



city of powder springs

Special Use Request

Application Form

Applicant Information

Name Adrea Dimmock	Phone [REDACTED]
Mailing Address 4945 Crider Creek Cove Powder Springs GA 30127	Email [REDACTED]

Special Use Request Property Information

Address 4505 Atlanta St	Parcel ID / Lot# 19090200190	Acreage 0.338
Present Zoning C3 - Warehouse < 50,000SF	Special Use Request Commercial recreational facility, indoor	
Source of Water Supply County	Source of Sewage Disposal	
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).

	Adrea Dimmock	2-20-20
Signature of Applicant	Printed Name	Date

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

	Sarah P. Fermin	July 31, 2028
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



Special Use Request

Notice of Intent

Applicant Information

Name	Adrea Dimmock	Phone	[REDACTED]
Mailing Address	4945 Crider Creek Cove Powder Springs GA 30127	Email	[REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

To obtain Special Use approval to operate a youth sports training and athletic academy within an existing commercial building in compliance with the City of Powder Springs Zoning Ordinance.

PART II. Please list all requested variances:

None. This application requests Special Use approval only and does not seek any zoning variances.

Part III. Existing use of subject property:

Warehouse / storage use within an existing commercial building currently underutilized.

Part IV. Proposed use of subject property:

Youth sports training and athletic academy providing structured basketball instruction, conditioning, and student-athlete development. Programming will include scheduled training sessions, small-group instruction, and supervised academic support for youth ages 8–18. The facility is designed to serve local families by offering accessible athletic development and mentorship within an existing commercial building.

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

The proposed use will provide structured youth athletic programming within an existing commercial building. Activities will be scheduled in organized time blocks to manage occupancy and parking. The project represents productive reuse of an underutilized space to serve local families & promote health and community.

Applicant Signature

	Adrea Dimmock	2/12/25
Signature of Applicant	Printed Name	Date



Special Use Request

Applicant's Written Analysis

Applicant Information

Name **Adrea Dimmock**

Phone [REDACTED]

Mailing Address **4945 Crider Creek Cove Powder Springs GA 30127**

Email [REDACTED]

Written Analysis

In details please address these Special Use Criteria:

a. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located.

The proposed youth sports training academy is consistent with the zoning district's purpose as it promotes productive commercial use of an existing building while providing a community-serving service.

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.

commercial use of an existing building while providing a community-serving service.

c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.

Yes. The proposed use activates an existing commercial building with a structured, community-serving operation that aligns with desirable commercial development patterns.

d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.

Yes. The property is located on an established roadway with adequate access to support the proposed use and anticipated traffic.

e. 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.

Yes. Existing access points are adequate to accommodate anticipated traffic flow while maintaining pedestrian safety and providing appropriate access for emergency vehicles.

f. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the use.

Yes. Existing public facilities and utilities, including water, sewer, police, and fire services, are adequate to serve the proposed use.

g. 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.

Yes. Refuse, service, parking, and loading areas will utilize existing facilities and will not create adverse impacts such as excessive noise, light, glare, or odor on surrounding properties.

h. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.

No. The proposed hours and structured manner of operation are not expected to create adverse effects on surrounding properties.

i. 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.

Yes. No changes to the existing building height, size, or footprint are proposed, and the structure remains consistent with surrounding properties.



Special Use Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name **Adrea Dimmock**

Applicant's Address 4945 Crider Creek Cove Powder Springs GA 30127

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



city of powder springs

Special Use Request

Owner's Authorization Form

Owner's Authorization

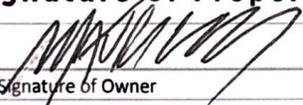
Applicant Name Adrea Dimmock	Applicant's Address 4945 CriderCreek Cove Powder Springs 30127
Property Address 4505 Atlanta St SW Powder Springs, GA	Property PIN

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

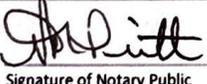
Signature of Property Owner(s)

	Franklin M. Ruiz F	02/17/2026
Signature of Owner	Printed Name	Date

State of GA, County of DeKalb

This instrument was acknowledged before me this 17 day of February month.

20 26, by Franklin M. Ruiz F Identification Presented: ID

	Natasha Pruitt	May 17, 2026
Signature of Notary Public	Name of Notary Public	My Commission Expires



Signature of Owner	Printed Name	Date
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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
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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 4505 Atlanta St SW

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 _____. 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 March 12, 2024. 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 Joliet (City), GA (State).

[Signature] Adrea Dimmett 2.20.26
Signature of Applicant Printed Name Date

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

[Signature] Sarah P. Fermin July 31, 2028
Signature of Notary Public Name of Notary Public My Commission Expires

