



city of
powder springs

Special Use Request

Application Checklist

Applicant Information

Name **Elysee Saint-Elie**

Phone

Mailing Address **4026 Mobley Dr, Powder Springs, GA 30127**

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.



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Application Form

Applicant Information

Name	Elysee Saint-Elie	Phone	[REDACTED]
Mailing Address	4026 Mobley Dr, Powder Springs, GA 30127	Email	[REDACTED]


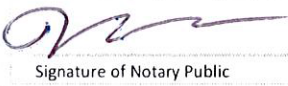
Special Use Request Property Information

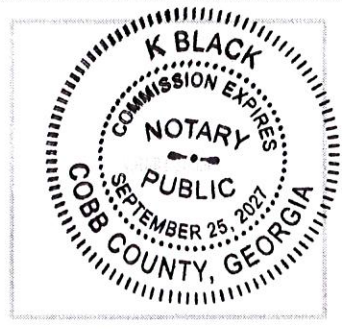
Address	4026 Mobley Dr, Powder Springs, GA 30127	Parcel ID / Lot#	903	Acreage	2.7
Present Zoning		Special Use Request	6-ft Fence with 6-ft brick columns in the front yard		
Source of Water Supply		Source of Sewage Disposal			
Peak Hour Trips Generated		Source of Trip Information			

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	Powder Springs (City)	(State)	GA
Signature of Applicant		Printed Name	Elysee Saint-Elie
		Date	10-17-25
Subscribed and sworn before me this 17 day of 10 2025			
Signature of Notary Public		Name of Notary Public	Kerisha Black
		My Commission Expires	



For Official Use Only

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



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Special Use Request

Notice of Intent

Applicant Information

Name **Elysee Saint-Elie**

Phone

Mailing Address **4026 Mobley Dr, Powder Springs, GA 30127**

Email

Notice of Intent

PART I. Please indicate the purpose of this application :

6-foot-high privacy fence with nine (9) brick columns, each 6-foot in height , along the front yard portion of my property.
To prevent deer from entering the property, which have repeatedly caused damage to fruit trees, garden plants, and landscaping,

PART II. Please list all requested variances:

Allow construction of a 6-foot black stainless steel fence with 6-foot brick columns within the 15-foot city right-of-way area in front yard of the property,

Part III. Existing use of subject property:

Residential

Part IV. Proposed use of subject property:

Residential

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

Without a front privacy barrier, we cannot reasonably protect landscaping and fruit trees from wildlife damage

Applicant Signature

Signature of Applicant

Elysee Saint-Elie
Printed Name

10/17/25
Date



Special Use Request

Applicant's Written Analysis

Applicant Information

Name **Elysee Saint-Elie**

Phone [REDACTED]

Mailing Address **4026 Mobley Dr, 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.
To build a 6-ft fence in the front yard, I have the right-of-way from the city that is 14 ft.

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.

c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.
Yes. The location and character of the proposed special use are fully consistent with a desirable pattern of development in the City of Powder Springs.
The proposed 6-foot decorative fence in the front yard with brick columns and black stainless-steel panels will be built with high-quality materials that complement the brick exterior of the residence

d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.
The fence will not obstruct traffic visibility

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.
The residence at 4026 Mobley Drive is the only home located at the end of the street, and there are no neighboring driveways or entrances near the property's access point
The proposed fence will not restrict visibility, traffic flow, or emergency vehicle access

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.

Public facilities such as schools, water or sewer utilities, and police or fire protection will be adequate to serve the 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.

There are no refuse, service, parking, or loading areas on the property that could create adverse effects such as noise, light, glare, or odor

h. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.
No adverse effects are expected.

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. The height, size, and location of the proposed fence in the front yard are fully compatible with existing development patterns in the area.
The decorative 6-foot fence with brick columns in the front yard is on a 2.7-acre residential lot, and there is no nearby house in the street,



Special Use Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name **Elysee Saint-Elie**

Applicant's Address **4026 Mobley Drive, 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:

Name	Address	City	State	Zip

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



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Owner's Authorization Form

Owner's Authorization

Applicant Name Elysee Saint-Elie Applicant's Address 4026 Mobley Drive, Powder Springs GA 30127

Property Address 4026 Mobley Drive, Powder Springs GA 30127 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)

Elysee Saint-Elie Elysee Saint-Elie 10-17-25
Signature of Owner Printed Name Date

State of GA, County of Cobb

This instrument was acknowledged before me this _____ day of _____

20____, by _____ Identification Presented: _____

Signature of Notary Public

Name of Notary Public

My Commission Expires

Signature of Owner

Printed Name

Date

State of _____, County of _____

This instrument was acknowledged before me this _____ day of _____

20____, by _____ Identification Presented: _____

Signature of Notary Public

Name of Notary Public

My Commission Expires

October 19, 2025

To whom it may concern:

I am the property owner at 4225 Atlanta St., and I give Danielle and Elysee Saint-Elie permission to build their new fence adjacent to our existing fence.

Thank you,

M. Riley Allen