



city of
powder springs

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



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Variance Request

Application Checklist

Applicant Information

Name	Makenna Juntti C/O QuikTrip Corporation	Phone	[REDACTED]
Mailing Address	952 Old Peachtree Rd NW, Lawrenceville, GA 30043	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.



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Variance Request
Application Form

Applicant Information

Name	Makenna Juntti C/O QuikTrip Corporation	Phone	[REDACTED]
Mailing Address	952 Old Peachtree Rd NW, Lawrenceville, GA 30043	Email	[REDACTED]

Variance Request Property Information


Address	2650 Powder Springs Rd SW	Parcel ID / Lot#	19078900130, 19078900220, 19078900180
Acreage	3.104 +/- Acres	Present Zoning	NRC & R-20
Variance Request	Lighting in excess of 12 footcandles		
Source of Water Supply	Cobb County	Source of Sewage Disposal	Cobb County

Additional Information, If Applicable

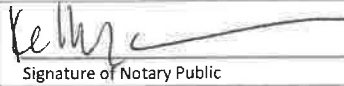
Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity	Peak Hours Trips Generated


Notary Attestation

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

	<u>Makenna Juntti</u>	<u>3/26/2026</u>
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 26 day of March, 2026

	<u>Kelly Conrad</u>	<u>2-1-2027</u>
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



city of
powder springs
Variance Request
Notice of Intent

Applicant Information

Name	Makenna Juntti C/O QuikTrip Corporation	Phone	[REDACTED]
Mailing Address	952 Old Peachtree Rd NW, Lawrenceville, GA 30043	Email	[REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

The purpose of this application is to request a variance in order to allow lighting in excess of 12 footcandles for the proposed QuikTrip development.

PART II. Please list all requested variances:

5-38. Exterior Lighting- QuikTrip is requesting a variance in order to exceed the maximum footcandle allowance within the proposed parking lot.
The purpose of this variance is to ensure safety and visibility within the proposed lot.

Part III. Existing use of subject property:

Not Developed

Part IV. Proposed use of subject property:

QuikTrip is proposing a convenience store with associated auto fueling positions.

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

QuikTrip is able to comply with the 1.5 footcandle maximum at the property line.

Applicant Signature

	Makenna Juntti	03/26/2026
Signature of Applicant	Printed Name	Date



city of powder springs

Variance Request

Applicant's Written Analysis

Applicant Information

Name Makenna Juntti C/O QuikTrip Corporation	Phone [REDACTED]
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Mailing Address 952 Old Peachtree Rd NW, Lawrenceville, GA 30043	Email [REDACTED]
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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.

This site will have very limited access compared to other QuikTrip locations in similar corridors. Because of this, it is important that there is adequate lighting in order to ensure safe traffic circulation, and to aid in the safety of pedestrians on foot crossing through the lot.

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.

Other properties nearby are able to accommodate this requirement, but the lot sizes and level of ingress/egress is not comparable.

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

QuikTrip is able to accommodate the 12 footcandle requirement if this variance is denied. The purpose for the variance is to ensure safety and proper circulation within the lot.

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.

In order to ensure conformity with the corridor, QuikTrip is able to meet the 1.5 footcandle requirement at the property line.

e. The special circumstances are not the result of the actions of the applicant.

The circumstances are not the result of the actions of QuikTrip.

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.

Exceeding the 12 footcandle requirement in the parking lot is the minimum variance that will reasonably make possible the proposed use of land.

QuikTrip is able to stay within the allowed 1.5 footcandle requirement at the property line in order to ensure conformity with the surrounding area.

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.

This variance will not permit a use of land, building, or structure which is not permitted by right in the zoning district involved.

Applicant Signature

	Makenna Juntti	03/26/2026
Signature of Applicant	Printed Name	Date



city of powder springs

Rezoning Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name Makenna Juntti C/O QuikTrip Corporation

Applicant's Address 952 Old Peachtree Rd NW, Lawrenceville, GA 30043

Applicant's Attorney NA

Attorney's Address NA

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:

Persaud Enterprises Inc
 Blackstock Properties LLC
 QuikTrip Corporation

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

Rezoning Request

Owner's Authorization Form

Owner's Authorization

Applicant Name Makenna Juntti C/O QuikTrip Corporation	Applicant's Address 952 Old Peachtree Rd NW, Lawrenceville, GA 30043
Property Address 2650 Powder Springs Rd SW Powder Springs, GA	Property PIN 19078900180, 19078900220, and 19078900130

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 checked="" type="checkbox"/>	Special Use <input checked="" type="checkbox"/>	Hardship Variance <input checked="" 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)

<u>Scott S. Blackstock</u> Signature of Owner	<u>Scott S. Blackstock</u> Printed Name	<u>3/19/2020</u> Date
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State of GA, County of Upson
 This instrument was acknowledged before me this 19 day of March month.

2020 by Scott S. Blackstock Identification Presented: GA Drivers' license



<u>Elizabeth Allen</u> Signature of Notary Public	<u>Elizabeth Allen</u> Name of Notary Public	<u>6-2-2021</u> My Commission Expires
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_____ 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



Rezoning Request

Owner's Authorization Form

Owner's Authorization

Applicant Name Makenna Juntti C/O QuikTrip Corporation	Applicant's Address 952 Old Peachtree Rd NW, Lawrenceville, GA 30043
Property Address 2650 Powder Springs Rd SW, Powder Springs, GA	Property PIN 19078900180, 19078900220, and 19078900130

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 checked="" type="checkbox"/>	Special Use <input checked="" type="checkbox"/>	Hardship Variance <input checked="" 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)

<u><i>Neil Persaud</i></u> Signature of Owner	<u>Neil Persaud</u> Printed Name	<u>3-19-2026</u> Date
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State of GA, County of Douglas.

This instrument was acknowledged before me this 19 day of March, 2026, by Neil Persaud. Identification Presented: Driver's License (Florida)

<u><i>Krystle Allen</i></u> Signature of Notary Public	<u>Krystle Allen</u> Name of Notary Public	<u>2/25/30</u> My Commission Expires
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KRYSTLE ALLEN
NOTARY PUBLIC
DOUGLAS COUNTY, GEORGIA
 My Commission Expires 02/25/2030

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



city of powder springs

Fee Schedule

FEES – Updated 11/5/2018. Please verify cost with staff

Variance, residential	\$ 250.00
Variance, commercial	\$ 450.00
Special Use	\$ 250.00
Rezoning Application, single family, 0-5 acres	\$ 250.00
Rezoning Application, single family, 6-10 acres	\$ 700.00
Rezoning Application, single family, 11-20 acres	\$ 1,000.00
Rezoning Application, single family, 21-100 acres	\$ 1,500.00
Rezoning Application, single family, =/> 101 acres	\$ 1,500.00 + \$30/acre
Rezoning Application, undeveloped med/high density residential, 0-5 acres	\$ 700.00
Zoning - Rezoning Application, undeveloped med/high density residential, 6-10 acres	\$ 1,200.00
Zoning - Rezoning Application, undeveloped med/high density residential, 11-20 acres	\$ 1,500.00
Zoning - Rezoning Application, undeveloped med/high density residential, 21-100 acres	\$ 2,000.00
Rezoning Application, undeveloped med/high density residential, =/> 101 acres	\$ 2,000.00 + \$40 /acre
Rezoning Application, undeveloped non-residential, 0-5 acre	\$ 900.00
Rezoning Application, undeveloped non-residential, 6-10 acres	\$ 1,500.00
Rezoning Application, undeveloped non-residential, 11-20 acres	\$ 1,800.00
Rezoning Application, undeveloped non-residential, 21-100 acres	\$ 2,200.00
Rezoning Application, undeveloped non-residential, =/> 101 acres	\$ 2,200.00 + \$50 /acre
Zoning - Rezoning Application, developed med/high density residential, 0-20,000 SF	\$ 700.00
Rezoning Application, developed med/high density residential, 20,0001 - 50,000 SF	\$ 1,200.00
Rezoning Application, developed med/high density residential, 50,001 - 100,000 SF	\$ 1,500.00
Rezoning Application, developed med/high density residential, 100,001 - 500,000 SF	\$ 2,000.00
Rezoning Application, developed med/high density residential, =/> 500,001 SF	\$ 2,000.00 \$90 /100,000 SF
Rezoning Application, developed non-residential, 0-20,000 SF	\$ 900.00
Rezoning Application, developed non-residential, 20,001-50,000 SF	\$ 1,500.00
Rezoning Application, developed non-residential, 50,001-100,000 SF	\$ 1,800.00
Rezoning Application, developed non-residential, 100,001-500,000 SF	\$ 2,200.00
Rezoning Application, developed non-residential, =/> 500,001 SF	\$ 2,200.00 + \$115 /100,000 SF
Public Hearing signs	\$ 25.00
Public Hearing signs - Deposit	\$ 10.00