at City Hall, 4483 Pineview Drive, Powder Springs, Georgia 30127. If applicable, Zoom links will be available at www.powder-springsga.gov. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

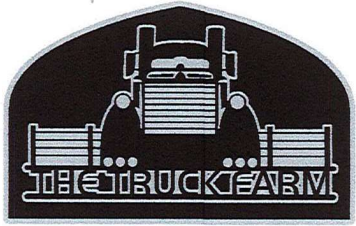
7:24-2026



CASE STUDY

40 Monroe Crossing, Emerson, GA

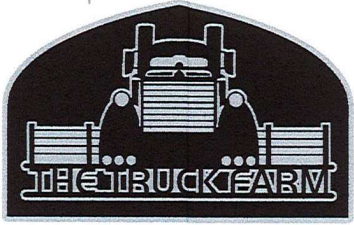




CASE STUDY

1566 McIntosh Road, Douglasville, GA

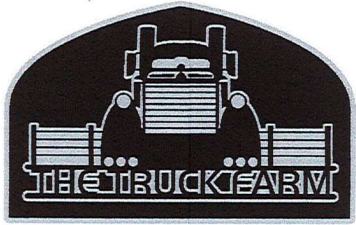




CASE STUDY

1530 Rosedale Drive, Hiram, GA

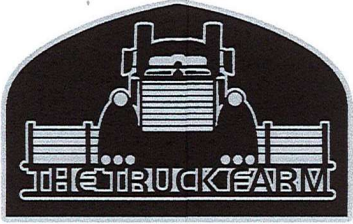




CASE STUDY

1781 Rosedale Drive, Hiram, GA

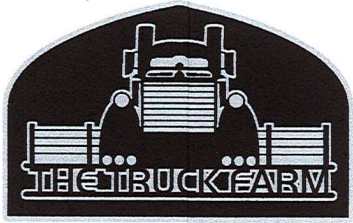




CASE STUDY

1597 Access Road, Covington, GA

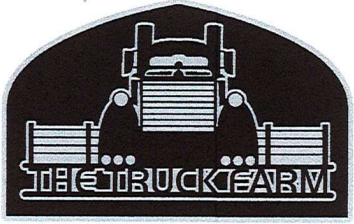




CASE STUDY

1648 Lithonia Industrial Blvd, Lithonia, GA

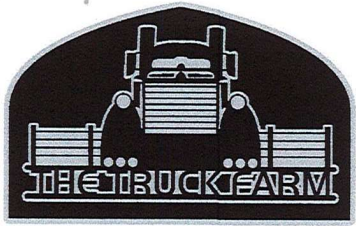




CASE STUDY

3947 Industry Road, Powder Springs, GA

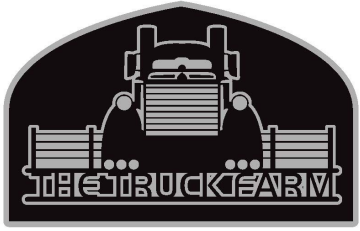




CASE STUDY

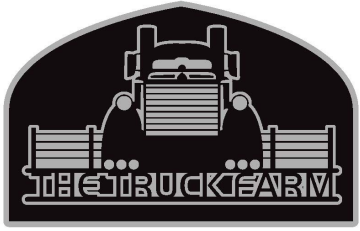
3901 Industry Road, Powder Springs, GA





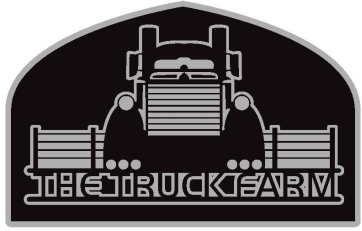
Landscaping along Flint Hill & Sanders Road





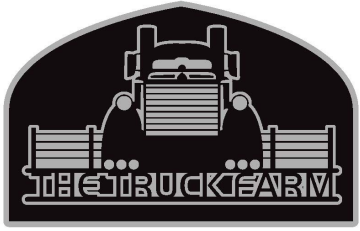
Decorative Landscape Column





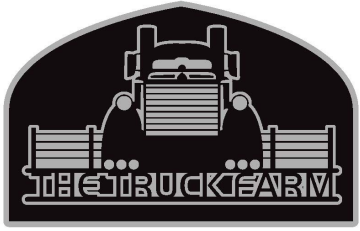
Gated Entrance with Ingress/Egress Apron





Parking on a Hard Packed Millings Surface





Enhanced Landscaping



The Truck Farm, LLC.

40 Monroe Crossing SE
Cartersville, GA 30120

Gate Code: _____

Space #: _____

Permit #: _____

Monthly Rate: _____

Name: _____

DL #: _____

Address: _____

City: _____

State: _____

Zip Code: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

Tag #: _____

Description of vehicle that we will be parking (No double parking, No multi drivers): _____

PARKING SPACE IS FOR ONE VEHICLE ONLY. YOU CANNOT SHARE YOUR SPACE.

I understand and release The Truck Farm, LLC. and its owners and any/all affiliates from any damages or harm that may occur to said vehicle mentioned above whether it be due to weather, acts of God and nature, theft, or otherwise. (Initial: _____)

RELEASE, HOLD HARMLESS & INDEMNIFICATION AGREEMENT

This AGREEMENT is made and entered into this _____ day of _____ by and between The Truck Farm, LLC hereinafter known as Party of the First Part, and _____, hereinafter known as Parties of the Second Part.

Whereas, it is agreed by the undersigned that the intent and purpose of this Agreement is to provide a designated area for parking for the following _____ (**Customers name**), to begin on _____ (**Date**). The undersigned parties of the second part do hereby forever release, discharge, and disavow all liability of every kind in nature in releasing Mark Campbell, his/her agents, representatives, family, and employees from all obligations of whatsoever nature, that arise or may arise from the use, occupying, parking, and driving on said property of Mark Campbell, The Truck Farm, LLC by said Undersigned and/or his or her affiliates, agents, representatives, and relatives.

Further said Undersigned agreed to hold harmless and indemnify said one Mark Campbell, The Truck Farm, LLC, his/her agent, representatives and employees, from all damages, claims, theft, vandalism, costs, expenses, attorneys fees and any other expense which said persons may incur as a result of any vandalism, theft, injury, towing or death which may occur in the use, occupying and presence on said property of Mark Campbell, The Truck Farm, LLC by said Undersigned and/or his or her affiliates, agents, representatives, and relatives. The Truck Farm, LLC reserves the right at any time to revoke the use of said premises for whatever reason it so desires, and towing expenses will be paid for by owner of vehicle. Agreed by the undersigned as to all terms and conditions herein.

Signed _____

Date _____

The Truck Farm, LLC.

40 Monroe Crossing SE
Cartersville, GA 30120

- All mechanics/visitors must be escorted by owner. Do not give gate code to anyone.
- I am aware if I park vehicle in someone else's spot that I will be towed at owner's expense.
- I am aware of a \$25.00 late fee if payment isn't received by the 1st of each month for any reason (insufficient funds, etc.) and is subject to being towed at owner's expense.
- I am aware that my credit/debit card will be charged automatically each month on the first of each month for the contract price. (See credit card recurring payment authorization form.) Billing takes place usually at 1:00 AM on the 1st of each month automatically.
- I am aware that I am responsible for the cost and repair of any other damages to property including expense for oil or fuel spillage clean up from my vehicle. The Environmental Protection Division inspects property often and I am responsible for clean-up and fines associated with EPA.
- I am aware that I am responsible for keeping parking space clean of trash, tires, oil, fuel, and any trash thrown over fence. We do not provide a trash dumpster for trash. If you throw trash over fence or on property you will forfeit any money and will be asked to leave premises.
- I am aware the repairs, tire changing, service, washing and oil changing etc. is not permitted on property and if I park in a parking space that is not my designated space, I will be towed at vehicle owner's expense.
- I am aware that after 1 day of non-payment that my vehicle is subject to being towed at owner's expense.
- I am aware that The Truck Farm, LLC is not responsible for theft, acts of God, vandalism, weather, injuries, or deaths on property. Use property at your own risk. No children or pets allowed.
- No sharing of space or double parking. Space is for one vehicle per space per contract.
- I am aware that I am parking my vehicle on said property and there is no insurance by The Truck Farm, LLC covering my vehicle for anything.
- I am aware that The Truck Farm, LLC uses video surveillance and lights, these systems could fail.
- Speed limit is 5 mph. No speeding.
- I am aware that The Truck Farm, LLC reserves the right at any time to revoke any right to use said premises for whatever reason it so desires. Agreed by the undersigned as to all terms and conditions herein. Any towing expenses will be paid for by customer.
- No refunds for any reason.
- No sub-leasing your space to anyone.
- Do not sweep out vehicle debris onto ground. Keep your space 100% clean of all trash and debris.
- If you request a gate code change there will be a \$25.00 fee each time.
- I am aware that there is a \$225 deposit.
- 30 day notice needed to cancel parking service. After the 15th day of the month, charges will apply for the next month. Upon turning in your written notice & leaving, as long as you do not violate any of the rules you will receive your deposit back.

Signed _____

Date _____

The Truck Farm, LLC.

40 Monroe Crossing SE
Cartersville, GA 30120

CREDIT CARD RECURRING PAYMENT AUTHORIZATION FORM

Schedule your payments to be automatically charged to your credit or debit card. Just complete and sign this form to get started.

Recurring payments make your life easier:

- Its convenient (saving you time and postage).
- Your payment is always on time (even if you are out of town), eliminating late charges.
- No refunds.
- No monthly receipt available. You may request one written receipt per year.

Here's how recurring payments work:

You authorize regularly schedule charges to your Visa, MasterCard, American Express, or Discover card. You will be charged the amount indicated below, each billing period. You agreed that no prior notification will be provided unless the date or amount changes, in which case you will receive notice from us at least 10 days prior to the payment being collected.

Please complete the information below:

I _____ (full name), authorize The Truck Farm, LLC to charge my credit or debit card indicated below for \$ _____ on the 1st of each month for payment of my parking bill. A \$25.00 late fee will apply if full payment is not received by credit or debit card on the 1st day of the month using the recurring payment system. Billing usually takes place at 1:00 AM.

Billing Address _____ Phone # _____

City, State, Zip _____ Email _____

Account Type: ☐ VISA ☐ MasterCard ☐ AMEX ☐ Discover ☐ Other

Cardholder Name: _____

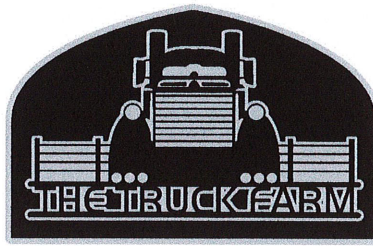
Card Number: _____

Expiration Date: _____

SIGNATURE _____ Date _____

I authorize the above-named business to charge the credit card indicated in this authorization for according to the terms outline above. I understand that this authorization will remain in effect until I cancel it in writing, and I agree to notify the business in writing of any changes in my account information or termination of this authorization at least 15 days prior to the next

billing date. This payment authorization is for the type of bill indicated above. I certify that I am an authorized user of this credit card and that I will not dispute the payment with my credit card company; provided the transaction correspond to the terms indicated in this authorization form.



City of Powder Springs
4483 Pineview Drive
Powder Springs, GA 30127
Phone: 770-943-1666

RE: Narrative for Variance Request for 3989 Flint Hill Road

Dear Planning Commission and City Council,

We have this property under contract for the future use of a storage facility for asphalt millings and a truck parking facility. The site will be used for approximately 3 years as an asphalt storage facility where millings will be stored, sold and hauled away upon purchase. Once the millings have been resold the site will transition to a truck parking facility utilizing a milling surface for parking trucks. The site will be gate controlled and a landscape entrance shall be installed. The site is approximately 8 acres in size. A 6' landscape berm with an 8' privacy fence will be installed along the road frontage to serve as a buffer.

Millings Storage

Hours of Operation: 8am – 5 pm, Monday-Friday

Truck Parking

Hours of Operation: 24 hours per day, 7 days per week

If any further information is required, please contact me directly at [REDACTED].

Sincerely,


Mark Campbell



TRUCK FARM Emerson, CA





TRUCK FARM Emerson, GA

TRUCK
Farm
Douglasville
GA





THE TRUCK FARM POWDER SPRINGS, LLC.
70 Lake Road
Hiram, GA 30141

NOTICE OF INTENT

We are kindly informing you of our request for variances located at 3989 Flint Hill rd., Powder Springs, GA 30127. These variances will be used for the temporary storage of asphalt millings and the future use of a gated truck farm facility. The roads along Sanders rd. and Flint Hill rd. will have a landscaped 6 ft. berm with an 8 ft. privacy fence above the berm to buffer any surrounding properties. Furthermore, this site will be used for storage only. No grinding or operations, other than storage, shall be utilized.

Part I

Purpose of this application:

To request a reduction in the 100' buffer along Sanders and Flint Hill Road to a 30' buffer. Applicant will install a 6' landscape berm with an 8' high wooden privacy fence to replace current buffer.

Part II

All requested variances:

- 1) Reduction of 100' buffer utilizing a landscaped buffer and 8' wooden privacy fence
- 2) To allow parking of trucks on a millings surface. Millings will be compacted down to create a pervious hard surface.
- 3) To remove the requirement of a decel lane into the property.

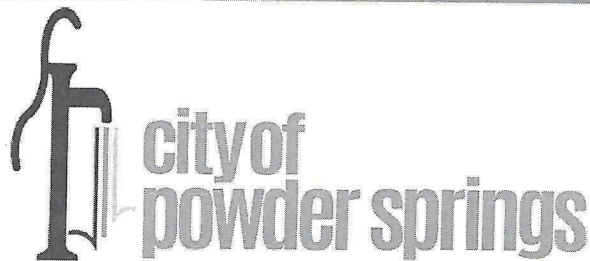
Part IV

Proposed use of the subject property:

The proposed use of the property will be a temporary storage facility for asphalt millings. The millings will be stored and sold in approximately 3 years. Once the millings are sold, the site will be used for truck parking utilizing gated access.







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 3989 Flint Hill Rd. Powder Springs, GA 30127

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 6/5/26. 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 6/5/26. 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 Dallas (City), GA (State).

Mark E Campbell Mark E Campbell 6/5/26
Signature of Applicant Printed Name Date

Subscribed and sworn before me this 5 day of June, 2026

Brittany Henderson Brittany Henderson April 3, 2027
Signature of Notary Public Name of Notary Public My Commission Expires

BRITTANY HENDERSON
NOTARY PUBLIC
Paulding County
State of Georgia
My Comm. Expires April 3, 2027



Variance Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept.
4181 Atlanta Street
Powder Springs GA 30127.
commdev@cityofpowdersprings.org
770-943-1666

Zoning Administrator
Shaun Myers
Planning and Zoning Manager
smyers@cityofpowdersprings.org
770-943-1666



Variance Request Application Checklist

Applicant Information

Name	Mark Campbell	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

Application Checklist

The following information will be required:

- ☒ Application
- ☒ Notice of Intent
- ☒ Applicant's Written Analysis
- ☒ Campaign Contribution Disclosure
- ☒ Owner's Authorization, if applicable.
- ☒ Legal Description and Survey Plat of the property
- ☐ Application Fee (summary of fees attached)
- ☒ Copy of the Deed that reflects the current owners name
- ☒ Vicinity Map outlining the parcel/s in relation to the surrounding area
- ☒ 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.
- ☒ Sketch Plan/ Architectural Rendering, if applicable
- ☐ 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.



**city of
powder springs**

Variance Request

Application Form

Applicant Information

Name	Mark Campbell	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

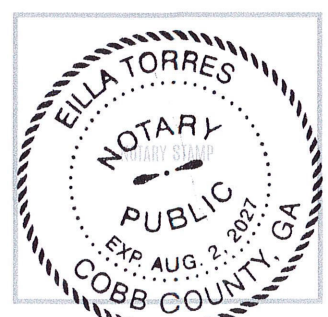
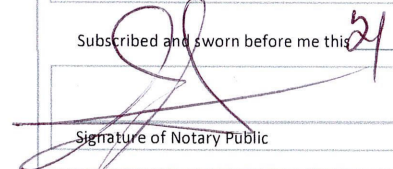
Variance Request Property Information

Address	3989 Flint Hill Road	Parcel ID / Lot#	19091100060
Acreage	8.050 acres	Present Zoning	LI
Variance Request	To reduce the 100' buffer along Sanders and Flint Hill Road.		
Source of Water Supply	Cobb County	Source of Sewage Disposal	Cobb County

Additional Information, If Applicable

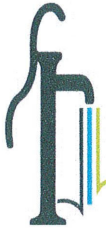
Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity	Peak Hours Trips Generated

Notary Attestation

Executed in _____ (City), _____ (State).		
Signature of Applicant	 	
Printed Name	Mark Campbell Eilla Torres	
Date	5/21/24	
Subscribed and sworn before me this 21 day of May 2024		
Signature of Notary Public		Name of Notary Public Eilla Torres
		My Commission Expires 8-2-27

For Official Use Only

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



city of
powder springs

Variance Request

Notice of Intent

Applicant Information

Name Mark Campbell

Phone

Mailing Address

Email

Notice of Intent

PART I. Please indicate the purpose of this application :

To request a reduction in the 100' buffer along Sanders and Flint Hill Road to a 30' buffer. Applicant will install a 6' landscape berm with a 6' high wooden privacy fence to replace the current buffer.

PART II. Please list all requested variances:

1. Reduction of 100' buffer to 30' buffer utilizing a landscaped buffer and 6' wooden privacy fence.
2. To allow parking of trucks on a millings surface. Millings will be compacted down to create a pervious hard surface.
3. To remove the requirement of a decel lane into the property. Shown on the attached site plan.

Part III. Existing use of subject property:

Vacant land.

Part IV. Proposed use of subject property:

The proposed use of the property will be a temporary storage facility for asphalt millings. The millings will be stored and sold in approximately 3 years. Once the millings are sold, the site will be used for truck parking utilizing gated access.

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

Applicant Signature



Signature of Applicant

Mark E Campbell

Printed Name

5/21/20

Date



Variance Request

Applicant's Written Analysis

Applicant Information

Name	Mark Campbell	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

Written Analysis

In details please address these Variance Criteria:

- a. Are there extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
- The property was previously zoned as a larger tract with agreeable stipulation for a 100' buffer. The site is now being sold as a partial tract. The 100' buffer impedes the use of the site due to the size of the buffer requirement making only 3 of the 8 acres useable.
- b. A literal interpretation of the provisions of this development code would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
- The site cannot be fully utilized due to the 100' buffer. The site comprises 8 acres of which only 3 would be useable given the 100' buffer requirement.
- c. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
- Buffers will be installed in a manner consistent with it's original intent. Screening will be provided utilizing a 6' landscape berm with a 8' privacy fence to minimize the visibility of the commercial property. Other properties do not have decel lanes on this corridor.
- d. The requested variance will be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or to the general welfare.
- These variances would compliment the adjoining commercial properties and improve the overall streetscape of this commercial corridor.
- e. The special circumstances are not the result of the actions of the applicant.
- The prior owner of the property agreed to the 100' buffer due to the proposed use at that time, and in addition, due to the overall size of the property.
- f. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.
- The variances requested are the minimum required in order to make possible the proposed use.
- g. The variance shall not permit a use of land, building or structures, which is not permitted by right in the zoning district overlay district involved.
- The proposed use is permitted by right under the existing zoning district.

Applicant Signature

	Mark E Campbell	5/21/26
Signature of Applicant	Printed Name	Date



Variance Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name **Mark Campbell**

Applicant's Address [REDACTED]

Applicant's Attorney

Attorney's Address

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:

Serious Tree Services LLC

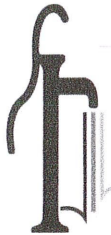
WILLIAM MAZARIEGOS

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

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



city of
powder springs

Variance Request

Owner's Authorization Form

Owner's Authorization

Applicant Name **Mark Campbell**

Applicant's Address [REDACTED]

Property Address **3989 Flint Hill Road Powder Springs, GA**

Property PIN **19091100060**

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)

William B. Mazariegos
Signature of Owner

William Byron Mazariegos
Printed Name

5/21/26
Date

State of GA, County of Cobb.

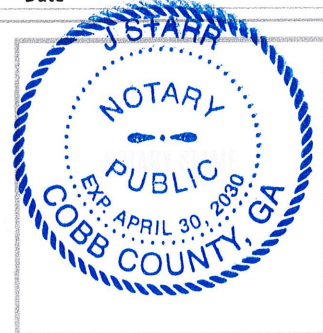
This instrument was acknowledged before me this 21st day of May month.

20 26, by William Mazariegos name of signer. Identification Presented: GA DL.

[Signature]
Signature of Notary Public

J. Starr
Name of Notary Public

04/30/2030
My Commission Expires



Signature of Owner

Printed Name

Date

State of _____, County of _____.

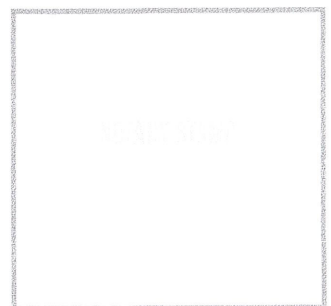
This instrument was acknowledged before me this _____ day of _____ month.

20 _____, by _____ name of signer. Identification Presented: _____.

Signature of Notary Public

Name of Notary Public

My Commission Expires



Flint Hill Road



11/3/2025, 12:39:27 PM

Active Address

Commissioner Districts

District Four: (SW Cobb): Monique Sheffield FEMA Flood Insurance Rate Map

Cobb Parcels

Cobb Roads

Arterials

Minor Collectors

Local

FEMA Flood Insurance Rate Map

Zone X - 0.2 PCT

Lakes

Rivers

ORTHO

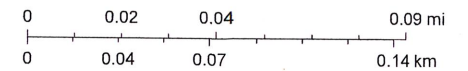
Red: Band_1

Green: Band_2

Blue: Band_3

*SUBJECT
PROPERTY*

1:2,257



Copyright Cobb County. All rights reserved., Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Cobb GIS and ArcGIS Online Team

ArcGIS Web AppBuilder
Cobb County GIS

Return Recorded Document to:
Origin Title and Escrow, Inc
160 Clairemont Ave.
Suite 490
Decatur, GA 30030

Tax Parcel No: 19091100060 and 1991100020

**LIMITED
WARRANTY DEED**

STATE OF ~~GEORGIA~~ *California*
COUNTY OF *Santa Clara*

FILE #: 21-11545

THIS INDENTURE made this 28th day of May, 2021, between Tron Dinh Do, of the County of ~~Cobb~~ *Santa Clara* and State of California, as party or parties of the first part, hereinafter called Grantor, and Serious Tree Services, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

SUBJECT TRACT

TRACT I ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 911 OF THE 19TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CONTAINING 8.050 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A PARKER-KASON NAIL (P.K. NAIL), SET IN ASPHALT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD (40 FOOT RIGHT-OF-WAY), WITH THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, (VARIABLE RIGHT-OF-WAY); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 71 DEGREES, 17 MINUTES, 52 SECONDS WEST, 327.81 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 71 DEGREES, 17 MINUTES, 52 SECONDS WEST, 237.81 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 108.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES, 38 MINUTES, 18 SECONDS WEST, 108.77 FEET, RADIUS OF 933.49 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 95.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES, 14 MINUTES, 09 SECONDS WEST, 95.19 FEET, RADIUS OF 2471.81 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES, 08 MINUTES, 35 SECONDS WEST, 611.38 FEET TO A REBAR IRON PIN PLACED ALONG THE NORTH LAND LOT LINE OF LAND LOT 911; THENCE CONTINUING ALONG THE NORTH LINE OF LAND LOT 911, SOUTH 89 DEGREES, 51 MINUTES, 25 SECONDS EAST, 516.91 FEET TO A NOTCH CUT IN A CONCRETE FLUME ON THE WESTERN RIGHT -OF-WAY LINE OF SANDERS ROAD; THENCE LEAVING THE NORTHERN LINE OF LAND LOT 911 AND CONTINUING ALONG WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD AN ARC DISTANCE OF 85.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01 DEGREES, 11 MINUTES, 54 SECONDS EAST, 85.16 FEET, RADIUS OF 1118.46 FEET TO A POINT; THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD, SOUTH 00 DEGREES, 59 MINUTES, 00 SECONDS WEST, 678.38 FEET TO A PARKER-KASON NAIL SET AND THE TRUE POINT OF BEGINNING.

TRACT II ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 911 OF THE 19" DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, CONTAINING 9.652 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A PARKER-KASON NAIL (P.K. NAIL), SET IN ASPHALT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF SANDERS ROAD (40 FOOT RIGHT-OF-WAY), WITH THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, (VARIABLE RIGHT-OF-

WAY); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 71 DEGREES, 17 MINUTES, 52 SECONDS WEST, 327.81 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 108.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 74 DEGREES; 38 MINUTES, 18 SECONDS WEST, 108.77 FEET, RADIUS OF 933.49 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AN ARC DISTANCE OF 95.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES, 14 MINUTES, 09 SECONDS WEST, 95.19 FEET, RADIUS OF 2471.81 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, NORTH 80 DEGREES; 09 MINUTES, 19 SECONDS WEST, 70.45 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD, AN ARC DISTANCE OF 615.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES, 37 MINUTES, 22 SECONDS WEST, 615.61 FEET, RADIUS OF 7508.65 FEET, TO A REBAR PLACED AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD WITH THE WEST LINE OF LAND LOT 911; THENCE LEAVING THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AND FOLLOWING THE WEST LINE OF LAND LOT 911, NORTH 01 DEGREES, 07 MINUTES, 18 SECONDS EAST, 463.34 FEET TO A CRIMP TOP PIPE FOUND (CTF) AT THE NORTHWEST CORNER OF LAND LOT 911; THENCE RUNNING ALONG THE NORTH LINE OF LAND LOT 911, SOUTH 89 DEGREES, 51 MINUTES, 24 SECONDS EAST, 769.67 FEET TO A REBAR IRON PIN PLACED ON THE NORTH LINE OF LAND LOT 911; THENCE LEAVING THE NORTH LINE OF LAND LOT 911, SOUTH 00 DEGREES, 08 MINUTES, 35 SECONDS WEST, 611.38 FEET TO A REBAR PLACED ON THE NORTHERN RIGHT-OF-WAY LINE OF FLINT HILL ROAD AND THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT THAT PROPERTY CONVEYED TO COBB COUNTY BY ROY M. SANDERS IN THAT RIGHT OF WAY DEED DATED MAY 23, 1974 AND RECORDED IN DEED BOOK 1532, PAGE 120; AND THAT PROPERTY CONVEYED TO COBB COUNTY BY ROY M. SANDERS IN THAT RIGHT OF WAY DEED DATED AUGUST 25, 1993 AND RECORDED IN DEED BOOK 7961, PAGE 45.

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.
Signed, sealed and delivered in presence of:

Witness

MICHAEL NAYEN

Tron (Dinh) Do

(SEAL)

Notary Public

SEE ATTACHED

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 27 day of May,

2021 by Tron Dinh Do

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature (Seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Limited Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

Additional information

INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.





City of Powder Springs

Staff Report

City of Powder Springs
4483 Pineview Drive
Powder Springs, GA 30127

7/27/2026

3500 Trillium (Azalea Park)-2026 DEPARTMENT COMMENTS – Fire Department

07/06/26

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval will be based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:

New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a IFC compliant turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

3500 Trillium (Azalea Park)-2026 DEPARTMENT COMMENTS – Fire Department

(continued)

COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

Buildings exceeding three stories or 30 ft in height. A minimum of two remote means of fire department access roads must be provided

Exception: Buildings not exceeding 124,000 sq ft and protected with an approved automatic sprinkler system a single fire department access road is permitted

Remoteness. Where two fire department access road are required, they must be placed a distance apart equal to not less than one half the length of the maximum overall diagonal dimension of the lot or area to be served

ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

Developments of one- or two-family dwellings where the number of dwelling units exceeds 120 shall be provided with two separate approved fire apparatus access roads and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are more than 120 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

CERTIFICATE OF OCCUPANCY:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

GUEST PARKING:

Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

- Guest parking should be provided at .35 spaces per dwelling unit.
- Guest parking spaces must be evenly distributed throughout the project. (Cobb County Development Standards 401.8.2)

FIRE HYDRANT:

The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants

3500 Trillium (Azalea Park)-2026 DEPARTMENT COMMENTS – Fire Department

(continued)

on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:

Automatic sprinkler protection must be provided where mandated by the applicable codes. Townhome developments not separated by 2hr fire walls will require sprinkler protection.

Auto parts buildings may be required to be protected with a fire sprinkler system. Final determination to be made at building plan review. Be prepared to provide water supply.

Jeff Byrd

(678) 229-7059

Jeffrey.Byrd@cobbcounty.gov

PZ 26-024 & 025 DEPARTMENT COMMENTS – Cobb County Water

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size and location of existing water main(s): 12" on Florence Rd, 12" on Powder Spr Dallas Rd

Additional water comments: Cobb Development Standards require dual water feed.

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

Approximate distance to nearest sewer: On-site

Estimated waste generation (in G.P.D.): Average daily flow = 29,600

Peak flow = 74,000

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☐ 5-10 years ☒ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: There is an existing public sewer system running through the site that may need to be relocated to avoid conflicts with the buildings.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 07/21/26 13:06 by khick-tj

Acct #: 110102

Ad #: 568770

Status: New WHOLD

CITY OF POWDER SPRINGS
KELLY AXT
PO BOX 46
POWDER SPRINGS GA 30073

Start: 07/24/2026 Stop: 07/24/2026
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.95 Words: 300
Total LEG 2.95
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 45.00
Ad Descrpt: PH-4385 3500 TRILLIUM DR
Descr Cont: MDJ-4385 GPN-16 NOTICE OF
Given by: KERISHA BLACK
P.O. #: 3500 TRILLIUM DR
Created: khick 07/21/26 13:03
Last Changed: khick 07/21/26 13:05

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 07/24

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-4385
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
CHANGE IN ZONING CONDITIONS
AND SPECIAL USE

Notice is hereby given of an application to consider a modification of Rezoning conditions and a Special Use permit to allow restaurants with drive-through service. The subject property is located at 3500 Trillium Drive, within Land Lot 805 of the 19th District, 2nd Section, Cobb County, Georgia. Parcel Number: 19080500140. The application was heard by the Planning and Zoning Commission at its work session on Thursday, July 9th, 2026, at 7:00 p.m. and it will be heard at its public hearing on Monday, July 27th, 2026, at 7:00 p.m., and by the Mayor and Council at its work session on Wednesday, August 12th, 2026, at 5:00 p.m. and at its public hearing on Monday, August 17th, 2026, at 7:00 p.m. All meetings will be held at City Hall, 4483 Pineview Drive, Powder Springs, Georgia 30127. If applicable, Zoom links will be available at www.powderspringsga.gov. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

7:24-2026



AZALEA

PARK

By:



PARKLAND

COMMUNITIES

Parcel Number:

19080500080

10.999 Acres



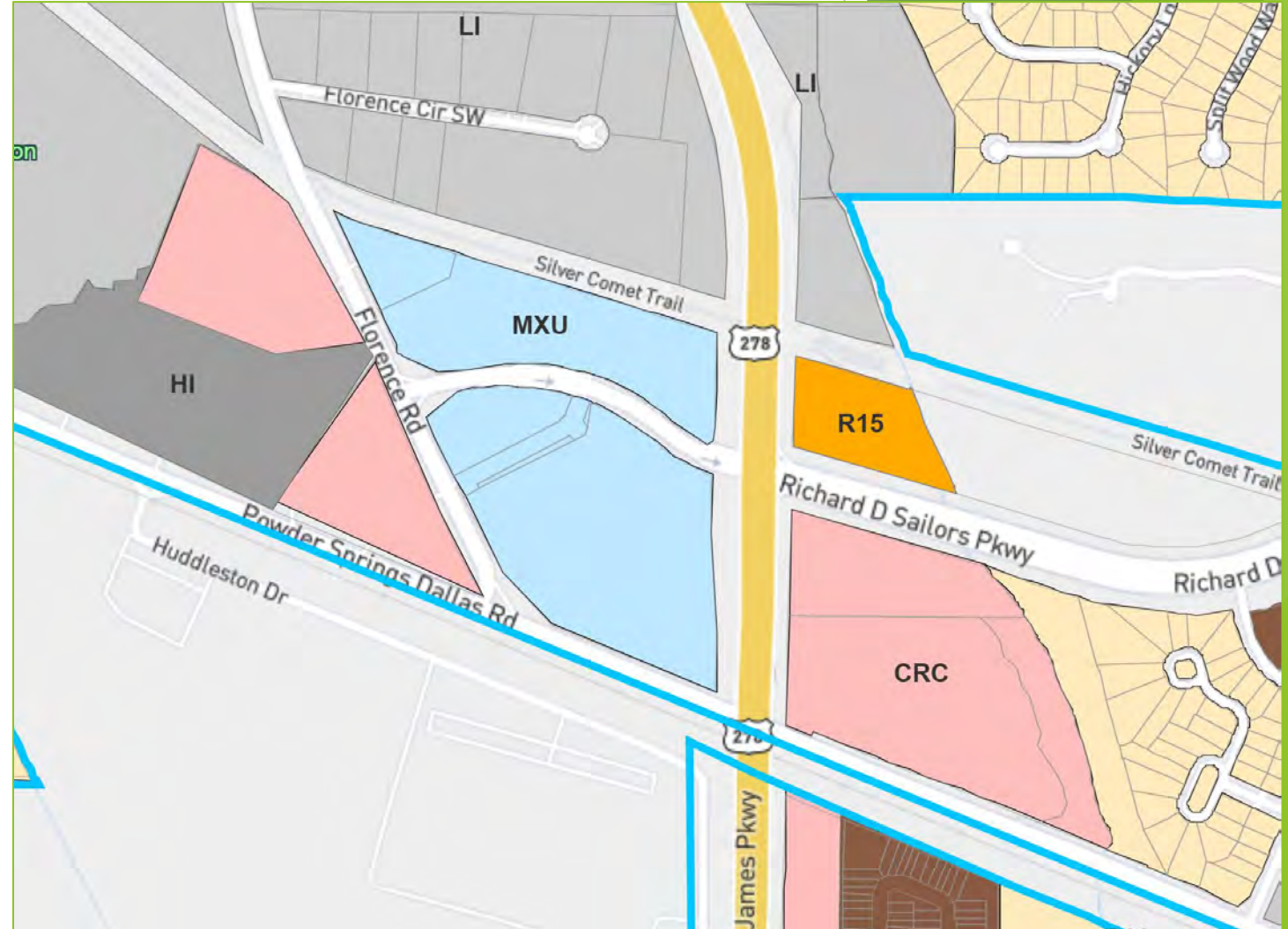
Existing Zoning:

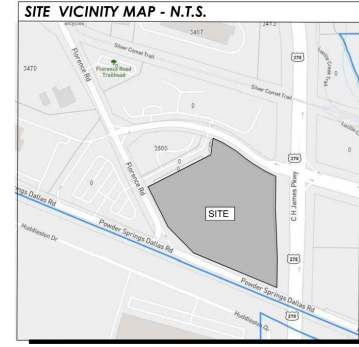
MXU - 154 Stacked Townhomes,
120 Unit Hotel
25,300 sf Office
3,100 sf Restaurant
with conditions

Proposed Zoning:

MXU - 154 Stacked Townhomes,
18,000 sf Neighborhood Retail
2 Restaurants

Special Use Request -
Allow Drive Through Restaurants





PROPERTY OWNERS:
1908050000, CW INVESTMENTS

FEMA NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER:
FEMA MAP NO. 11067011770, DATED 10/16/2006.

WATER AND SEWER NOTE:
DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND SEWER. WATER AND
SEWER IS AVAILABLE WITHIN SITE PROXIMITY.

STORMWATER NOTE:
LAYOUT PROPOSES A MASTER STORMWATER DETENTION SYSTEM
WILL BE LOCATED ON TAX PARCEL ID: 1908050000.

PLAN NOTE:
THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE
APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL
REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.

OFFICE: +/- 1.911 ACRES (17.37%)	OFFSITE PARALLEL PARKING: (OFFICE): +/- 0.616 ACRES
HOTEL +/- 2.631 ACRES (23.92%)	
RESIDENTIAL: +/- 6.457 ACRES (58.71%)	

PARKING CALCS	UNITS (S.F.)	MINIMUM	MAXIMUM
HOTEL (1 PER 150 SQUARE FEET)	120	120	120
HOTEL (1 PER 150 SQUARE FEET)	7,500 S.F.	50	50
OFFICE (1 PER 300 S.F.)	22,200 S.F.	74	74
OFFICE (RESTAURANT) (1 PER 125 S.F.)	3,100 S.F.	25	25
TOWNHOUSE (1 PER UNIT)	154	154	300
RESIDENTIAL GUEST - RESIDENTIAL AMENITY SPACES	0	0	14

SITE DATA	EQUALS
EXISTING ZONING	MXU-CITY OF POWDER SPRINGS
PROPOSED ZONING	MXU-CITY OF POWDER SPRINGS
GROSS ACRES (PARCEL ID: 1908050000)	10.999 ACRES (479,135 SQ. FT.)
LAND USES	EQUALS
RESIDENTIAL (STACKED TOWNHOMES)	EQUALS
TOTAL UNITS	154 UNITS
DENSITY	14.01 UNITS PER ACRE
HEIGHT	3 STORIES
BUILDING SEPARATION	10'
HEATED FLOOR AREA	1,958 S.F. (3 BEDROOM UNITS)
HEATED FLOOR AREA	1,636 S.F. (12 BEDROOM UNITS)
COMMERCIAL DATA	EQUALS
HOTEL (INCLUDING BANQUET, ASSEMBLY, MEETING, RESTAURANT)	60,941 S.F.
FLOOR AREA	10'
HEIGHT	5 STORIES
OFFICE BUILDING (INCLUDING RESTAURANT)	25,300 S.F.
FLOOR AREA	2 STORIES
HEIGHT	2 STORIES
TOTAL FLOOR AREA FOR COMMERCIAL AND OFFICE	86,241 S.F.
FLOOR AREA RATIO (FAR) FOR COMMERCIAL AND OFFICE	0.18
USE DISTRIBUTION (BUILDING COVERAGE)	APPROX. 34,000 S.F. OR 7.1%
SETBACKS	EQUALS
PERIMETER BUILDING SETBACK:	10'
BETWEEN BUILDINGS:	10'
BUFFERS:	0'
TYPICAL STREETS	EQUALS
STREET TYPE:	PRIVATE
STREET WIDTH:	24' B.C. - B.C. TYPICAL
ALLEY WIDTH:	20' B.C. - B.C. TYPICAL
PARKING SPACE DIMENSIONS	9' X 15' TYPICAL
CODE VARIATIONS	EQUALS
1. RESIDENTIAL DENSITY OF 14.01 UNITS ALLOWED	
2. RESIDENTIAL UNIT SQUARE FOOTAGE LESS THAN 2,000 S.F. ALLOWED	
3. REQUIRED LOCATION OF OFFICE, OFFICE/RESTAURANT PARKING IS BEYOND 300 FEET OF AN ENTRANCE TO THE BUILDING THAT IT SERVES	

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2021-02-22 10:40:00 AM
770.225.4730 | www.allianceep.com

SURVEYING BY:
Planners & Engineers Collaborative
PHONE: (770) 451-2741

DEVELOPER
Trilogy Acquisitions, LLC
20 Madison Avenue, Atlanta, GA 30309
24 HR CONTACT: John Bonifacio, 352.933.3556
JOHN@TRILGYACQUISITIONS.COM
JOHN@TRILGYACQUISITIONS.COM

ZONING EXHIBIT FOR
POWDER SPRINGS-DALLAS RD
LL 804, 824, 826, 828
DISTRICT 19TH, SECTION 2ND
CITY OF POWDER SPRINGS

Orig. Issue 09/2/21
Designed by JW
Checked by JJ
Project # 21225

NORTH

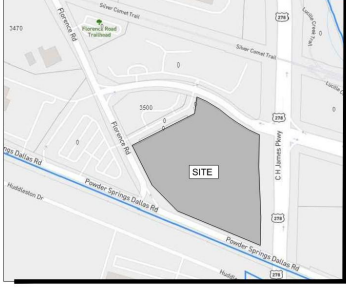
SCALE: 1" = 50'

ZONING EXHIBIT

2.22.22



SITE VICINITY MAP - N.T.S.



SITE DATA

OVERALL DATA:
EXISTING ZONING: MXU - CITY OF POWDER SPRINGS
PROPOSED ZONING: MXU - CITY OF POWDER SPRINGS
GROSS ACRES: 19.979 ACRES
PROPOSED DENSITY: 14.01 UNITS PER ACRE
(DENSITY APPROVED UNDER PRIOR ZONING PZ 22-018)

SETBACKS:
FRONT: 10'
SIDE: 10'
REAR: 10'
BETWEEN BUILDINGS: NONE
MAX HEIGHT: 3 STORIES
LANDSCAPE STRIP: 10'

LAND USE:
RESIDENTIAL PARCEL AREA: 7.722 ACRES (70.2%)
3 STORY TOWNHOUSE: 154 UNITS (STACKED/REAR ENTRY)
OPEN SPACE REQUIRED: 20% OR 1.54 ACRES
OPEN SPACE PROVIDED: 20% OR 1.54 ACRES
PROPOSED AMENITIES: CABANA (1,422 SF)
POOL SURFACE (1,090 SF)
POOL DECKING (2,105 SF)
PLAYGROUND (1,568 SF)

COMMERCIAL OUTPARCEL 1 AREA: 1.031 ACRES (9.4%)
RESTAURANT W/ DRIVE THRU: 3,750 SF
FAR PROVIDED: 0.08 FAR

COMMERCIAL OUTPARCEL 2 AREA: 0.756 ACRES (6.9%)
RESTAURANT W/ DRIVE THRU: 2,330 SF
FAR PROVIDED: 0.07 FAR

COMMERCIAL OUTPARCEL 3 AREA: 1.490 ACRES (13.5%)
NEIGHBORHOOD RETAIL: 18,000 SF
FAR PROVIDED: 0.28 FAR

TYPICAL STREET LAYOUT:
STREET TYPE: PRIVATE STREETS
STREET WIDTH: 24' B.C. - B.C. TYPICAL
ALLEY WIDTH: 20' B.C. - B.C. TYPICAL
SIDEWALKS: 5' (AS SHOWN)

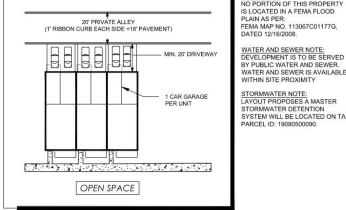
PARKING CALCS

USE TYPE SPECIFIED	UNITS / SF PROVIDED	MINIMUM REQUIRED	PROVIDED
RESIDENTIAL PARCEL: TOWNHOUSE (1 PER UNIT)	154	154	154 DRIVEWAY 154 GARAGE = 308 TOTAL
POOL WATER SURFACE (1 PER 150 SF)	1,090 SF	8	8
ADDITIONAL RESIDENTIAL GUEST/AMENITY SPACES			32
OUTPARCEL 1: RESTAURANT (1 PER 125 SF)	3,750 SF	30	33
OUTPARCEL 2: RESTAURANT (1 PER 125 SF)	2,330 SF	19	22
OUTPARCEL 3: RETAIL (1 PER 275 SF)	18,000 SF	66	66

SITE LEGEND

- (BR) BIKE RACK
- (CA) CABANA
- (CG) COMMUNITY GREEN
- (PL) POOL
- (PG) PLAYGROUND
- (DP) DOG PARK
- (DL) DUMPSTER
- (MK) MAIL KIOSK
- (MS) MONUMENT SIGN
- (SM) STORMWATER MANAGEMENT AREA (EXISTING MASTER POND)
- (OS) OPEN SPACE

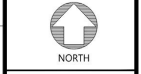
TYPICAL LOT DETAIL (NTS)



LJA
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

PARKLAND HOMEBUILDERS LLC

AZALEA PARK
LL 804, 824, 825, 826
DISTRICT 19TH, SECTION 2ND
PARCEL # 1908000080
CITY OF POWDER SPRINGS



SCALE: 1" = 50'

PROJECT NUMBER: GA3793-2602
SHEET TITLE: ZONING PLAN
SHEET NUMBER: 6.19.26



DETENTION POND LANDSCAPE SCREENING



SIDEWALK CONNECTIVITY EXTENSIONS



A - EXTENSION OF FLORENCE ROAD SIDEWALK INTO SILVER COMET TRAIL PARKING



B - PAINTED CROSSWALK AT INTERSECTION OF RICHARD D SAILORS PKWY AND FLORENCE ROAD



C - RICHARD D SAILORS PKWY SIDEWALK EXTENSION TO C H JAMES PKWY





REAR ELEVATION



LEFT
SIDE ELEVATION



RIGHT
SIDE ELEVATION

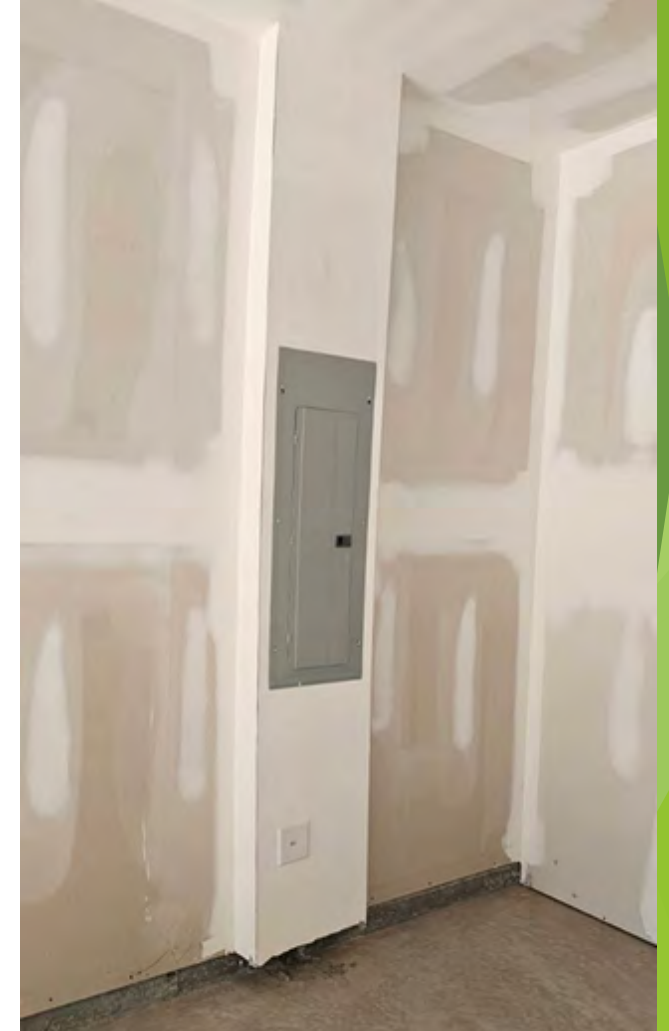








PRE-WRIED FOR EV CHARGING

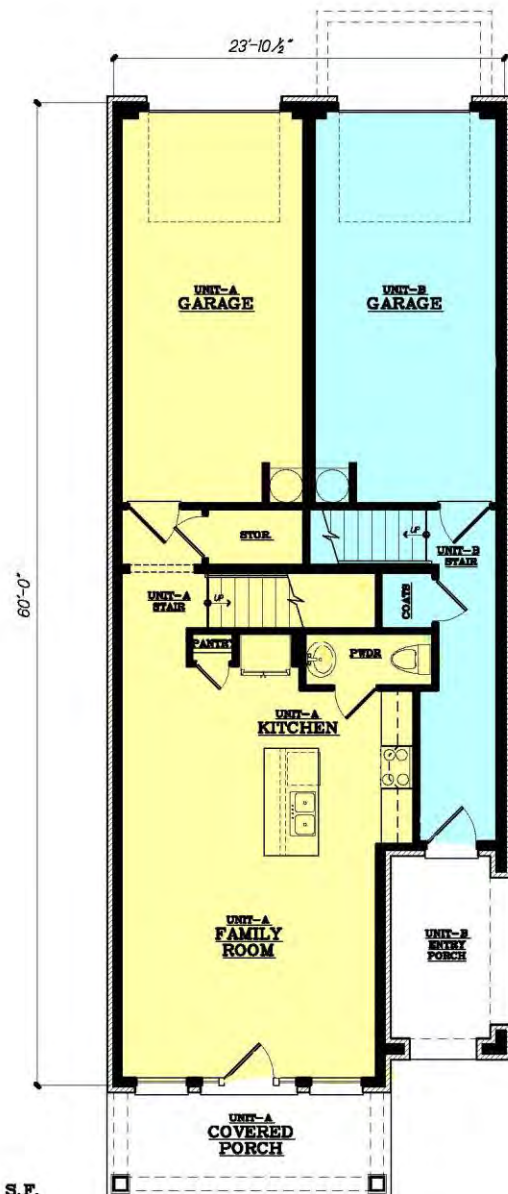






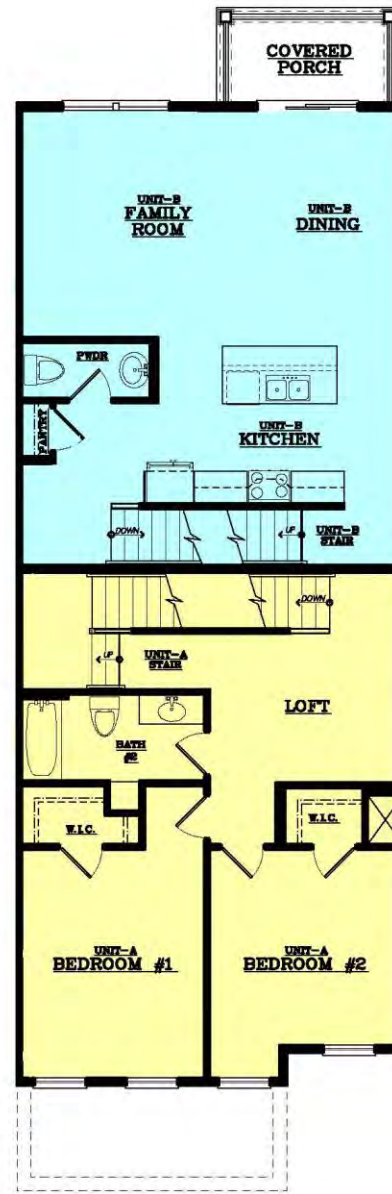




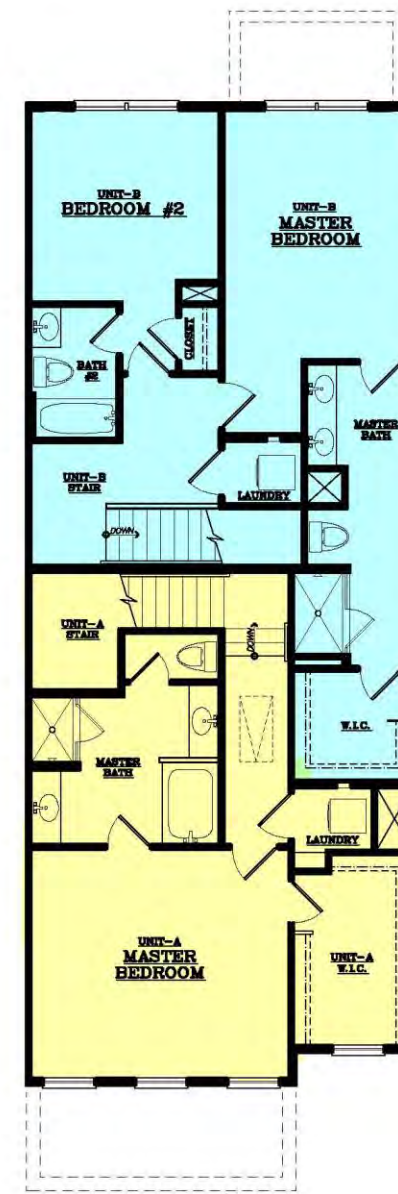


UNIT A	1,950 S.F.
UNIT B	1,600 S.F.

1st. LEVEL PLAN



2nd. LEVEL PLAN



3rd. LEVEL PLAN

2BR Rental Analysis (Combined)

2-Bedroom Rentals (Combined)

Comp	Name	Type	Year Built	Bed	Bath	Size	Asking Rent	PSF
7	Elan Brookwood	Townhome	2023	2	2.5 (TH, 2-Car Garage)	1524	\$2,982	\$ 1.98
7	Elan Brookwood	Townhome	2023	2	2.5 (TH, 2-Car Garage)	1503	\$2,882	\$ 1.89
4	Croftouse West Cobb	Apartment	2025	2	2	1216	\$2,259	\$ 1.86
3	Heartwood Powder Springs	Apartment	2023	2	2	1201	\$2,227	\$ 1.85
7	Elan Brookwood	Apartment	2023	2	2	1313	\$2,213	\$ 1.69
4	Croftouse West Cobb	Apartment	2025	2	2	1090	\$2,199	\$ 2.02
7	Elan Brookwood	Apartment	2023	2	2	1279	\$2,172	\$ 1.70
	Azalea Park	Stacked Townhome	2027	2	2.5 (TH w/ Garage)	1600	\$2,150	\$ 1.34
7	Elan Brookwood	Apartment	2023	2	2	1095	\$2,094	\$ 1.91
7	Elan Brookwood	Apartment	2023	2	2	1128	\$2,049	\$ 1.82
7	Elan Brookwood	Apartment	2023	2	2	1095	\$2,034	\$ 1.86
3	Heartwood Powder Springs	Apartment	2023	2	2	1086	\$1,960	\$ 1.80
3	Heartwood Powder Springs	Apartment	2023	2	2	1086	\$1,955	\$ 1.80
1	Springside	Townhome	2024	2	2 (TH, 1-Car Garage)	1269	\$1,949	\$ 1.54
3	Heartwood Powder Springs	Apartment	2023	2	2	1145	\$1,899	\$ 1.66
1	Springside	Townhome	2024	2	2 (TH, 1-Car Garage)	1246	\$1,887	\$ 1.52
5	Covey Homes Greystone	Single-Family	2018	2	2.5 (SF, 1-Car Garage)	1373	\$1,831	\$ 1.33
5	Covey Homes Greystone	Single-Family	2018	2	2.5 (SF, 1-Car Garage)	1373	\$1,806	\$ 1.32
5	Covey Homes Greystone	Single-Family	2018	2	2.5 (SF, 1-Car Garage)	1373	\$1,764	\$ 1.28
Average			2023			1263	\$2,122	\$ 1.69

3BR Rental Analysis (Combined)

3-Bedroom Rentals (Combined)

Comp	Name	Type	Year Built	Bed	Bath	Size	Asking Rent	PSF
7	Elan Brookwood	Townhome	2023	3	2.5 (TH, 2-Car Garage)	1601	\$3,008	\$ 1.88
3	Heartwood Powder Springs	Apartment	2023	3	2	1439	\$2,749	\$ 1.91
3	Heartwood Powder Springs	Apartment	2023	3	2	1439	\$2,599	\$ 1.81
2	West Oak Trace	Single-Family	2023	3	2.5 (SF, 2-Car Garage)	2053	\$2,595	\$ 1.26
	Azalea Park	Stacked Townhome	2027	3	2.5 (TH w/ Garage)	1950	\$2,450	\$ 1.26
7	Elan Brookwood	Apartment	2023	3	2.5	1458	\$2,439	\$ 1.67
7	Elan Brookwood	Apartment	2023	3	2.5	1480	\$2,382	\$ 1.61
2	West Oak Trace	Single-Family	2023	3	2.5 (SF, 2-Car Garage)	1809	\$2,345	\$ 1.30
7	Elan Brookwood	Apartment	2023	3	2.5	1458	\$2,324	\$ 1.59
6	Overlook at Palisades	Single-Family	2025	3	2.5 (SF, 2-Car Garage)	1648	\$2,350	\$ 1.43
8	Tricon Macland	Single-Family	2020	3	2 (SF, 2-Car Garage)	1649	\$2,275	\$ 1.38
5	Covey Homes Greystone	Single-Family	2018	3	3.5 (SF 1-Car Garage)	1735	\$2,124	\$ 1.22
8	Tricon Macland	Single-Family	2020	3	2 (SF, 2-Car Garage)	1649	\$2,082	\$ 1.26
5	Covey Homes Greystone	Single-Family	2018	3	2.5 (SF, 1-Car Garage)	1494	\$1,899	\$ 1.27
5	Covey Homes Greystone	Single-Family	2018	3	2.5 (SF, 1-Car Garage)	1558	\$1,898	\$ 1.22
Average			2022			1628	\$2,368	\$ 1.47

Projected Rent Assumptions

Projected rents assume stabilized performance consistent with comparable assets in the surrounding submarket.

Azalea Park Rents				
Unit Count	Bed	Bath	Size	Asking Rent
77	2	2.5	1600	\$2,150
77	3	2.5	1950	\$2,450
Total Azalea Park Units				154
Weighted Average Rent				\$2,300

WEIGHTED AVG. RENT
\$2,300

Affordability Analysis

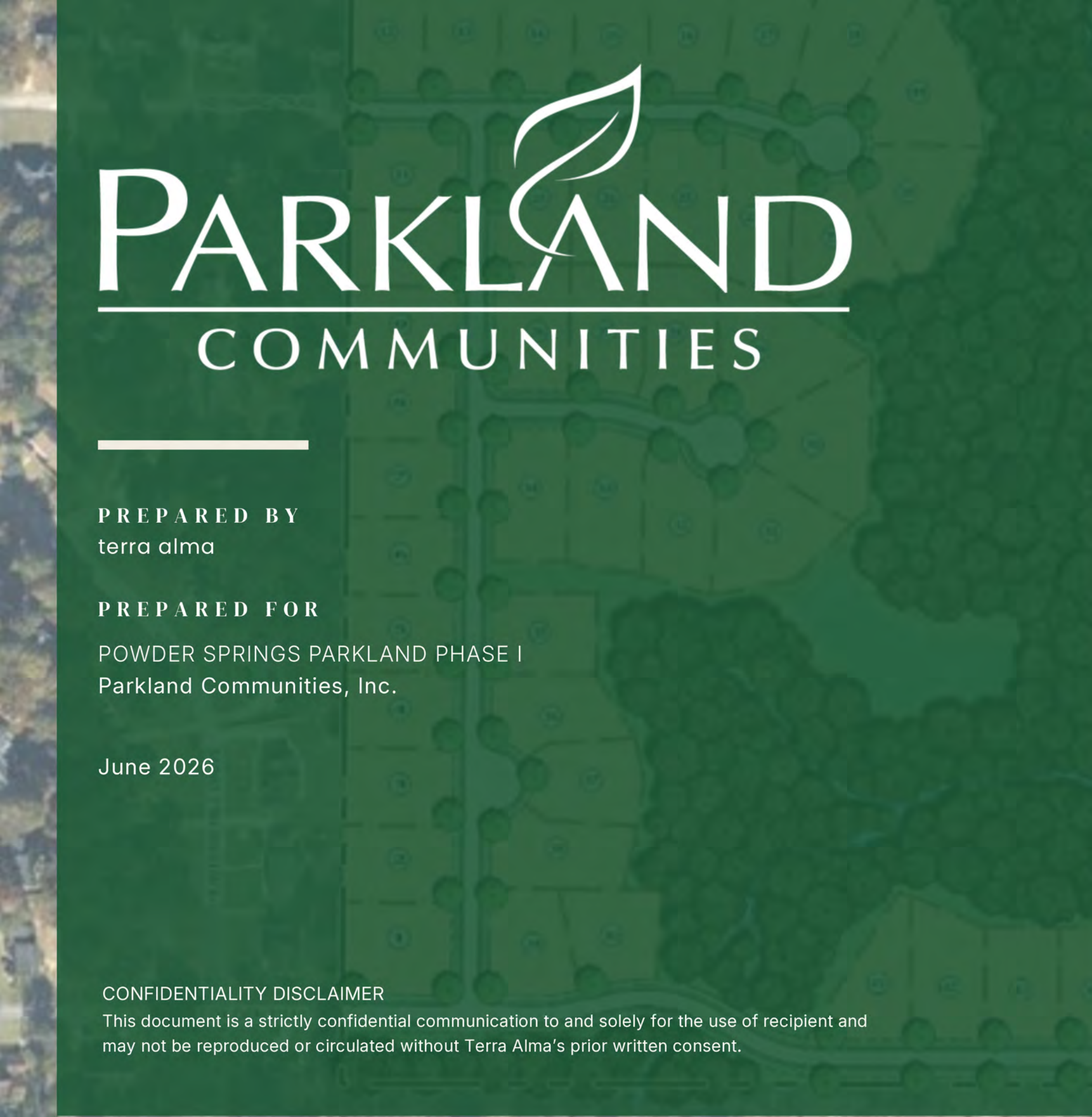
Projected 2030 Median Income: \$110,255

Qualifying Monthly Income: ($\$110,255 / 12$ months) = **\$9,188**

Maximum Affordable Rent (30% Rule): = ($\$9,188 * 30\%$) = **\$2,756/month**

Azalea Park Rents

- ✓ \$506 below the affordability threshold
- ✓ 18.4% below the maximum affordable rent



PARKLAND

COMMUNITIES

PREPARED BY
terra alma

PREPARED FOR
POWDER SPRINGS PARKLAND PHASE I
Parkland Communities, Inc.

June 2026

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June 2026

terra
alma

PROJECT SUMMARY

THE OPPORTUNITY

Powder Springs presents a compelling retail opportunity driven by sustained residential growth and a clear imbalance between housing and retail supply. As population density increases, retail development has lagged, creating a gap between where residents live and where they spend.

Today, consumer behavior reflects consistent outflow to surrounding retail nodes, as local options fail to meet daily needs. This project is uniquely positioned to close that gap by introducing a curated, neighborhood-scale retail offering aligned with real consumer behavior.

Parkland Residential's recent zoning success in Powder Springs further reinforces the strength of this opportunity. In one of metro Atlanta's most restrictive entitlement environments, Parkland secured approval for a 150-unit community, demonstrating its ability to navigate complex municipal processes and deliver housing that aligns with local demand.

This is not a regional retail play.

The opportunity is to capture daily, convenience-driven trips that are currently leaving the market.



WHY RETAIL IS NEEDED

Existing Demand Leaving Powder Springs

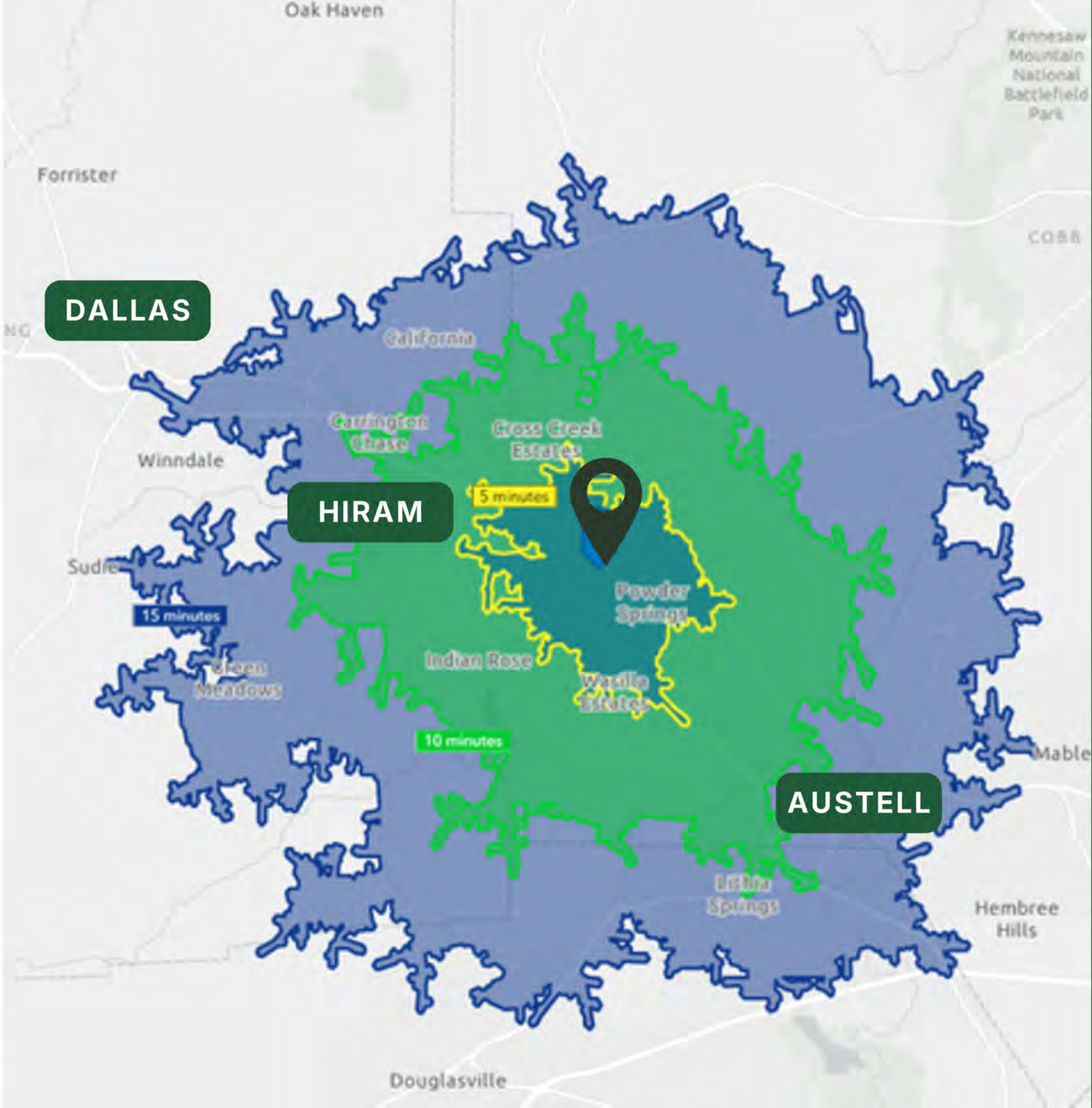
Market Snapshot (10-Minute Drive)

- Population: 58,440
- Median Household Income: \$129,038
- 13,912 Employees
- \$145.6M Grocery Spending
- \$82.6M Restaurant Spending

Key Message:

Residents currently leave the immediate trade area for:

- Coffee
- Dining
- Personal Services
- Wellness
- Specialty Retail



Source: This infographic contains data provided by Esri (2024, 2029)

Neighborhood Retail Supporting Residents

Benefits to Powder Springs

- ✓ Additional tax revenue
- ✓ New jobs
- ✓ Walkable amenities
- ✓ Reduced vehicle trips
- ✓ Increased property values
- ✓ Enhanced quality of life

Retail Program
15,000–20,000 SF

Neighborhood-focused retail serving daily needs.



Retail that works



CATEGORY	TENANT	TYPICAL SIZE
Coffee & Gathering	PJ's Coffee of New Orleans	1,500 – 2,500 SF
	Ellianos Coffee	800 – 1,500 SF + Drive-Thru
	Foxtail Coffee Co.	1,800 – 3,000 SF
Breakfast / Brunch	Another Broken Egg Cafe	4,000 – 5,500 SF
	Eggs Up Grill	3,200 – 4,500 SF
	Racer Cafe	3,500 - 4,500 SF Outparcel
Fast Casual Dining	McAlister's Deli	2,500 – 3,500 SF
	Taziki's Mediterranean Cafe	2,500 – 3,500 SF
	Moe's Original BBQ	2,500 – 4,000 SF
	Fresh Kitchen	2,000 – 3,000 SF
Wellness & Fitness	StretchLab	1,500 – 2,000 SF
	The Joint Chiropractic	1,200 – 1,800 SF
	BODYBAR Pilates	2,000 – 2,500 SF
	Restore Hyper Wellness	2,500 – 4,000 SF
Family & Service Retail	Medical	2,500- 4,500 SF Outparcel
	The UPS Store	1,200 – 1,800 SF
	Nothing Bundt Cakes	1,500 – 2,000 SF

Project Community Benefits

- ✓ Meets demonstrated market demand
- ✓ Supports existing and future residential growth
- ✓ Captures retail spending currently leaving the market
- ✓ Creates local employment opportunities
- ✓ Strengthens the Powder Springs tax base
- ✓ Provides walkable neighborhood amenities
- ✓ Enhances quality of life for residents

WHAT WORKS HERE

- 15K–22K SF total retail
- Neighborhood-scale only
- Food + service-heavy mix
- Walkable integration with residential
- A - OP ~ 1.0 acre
- B - OP ~ 1.0 acre
- C - 2.0 acres

WHAT DOES NOT WORK

- Regional retail
- Big-box formats
- Luxury positioning



PROGRAM JUSTIFICATION

SITE STRATEGY

- A - 1-2 outparcels or small strip with DT face 278
- B - service and local/regional F&B

SUPPORTS

- Phased retail rollout
- Curated tenant mix
- Village-style environment

FINAL POSITIONING

- Not a power center
- A neighborhood retail village built around real daily behavior

This neighborhood retail component of the Parkland development will provide appropriately scaled, community-serving retail that complements the residential character of the project while supporting the long-term economic growth of Powder Springs.

**"THIS IS NOT REGIONAL RETAIL.
IT IS RIGHT-SIZED NEIGHBORHOOD RETAIL DESIGNED
TO SERVE CURRENT AND FUTURE POWDER SPRINGS
RESIDENTS WHILE CREATING A WALKABLE
COMMUNITY GATHERING PLACE."**



OFFSITE PARALLEL PARKING
(OFFICE): +/- 0.616 ACRES

PARKING CALCS	UNITS / S.F.	MINIMUM	PROVIDED
USE TYPE SPECIFIED	PROVIDED	REQUIRED	
HOTEL (1 PER LODGING UNIT)	120	120	120
HOTEL (1 PER EACH 150 SQUARE FEET			
OF BANQUET, ASSEMBLY, MEETING, OR RESTAURANT	7,500 S.F.	50	50
OFFICE (1 PER 300 S.F.)	22,200 S.F.	74	74
OFFICE / RESTAURANT (1 PER 125 S.F.)	3,100 S.F.	25	25
TOWNHOUSE (1 PER UNIT)	154	154	308
RESIDENTIAL GUEST / RESIDENTIAL AMENITY SPACES		0	14

SITE DATA	EQUALS
OVERALL DATA	
EXISTING ZONING	MXU-CITY OF POWDER SPRINGS
PROPOSED ZONING	MXU-CITY OF POWDER SPRINGS
GROSS ACRES (PARCEL ID: 190805000080)	10.999 ACRES (479,135 SQ. FT.)
LAND USES	EQUALS
RESIDENTIAL (STACKED TOWNHOMES)	
TOTAL UNITS	154 UNITS
DENSITY	14.01 UNITS PER ACRE
HEIGHT	3 STORIES
BUILDING SEPARATION	10'
HEATED FLOOR AREA	1,958 S.F. (3 BEDOomm UNITS)
HEATED FLOOR AREA	1,636 S.F. (2 BEDROOM UNITS)
COMMERCIAL DATA	
HOTEL (INCLUDING BANQUET, ASSEMBLY, MEETING, RESTAURANT)	
FLOOR AREA	60,941 S.F.
HEIGHT	5 STORIES
OFFICE BUILDING (INCLUDING RESTAURANT)	
FLOOR AREA	25,300 S.F.
HEIGHT	2 STORIES
TOTAL FLOOR AREA FOR COMMERCIAL AND OFFICE	86,241 S.F.
FLOOR AREA RATIO (FAR) FOR COMMERCIAL AND OFFICE	0.18
USE DISTRIBUTION (BUILDING COVERAGE)	APPROX. 34,000 S.F. OR 7.1%
SETBACKS	EQUALS
PERIMETER BUILDING SETBACK:	10'
BETWEEN BUILDINGS:	10'
BUFFERS:	0'
TYPICAL STREETS	EQUALS
STREET TYPE:	PRIVATE
STREET WIDTH:	24' B.C. - B.C. TYPICAL
ALLEY WIDTH:	20' B.C. - B.C. TYPICAL
PARKING SPACE DIMENSIONS	9' X 19' TYPICAL
CODE VARIATIONS	
1. RESIDENTIAL DENSITY OF 14.01 U/A ALLOWED	
2. RESIDENTIAL UNIT SQUARE FOOTAGE LESS THAN 2,000 S.F. ALLOWED	
3. REQUIRED LOCATION OF OFFICE, OFFICE / RESTAURANT PARKING IS BEYOND 300 FEET OF AN ENTRANCE TO THE BUILDING THAT IT SERVES	

This drawing is the sole property of Alliance Engineering & Planning. It is to be used for the specific project and location identified herein only. No part of this drawing may be reproduced, stored in any retrieval system, or transmitted in any form or by any means, either electronic, mechanical, printed, photocopied, or in any way without the written permission of Alliance Engineering & Planning.

DEVELOPER

Trilogy Acquisitions, LLC
26 Milton Avenue, Alpharetta, GA 30009
24 HR CONTACT: John Bonface, 352.425.3356
JOHN@MAYFAIRSTREETPARTNERS.COM

**ZONING EXHIBIT FOR
POWDER SPRINGS-DALLAS RD**



NORTH

SCALE: 1"= 50'



ZONING
EXHIBIT

2.22.22





SPECIAL USE NOTICE
Application has been made for special use approval
on this property 3500 Trillium 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 and City Council
on July 20, 2026 at 7:00 P.M.
Location: City Hall
4193 Pinetree Dr. 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
4193 Pinetree Dr. Powder Springs Ga





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 19th 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 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. At the City of Powder Springs.

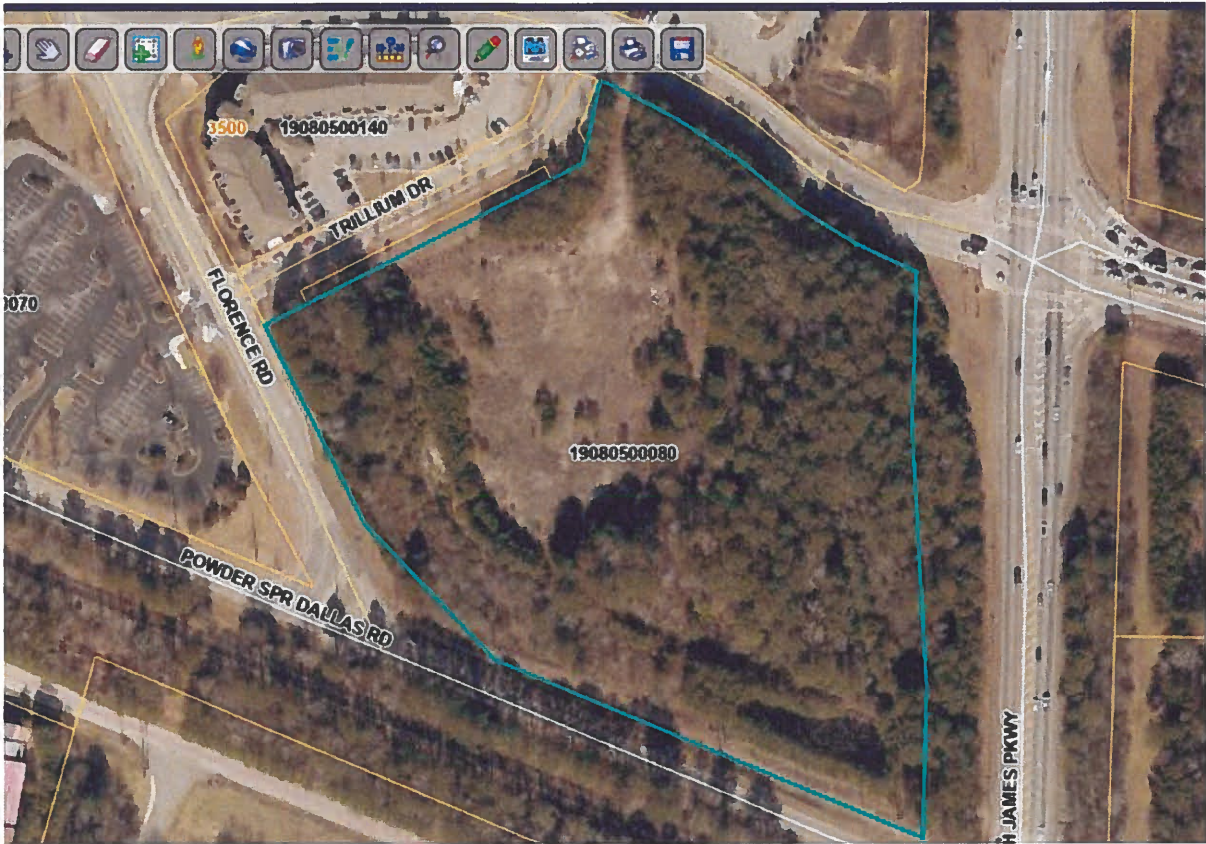
Thank you,

SAMS, LARKIN & HUFF, LLP



Parks F. Huff/Attorney for Applicant
Suite 100, 376 Powder Springs Street
Marietta, GA 30064
Phone: (770) 422-7016
Email: 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™	Affix Stamp Here Postmark with Date of Receipt.			
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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

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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





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.

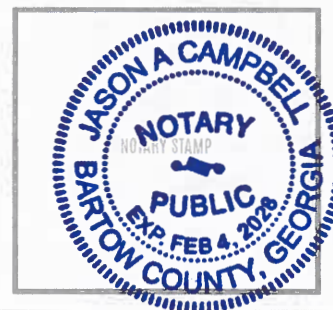
Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

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 Attorneys for Applicant	Printed Name	Date
Subscribed and sworn before me this <u>5th</u> day of <u>June</u> , 20 <u>26</u>		
	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 19th District, 2nd section, Cobb County Georgia. PIN: 19080500140. Applicant: Parkland Homebuilders, LLC

Dear Neighbors:

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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
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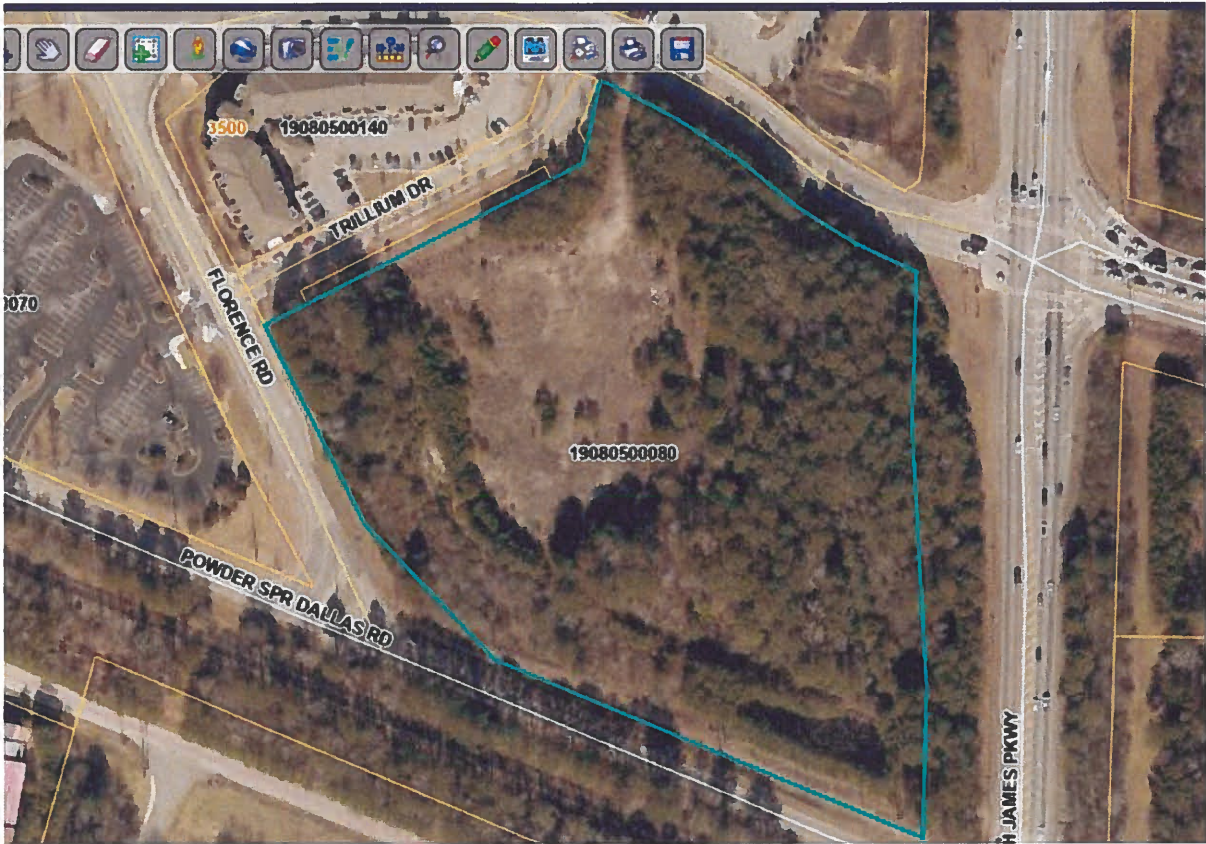
Thank you,

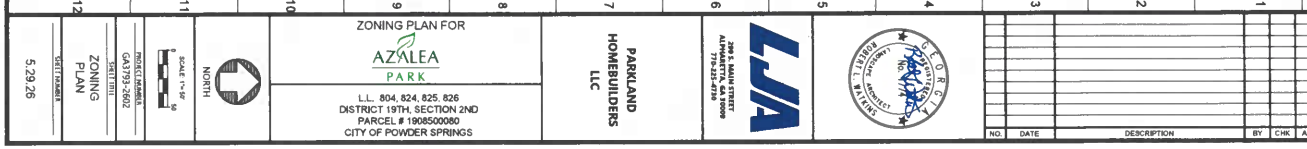
SAMS, LARKIN & HUFF, LLP



Parks F. Huff/Attorney for Applicant
Suite 100, 376 Powder Springs Street
Marietta, GA 30064
Phone: (770) 422-7016
Email: phuff@samslarkinbuff.com

Site:







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USPS® Tracking Number Firm-Specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airftt
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34 Forge Park
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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
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Marietta, GA, 30066

Greenleaf Investments L106C/o Greenleaf Capital Acquisitions Llc
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675 W Peachtree St Ste 42
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470 N Sessions St Nw
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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
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City Of Powder Springs
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3819 Lamb Dr
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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 Powder Springs Drive

SPECIAL USE NOTICE
Application has been made for special use amendment
on this property 2500 Villanova Drive
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 Powder Springs Drive







Memorandum

Date: May 16, 2022.
To: Mayor and Council
From: Community Development
Subject: **PZ 22—018. Rezoning Request. 3500 Trillium Drive. To consider a change in zoning conditions for this MXU zoned location. Within land lots 804, 805, 824, and 825 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19080500080**

Action:

A motion to APPROVE with the following conditions:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning. This change in conditions only applies to Parcel 19080500080. The word applicant refers to all owners, successors, and interests in the referenced property.
2. The Subject Property shall be developed in substantial conformity with the site plan, prepared by Alliance Engineering and Planning for Trilogy Acquisitions, LLC., dated 02/22/2022.
3. The mixed-use development shall include a maximum of 154 for rent residential units at a density of 14.01 u/a. The minimum residential floor area shall be: 1400 square feet for two-bedroom units; 1600 square feet for three-bedroom units, a maximum 5-story hotel with a maximum of 120-rooms; an approximately 25,300-sf 2story office building to include approximately 3100 sf of restaurant space. For clarification, hotel is defined as "a commercial lodging service with one or more buildings devoted to the temporary shelter for the traveling public, and where entry to individual guest rooms is via a central lobby and does not include a motel or extended stay. Hotel, restaurant and office buildings shall be consistent with site plan dated 2/22/2022 and renderings included in this application.
4. The applicant shall submit a revised site plan, subject to administrative review and approval, to comply with Fire Marshall, or Cobb County Department of Transportation, or City Development Code, or other requirements and provisions.
5. The setbacks and buffers shall be:

Perimeter Building Setback: 10 feet
Between Buildings: 10 feet.

Perimeter Buffer: 0

Landscape Strip Road Frontage: 10 feet. As shown on approved site plan.

6. The architectural style and composition of the buildings proposed for the Subject Property shall be consistent with the architectural style that prevails at the adjacent MXU properties. The residential building elevations shall be comprised of a minimum of 75% brick or stone on all elevations facing the right-of-way and the commercial portion of the development. All remaining elevations shall be 60% brick or stone. Commercial structures shall be consistent with renderings provided and attached. Hardie plank, board and batten, and shake may be used to provide variation in the areas that are not brick or stone.
7. The proposed residential units shall have premium, high-end, and luxury features. The entrances to the residential and the amenity areas may have gates and controlled access.
8. An amenity area shall be provided within the residential component to include a pool and a cabana. No more than 50% of Certificates of Occupancy (CO) for the residential component will be issued prior to the completion of the amenity, as evidenced by a certificate of occupancy.
9. Parking shall be consistent with the referenced site plan, which depicts that the minimum number of parking space requirement is provided for the Hotel, Office, and Restaurant components. Parking shall consist of 437 surface parking spaces and 154 garage parking spaces. 154 of the 437 surface parking spaces are provided in the driveways of the residential units. That is, each residential unit shall have one garage space and one driveway space. The residential parking ratio is determined to be 1.9 parking spaces per dwelling unit as dictated by 50% of units are two-bedroom; and 50% are three-bedroom. Parking ratios are determined for two-bedrooms at 1.6 and for three-bedrooms at 2.2; the average of which is 1.9. The parking numbers above may be adjusted in final design provided they are consistent with the Unified Development Code.

Additionally:

- a. Driveways for the residential units shall be a minimum of 20-feet in length from the garage to the back of the sidewalk.
 - b. Surface parking spaces shall be 9'x19', excluding those in driveways of residential units.
 - c. Required location of Office and Office/Restaurant parking spaces shall be allowed beyond 300 feet of the building that it serves.
10. Signage for the Subject Property shall consist of ground-based, monument-style signage and building signage consistent with the City of Powder Springs Sign Ordinance. Additionally, within the interior of the site, there shall be appropriately positioned, grade-based directional signage in order to ensure ease of maneuverability and accessibility.

- 11.** The overall lighting plan within the proposed development shall be environmentally sensitive, decorative, and themed to the architectural style and composition of the buildings. Lighting utilized for the development shall be installed to minimize illumination from extending beyond the Subject Property's boundaries. Security lighting, as well as high-resolution video surveillance cameras shall be installed to address potential security issues, the features of said security system shall be at the discretion of property management.
- 12.** Given the proximity to the Silver Comet and Lucille Trails, the applicant shall promote alternate modes of transportation by providing bicycle parking distributed throughout the entire proposed development.
- 13.** The applicant shall submit a Landscape Plan as a part of the Plan Review Process, including the following:
 - a. The Subject Property shall be landscaped in conformity to or exceeding the level of landscaping within this sub-area of the City with respect to existing and mixed-use developments.
 - b. The inclusion of both intra-parcel and inter-parcel pedestrian connectivity and paths for all walkable areas.
 - c. Points of ingress/egress with monument-style signage shall be landscaped, lighted and irrigated as appropriate.
- 14.** A professional and certified management company shall be required to manage the for rent residences.
- 15.** The applicant shall submit a traffic study to include all proposed uses at the subject site and install any improvements identified in said study.
- 16.** The applicant shall prepare and submit a stormwater management agreement that provides for the appropriate retention and detention facility operation and maintenance.
- 17.** The Applicant shall provide inter-parcel pedestrian and vehicular access between adjacent properties.
- 18.** Developer shall install a sidewalk connection along Powder Springs Dallas Road connecting the development to the Lucille Trail or pay to the City of Powder Springs a fee in lieu of construction. The sidewalk shall be installed prior to 50% COs being issued for the residential component.
- 19.** The 25,300 sf Office/Restaurant building's development pad and parking lot shall be permitted concurrently with proposed residential component. No more than 50% of the total number of

dwelling units authorized in the MXU development shall receive Certificates of Occupancy (CO) from the city until the completion of the development pad, parking lot, infrastructure and landscaping evidenced by a certificate of completion for this phase of the project from the City. If final landscaping impedes construction of the residential component, then a guarantee in the form of cash, letter of credit, or CD may be used for up to one year the issuance of the certificate of completion

20. The maximum 120-room hotel's development pad and parking lot shall also be permitted concurrently with the residential component. No more than 50% of the total number of dwelling units authorized in the MXU development shall receive Certificates of Occupancy (CO) from the city until the completion of the development pad, parking lot, infrastructure and landscaping evidenced by a certificate of completion for this phase of the project from the City. If final landscaping impedes construction of the commercial component, then a guarantee in the form of cash, letter of credit, or CD may be used for up to one year.
21. Subdivision of property is subject to Mayor and Council Approval, such approval shall not be unreasonably withheld.
22. All project facilities or systems shall be maintained by a company which manages HOAs in various neighborhoods in the State of Georgia and provides an on-site and staffed office with standard business hours of at least 9:00 a.m. to 5:00 p.m., Monday through Friday. Such systems and facilities shall include, to the extent such items are included in the original approval, the following:
 - a. All residential buildings/units.
 - b. Accessory structures, including, common laundry facilities, clubhouse, office building, maintenance building, etc.
 - c. The water system, including wells, pumps, filters, storage tanks, domestic and fire protection, water distribution systems and controls.
 - d. Project utilities, including fuel, lighting, electricity, telephone, cable television distribution systems and controls.
 - e. Roadways, drives and parking areas, including curbing and paving.
 - f. Drainage systems, including erosion and sedimentation protection, piping, drains, catch basins, manholes, cleanouts, and riprap ditching.
 - g. Recreational facilities.
 - h. Landscaping, including maintenance of buffer areas and conserved and areas.
 - i. Other similar project systems and facilities.
 - j. Parking and traffic regulations for the residential component, to be implemented and enforced by the management company.
 - k. The maintenance and repair or replacement of appliances.
23. Occupancy Provisions – Copies of actual or proposed project regulations pertaining to the inhabitants of the residential structures shall be submitted to the Community

Development Director issuance of the first CO. These regulations/declarations shall set forth all definitions, articles, rules, bylaws, and enforcement procedures pertaining to:

- a. Owner's responsibilities.
- b. Maintenance and funding responsibilities.
- c. Tenant responsibilities.
- d. Occupant's/tenants' restrictions. Such restrictions shall include the prohibition of the use of outdoor devices using a naked, fuel fired, gas or propane fired flame on wooden decks, balconies, and the like for attached residences. Detached residences are excluded from this requirement. Also, there shall be a restriction against parking in designated fire lanes. A restriction stating that garages must be used for vehicle parking rather than storage shall be included.
- e. Maximum unit occupancy.
- f. Maximum fines.
- g. Active recreational area recreations.
- h. Termination procedures.
- i. Garages shall be used for parking of vehicles.
- j. Items which from time to time may be deemed necessary by the by the Community Development Director to ensure proper zoning enforcement.

24. Applicant agrees to provide the Mayor and City Council an annual report of the development and project progress until such time as the full development has been completed evidenced by certificate of occupancies being issued for all residential and commercial components.

25. Applicant to install curb and gutter along the south side of Richard D. Sailors Pkwy from CH James Pkwy to Florence Rd and a painted pedestrian crosswalk with pedestrian signal connecting the north and south sides of Richard D. Sailors Pkwy.

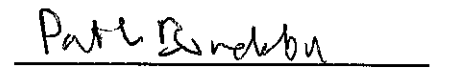
26. Workforce Housing Credit shall be provided in accordance with the following provisions:

- i. Workforce credit shall apply to 3% of the total units, which shall be spread approximately pro rata across all unit types (# of bedrooms).
- ii. Qualified Tenants must be employed by the City of Powder Springs, Cobb County or another municipality located within Cobb County, or must be employed by a medical facility located within the City of Powder Springs or Cobb County. Additionally, such Qualified Tenants shall have incomes that do not exceed 100% of the Area Median income (AMI) (as published annually by HUD).
- iii. The workforce credit shall be equal to an amount of 20% of market rent. The Qualified Tenants initially shall pay 80% of the applicable market rent.
- iv. Should the property be sold or transferred, the workforce credit program shall carry with the property to the subsequent owner

- v. The Workforce Units will be made available on a continuous basis to all Households that meet the foregoing Tenant Qualifications on a first come, first served basis. The Workforce Units shall be the same construction and appearance (e.g., type and brand of appliances, materials used for countertops, flooring, etc.) to the "Market Rate Units," shall not be in isolated areas in the Project and shall be interspersed among the Market Rate Units to the extent possible.
- vi. The property owner (or its property management company) shall deliver calendar yearly monitoring and compliance reports to the Issuer during the period. Such reports shall include a Compliance Certificate, Rent Roll and Resident Income Certification (collectively, the "Compliance Forms"). The Compliance Forms shall be delivered to the City of Powder Springs no later than twenty (20) days from the end of each annual reporting period.
- vii. Qualified Tenants occupying the workforce credit units must reapply to meet the Tenant Qualifications on an annual basis. Should a Tenant who previously qualified and is inhabiting a workforce credit unit not qualify upon renewal, such Tenant shall have the right to either 1) Execute a market rent lease at lease renewal for the inhabited unit or an alternate market rate vacant unit within the development or 2) Vacate the inhabited workforce credit unit within three (3) months, while still paying the monthly discounted rent over the three (3) month period.

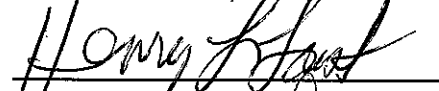
So motioned, this 16th day of May 2022.


Albert Thurman, Mayor

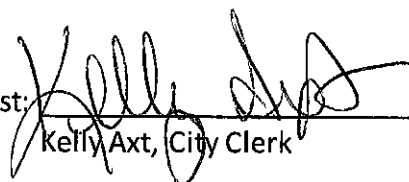

Patrick Bordelon, Council Member


Doris Dawkins, Council Member


Patricia Wisdom, Council Member


Henry Lust, Council Member


Dwayne Green, Council Member

Attest: 
Kelly Axt, City Clerk

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 06/03/26 12:05 by rmill-tj

Acct #: 110102

Ad #: 559485

Status: New WHOLD

CITY OF POWDER SPRINGS
KELLY AXT
PO BOX 46
POWDER SPRINGS GA 30073

Start: 06/05/2026 Stop: 06/05/2026
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.95 Words: 200
Total LEG 2.95
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 30.00
Ad Descrpt: PH-3332 3500 TRILLIUM DR
Descr Cont: MDJ-3332 GPN-16 NOTICE OF
Given by: KERISHA BLACK
P.O. #: 3500 TRILLIUM DR
Created: rmill 06/03/26 12:03
Last Changed: rmill 06/03/26 12:05

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 06/05

AUTHORIZATION

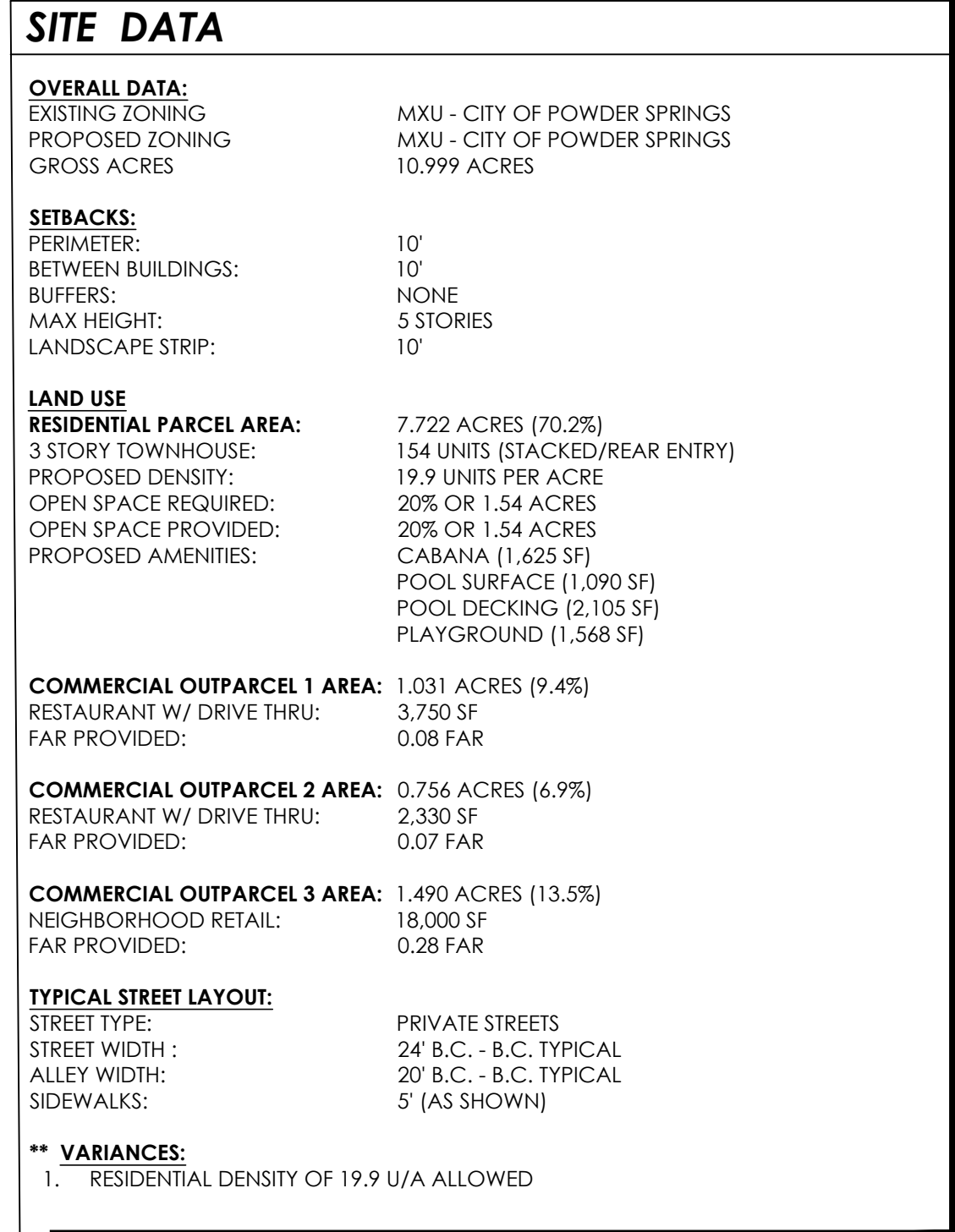
Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

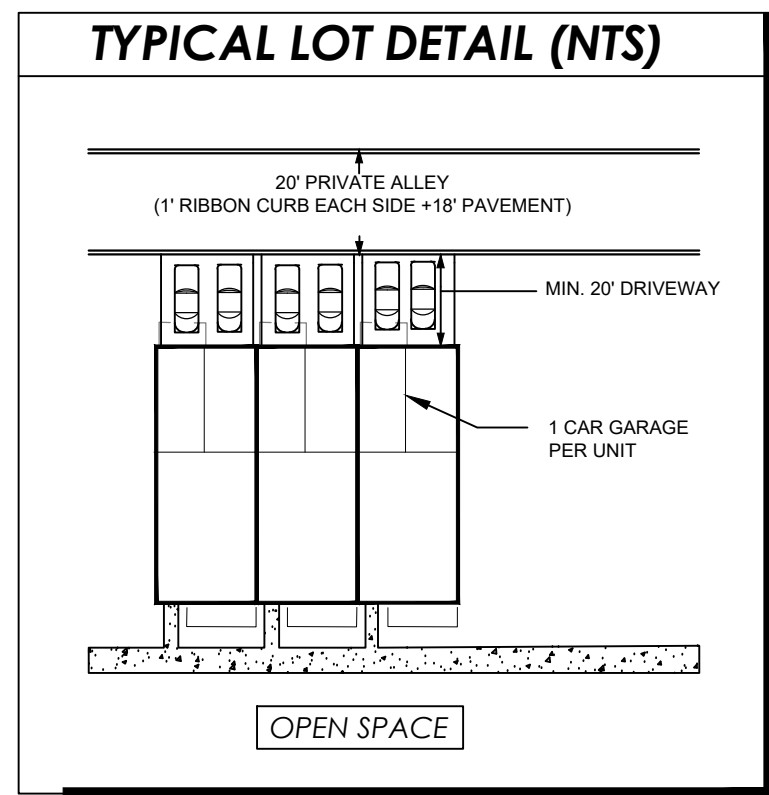
MDJ-3332
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
CHANGE IN ZONING CONDITIONS
AND SPECIAL USE
Notice is hereby given of an application to consider a modification of Rezoning conditions and a Special Use permit to allow restaurants with drive-through service. The subject property is located at 3500 Trillium Drive, within Land Lot 805 of the 19th District, 2nd Section, Cobb County, Georgia. Parcel Number: 19080500140. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, June 11th, 2026 at 7:00 pm and its public hearing on Monday, June 22nd, 2026 at 7:00 pm and by the Mayor and Council at its work session on Wednesday, July 15th, 2026 at 5:00 pm and its public hearing on Monday, July 20th, 2026 at 7:00 pm. All meetings will be held at City Hall located at 4483 Pineview Dr, Powder Springs, GA 30127. If applicable, Zoom links will be available at www.cityofpowdersprings.org. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

6:5-2026



PARKING CALCS	UNITS / SF	MINIMUM	PROVIDED
USE TYPE SPECIFIED	PROVIDED	REQUIRED	
RESIDENTIAL PARCEL: TOWNHOUSE (1 PER UNIT)	154	154	154
POOL WATER SURFACE (1 PER 150 SF)	1,090 SF	8	8
ADDITIONAL RESIDENTIAL GUEST/AMENITY SPACES		0	27
OUTPARCEL 1: RESTAURANT(1 PER 125 SF)	3,750 SF	30	30
OUTPARCEL 2: RESTAURANT(1 PER 125 SF)	2,330 SF	19	25
OUTPARCEL 3: RETAIL(1 PER 275 SF)	18,000 SF	66	66

SITE LEGEND			
	CABANA		MAIL KIOSK
	COMMUNITY GREEN		STORMWATER MANAGEMENT AREA (EXISTING MASTER POND)
	POOL		
	PLAYGROUND		OPEN SPACE
	DUMPSTER		



STORMWATER NOTE:
LAYOUT PROPOSES A MASTER
STORMWATER DETENTION
SYSTEM WILL BE LOCATED ON
PARCEL ID: 19080500090.

[illegible]



Rezoning Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept.
4181 Atlanta Street
Powder Springs GA 30127.
commdev@cityofpowdersprings.org
770-943-1666

Zoning Administrator
Shaun Myers
Planning and Zoning Manager
smyers@cityofpowdersprings.org
770-943-1666



**city of
powder springs**

Rezoning Request

Application Checklist

Applicant Information

Name **Parkland Homebuilders, LLC**

Phone

Mailing Address

Email

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.

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

Applicant Information

Name **Parkland Homebuilders, LLC**

Phone

Mailing Address

Email

Rezoning Request Property Information

Address **3500 Trillium Dr Powder Springs, GA 30127-3914**

Parcel ID / Lot#

19080500080

Acreage

Present Zoning

MXU

Proposed Zoning

MXU

Source of Water Supply

Cobb County Water

Source of Sewage Disposal

Cobb County Water

Proposed Use Peak Hour Trips Generated

Source

Additional Information, If Applicable

Elementary School and School's Capacity

Middle School and School's Capacity

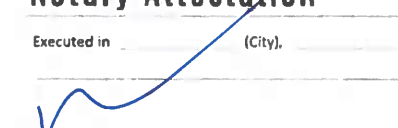
High School and School's Capacity

Notary Attestation

Executed in

(City)

(State)


Parks F. Huff/Attorney for Applicant

Parks F. Huff

Printed Name

05-26-2026

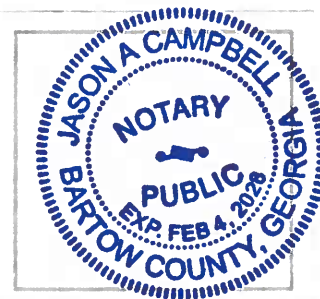
Date

Subscribed and sworn before me this **26th** day of **May**, 20**26**


Signature of Notary Public

Jason A. Campbell
Name of Notary Public

02-04-2028
My Commission Expires



For Official Use Only

PZ #

Planning Commission Hearing

City Council Hearing

Withdrawal Date

Reason for Withdrawal

Return Recorded Document to:

Robert L. Wilson & Judith Ann Wilson
2900 Dallas Nebo Rd
Hirna, GA 30141

DEED ONLY - NO TITLE

JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP DEED

STATE OF GEORGIA, COUNTY OF COBB

This Indenture made this 14th day of November, 2025
between **ROBERT L. WILSON**, of the County of Paulding, State of Georgia, as party or parties
of the first part, hereinafter called "Grantor," and **ROBERT L. WILSON** and **JUDITH ANN
WILSON** as joint tenants with survivorship and not as tenants in common, as parties of the second
part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective
heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of Ten Dollars (\$10.00),
LOVE and AFFECTION, and Other Good and Valuable Consideration in hand paid at and before
the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby
acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these
presents does grant, bargain, sell, alien, convey, confirm, and deed unto the said Grantee all the
right, title, interest, claim or demand which Grantor has or may have had in and to:

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 804, 805,
824, AND 825, OF THE 19th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA, AND
BEING 12.27 ACRES DESIGNATED AS TRACT 3A ON THAT CERTAIN BOUNDARY
SURVEY FOR POWDER SPRINGS PARTNERS, L.P. INDEPENDENT BANK & TRUST
COMPANY, AND CHICAGO TITLE INSURANCE COMPANY, DATED AUGUST 28, 1985,
LAST REVISED NOVEMBER 1, 1995, PREPARED BY PLANNERS AND. ENGINEERS
COLLABORATIVE, ROBERT LEE WHITE, GEORGIA REGISTERED LAND SURVEYOR
NO: 2080, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE
WESTERLY RIGHT OF WAY OF THORNTON RD. CONNECTOR (D.O.T. PROJECT TSAP
6(33) WITH THE NORTHEASTERLY RIGHT OF WAY OF U.S. 278, S.R. 6; THENCE
RUNNING NORTH 70 DEGREES 11' 01" WEST AS MEASURED ALONG THE
NORTHEASTERLY RIGHT OF WAY OF U.S. 278, S.R. 6, FOR A DISTANCE OF 585.79
FEET TO A POINT LOCATED AT THE INTERSECTION OF THE NORTHEASTERLY
RIGHT OF WAY OF U.S. 278, S.R. 6, WITH THE NORTHEASTERLY RIGHT OF WAY OF
FLORENCE ROAD; THENCE RUNNING IN A NORTHWESTERLY DIRECTION AS

MEASURED ALONG THE NORTHEASTERLY RIGHT OF WAY OF FLORENCE ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 46 DEGREES 43' 45" WEST FOR A DISTANCE OF 236.44 FEET TO A POINT AND CORNER; NORTH 29 DEGREES 36' 26" WEST FOR A DISTANCE OF 499.45 FEET TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF FLORENCE ROAD WITH THE SOUTHEASTERLY RIGHT OF WAY OF THORNTON ROAD, CONNECTOR; THENCE RUNNING IN A NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY DIRECTION AS MEASURED ALONG THE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY RIGHT OF WAY OF THORNTON ROAD CONNECTOR THE FOLLOWING COURSES AND DISTANCES; NORTH 47 DEGREES 03' 22" EAST FOR A DISTANCE OF 142.85 FEET TO A CONCRETE MONUMENT FOUND AND CORNER; ALONG THE ARC OF A CURVE, AN ARC DISTANCE OF 975.71 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 65 DEGREES 40' 53" EAST, A CHORD DISTANCE OF 906.34 FEET, AND HAVING A RADIUS OF 783.83 FEET) TO A POINT; SOUTH 06 DEGREES 02' 37" EAST FOR A DISTANCE OF 330.11 FEET TO A POINT; SOUTH 01 DEGREE 25' 58" EAST FOR A DISTANCE OF 190.77 FEET TO THE POINT OF BEGINNING. AND BEING ALL OF THE PROPERTY OBTAINED BY ROBERT L. WILSON UNDER A DEED RECORDED MARCH 4, 2024, IN DEED BOOK 16190 PAGE 3506, COBB COUNTY RECORDS. **TPID: 19080500090.**

and

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING LOCATED IN LAND LOT 825 AND 826 AND BEING 9.8820 ACRES ACCORDING TO A PLAT OF SURVEY PREPARED FOR LYNN WILSON BY WILLIAM C. WOHLFORD, JR., RLS #2577, DATED MARCH 20, 2006, SAID PLAT OF SURVEY BEING INCORPORATED HEREIN BY REFERENCE THERETO, SAID PROPERTY BEING MORE FULLY AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF U.S. HIGHWAY 278 (STATE ROUTE 6 AKA C.H. JAMES PARKWAY) AND THE NORTH RIGHT OF WAY OF OLD U.S. HIGHWAY 278 (STATE ROUTE 7 AKA POWDER SPRINGS-DALLAS ROAD); THENCE NORTH 01 DEGREES 39 MINUTES 44 SECONDS EAST ALONG THE EAST RIGHT OF WAY OF C.H. JAMES PARKWAY FOR A DISTANCE OF 367.32 FEET TO A POINT; THENCE SOUTH 89 DEGREES 14 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 638.12 FEET TO A POINT; THENCE SOUTH 44 DEGREES 12 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 50.48 FEET TO A POINT; THENCE SOUTH 33 DEGREES 36 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 56.38 FEET TO A POINT; THENCE SOUTH 12 DEGREES 27 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 51.84 FEET TO A POINT; THENCE SOUTH 53 DEGREES 32 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 48.45 FEET TO A POINT; THENCE SOUTH 27 DEGREES 05 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 13.14 FEET TO A POINT; THENCE SOUTH 16 DEGREES 22 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 57.34 FEET TO A POINT; THENCE SOUTH 33 DEGREES 33 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 40.92 FEET TO A POINT; THENCE SOUTH 19 DEGREES 31 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 45.41 FEET TO A POINT; THENCE SOUTH 13 DEGREES 36 MINUTES 42 SECONDS EAST FOR A

DISTANCE OF 49.78 FEET TO A POINT; THENCE SOUTH 21 DEGREES 23 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 34.12 FEET TO A POINT; THENCE SOUTH 13 DEGREES 22 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 35.94 FEET TO A POINT; THENCE SOUTH 33 DEGREES 43 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 116.71 FEET TO A POINT; THENCE SOUTH 21 DEGREES 11 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 47.88 FEET TO A POINT; THENCE SOUTH 12 DEGREES 48 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 55.50 FEET TO A POINT; THENCE SOUTH 27 DEGREES 56 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 45.63 FEET TO A POINT; THENCE SOUTH 77 DEGREES 06 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 77.31 FEET TO A POINT; THENCE NORTH 68 DEGREES 28 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 133.80 FEET TO A POINT; THENCE SOUTH 21 DEGREES 31 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 18.15 FEET TO A POINT, LOCATED ON THE NORTH RIGHT OF WAY OF POWDER SPRINGS-DALLAS ROAD; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY OF SAID ROAD FOR AN ARC DISTANCE OF 147.36 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF NORTH 69 DEGREES 12 MINUTES 26 SECONDS WEST WITH AN ARC DISTANCE OF 147.36 FEET; THENCE CONTINUING IN A WESTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY OF SAID ROAD FOR AN ARC DISTANCE OF 248.83 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF NORTH 68 DEGREES 41 MINUTES 19 SECONDS WEST WITH A CHORD DISTANCE OF 248.81 FEET; THENCE NORTH 67 DEGREES 21 MINUTES 28 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 366.27 FEET TO A POINT, BEING THE POINT OF BEGINNING. SAID PROPERTY BEING SUBJECT TO EASEMENTS AND ENCROACHMENTS AS SHOWN ON THE ABOVE-MENTIONED PLAT OF SURVEY AND IN THE COBB COUNTY DEED RECORDS. **TPID: 19080500080.**

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, it is the express intent of Grantor and Grantee that this Deed shall be specifically and expressly subject to the Security Deed in favor of RODWRIGHTCORP dated October 29, 2025 and recorded November 3, 2025 in Deed Book 16320, Page 1524 and being in the original principal amount of \$250,000.00 and all terms thereof as well as being specifically and expressly subject to the Security Deed in favor of Trilogy Acquisitions, LLC dated October 29, 2025 and recorded November 5, 2025 in Deed Book 16320, Page 4888 and being in the original principal amount of \$65,000.00 and all terms thereof.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, covenants, conditions and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

Judith Ann Wilson agrees to be bound by the terms and conditions of the above referenced Security Deeds in favor of RODWRIGHTCORP and Trilogy Acquisitions, LLC,

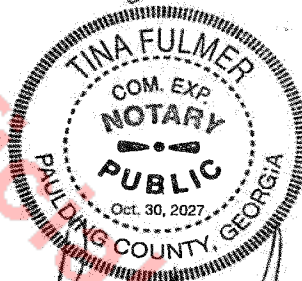
IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Shannon Stump
Witness
Shannon Stump

Notary Public
My Commission Expires: 10/30/2027

BY Robert L. Wilson (Seal)
ROBERT L. WILSON

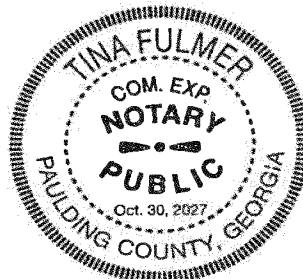


ACKNOWLEDGED BY AND CONSENTED TO BY:

Shannon Stump
Witness
Shannon Stump

Notary Public
My Commission Expires: 10/30/2027

BY Judith Ann Wilson (Seal)
JUDITH ANN WILSON



SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Wilson		FIRST NAME Robert	MIDDLE L	Exempt Code If no exempt code enter NONE	Deed of Gift
MAILING ADDRESS (STREET & NUMBER) [REDACTED]				1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	\$10.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY [REDACTED]			DATE OF SALE 11/14/2025	1A. Estimated fair market value of Real and Personal property	\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)				2. Fair market value of Personal Property only	\$0.00
BUYER'S LAST NAME Wilson		FIRST NAME Robert	MIDDLE L	3. Amount of liens and encumbrances not removed by transfer	\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) [REDACTED]				4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY [REDACTED]			Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)	\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY COBB		CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 19080500090, 19080500080	ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 19	ACRES 22.152	LAND LOT 804, 805, 824, 825, 826	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE		DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

Wilson, Judith Ann

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

Applicant Information

Name **Parkland Homebuilders, LLC**

Phone [REDACTED]

Mailing Address [REDACTED]

Email [REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

Change in conditions of current MXU zoning for a new site plan and mix of uses for 154 Stacked townhome rental units and up to 18,000 sf retail building and 2 restaurant outparcels

PART II. Please list all requested variances:

Requesting 2 Special Use Permits for the restaurant Out Parcels to allow Restaurants with Drive - Throughs

Part III. Existing use of subject property:

vacant undeveloped lot

Part IV. Proposed use of subject property:

Multifamily for rent Stacked Townhome Community with Neighborhood Retail and Restaurant Spaces

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

Applicant Signature


Signature of Applicant

Parkland Homebuilders, LLC
Printed Name

5.26.2026
Date



Rezoning Request

Applicant's Written Analysis

Applicant Information

Name **Parkland Homebuilders, LLC**

Phone [REDACTED]

Mailing Address [REDACTED]

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 plan is compatible with the purpose and intent of the Comprehensive Plan and the Community Activity Center designation on the Future Land Use Map.

- 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 uses are suitable and allowed in the current zoning district and are appropriate uses in keeping with the MXU multi-family residential uses of the adjacent nearby properties

- 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 existing uses of adjacent nearby properties will not be adversely affected. The proposed uses will compliment the existing uses and residences offering convenience to shopping and eating establishments promoting walkability and offering a mix of uses

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

The property will be used as currently zoned. This application is to gain approval for a new site plan and different uses allowed under the current zoning

- 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.

Current facilities will be adequate to serve the proposed uses.

- 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 current and proposed uses with the zoning district are supported by the new conditions in the area

- 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 uses reflect an adequate balance that promotes, public health, safety, morality, general welfare, walkability, and sustainability.

Applicant Signature

[Signature]
Signature of Applicant

Parkland Homebuilders, LLC
Printed Name

May 26, 2026
Date

**city of
powder springs**
Rezoning Request
Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name Parkland Home Builders, LLC

Applicant's Address [REDACTED]

Applicant's Attorney Parks F. Huff

Attorney's Address Suite 100, 376 Powder Springs Street
Marietta, GA 30064

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:

N/A

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
N/A		

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
N/A		



Rezoning Request Owner's Authorization Form

Owner's Authorization

Applicant Name Parkland Homebuilders, LLC

Applicant's Address [REDACTED]

Property Address 3500 Trillium Dr Powder Springs, GA 30127 3914
Powder Springs, GA

Property PIN 19080500080

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

Robert L. Wilson
Printed Name

5/20/2026
Date

State of GA, County of Cobb.

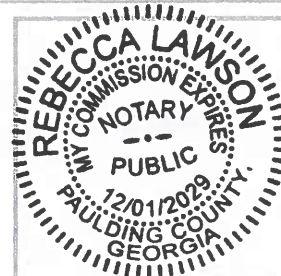
This instrument was acknowledged before me this 20th day of May, month.

20 26, by Robert L. Wilson, Identification Presented: ✓

[Signature]
Signature of Notary Public

Rebecca Lawson
Name of Notary Public

December 1, 2029
My Commission Expires



Signature of Owner

Printed Name

Date

State of _____, County of _____.

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

20 _____, by _____, Identification Presented: _____

Signature of Notary Public

Name of Notary Public

My Commission Expires



City of Powder Springs
PO Box 46
Powder Springs, GA 30127
(770) 943-1666

2025 Property Tax Bill

Parcel ID	Tax District	Bill #		
19080500080	5 - Powder Springs	153072		
Property Owner/Location/Description		Fair Market Value	Taxable Value	
WILSON ROBERT L 3500 TRILLIUM DR		3,364,080	1,345,632	
Levies	Taxable Value	-	Exemptions	= Net Assessment X Tax Rate = Net Tax
Powder Springs	1,345,632	-	0	1,345,632 9.5000000000 \$12,783.50

Exemptions:

Late fees apply after the Due Date.

Please make checks payable to:
City of Powder Springs

We also accept:
Visa, MasterCard, Discover, Debit
Convenience fees will apply

Pay online at www.powderspringsga.gov

Current Year Tax	\$12,783.50
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$12,783.50
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	11/19/2025



City of Powder Springs
PO Box 46
Powder Springs, GA 30127

*Please make checks payable to:
City of Powder Springs*

*We also accept:
Visa, MasterCard, Discover, Debit
Convenience fees will apply*

Pay online at www.powderspringsga.gov

Parcel ID: 19080500080
Amount Due: \$0.00
Bill#: 153072
Due Date: 11/19/2025

AMOUNT PAID

City of Powder Springs
PO Box 46
Powder Springs, GA 30127

WILSON ROBERT L
[REDACTED]
[REDACTED]



Printed: 5/22/2026

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
Robert L. Wilson

WILSON ROBERT L

Payment Date: 9/26/2025

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2025	19080500080	10/15/2025	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$40,543.90	\$0.00	



Scan this code with your
mobile phone to view
this bill!!

TO THE CITY OF POWDER SPRINGS

COBB COUNTY, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, PARKLAND HOMEBUILDERS, LLC, hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for rezoning and a Special Use Request to modify the conditions of zoning certain real property lying and being within the City of Powder Springs, Cobb County, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Rezoning and Special Use Request of the property seeks modifications of conditions of zoning applicable to a prior rezoning to the existing category of MXU, as established by the governing authority of Powder Springs, Georgia. More specifically, Applicant seeks to modify the site plan, architecture and any other conditions of the prior rezoning which prevent the Applicant from making its intended use of the Property.

3.

Particularly given that Applicant's intended use of the property is a permitted use in MXU, any zoning stipulations or other requirements that preclude Applicant from making its intended use of the Subject Property are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the

Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

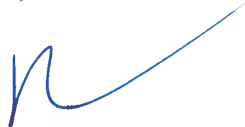
Any stipulations or requirements that prevent Applicant from making its intended use of the Subject Property are further unconstitutional in that they do not bear a substantial relation to the public health, safety, morality or general welfare and are, therefore, confiscatory and void. Further, said stipulations and restrictions are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Powder Springs' Unified Development Code is further unconstitutional in that the procedures contained therein pertaining to the public hearings held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 26th day of May 2026.

SAMS, LARKIN & HUFF, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010



City of Powder Springs

Staff Report

City of Powder Springs
4483 Pineview Drive
Powder Springs, GA 30127

7/27/2026



Special Use Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept.
4181 Atlanta Street
Powder Springs GA 30127.
commdev@cityofpowdersprings.org
770-943-1666

Zoning Administrator
Shaun Myers
Planning and Zoning Manager
smyers@cityofpowdersprings.org
770-943-1666



**city of
powder springs**

Special Use Request

Application Checklist

Applicant Information

Name **Parkland Homebuilders, LLC**

Phone

Mailing Address

Email

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.

**city of
powder springs**
Special Use Request
Application Form

Applicant Information

Name	Parkland Homebuilders, LLC	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

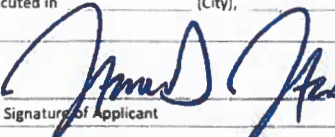
Special Use Request Property Information

Address	3500 Trillium Dr Powder Springs, GA 30127-3914	Parcel ID / Lot#	19080500080	Acreage	11
Present Zoning	MXU	Special Use Request	To Allow Drive-Through Restaurants		
Source of Water Supply	Cobb County Water	Source of Sewage Disposal	Cobb County Water		
Peak Hour Trips Generated		Source of Trip Information			

Additional Information, If Applicable

Elementary School and School's Capacity		Middle School and School's Capacity	
High School and School's Capacity			

Notary Attestation

Executed in	(City),	(State).
Signature of Applicant	Printed Name	Date
	JAMES D. JACOB	5.26.2026
Subscribed and sworn before me this _____ day of _____, 20__.		
Signature of Notary Public	Name of Notary Public	My Commission Expires
	RICHARD EDWARDS	11/22/2028



For Official Use Only

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

Return Recorded Document to:

Robert L. Wilson & Judith Ann Wilson
[REDACTED]

DEED ONLY - NO TITLE

JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP DEED

STATE OF GEORGIA, COUNTY OF COBB

This Indenture made this 14th day of November, 2025
between **ROBERT L. WILSON**, of the County of Paulding, State of Georgia, as party or parties
of the first part, hereinafter called "Grantor," and **ROBERT L. WILSON** and **JUDITH ANN
WILSON** as joint tenants with survivorship and not as tenants in common, as parties of the second
part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their respective
heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of Ten Dollars (\$10.00),
LOVE and AFFECTION, and Other Good and Valuable Consideration in hand paid at and before
the sealing and delivery of these presents, the receipt and sufficiency whereof is hereby
acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these
presents does grant, bargain, sell, alien, convey, confirm, and deed unto the said Grantee all the
right, title, interest, claim or demand which Grantor has or may have had in and to:

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 804, 805,
824, AND 825, OF THE 19th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA, AND
BEING 12.27 ACRES DESIGNATED AS TRACT 3A ON THAT CERTAIN BOUNDARY
SURVEY FOR POWDER SPRINGS PARTNERS, L.P. INDEPENDENT BANK & TRUST
COMPANY, AND CHICAGO TITLE INSURANCE COMPANY, DATED AUGUST 28, 1985,
LAST REVISED NOVEMBER 1, 1995, PREPARED BY PLANNERS AND ENGINEERS
COLLABORATIVE, ROBERT LEE WHITE, GEORGIA REGISTERED LAND SURVEYOR
NO: 2080, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE
WESTERLY RIGHT OF WAY OF THORNTON RD. CONNECTOR (D.O.T. PROJECT TSAP
6(33) WITH THE NORTHEASTERLY RIGHT OF WAY OF U.S. 278, S.R. 6; THENCE
RUNNING NORTH 70 DEGREES 11' 01" WEST AS MEASURED ALONG THE
NORTHEASTERLY RIGHT OF WAY OF U.S. 278, S.R. 6, FOR A DISTANCE OF 585.79
FEET TO A POINT LOCATED AT THE INTERSECTION OF THE NORTHEASTERLY
RIGHT OF WAY OF U.S. 278, S.R. 6, WITH THE NORTHEASTERLY RIGHT OF WAY OF
FLORENCE ROAD; THENCE RUNNING IN A NORTHWESTERLY DIRECTION AS

MEASURED ALONG THE NORTHEASTERLY RIGHT OF WAY OF FLORENCE ROAD THE FOLLOWING COURSES AND DISTANCES: NORTH 46 DEGREES 43' 45" WEST FOR A DISTANCE OF 236.44 FEET TO A POINT AND CORNER; NORTH 29 DEGREES 36' 26" WEST FOR A DISTANCE OF 499.45 FEET TO A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF FLORENCE ROAD WITH THE SOUTHEASTERLY RIGHT OF WAY OF THORNTON ROAD, CONNECTOR; THENCE RUNNING IN A NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY DIRECTION AS MEASURED ALONG THE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY RIGHT OF WAY OF THORNTON ROAD CONNECTOR THE FOLLOWING COURSES AND DISTANCES; NORTH 47 DEGREES 03' 22" EAST FOR A DISTANCE OF 142.85 FEET TO A CONCRETE MONUMENT FOUND AND CORNER; ALONG THE ARC OF A CURVE, AN ARC DISTANCE OF 975.71 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 65 DEGREES 40' 53" EAST, A CHORD DISTANCE OF 906.34 FEET, AND HAVING A RADIUS OF 783.83 FEET) TO A POINT; SOUTH 06 DEGREES 02' 37" EAST FOR A DISTANCE OF 330.11 FEET TO A POINT; SOUTH 01 DEGREE 25' 58" EAST FOR A DISTANCE OF 190.77 FEET TO THE POINT OF BEGINNING. AND BEING ALL OF THE PROPERTY OBTAINED BY ROBERT L. WILSON UNDER A DEED RECORDED MARCH 4, 2024, IN DEED BOOK 16190 PAGE 3506, COBB COUNTY RECORDS. **TPID: 19080500090.**

and

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE 19TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA AND BEING LOCATED IN LAND LOT 825 AND 826 AND BEING 9.8820 ACRES ACCORDING TO A PLAT OF SURVEY PREPARED FOR LYNN WILSON BY WILLIAM C. WOHLFORD, JR., RLS #2577, DATED MARCH 20, 2006, SAID PLAT OF SURVEY BEING INCORPORATED HEREIN BY REFERENCE THERETO, SAID PROPERTY BEING MORE FULLY AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF U.S. HIGHWAY 278 (STATE ROUTE 6 AKA C.H. JAMES PARKWAY) AND THE NORTH RIGHT OF WAY OF OLD U.S. HIGHWAY 278 (STATE ROUTE 7 AKA POWDER SPRINGS-DALLAS ROAD); THENCE NORTH 01 DEGREES 39 MINUTES 44 SECONDS EAST ALONG THE EAST RIGHT OF WAY OF C.H. JAMES PARKWAY FOR A DISTANCE OF 367.32 FEET TO A POINT; THENCE SOUTH 89 DEGREES 14 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 638.12 FEET TO A POINT; THENCE SOUTH 44 DEGREES 12 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 50.48 FEET TO A POINT; THENCE SOUTH 33 DEGREES 36 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 56.38 FEET TO A POINT; THENCE SOUTH 12 DEGREES 27 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 51.84 FEET TO A POINT; THENCE SOUTH 53 DEGREES 32 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 48.45 FEET TO A POINT; THENCE SOUTH 27 DEGREES 05 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 13.14 FEET TO A POINT; THENCE SOUTH 16 DEGREES 22 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 57.34 FEET TO A POINT; THENCE SOUTH 33 DEGREES 33 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 40.92 FEET TO A POINT; THENCE SOUTH 19 DEGREES 31 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 45.41 FEET TO A POINT; THENCE SOUTH 13 DEGREES 36 MINUTES 42 SECONDS EAST FOR A

DISTANCE OF 49.78 FEET TO A POINT; THENCE SOUTH 21 DEGREES 23 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 34.12 FEET TO A POINT; THENCE SOUTH 13 DEGREES 22 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 35.94 FEET TO A POINT; THENCE SOUTH 33 DEGREES 43 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 116.71 FEET TO A POINT; THENCE SOUTH 21 DEGREES 11 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 47.88 FEET TO A POINT; THENCE SOUTH 12 DEGREES 48 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 55.50 FEET TO A POINT; THENCE SOUTH 27 DEGREES 56 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 45.63 FEET TO A POINT; THENCE SOUTH 77 DEGREES 06 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 77.31 FEET TO A POINT; THENCE NORTH 68 DEGREES 28 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 133.80 FEET TO A POINT; THENCE SOUTH 21 DEGREES 31 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 18.15 FEET TO A POINT, LOCATED ON THE NORTH RIGHT OF WAY OF POWDER SPRINGS-DALLAS ROAD; THENCE IN A WESTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY OF SAID ROAD FOR AN ARC DISTANCE OF 147.36 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF NORTH 69 DEGREES 12 MINUTES 26 SECONDS WEST WITH AN ARC DISTANCE OF 147.36 FEET; THENCE CONTINUING IN A WESTERLY DIRECTION ALONG THE NORTH RIGHT OF WAY OF SAID ROAD FOR AN ARC DISTANCE OF 248.83 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD OF NORTH 68 DEGREES 41 MINUTES 19 SECONDS WEST WITH A CHORD DISTANCE OF 248.81 FEET; THENCE NORTH 67 DEGREES 21 MINUTES 28 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF SAID ROAD FOR A DISTANCE OF 366.27 FEET TO A POINT, BEING THE POINT OF BEGINNING. SAID PROPERTY BEING SUBJECT TO EASEMENTS AND ENCROACHMENTS AS SHOWN ON THE ABOVE-MENTIONED PLAT OF SURVEY AND IN THE COBB COUNTY DEED RECORDS. **TPID: 19080500080.**

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, it is the express intent of Grantor and Grantee that this Deed shall be specifically and expressly subject to the Security Deed in favor of RODWRIGHTCORP dated October 29, 2025 and recorded November 3, 2025 in Deed Book 16320, Page 1524 and being in the original principal amount of \$250,000.00 and all terms thereof as well as being specifically and expressly subject to the Security Deed in favor of Trilogy Acquisitions, LLC dated October 29, 2025 and recorded November 5, 2025 in Deed Book 16320, Page 4888 and being in the original principal amount of \$65,000.00 and all terms thereof.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, covenants, conditions and restrictions of record affecting said bargained premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in FEE SIMPLE, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common.

Connie Taylor
Clerk of Superior Court
Cobb County, Georgia

Judith Ann Wilson agrees to be bound by the terms and conditions of the above referenced Security Deeds in favor of RODWRIGHTCORP and Trilogy Acquisitions, LLC,

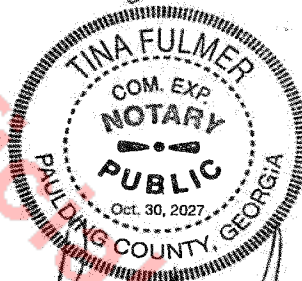
IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Shannon Stump
Witness
Shannon Stump

Notary Public
My Commission Expires: 10/30/2027

BY Robert L. Wilson (Seal)
ROBERT L. WILSON

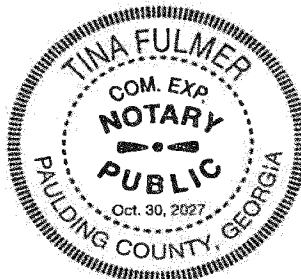


ACKNOWLEDGED BY AND CONSENTED TO BY:

Shannon Stump
Witness
Shannon Stump

Notary Public
My Commission Expires: 10/30/2027

BY Judith Ann Wilson (Seal)
JUDITH ANN WILSON



SECTION A – SELLER'S INFORMATION (Do not use agent's information)				SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Wilson	FIRST NAME Robert	MIDDLE L	Exempt Code If no exempt code enter NONE		Deed of Gift
MAILING ADDRESS (STREET & NUMBER) [REDACTED]			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown		\$10.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY [REDACTED]		DATE OF SALE 11/14/2025	1A. Estimated fair market value of Real and Personal property		\$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only		\$0.00
BUYER'S LAST NAME Wilson	FIRST NAME Robert	MIDDLE L	3. Amount of liens and encumbrances not removed by transfer		\$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) [REDACTED]			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)		\$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY [REDACTED]		Check Buyers Intended Use (X) Residential () Commercial () Agricultural () Industrial	5. TAX DUE at .10 per \$100 or fraction thereof (Minimum \$1.00)		\$0.00
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A)		PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION			SUITE NUMBER
COUNTY COBB	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER 19080500090, 19080500080		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT 19	ACRES 22.152	LAND LOT 804, 805, 824, 825, 826	SUB LOT & BLOCK
SECTION E – RECORDING INFORMATION (Official Use Only)					
DATE	DEED BOOK		DEED PAGE	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS

Wilson, Judith Ann

**city of
powder springs**
Special Use Request
Notice of Intent

Applicant Information

Name **Parkland Homebuilders, LLC**

Phone [REDACTED]

Mailing Address [REDACTED]

Email [REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

Applicant requesting special use permit to allow drive-throughs for 2 restaurant parcels

PART II. Please list all requested variances:

Part III. Existing use of subject property:

The existing use of the property is vacant undeveloped land

Part IV. Proposed use of subject property:

The proposed use is for a Multifamily for rent Stacked Townhome Community with Neighborhood Retail and Restaurant Spaces

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

Applicant Signature


Signature of Applicant

JAMES D. JACOBI
Printed Name

5.26.2020
Date



Special Use Request

Applicant's Written Analysis

Applicant Information

Name	Parkland Homebuilders, LLC	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

Written Analysis

In details please address these Special Use Criteria:

- Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located.
The proposed special use is consistent with the purpose and intent of the Comprehensive Plan and the Community Activity Center designation on the Future Land Use Map.
- 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 uses are suitable and allowed in the current zoning district and are appropriate uses in keeping with the MXU multi-family residential uses of the adjacent nearby properties
- Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.
The location and character of the proposed special use are consistent with the desirable pattern of development. The proposed special use shall provide a mix of restaurant uses to the area and enhance the services and offerings in this Activity Center.
- Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.
The type of street providing access to the use is adequate to serve the proposed special use.
There are several similar uses further to the west of the site
- Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.
There are multiple access points that distribute traffic to provide for adequate vehicle and pedestrian safety for the anticipated volume of traffic flow, and access by emergency vehicles
- Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the use.
Current facilities will be adequate to serve the proposed uses.
- Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.
Refuse, Service and loading areas are located to the rear and or side of the facilities and are screened from view protecting neighboring properties in the area from any adverse effects.
- Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.
The special use and operation of the facilities will be operated during typical business hours and shall not adversely effect other properties in the area.
- Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.
The height and size of the proposed buildings will be of similar height, size and massing of other structures on neighboring properties



Special Use Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name Parkland Homebuilders, LLC

Applicant's Address [REDACTED]

Applicant's Attorney Parks F. Huff

Attorney's Address Suite 100, 376 Powder Springs Street
Marietta, GA 30064

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:

N/A

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
N/A		

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
N/A		



Special Use Request Owner's Authorization Form

Owner's Authorization

Applicant Name		Applicant's Address	
Property Address	Powder Springs, GA	Property PIN	

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)

	Robert L. Wilson	5/20/2024
Signature of Owner	Printed Name	Date

State of Ga, County of Cobb.

This instrument was acknowledged before me this 20th day of May month.

2024, by Robert L. Wilson Identification Presented: ✓

	Rebecca Lawson	December 1, 2029
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 _____ month.

20 _____, by _____ name of signer Identification Presented: _____

Signature of Notary Public	Name of Notary Public	My Commission Expires
----------------------------	-----------------------	-----------------------



City of Powder Springs
PO Box 46
Powder Springs, GA 30127
(770) 943-1666

2025 Property Tax Bill

Parcel ID	Tax District	Bill #
19080500080	5 - Powder Springs	153072
Property Owner/Location/Description		Taxable Value
WILSON ROBERT L 3500 TRILLIUM DR		1,345,632
Levies	Taxable Value	- Exemptions = Net Assessment X Tax Rate = Net Tax
Powder Springs	1,345,632	0 1,345,632 9.5000000000 \$12,783.50

Exemptions:

Late fees apply after the Due Date.

Please make checks payable to:
City of Powder Springs

We also accept:
Visa, MasterCard, Discover, Debit
Convenience fees will apply

Pay online at www.powderspringsga.gov

Current Year Tax	\$12,783.50
Interest	\$0.00
Penalty	\$0.00
Other Fees	\$0.00
Payments Received	\$12,783.50
Other Amounts Due	\$0.00
Total Due	\$0.00
Due Date	11/19/2025



City of Powder Springs
PO Box 46
Powder Springs, GA 30127

*Please make checks payable to:
City of Powder Springs*

*We also accept:
Visa, MasterCard, Discover, Debit
Convenience fees will apply*

Pay online at www.powderspringsga.gov

Parcel ID: 19080500080
Amount Due: \$0.00
Bill#: 153072
Due Date: 11/19/2025

AMOUNT PAID

City of Powder Springs
PO Box 46
Powder Springs, GA 30127

WILSON ROBERT L



Printed: 5/22/2026

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
HEATHER WALKER CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
Robert L. Wilson

WILSON ROBERT L

Payment Date: 9/26/2025

Tax Year	Parcel ID	Due Date	Appeal Amount			Taxes Due
2025	19080500080	10/15/2025	Pay:	N/A	or	\$0.00
Interest	Penalty	Fees	Total Due	Amount Paid	Balance	
\$0.00	\$0.00	\$0.00	\$0.00	\$40,543.90	\$0.00	



Scan this code with your
mobile phone to view
this bill!!

TO THE CITY OF POWDER SPRINGS

COBB COUNTY, GEORGIA

CONSTITUTIONAL CHALLENGE

COMES NOW, PARKLAND HOMEBUILDERS, LLC, hereinafter referred to as the "Applicant", and asserts the following, to wit:

1.

By application to which this exhibit relates, the Applicant has applied for rezoning and a Special Use Request to modify the conditions of zoning certain real property lying and being within the City of Powder Springs, Cobb County, Georgia, a more particular description and delineation of the subject property, hereinafter referred to as the "Property", being set forth in said Application.

2.

The Application for Rezoning and Special Use Request of the property seeks modifications of conditions of zoning applicable to a prior rezoning to the existing category of MXU, as established by the governing authority of Powder Springs, Georgia. More specifically, Applicant seeks to modify the site plan, architecture and any other conditions of the prior rezoning which prevent the Applicant from making its intended use of the Property.

3.

Particularly given that Applicant's intended use of the property is a permitted use in MXU, any zoning stipulations or other requirements that preclude Applicant from making its intended use of the Subject Property are unconstitutional in that they deprive the Applicant under and pursuant to Article 1, Section I, Paragraphs I and II of the Georgia Constitution of 1983 and the Equal Protection and Due Process clauses of the Fifth and Fourteenth Amendments to the

Constitution of the United States. This deprivation of property without due process violates constitutional prohibitions against the taking of private property without just compensation.

4.

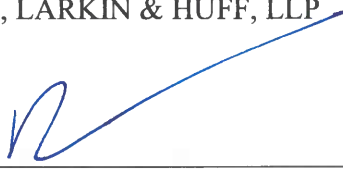
Any stipulations or requirements that prevent Applicant from making its intended use of the Subject Property are further unconstitutional in that they do not bear a substantial relation to the public health, safety, morality or general welfare and are, therefore, confiscatory and void. Further, said stipulations and restrictions are unconstitutional in that they are arbitrary and unreasonable, resulting in relatively little gain or benefit to the public, while inflicting serious injury and loss upon the Applicant.

5.

The City of Powder Springs' Unified Development Code is further unconstitutional in that the procedures contained therein pertaining to the public hearings held in connection with zoning applications also violates the aforementioned constitutional provisions in that said procedures contain the lack of procedural and evidentiary safeguards, do not restrict evidence received to the issues at hand and are controlled wholly and solely by political considerations rather than the facts and considerations required by law.

Respectfully submitted, this the 26th day of May 2026.

SAMS, LARKIN & HUFF, LLP

By: 

PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: KELLY HICKS

Printed at 07/21/26 13:06 by khick-tj

Acct #: 110102

Ad #: 568770

Status: New WHOLD

CITY OF POWDER SPRINGS
KELLY AXT
PO BOX 46
POWDER SPRINGS GA 30073

Start: 07/24/2026 Stop: 07/24/2026
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.95 Words: 300
Total LEG 2.95
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 45.00
Ad Descrpt: PH-4385 3500 TRILLIUM DR
Descr Cont: MDJ-4385 GPN-16 NOTICE OF
Given by: KERISHA BLACK
P.O. #: 3500 TRILLIUM DR
Created: khick 07/21/26 13:03
Last Changed: khick 07/21/26 13:05

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 07/24

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-4385
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
CHANGE IN ZONING CONDITIONS
AND SPECIAL USE

Notice is hereby given of an application to consider a modification of Rezoning conditions and a Special Use permit to allow restaurants with drive-through service. The subject property is located at 3500 Trillium Drive, within Land Lot 805 of the 19th District, 2nd Section, Cobb County, Georgia. Parcel Number: 19080500140. The application was heard by the Planning and Zoning Commission at its work session on Thursday, July 9th, 2026, at 7:00 p.m. and it will be heard at its public hearing on Monday, July 27th, 2026, at 7:00 p.m., and by the Mayor and Council at its work session on Wednesday, August 12th, 2026, at 5:00 p.m. and at its public hearing on Monday, August 17th, 2026, at 7:00 p.m. All meetings will be held at City Hall, 4483 Pineview Drive, Powder Springs, Georgia 30127. If applicable, Zoom links will be available at www.powderspringsga.gov. Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

7:24-2026



AZALEA

PARK

By:



PARKLAND

COMMUNITIES

Parcel Number:

19080500080

10.999 Acres



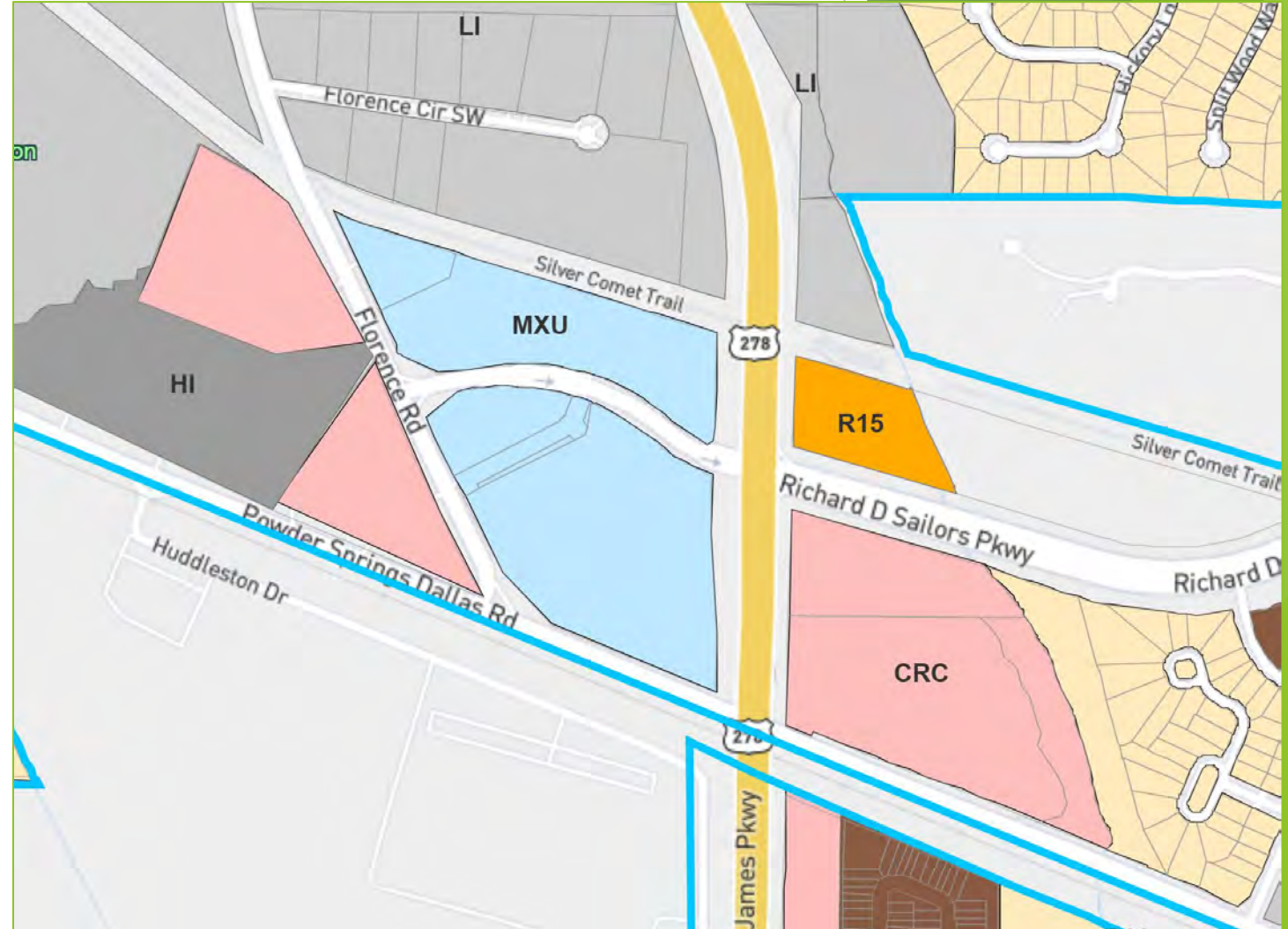
Existing Zoning:

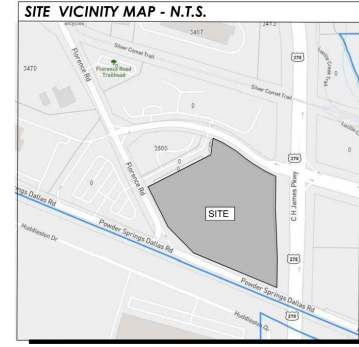
MXU - 154 Stacked Townhomes,
120 Unit Hotel
25,300 sf Office
3,100 sf Restaurant
with conditions

Proposed Zoning:

MXU - 154 Stacked Townhomes,
18,000 sf Neighborhood Retail
2 Restaurants

Special Use Request -
Allow Drive Through Restaurants





PROPERTY OWNERS:
1908050000, CW INVESTMENTS

FEMA NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 11067011770, DATED 10/16/2006.

WATER AND SEWER NOTE:
DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND SEWER. WATER AND SEWER IS AVAILABLE WITHIN SITE PROXIMITY.

STORMWATER NOTE:
LAYOUT PROPOSES A MASTER STORMWATER DETENTION SYSTEM WILL BE LOCATED ON TAX PARCEL ID: 1908050000.

PLAN NOTE:
THIS PLAN IS CONCEPTUAL IN NATURE AND DOES NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OR DEVELOPMENT. ADDITIONAL REGULATIONS SHALL APPLY PRIOR TO PERMIT ISSUANCE.



PARKING CALCS		UNITS (S.F.)	MINIMUM REQUIRED	PROVIDED
HOTEL (1 PER 150 SQUARE FEET)		120	120	120
OFFICE (1 PER 300 S.F.)		7,500 S.F.	50	50
OFFICE (RESTAURANT) (1 PER 125 S.F.)		22,200 S.F.	74	74
TOWNHOUSE (1 PER UNIT)		3,100 S.F.	25	25
RESIDENTIAL GUEST - RESIDENTIAL AMENITY SPACES		154	154	300

SITE DATA		EQUALS
EXISTING ZONING		MXU-CITY OF POWDER SPRINGS
PROPOSED ZONING		MXU-CITY OF POWDER SPRINGS
GROSS ACRES (PARCEL ID: 1908050000)		19.999 ACRES (479,135 SQ. FT.)
LAND USES		EQUALS
TOTAL UNITS		154 UNITS
DENSITY		14.01 UNITS PER ACRE
HEIGHT		3 STORIES
BUILDING SEPARATION		10'
HEATED FLOOR AREA		1,958 S.F. (3 BEDROOM UNITS)
HEATED FLOOR AREA		1,636 S.F. (12 BEDROOM UNITS)
HOTEL (INCLUDING BANQUET, ASSEMBLY, MEETING, RESTAURANT)		60,941 S.F.
OFFICE BUILDING (INCLUDING RESTAURANT)		25,300 S.F.
TOTAL FLOOR AREA FOR COMMERCIAL AND OFFICE		86,241 S.F.
FLOOR AREA RATIO (FAR) FOR COMMERCIAL AND OFFICE		0.18
USE DISTRIBUTION (BUILDING COVERAGE)		APPROX. 34,000 S.F. OR 7.1%
SETBACKS		EQUALS
PERIMETER BUILDING SETBACK:		10'
BETWEEN BUILDINGS:		10'
BUFFERS:		0'
TYPICAL STREETS		EQUALS
STREET TYPE:		PRIVATE
STREET WIDTH:		24' B.C. - B.C. TYPICAL
ALLEY WIDTH:		20' B.C. - B.C. TYPICAL
PARKING SPACE DIMENSIONS		9' X 15' TYPICAL
CODE VARIATIONS		1. RESIDENTIAL DENSITY OF 14.01 UNITS ALLOWED 2. RESIDENTIAL UNIT SQUARE FOOTAGE LESS THAN 2,000 S.F. ALLOWED 3. REQUIRED LOCATION OF OFFICE, OFFICE/RESTAURANT PARKING IS BEYOND 300 FEET OF AN ENTRANCE TO THE BUILDING THAT IT SERVES

ALLIANCE
ENGINEERING & PLANNING, LLC
20000 Powder Springs Road, Suite 100
Powder Springs, GA 30127
770.225.4730 | www.allianceep.com

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SURVEYING BY:
Planners & Engineers Collaborative
PHONE: (770) 451-2741

Trilogy Acquisitions, LLC
20000 Powder Springs Road, Suite 100
Powder Springs, GA 30127
24 HR CONTACT: John Bonifacio, 352.933.3566
JOHN@TRILGYACQUISITIONS.COM
TRILGYACQUISITIONS.COM

**ZONING EXHIBIT FOR
POWDER SPRINGS-DALLAS RD**
LL 804, 824, 826, 828
DISTRICT 19TH, SECTION 2ND
CITY OF POWDER SPRINGS

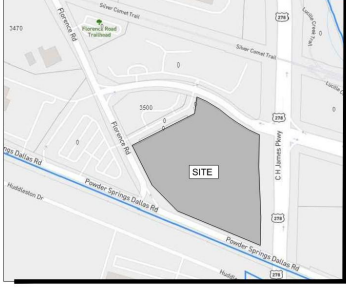
Orig. Issue: 09/2/21
Designed by: JW
Checked by: JJ
Project #: 21225

NORTH
SCALE: 1" = 50'

ZONING EXHIBIT
2.22.22



SITE VICINITY MAP - N.T.S.



SITE DATA

OVERALL DATA:
EXISTING ZONING: MXU - CITY OF POWDER SPRINGS
PROPOSED ZONING: MXU - CITY OF POWDER SPRINGS
GROSS ACRES: 19.97 ACRES
PROPOSED DENSITY: 14.01 UNITS PER ACRE
(DENSITY APPROVED UNDER PRIOR ZONING PZ 22-018)

SETBACKS:
FRONT: 10'
SIDE: 10'
REAR: 10'
BETWEEN BUILDINGS: NONE
MAX HEIGHT: 3 STORIES
LANDSCAPE STRIP: 10'

LAND USE:
RESIDENTIAL PARCEL AREA: 7.722 ACRES (70.2%)
3 STORY TOWNHOUSE: 154 UNITS (STACKED/REAR ENTRY)
OPEN SPACE REQUIRED: 20% OR 1.54 ACRES
OPEN SPACE PROVIDED: 20% OR 1.54 ACRES
PROPOSED AMENITIES: CABANA (1,422 SF)
POOL SURFACE (1,090 SF)
POOL DECKING (2,105 SF)
PLAYGROUND (1,568 SF)

COMMERCIAL OUTPARCEL 1 AREA: 1.031 ACRES (9.4%)
RESTAURANT W/ DRIVE THRU: 3,750 SF
FAR PROVIDED: 0.08 FAR

COMMERCIAL OUTPARCEL 2 AREA: 0.756 ACRES (6.9%)
RESTAURANT W/ DRIVE THRU: 2,330 SF
FAR PROVIDED: 0.07 FAR

COMMERCIAL OUTPARCEL 3 AREA: 1.490 ACRES (13.3%)
NEIGHBORHOOD RETAIL: 18,000 SF
FAR PROVIDED: 0.28 FAR

TYPICAL STREET LAYOUT:
STREET TYPE: PRIVATE STREETS
STREET WIDTH: 24' B.C. - B.C. TYPICAL
ALLEY WIDTH: 20' B.C. - B.C. TYPICAL
SIDEWALKS: 5' (AS SHOWN)

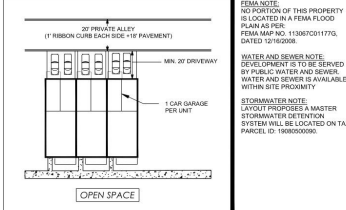
PARKING CALCS

USE TYPE SPECIFIED	UNITS / SF PROVIDED	MINIMUM REQUIRED	PROVIDED
RESIDENTIAL PARCEL: TOWNHOUSE (1 PER UNIT)	154	154	154 DRIVEWAY 154 GARAGE = 308 TOTAL
POOL WATER SURFACE (1 PER 150 SF)	1,090 SF	8	8
ADDITIONAL RESIDENTIAL GUEST/AMENITY SPACES		8	32
OUTPARCEL 1: RESTAURANT (1 PER 125 SF)	3,750 SF	30	33
OUTPARCEL 2: RESTAURANT (1 PER 125 SF)	2,330 SF	19	22
OUTPARCEL 3: RETAIL (1 PER 275 SF)	18,000 SF	66	66

SITE LEGEND

- (RB) BIKE RACK
- (CA) CABANA
- (CG) COMMUNITY GREEN
- (PO) POOL
- (PL) PLAYGROUND
- (DP) DOG PARK
- (NU) DUMPSTER
- (MK) MAIL KIOSK
- (MS) MONUMENT SIGN
- (SM) STORMWATER MANAGEMENT AREA (EXISTING MASTER POND)
- (OS) OPEN SPACE

TYPICAL LOT DETAIL (NTS)



PROPERTY OWNERS:
HOMESOURCE ON INVESTMENTS

FEMA NOTE:
NO PORTION OF THIS PROPERTY IS LOCATED IN A FEMA FLOOD PLAIN AS PER FEMA MAP NO. 1306701177G, DATED 12/19/2008.

WATER AND SEWER NOTE:
DEVELOPMENT IS TO BE SERVED BY PUBLIC WATER AND SEWER. WATER AND SEWER IS AVAILABLE WITHIN SITE PROXIMITY.

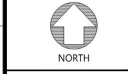
STORMWATER NOTE:
LAYOUT PROVIDES A MASTER STORMWATER DETENTION SYSTEM THAT WILL BE LOCATED ON TAX PARCEL ID: 1908000080.



LJA
299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730

PARKLAND HOMEBUILDERS LLC

ZONING PLAN FOR
AZALEA PARK
LL 804, 824, 825, 826
DISTRICT 19TH, SECTION 2ND
PARCEL # 1908000080
CITY OF POWDER SPRINGS



SCALE: 1" = 50'

PROJECT NUMBER
GA3793-2602

SHEET TITLE
ZONING PLAN

SHEET NUMBER
6.19.26



DETENTION POND LANDSCAPE SCREENING



SIDEWALK CONNECTIVITY EXTENSIONS



A - EXTENSION OF FLORENCE ROAD SIDEWALK INTO SILVER COMET TRAIL PARKING



B - PAINTED CROSSWALK AT INTERSECTION OF RICHARD D SAILORS PKWY AND FLORENCE ROAD



C - RICHARD D SAILORS PKWY SIDEWALK EXTENSION TO C H JAMES PKWY





FRONT ELEVATION



LEFT
SIDE ELEVATION



RIGHT
SIDE ELEVATION

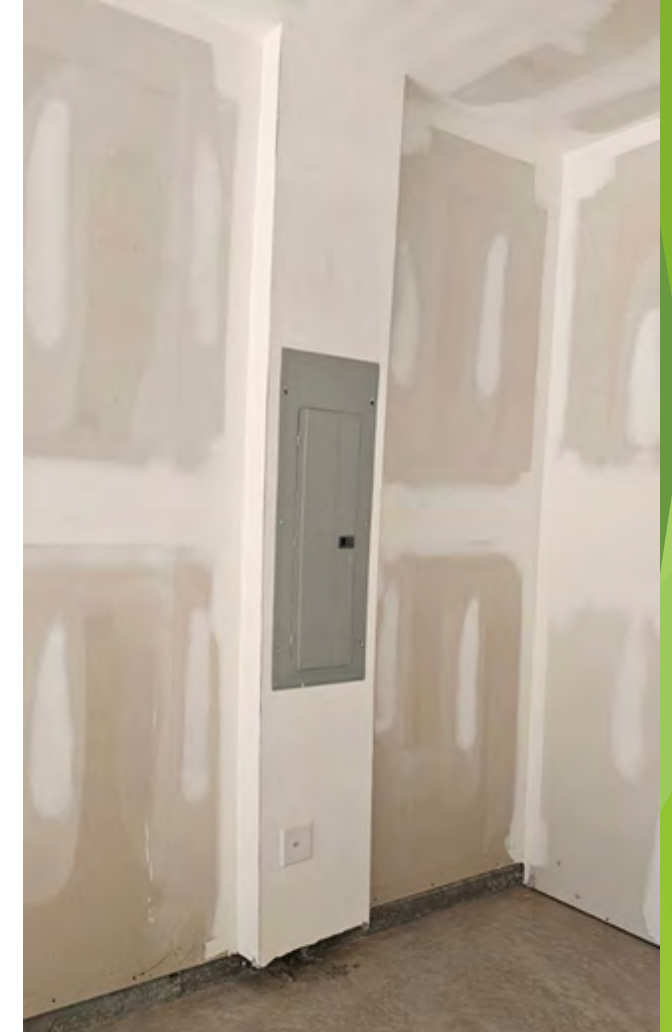








PRE-WRIED FOR EV CHARGING

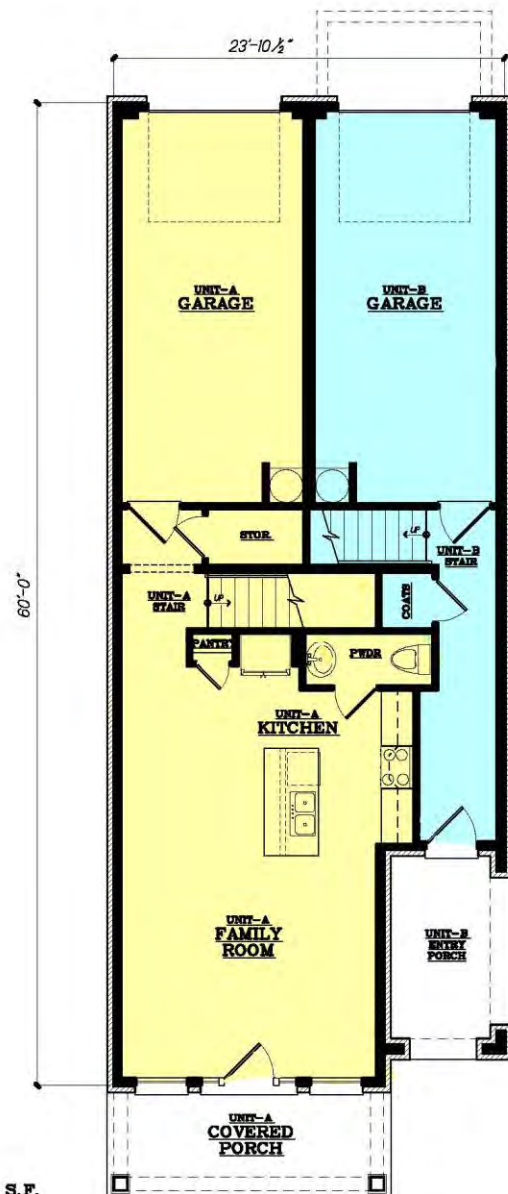




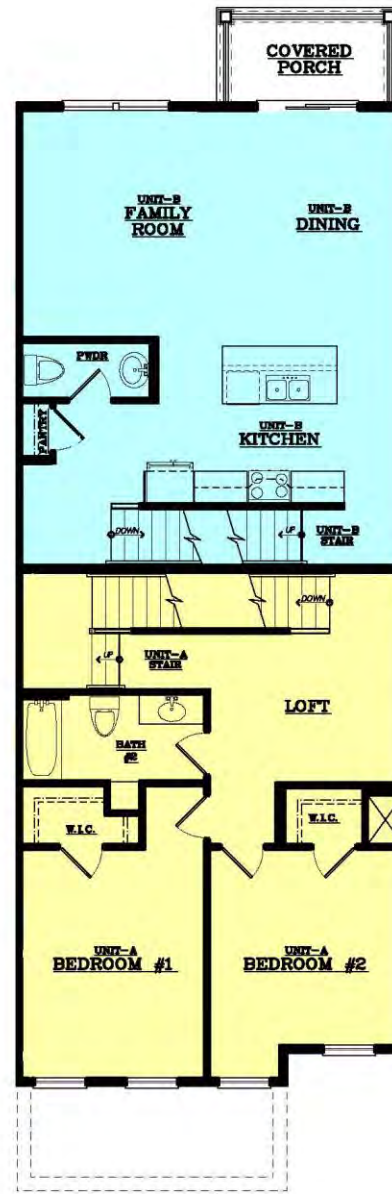




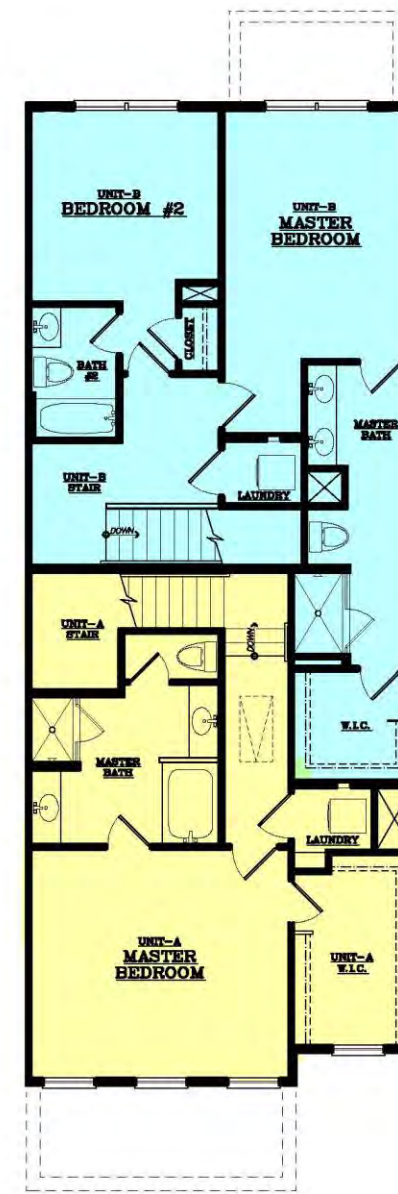




1st. LEVEL PLAN



2nd. LEVEL PLAN



3rd. LEVEL PLAN

UNIT A	1,950 S.F.
UNIT B	1,600 S.F.

2BR Rental Analysis (Combined)

2-Bedroom Rentals (Combined)

Comp	Name	Type	Year Built	Bed	Bath	Size	Asking Rent	PSF
7	Elan Brookwood	Townhome	2023	2	2.5 (TH, 2-Car Garage)	1524	\$2,982	\$ 1.98
7	Elan Brookwood	Townhome	2023	2	2.5 (TH, 2-Car Garage)	1503	\$2,882	\$ 1.89
4	Croftouse West Cobb	Apartment	2025	2	2	1216	\$2,259	\$ 1.86
3	Heartwood Powder Springs	Apartment	2023	2	2	1201	\$2,227	\$ 1.85
7	Elan Brookwood	Apartment	2023	2	2	1313	\$2,213	\$ 1.69
4	Croftouse West Cobb	Apartment	2025	2	2	1090	\$2,199	\$ 2.02
7	Elan Brookwood	Apartment	2023	2	2	1279	\$2,172	\$ 1.70
	Azalea Park	Stacked Townhome	2027	2	2.5 (TH w/ Garage)	1600	\$2,150	\$ 1.34
7	Elan Brookwood	Apartment	2023	2	2	1095	\$2,094	\$ 1.91
7	Elan Brookwood	Apartment	2023	2	2	1128	\$2,049	\$ 1.82
7	Elan Brookwood	Apartment	2023	2	2	1095	\$2,034	\$ 1.86
3	Heartwood Powder Springs	Apartment	2023	2	2	1086	\$1,960	\$ 1.80
3	Heartwood Powder Springs	Apartment	2023	2	2	1086	\$1,955	\$ 1.80
1	Springside	Townhome	2024	2	2 (TH, 1-Car Garage)	1269	\$1,949	\$ 1.54
3	Heartwood Powder Springs	Apartment	2023	2	2	1145	\$1,899	\$ 1.66
1	Springside	Townhome	2024	2	2 (TH, 1-Car Garage)	1246	\$1,887	\$ 1.52
5	Covey Homes Greystone	Single-Family	2018	2	2.5 (SF, 1-Car Garage)	1373	\$1,831	\$ 1.33
5	Covey Homes Greystone	Single-Family	2018	2	2.5 (SF, 1-Car Garage)	1373	\$1,806	\$ 1.32
5	Covey Homes Greystone	Single-Family	2018	2	2.5 (SF, 1-Car Garage)	1373	\$1,764	\$ 1.28
Average			2023			1263	\$2,122	\$ 1.69

3BR Rental Analysis (Combined)

3-Bedroom Rentals (Combined)

Comp	Name	Type	Year Built	Bed	Bath	Size	Asking Rent	PSF
7	Elan Brookwood	Townhome	2023	3	2.5 (TH, 2-Car Garage)	1601	\$3,008	\$ 1.88
3	Heartwood Powder Springs	Apartment	2023	3	2	1439	\$2,749	\$ 1.91
3	Heartwood Powder Springs	Apartment	2023	3	2	1439	\$2,599	\$ 1.81
2	West Oak Trace	Single-Family	2023	3	2.5 (SF, 2-Car Garage)	2053	\$2,595	\$ 1.26
	Azalea Park	Stacked Townhome	2027	3	2.5 (TH w/ Garage)	1950	\$2,450	\$ 1.26
7	Elan Brookwood	Apartment	2023	3	2.5	1458	\$2,439	\$ 1.67
7	Elan Brookwood	Apartment	2023	3	2.5	1480	\$2,382	\$ 1.61
2	West Oak Trace	Single-Family	2023	3	2.5 (SF, 2-Car Garage)	1809	\$2,345	\$ 1.30
7	Elan Brookwood	Apartment	2023	3	2.5	1458	\$2,324	\$ 1.59
6	Overlook at Palisades	Single-Family	2025	3	2.5 (SF, 2-Car Garage)	1648	\$2,350	\$ 1.43
8	Tricon Macland	Single-Family	2020	3	2 (SF, 2-Car Garage)	1649	\$2,275	\$ 1.38
5	Covey Homes Greystone	Single-Family	2018	3	3.5 (SF 1-Car Garage)	1735	\$2,124	\$ 1.22
8	Tricon Macland	Single-Family	2020	3	2 (SF, 2-Car Garage)	1649	\$2,082	\$ 1.26
5	Covey Homes Greystone	Single-Family	2018	3	2.5 (SF, 1-Car Garage)	1494	\$1,899	\$ 1.27
5	Covey Homes Greystone	Single-Family	2018	3	2.5 (SF, 1-Car Garage)	1558	\$1,898	\$ 1.22
Average			2022			1628	\$2,368	\$ 1.47

Projected Rent Assumptions

Projected rents assume stabilized performance consistent with comparable assets in the surrounding submarket.

Azalea Park Rents				
Unit Count	Bed	Bath	Size	Asking Rent
77	2	2.5	1600	\$2,150
77	3	2.5	1950	\$2,450
Total Azalea Park Units				154
Weighted Average Rent				\$2,300

WEIGHTED AVG. RENT
\$2,300

Affordability Analysis

Projected 2030 Median Income: \$110,255

Qualifying Monthly Income: ($\$110,255 / 12$ months) = **\$9,188**

Maximum Affordable Rent (30% Rule): = ($\$9,188 * 30\%$) = **\$2,756/month**

Azalea Park Rents

- ✓ \$506 below the affordability threshold
- ✓ 18.4% below the maximum affordable rent



PARKLAND

COMMUNITIES

PREPARED BY
terra alma

PREPARED FOR
POWDER SPRINGS PARKLAND PHASE I
Parkland Communities, Inc.

June 2026

CONFIDENTIALITY DISCLAIMER

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June 2026

terra
alma

PROJECT SUMMARY

THE OPPORTUNITY

Powder Springs presents a compelling retail opportunity driven by sustained residential growth and a clear imbalance between housing and retail supply. As population density increases, retail development has lagged, creating a gap between where residents live and where they spend.

Today, consumer behavior reflects consistent outflow to surrounding retail nodes, as local options fail to meet daily needs. This project is uniquely positioned to close that gap by introducing a curated, neighborhood-scale retail offering aligned with real consumer behavior.

Parkland Residential's recent zoning success in Powder Springs further reinforces the strength of this opportunity. In one of metro Atlanta's most restrictive entitlement environments, Parkland secured approval for a 150-unit community, demonstrating its ability to navigate complex municipal processes and deliver housing that aligns with local demand.

This is not a regional retail play.

The opportunity is to capture daily, convenience-driven trips that are currently leaving the market.



WHY RETAIL IS NEEDED

Existing Demand Leaving Powder Springs

Market Snapshot (10-Minute Drive)

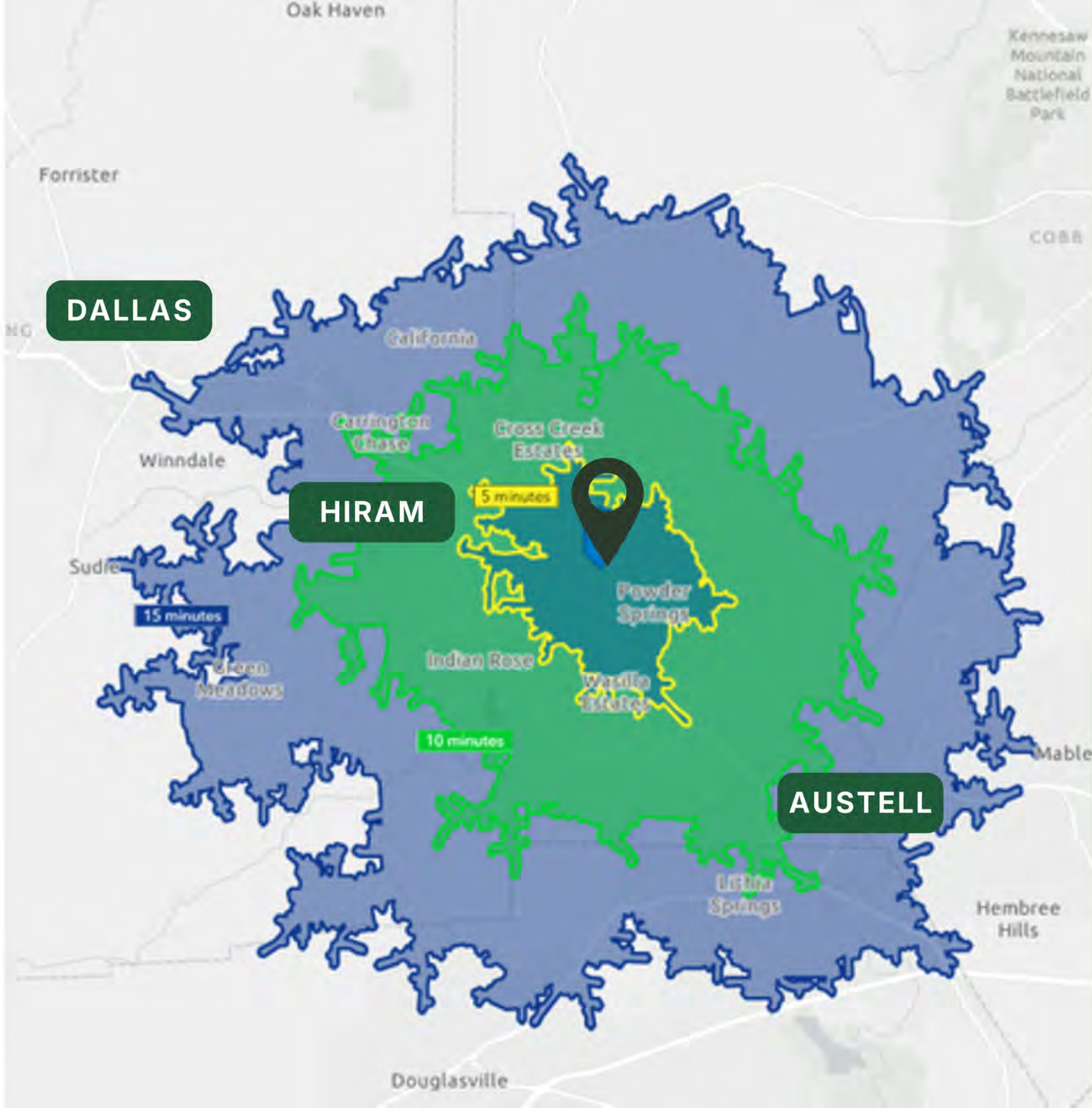
- Population: 58,440
- Median Household Income: \$129,038
- 13,912 Employees
- \$145.6M Grocery Spending
- \$82.6M Restaurant Spending

Key Message:

Residents currently leave the immediate trade area for:

- Coffee
- Dining
- Personal Services
- Wellness
- Specialty Retail

Source: This infographic contains data provided by Esri (2024, 2029)



Neighborhood Retail Supporting Residents

Benefits to Powder Springs

- ✓ Additional tax revenue
- ✓ New jobs
- ✓ Walkable amenities
- ✓ Reduced vehicle trips
- ✓ Increased property values
- ✓ Enhanced quality of life

Retail Program
15,000–20,000 SF

Neighborhood-focused retail serving daily needs.



Retail that works



CATEGORY	TENANT	TYPICAL SIZE
Coffee & Gathering	PJ's Coffee of New Orleans	1,500 – 2,500 SF
	Ellianos Coffee	800 – 1,500 SF + Drive-Thru
	Foxtail Coffee Co.	1,800 – 3,000 SF
Breakfast / Brunch	Another Broken Egg Cafe	4,000 – 5,500 SF
	Eggs Up Grill	3,200 – 4,500 SF
	Racer Cafe	3,500 - 4,500 SF Outparcel
Fast Casual Dining	McAlister's Deli	2,500 – 3,500 SF
	Taziki's Mediterranean Cafe	2,500 – 3,500 SF
	Moe's Original BBQ	2,500 – 4,000 SF
	Fresh Kitchen	2,000 – 3,000 SF
Wellness & Fitness	StretchLab	1,500 – 2,000 SF
	The Joint Chiropractic	1,200 – 1,800 SF
	BODYBAR Pilates	2,000 – 2,500 SF
	Restore Hyper Wellness	2,500 – 4,000 SF
Family & Service Retail	Medical	2,500- 4,500 SF Outparcel
	The UPS Store	1,200 – 1,800 SF
	Nothing Bundt Cakes	1,500 – 2,000 SF

Project Community Benefits

- ✓ Meets demonstrated market demand
- ✓ Supports existing and future residential growth
- ✓ Captures retail spending currently leaving the market
- ✓ Creates local employment opportunities
- ✓ Strengthens the Powder Springs tax base
- ✓ Provides walkable neighborhood amenities
- ✓ Enhances quality of life for residents

WHAT WORKS HERE

- 15K–22K SF total retail
- Neighborhood-scale only
- Food + service-heavy mix
- Walkable integration with residential
- A - OP ~ 1.0 acre
- B - OP ~ 1.0 acre
- C - 2.0 acres

WHAT DOES NOT WORK

- Regional retail
- Big-box formats
- Luxury positioning



PROGRAM JUSTIFICATION

SITE STRATEGY

- A - 1-2 outparcels or small strip with DT face 278
- B - service and local/regional F&B

SUPPORTS

- Phased retail rollout
- Curated tenant mix
- Village-style environment

FINAL POSITIONING

- Not a power center
- A neighborhood retail village built around real daily behavior

This neighborhood retail component of the Parkland development will provide appropriately scaled, community-serving retail that complements the residential character of the project while supporting the long-term economic growth of Powder Springs.

**"THIS IS NOT REGIONAL RETAIL.
IT IS RIGHT-SIZED NEIGHBORHOOD RETAIL DESIGNED
TO SERVE CURRENT AND FUTURE POWDER SPRINGS
RESIDENTS WHILE CREATING A WALKABLE
COMMUNITY GATHERING PLACE."**





SPECIAL USE NOTICE
Application has been made for special use approval
on this property 3500 Trillium 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 and City Council
on July 20, 2026 at 7:00 P.M.
Location: City Hall
4193 Pinetree Dr. 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
4193 Pinetree Dr. Powder Springs Ga









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.

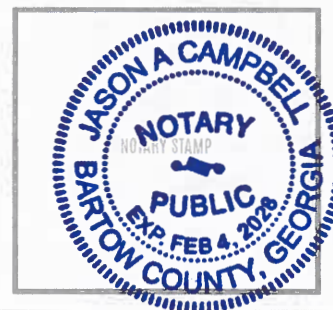
Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

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 Attorneys for Applicant	Printed Name	Date
Subscribed and sworn before me this <u>5th</u> day of <u>June</u> , 20 <u>26</u>		
	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 19th 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 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. At the City of Powder Springs.

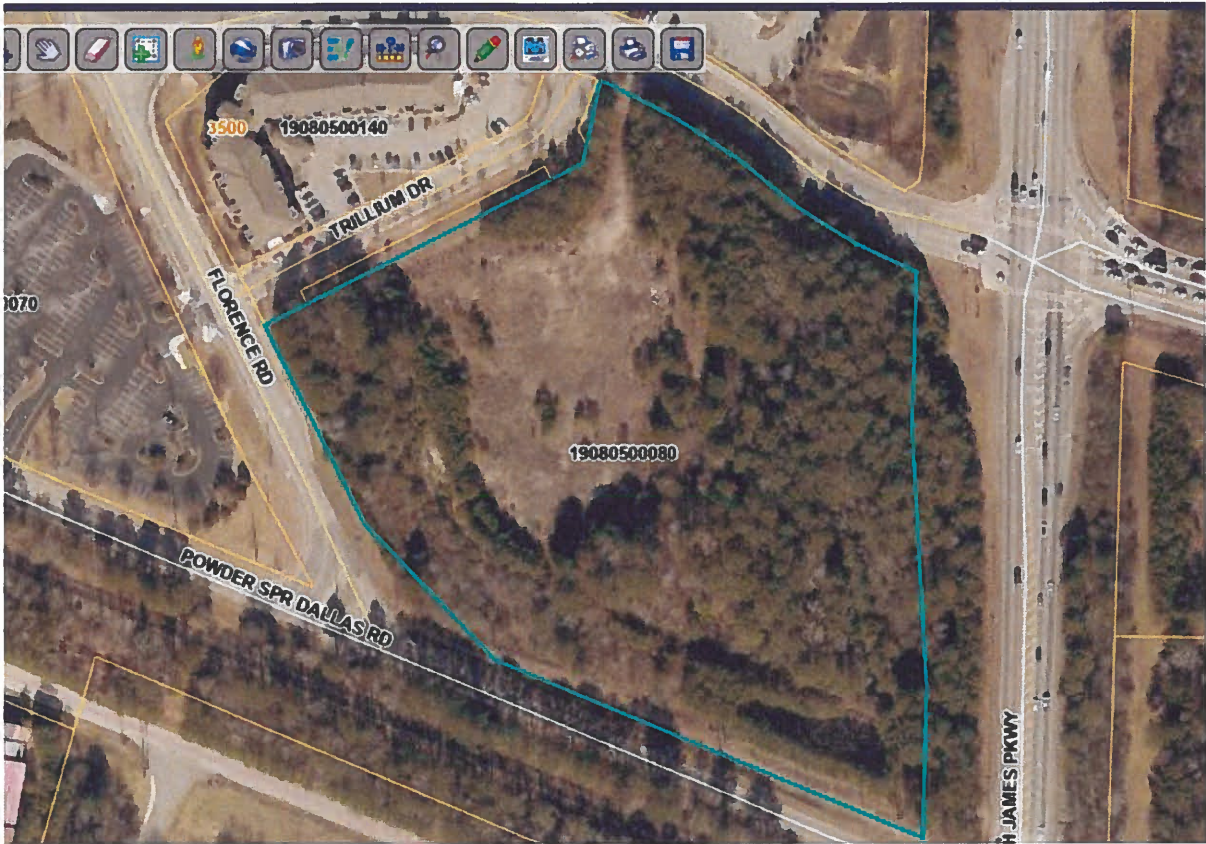
Thank you,

SAMS, LARKIN & HUFF, LLP



Parks F. Huff/Attorney for Applicant
Suite 100, 376 Powder Springs Street
Marietta, GA 30064
Phone: (770) 422-7016
Email: phuff@samslarkinbuff.com

Site:





Certificate of Mailing — Firm

UNITED STATES POSTAL SERVICE® 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)	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 Airftt
1. Please See Attached List							
2.							
3.							
4.							
5.							
6.							

U.S. POSTAGE PAID
 MARIETTA, GA
 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











TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 06/03/26 12:05 by rmill-tj

Acct #: 110102

Ad #: 559485

Status: New WHOLD

CITY OF POWDER SPRINGS
KELLY AXT
PO BOX 46
POWDER SPRINGS GA 30073

Start: 06/05/2026 Stop: 06/05/2026
Times Ord: 1 Times Run: ***
LEG 1.00 X 2.95 Words: 200
Total LEG 2.95
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 30.00
Ad Descrpt: PH-3332 3500 TRILLIUM DR
Descr Cont: MDJ-3332 GPN-16 NOTICE OF
Given by: KERISHA BLACK
P.O. #: 3500 TRILLIUM DR
Created: rmill 06/03/26 12:03
Last Changed: rmill 06/03/26 12:05

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 06/05

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

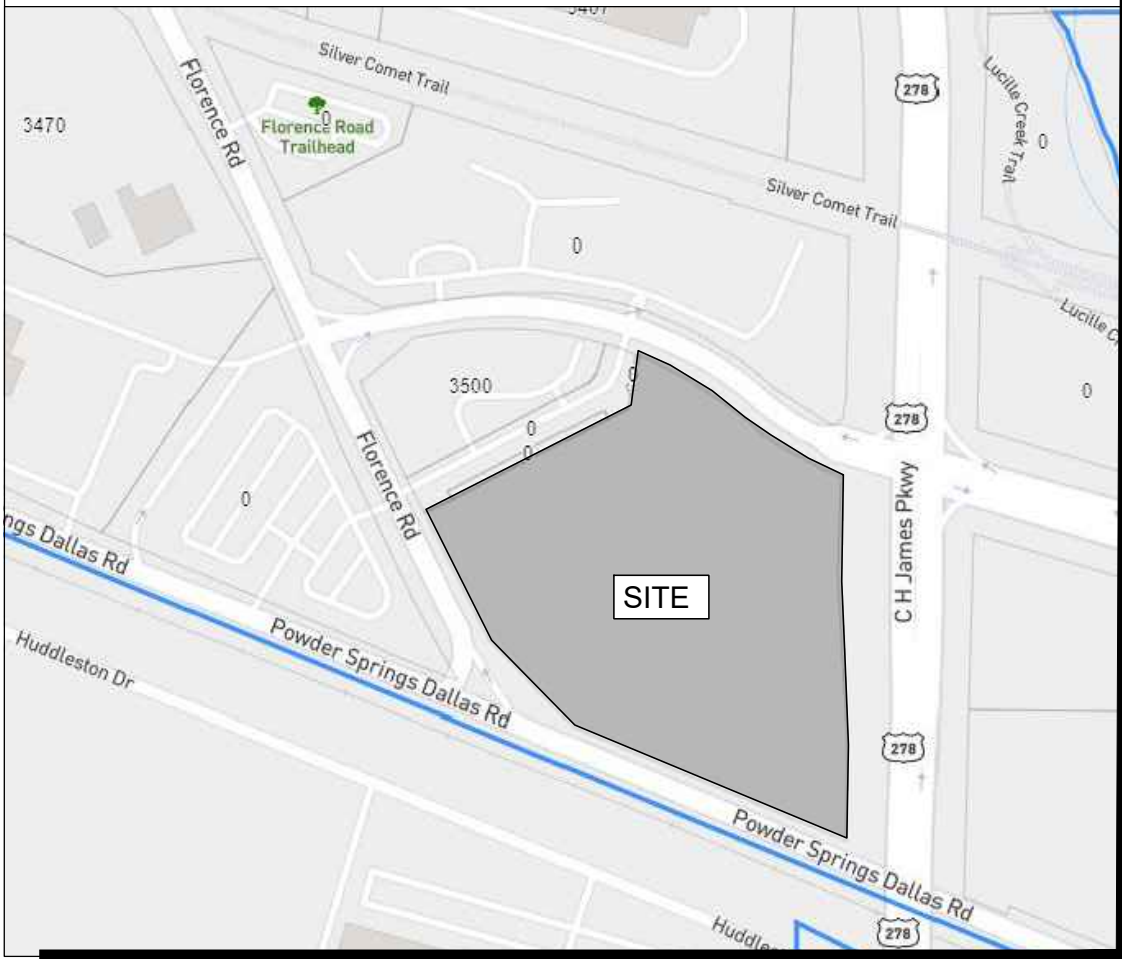
MDJ-3332
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
CHANGE IN ZONING CONDITIONS
AND SPECIAL USE

Notice is hereby given of an application to consider a modification of Rezoning conditions and a Special Use permit to allow restaurants with drive-through service. The subject property is located at 3500 Trillium Drive, within Land Lot 805 of the 19th District, 2nd Section, Cobb County, Georgia. Parcel Number: 19080500140. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, June 11th, 2026 at 7:00 pm and its public hearing on Monday, June 22nd, 2026 at 7:00 pm and by the Mayor and Council at its work session on Wednesday, July 15th, 2026 at 5:00 pm and its public hearing on Monday, July 20th, 2026 at 7:00 pm. All meetings will be held at City Hall located at 4483 Pineview Dr., Powder Springs, GA 30127. If applicable, Zoom links will be available at www.cityofpowder-springs.org.

Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

6:5-2026

SITE VICINITY MAP - N.T.S.



SITE DATA

OVERALL DATA:
EXISTING ZONING: MXU - CITY OF POWDER SPRINGS
PROPOSED ZONING: MXU - CITY OF POWDER SPRINGS
GROSS ACRES: 10.999 ACRES

SETBACKS:
PERIMETER: 10'
BETWEEN BUILDINGS: 10'
BUFFERS: NONE
MAX HEIGHT: 5 STORIES
LANDSCAPE STRIP: 10'

LAND USE
RESIDENTIAL PARCEL AREA: 7.722 ACRES (70.2%)
3 STORY TOWNHOUSE: 154 UNITS (STACKED/REAR ENTRY)
PROPOSED DENSITY: 19.9 UNITS PER ACRE
OPEN SPACE REQUIRED: 20% OR 1.54 ACRES
OPEN SPACE PROVIDED: CABANA (1,625 SF)
PROPOSED AMENITIES: POOL SURFACE (1,090 SF)
POOL DECKING (2,105 SF)
PLAYGROUND (1,568 SF)

COMMERCIAL OUTPARCEL 1 AREA: 1.031 ACRES (9.4%)
RESTAURANT W/ DRIVE THRU: 3,750 SF
FAR PROVIDED: 0.08 FAR

COMMERCIAL OUTPARCEL 2 AREA: 0.756 ACRES (6.9%)
RESTAURANT W/ DRIVE THRU: 2,330 SF
FAR PROVIDED: 0.07 FAR

COMMERCIAL OUTPARCEL 3 AREA: 1.490 ACRES (13.5%)
NEIGHBORHOOD RETAIL: 18,000 SF
FAR PROVIDED: 0.28 FAR

TYPICAL STREET LAYOUT:
STREET TYPE: PRIVATE STREETS
STREET WIDTH: 24' B.C. - B.C. TYPICAL
ALLEY WIDTH: 20' B.C. - B.C. TYPICAL
SIDEWALKS: 5' (AS SHOWN)

**** VARIANCES:**
1. RESIDENTIAL DENSITY OF 19.9 U/A ALLOWED

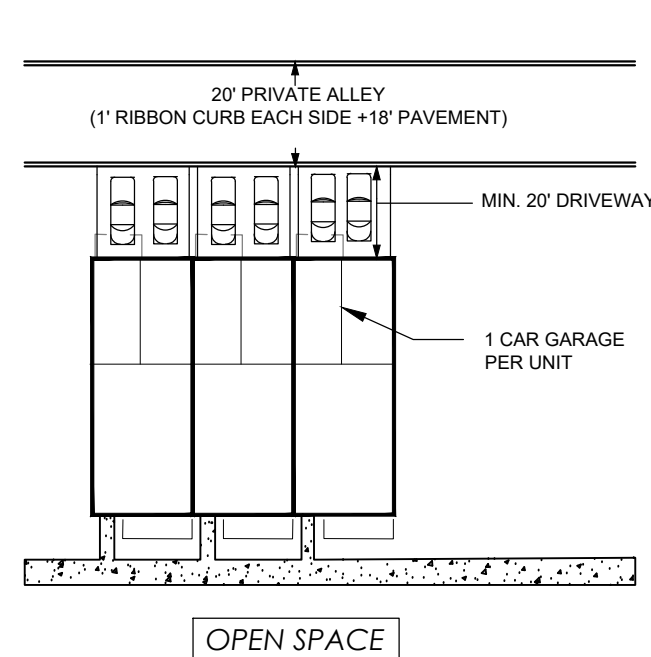
PARKING CALCS

USE TYPE SPECIFIED	UNITS / SF PROVIDED	MINIMUM REQUIRED	PROVIDED
RESIDENTIAL PARCEL: TOWNHOUSE (1 PER UNIT)	154	154	154 DRIVEWAY 154 GARAGE = 308 TOTAL
POOL WATER SURFACE (1 PER 150 SF)	1,090 SF	8	8
ADDITIONAL RESIDENTIAL GUEST/AMENITY SPACES		0	32
OUTPARCEL 1: RESTAURANT(1 PER 125 SF)	3,750 SF	30	33
OUTPARCEL 2: RESTAURANT(1 PER 125 SF)	2,330 SF	19	22
OUTPARCEL 3: RETAIL(1 PER 275 SF)	18,000 SF	66	66

SITE LEGEND

(CA)	CABANA	(MK)	MAIL KIOSK
(CC)	COMMUNITY GREEN	(MS)	MONUMENT SIGN
(PL)	POOL	(SW)	STORMWATER MANAGEMENT AREA (EXISTING MASTER POND)
(PG)	PLAYGROUND	(OS)	OPEN SPACE
(DU)	DUMPSTER		

TYPICAL LOT DETAIL (NTS)

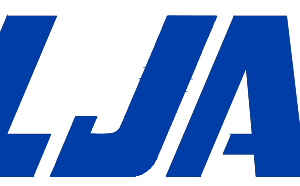


PROPERTY OWNERS:
19080500080: GW INVESTMENTS

FEMA NOTE:
NO PORTION OF THIS PROPERTY
IS LOCATED IN A FEMA FLOOD
PLAIN AS PER:
FEMA MAP NO. 113067C01177G,
DATED 12/16/2008.

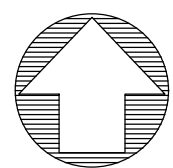
WATER AND SEWER NOTE:
DEVELOPMENT IS TO BE SERVED
BY PUBLIC WATER AND SEWER.
WATER AND SEWER IS AVAILABLE
WITHIN SITE PROXIMITY

STORMWATER NOTE:
LAYOUT PROPOSES A MASTER
STORMWATER DETENTION
SYSTEM WILL BE LOCATED ON TAX
PARCEL ID: 19080500090.



**PARKLAND
HOMEBUILDERS
LLC**

**AZALEA
PARK**
ZONING PLAN FOR
LL: 804, 824, 825, 826
DISTRICT 19TH, SECTION 2ND
PARCEL # 19080500080
CITY OF POWDER SPRINGS

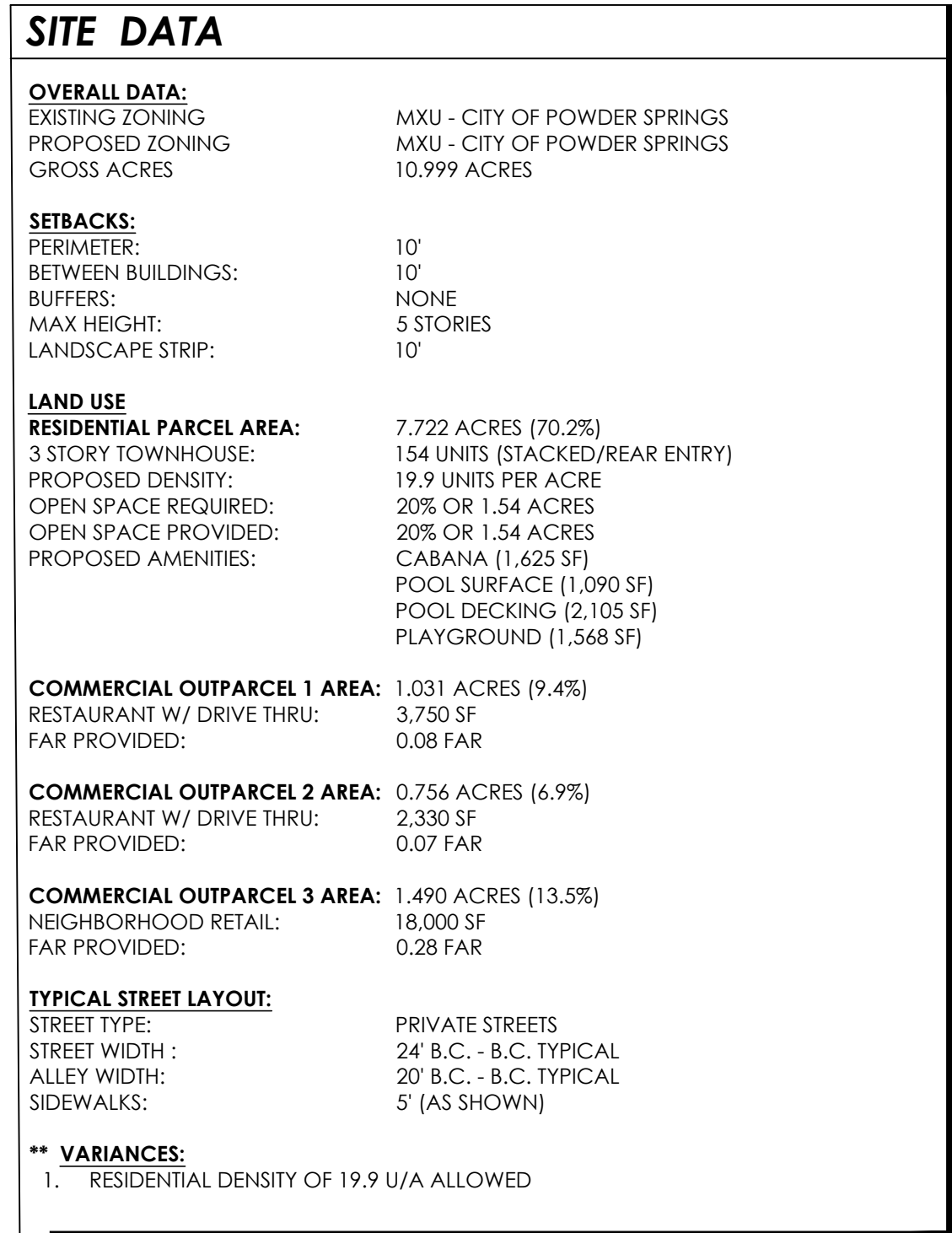


SCALE: 1"= 50'
0 50

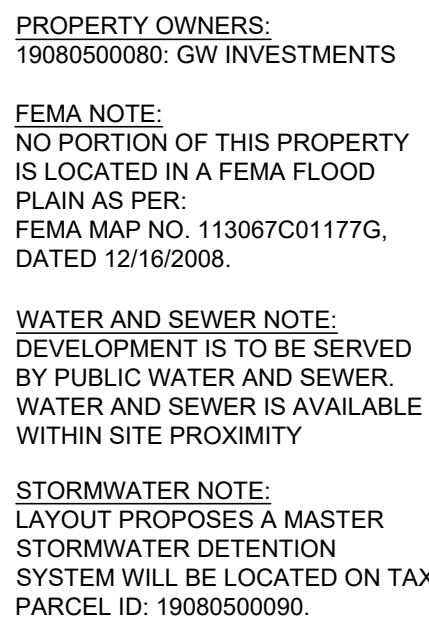
PROJECT NUMBER
GA3793-2602

SHEET TITLE
**ZONING
PLAN**

SHEET NUMBER
5.29.26



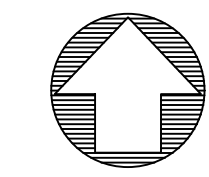
SITE LEGEND			
	CABANA		MAIL KIOSK
	COMMUNITY GREEN		STORMWATER MANAGEMENT AREA (EXISTING MASTER POND)
	POOL		
	PLAYGROUND		OPEN SPACE
	DUMPSTER		



**299 S. MAIN STREET
ALPHARETTA, GA 30009
770-225-4730**

**PARKLAND
HOMEBUILDERS
LLC**

AZALEA
PARK



SCALE: 1" = 50'

PROJECT NUMBER
GA3793-2602

ZONING PLAN

SHEET NUMBER

5.26.26



City of Powder Springs

Staff Report

City of Powder Springs
4483 Pineview Drive
Powder Springs, GA 30127

7/27/2026

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: ROSE MILLER

Printed at 07/01/26 10:25 by rmill-tj

Acct #: 110102

Ad #: 565108

Status: New WHOLD

CITY OF POWDER SPRINGS
KELLY AXT
PO BOX 46
POWDER SPRINGS GA 30073

Start: 07/03/2026 Stop: 07/03/2026
Times Ord: 1 Times Run: ***
LEG 1.00 X 3.03 Words: 300
Total LEG 3.03
Class: 8003 PUBLIC HEARING
Rate: LEGL Cost: 45.00
Ad Descrpt: PH-3946 2983 NEW MACLAND
Descr Cont: MDJ-3946 GPN-16 NOTICE OF
Given by: KERISHA BLACK
P.O. #: 2983 NEW MACLAND
Created: rmill 07/01/26 10:23
Last Changed: rmill 07/01/26 10:25

Contact:

Phone: (770)943-1666

Fax#:

Email: kaxt@powderspringsga.gov; PC

Agency:

PUB ZONE EDT TP RUN DATES
MDJ A 95 S 07/03

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

MDJ-3946
GPN-16
NOTICE OF PUBLIC HEARING
City of Powder Springs
VARIANCE

Notice is given that an application has been submitted requesting a variance to allow a shed located in the rear of the property to be closer to the property line than the required setback and to exceed the maximum permitted size. The subject property is located at 2983 New Macland Rd, within Land Lot 651 of the 19th District, 2nd Section, Cobb County, Georgia. Parcel Number: 19065100170. The application will be considered by the Planning and Zoning Commission at its work session on Thursday, July 9th, 2026 at 7:00 pm and its public hearing on Monday, July 27th, 2026 at 7:00 pm and by the Mayor and Council at its work session on Wednesday, August 12th, 2026 at 5:00 pm and its public hearing on Monday, August 17th, 2026 at 7:00 pm. All meetings will be held at City Hall located at 4483 Pineview Dr, Powder Springs GA 30127. If applicable, Zoom links will be available at www.cityofpowder-springs.org.

Anyone who desires to speak at a public hearing is required to disclose campaign contributions to the Community Development Department 5 days prior to the hearing and to sign in 20 minutes prior to the scheduled public hearing at city hall.

7:3-2026





New Macland mailing addresses.pdf

Cuevas Monica K
2691 New Macland Rd
Powder Springs, GA, 30127

Sherry Gamma LLC
540 Saint James Pl Nw
Marietta, GA, 30064

Rice William D & Martha J
2966 New Macland Rd
Powder Springs, GA, 30127

Rice William Douglas & Donna Michelle
2966 New Macland Rd
Powder Springs, GA, 30127

Cuevas Monica
2691 New Macland Rd
Powder Springs, GA, 30127

Refined Realty LLC
5259 Hadesway Rd Nw
Kennesaw, GA, 30152

2950 New Macland Rd LLC
978 Bank St Se
Smyrna, GA, 30080

Elizondo Harold Ceciliano
4164 Weston Dr
Powder Springs, GA, 30127

We R Investment LLC
1285 Channel Pl
Marietta, GA, 30064

Durden Scott
13 Vine Creek Dr
Acworth, GA, 30101

Couch Joann E Living Trust Ut 05/12/2016
4190 Weston Dr
Powder Springs, GA, 30127

Cole Edna L & Michael W
4176 Weston Dr
Powder Springs, GA, 30127

Cook Wylys & Tomekia
2975 Vine Ridge Dr
Powder Springs, GA, 30127

Deberry Gerald Rachon
2972 Vine Ridge Dr
Powder Springs, GA, 30127

Nguyen Ngoc Diep Thi
4173 Lilycrest Way
Powder Springs, GA, 30127

Smith Kwambe
4179 Lilycrest Way
Powder Springs, GA, 30127

Waters Kevin & Nancy Co LLC Smuts Margaret
8295 Hay St
Woodstock, GA, 30189

Castillo Santos Griselda
4185 Lilycrest Way
Powder Springs, GA, 30127

Dicks Dorothy A
2965 Vine Ridge Dr
Powder Springs, GA, 30127

Turkson Eunice & Turkson Emmanuel K
4184 Lilycrest Way
Powder Springs, GA, 30127

Cook Doreal
4172 Lilycrest Way
Powder Springs, GA, 30127

Enver Kathy
4160 Lilycrest Way
Powder Springs, GA, 30127



Drive



Share





2026-01-23 01-22-26 2983 new macland rd violations
(3).JPG, DS



2026-01-23 01-22-26 2983 new macland rd violations
(9).JPG, DS





Plan Review Information

Jurisdiction: Powder Springs

Applicant: 26PDR-00308

Contractor:

Plan Review Fees: 25.00

Estimated Valuation: \$7,000.00

Occupancy: R-3 Residential, one- and two-family

Total Square Footage: 1,200.00

Description of Work: 40tf by 30ft shed need a after the fact permit. Shed will not be painted.

Submittal Name and #: SAFEbuilt Plan Review #1

☒ Initial Submittal

☐ Resubmittal

Date Received for Review: 04/24/2026

Plan Review Completion Status:

☐ Approved

☐ Approved with Comments

☒ Not Approved - Resubmittal Required

☐ In Progress (Not Complete)

Building Code(s): Current Georgia State Minimum Standard Codes

Plans Examiner(s): Dave Goetzcke, Building, dgoetzcke@safebuilt.com, (404) 695-2273

Completion Date: 05/01/2026

Plan Review Comments:

Building: Resubmittal Required - Dave Goetzcke, dgoetzcke@safebuilt.com

For resubmittal you will need to include all revised sheets with the electronic documents and submit COMPLETE AND FULL PLAN SETS AND DOCUMENTS IN (PDF), since the entire plan PDF SET is required for approval and permitting.

I need additional information to clarify the complete scope of work:

A general checklist of the minimum required information that will need to be included on the plans. 1. Site Plan- must show lot dimensions, building footprint with dimensions, and dimensions from building to property lines and all other buildings on the property. 2. Foundation Plan- show footing, foundation walls, beam and pier locations with dimensions. 3. Floor Plan- identify and dimension all rooms and include dimensions of all doors and windows. 4. Wall Section- show typical wall section from footing through roof and label all materials and provide spacing. 5. Framing Plan- Show framing member layout, size and spacing, bearing points and girder size and span.

We would be happy to help clarify and advise in completing all the plan review steps so we could move this forward. Please call or email if I can be helpful to the process.

Dave Goetzcke MCP SAFEbuilt Deputy Building Official /Plans Examiner Office 678 216-0641 Cell 404 695-2273
dgoetzcke@safebuilt.com

Plan Review Information

Your plans have been reviewed under code(s) listed above. These plans have only been reviewed for compliance with building codes adopted by this jurisdiction.

If “Resubmittal Required” is checked under Plan Review Completion Status above, a resubmittal of plans addressing the comments is required. Please follow any resubmittal process defined by the jurisdiction.

If “Approved” or “Approved with Comments” is checked under Plan Review Completion Status above, any remaining comments shall be addressed during construction. The commencement of work constitutes acceptance of all items listed herein.

Your plans have been reviewed under code listed above. This addendum shall be made part of the approved plans. All items listed below shall be performed and shall be incorporated into the work.

These plans have only been reviewed for compliance with building codes adopted by this jurisdiction. There may be other regulations applicable under state and federal statutes which this department has no authority to enforce and are not a part of this plan review. This addendum is to be signed by the builder/owner and returned to our office. The signing of this addendum is an agreement that you will comply with all items listed herein. The commencement of work constitutes acceptance of all items listed herein. A signed copy of the addendum needs to be in the building department office and on site for inspections before inspections can be scheduled.



Plan Review Information

Jurisdiction: Powder Springs

Applicant: 26PDR-00308

Contractor:

Plan Review Fees: 25.00

Estimated Valuation: \$7,000.00

Occupancy: R-3 Residential, one- and two-family

Total Square Footage: 1,200.00

Description of Work: 40tf by 30ft shed need a after the fact permit. Shed will not be pained.

Submittal Name and #: Design Review Approval #1



Initial Submittal



Resubmittal

Date Received for Review: 04/24/2026

Plan Review Completion Status:



Approved



Approved with Comments



Not Approved - Resubmittal Required



In Progress (Not Complete)

Building Code(s): Current Georgia State Minimum Standard Codes

Plans Examiner(s): JoAnna Robinson, Planning/Zoning, JRobinson@powderspringsga.gov, (770) 943-1666

Completion Date: 05/14/2026

Plan Review Comments:

Planning/Zoning: Resubmittal Required - JoAnna Robinson, JRobinson@powderspringsga.gov

(Please copy and paste hyperlinks into your internet browser.)

Accessory structure at 2983 New Macland Road SW is **not approved**.

Summary request: Application to have a 40 ft X 30ft accessory structure (shed) on the subject property.

Summary answer: Applicant should apply for a Variance. Applicant's request to have this item requires a Variance as the proposed building extends into the side setback for this subject property which is 10' per the Unified Development Code (UDC). Also, accessory structure exceeds 50% of the principal building's floor area.

Please see UDC links:

UDC 2-17, Table 2-2 setbacks for zoning (R-20)

https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART2ZODIOFZOMA_DIVIIREZODI_S2-17TADIREREZODI

UDC 4-05(b.) https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART4SPUSPR_DIVIUS_S4-05ACUSBUST

The application can be found at this link: <https://www.powderspringsga.gov/DocumentCenter/View/5887/Variance-Application-Instructions?bidId=>

Filing deadlines can be found at this link: <https://www.powderspringsga.gov/DocumentCenter/View/9171/2026-Planning-and-Zoning-Dates>

The next deadline is around the corner, so please submit your application soon.

The application will be heard by the Planning & Zoning Commission at the middle of June and by the Mayor and Council middle of July.



Plan Review Information

Your plans have been reviewed under code(s) listed above. These plans have only been reviewed for compliance with building codes adopted by this jurisdiction.

If "Resubmittal Required" is checked under Plan Review Completion Status above, a resubmittal of plans addressing the comments is required. Please follow any resubmittal process defined by the jurisdiction.

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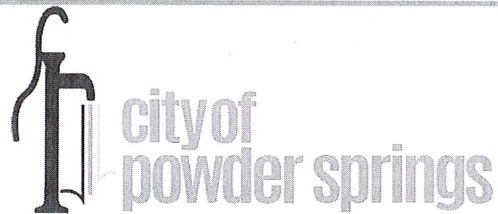
Re: 2983 new MacLand rd powder springs ga 30127

DE Diana Echeveste
To JoAnna Robinson
Cc Comm Dev

Reply Reply All Forward

You replied to this message on 7/1/2026 1:19 PM.
If there are problems with how this message is displayed, click here to view it in a web browser.





Variance Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept.
4181 Atlanta Street
Powder Springs GA 30127.
commdev@cityofpowdersprings.org
770-943-1666

Zoning Administrator
Shaun Myers
Planning and Zoning Manager
smyers@cityofpowdersprings.org
770-943-1666



Variance Request

Application Checklist

Applicant Information

Name	MONICA CUEVAS	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

Application Checklist

The following information will be required:

- ☒ Application
- ☒ Notice of Intent
- ☐ Applicant's Written Analysis
- ☒ Campaign Contribution Disclosure
- ☒ Owner's Authorization, if applicable.
- ☐ Legal Description and Survey Plat of the property
- ☐ Application Fee (summary of fees attached)
- ☐ Copy of the Deed that reflects the current owners name
- ☐ Vicinity Map outlining the parcel/s in relation to the surrounding area
- ☐ 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.
- ☐ Sketch Plan/ Architectural Rendering, if applicable
- ☐ 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.



city of
powder springs

Variance Request

Application Form

Applicant Information

Name	MONICA COEVAS	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

Variance Request Property Information

Address	2983 NEW MACLAND RD.	Parcel ID / Lot#	19065100170
Acreage	0.6	Present Zoning	

Variance Request

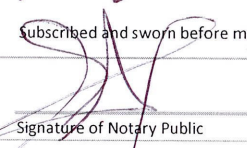
Source of Water Supply	Source of Sewage Disposal
------------------------	---------------------------

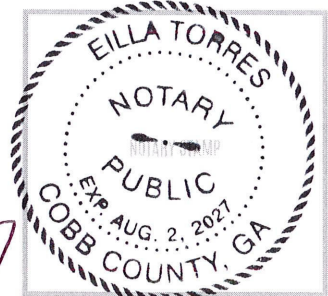
Additional Information, If Applicable

Elementary School and School's Capacity	Campton	Middle School and School's Capacity	Tapp
High School and School's Capacity		Peak Hours Trips Generated	

Notary Attestation

Executed in _____ (City), _____ (State).

Signature of Applicant	Printed Name	Date
	MONICA COEVAS	6.25.26
Subscribed and sworn before me this <u>25</u> day of <u>June</u> , 20 <u>26</u>		
Signature of Notary Public	Name of Notary Public	My Commission Expires
	Eilla Torres	8-2, 2027



For Official Use Only

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

 city of
powder springs
Variance Request
Notice of Intent

Applicant Information

Name	MONICA COEVAS	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

Shed was built for personal use

PART II. Please list all requested variances:

Please allow the extension that was added to the original structure for the storage for personal hay and bales and animal feed

Part III. Existing use of subject property:

The original structure was used for lawn equipment

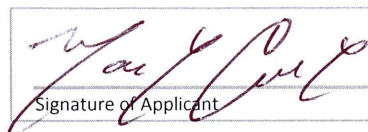
Part IV. Proposed use of subject property:

The extension will be used to store year long hay feed for horses and farm supplies.

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

Permit application was submitted and fixed. Extension will be maintained as is if allowed. We request that the structure be allowed and accept the Variance Request.

Applicant Signature

	MONICA COEVAS	06/25/20
Signature of Applicant	Printed Name	Date



Variance Request

Applicant's Written Analysis

Applicant Information

Name	Monica Cuevas	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

Written Analysis

In details please address these Variance Criteria:

- a. Are there extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
NO
- b. A literal interpretation of the provisions of this development code would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
NO
- c. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located

- d. The requested variance will be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or to the general welfare.
Yes
- e. The special circumstances are not the result of the actions of the applicant.

- f. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.
Yes
- g. The variance shall not permit a use of land, building or structures, which is not permitted by right in the zoning district overlay district involved.
NO

Applicant Signature

<u>[Signature]</u> Signature of Applicant	<u>Monica Cuevas</u> Printed Name	<u>06/25/20</u> Date
--	--------------------------------------	-------------------------



Variance Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name

MONICA CUEVAS

Applicant's Address

Applicant's Attorney

Attorney's Address

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:

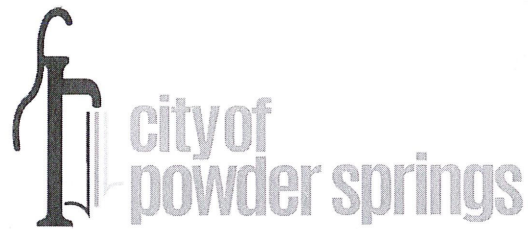
_____	_____
_____	_____
_____	_____

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
_____	_____	_____

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
_____	_____	_____



Variance Request

Owner's Authorization Form

Owner's Authorization

Applicant Name <u>Monica Cuevas</u>	Applicant's Address <u>[REDACTED]</u>
Property Address <u>2983 NEW MACLAN</u> Powder Springs, GA	Property PIN

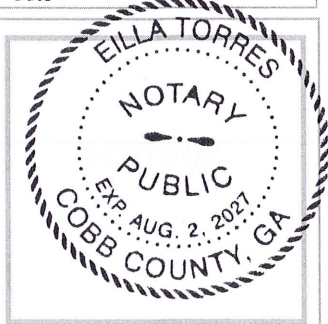
This is to certify that I am ☒ or We are ☐ or I am ☐ the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of 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)

<u>[Signature]</u> Signature of Owner	<u>Monica Cuevas</u> Printed Name	<u>06/25/20</u> Date
State of <u>GA</u> , County of <u>COBB</u>		
This instrument was acknowledged before me this <u>25</u> day of <u>June</u> month.		
20 <u>26</u> , by <u>Monica Cuevas</u> Identification Presented: <u>Passport</u>		
<u>[Signature]</u> Signature of Notary Public	<u>Ella Torres</u> Name of Notary Public	<u>8.2.27</u> My Commission Expires



Signature of Owner	Printed Name	Date
State of _____, County of _____		
This instrument was acknowledged before me this _____ day of _____ month.		
20 _____, by _____ name of signer Identification Presented: _____		
Signature of Notary Public	Name of Notary Public	My Commission Expires