



### 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.**  
 4488 Pineview Drive  
 Powder Springs GA 30127  
 commdev@cityofpowdersprings.org  
 770-943-1666

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



# Special Use Request Application Checklist

## Applicant Information

Name <i>Reflections of Trinity / Ltracie Woods</i>	
Mailing Address <i>4037 Austell - Powder Springs rd Powder Spgs GA 30127</i>	
Phone <i>404 933-1673</i>	Email <i>Regkathaus@trinity@gm71.com</i>

## 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.

Withdrawal Date	
Planning Commission Hearing	
PZ #	

For Official Use Only

Executed in Cedar town (City), GA (State)	
Signature of Applicant Lousie Wong	Printed Name Lousie Wong
Subscribed and sworn before me this 29 day of Jan 2020	
Signature of Notary Public Jamelia Harris	Name of Notary Public Jamelia Harris
	My Commission Expires 12-14-25

**JAMELIA HARRIS**  
 NOTARY PUBLIC  
 Polk County  
 State of Georgia  
 My Comm. Expires Dec. 14, 2025

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### Notary Attestation


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

### Additional Information, if Applicable

Peak Hour Trips Generated	
Source of Water Supply	
Present Zoning	CRC
Address	4033 Louise St, Powder Springs
Special Use Request Property Information	
Source of Sewage Disposal	
Source of Trip Information	
Special Use Request	Temporary Housing
Parcel ID / Lot#	19090500250
Acreage	0.9

### Applicant Information

Name	Reflections of Trinity / Louise Wong
Mailing Address	4037 Hustell Powder Springs rd Powder Springs GA 30127
Address	4033 Louise St, Powder Springs
Phone	404 933 1673
Email	ReflectionsofTrinity@gmail.com



## Special Use Request

### Application Form

Applicant Signature *Laurie Walsh*  
 Signature of Applicant *Laurie Walsh*  
 Printed Name *Laurie Walsh*  
 Date *1/26/2022*

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

**Part IV. Proposed use of subject property:** *Temporary shelter for traveling medical staff*

**Part III. Existing use of subject property:** *House has been empty & unused since purchase in April 2021.*

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

**Part I. Please indicate the purpose of this application:** *Shelter for traveling medical staff. Permit to use the house as temporary*

**Notice of Intent**

**Applicant Information**

Name *Reflections of Truinity / Laurie Walsh*  
 Mailing Address *4037 Austin Powder Springs rd Powder Springs GA 30127*  
 Phone *404 933-1673*  
 Email *ReflectionsofTruinity@gmail.com*



**Special Use Request**  
**Notice of Intent**

Signature of Notary Public \_\_\_\_\_  
 Name of Notary Public \_\_\_\_\_  
 My Commission Expires \_\_\_\_\_

20\_\_\_\_, by \_\_\_\_\_, name of signer, Identification Presented: \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

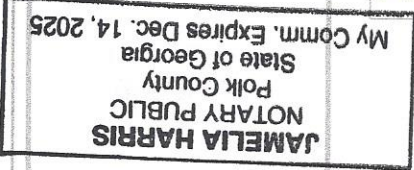
Signature of Owner \_\_\_\_\_  
 Printed Name \_\_\_\_\_  
 Date \_\_\_\_\_

Signature of Notary Public \_\_\_\_\_  
 Name of Notary Public Jamela Harris  
 My Commission Expires 12-14-25

2022, by Laure Wong, name of signer, Identification Presented: Yes

This instrument was acknowledged before me this 28 day of January, \_\_\_\_\_

State of GA, County of Polk



Signature of Owner(s) Laure Wong  
 Printed Name Laure Wong  
 Date 1/26/22

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  Flood Protection Variance  Hardship Variance  Appeal of Administrative Decision  Special Exception

Applicant Name Reflections of Trinity  
 Property Address 7033 Louise Street Powder Springs, GA  
 Applicant's Address 437 Hustell Powder Spg rd  
 Property PIN \_\_\_\_\_

Owner's Authorization



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: *N/A*

Name of Official	Amount of Contribution or Gift	Date of Contribution or Gift

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: *N/A*

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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:

Individual(s)  Corporation  Partnership  Limited Partnership  Joint Venture

The property that is the subject of the attached application is owned by: *501(C)3 Non Profit.*

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.

### Campaign Contribution Disclosure

Applicant's Attorney: \_\_\_\_\_  
 Applicant's Name: *Reflections of Trinity / Lauge*

Attorney's Address: \_\_\_\_\_  
 Applicant's Address: *4037 Rustell Powder Springs rd.*

### Applicant and Attorney Information

### Campaign Contribution Disclosure

## Special Use Request



1. 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. *Building structure will not be altered.*

2. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area. *Completely aligns with residential properties.*

3. 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. *No adverse effects anticipated.*

4. 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*

5. 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*

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

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

8. 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 house is in a residential area. No having medical staff there on a temporary basis aligns with the zoning of surrounding properties.*

9. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located. *I believe it is. The house was used prior to purchase as a caretaker home & has a mixed use zoning currently.*

**Written Analysis** In details please address these Special Use Criteria:

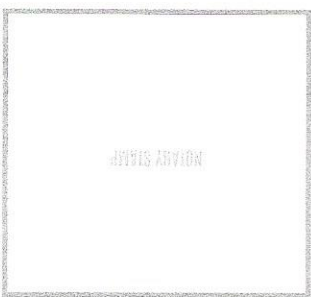
<b>Name</b> <i>Reflections &amp; Trinity / Laurie Moran</i>	<b>Mailing Address</b> <i>4037 Nuttall-Powder Springs rd, Powder Spgs GA 30127</i>
<b>Phone</b> <i>404 933-1673</i>	<b>Email</b> <i>ReflectionsTrinity@gmail.com</i>

**Applicant Information**



# Special Use Request

## Applicant's Written Analysis

	Signature of Notary Public _____ Name of Notary Public _____ My Commission Expires _____
	Signature of Applicant _____ Printed Name _____ Date _____
Subscribed and sworn before me this _____ day of _____, 20____.	
Executed in _____ (City), _____ (State).	

## Notary Attestation

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.

Signs were placed on the subject property advertising said hearing on \_\_\_\_\_. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

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.

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 4033 Louise Street

## Public Notification Requirements

# Attidavit of Public Notification





Deed Book 15896 Page 6206  
 Filed and Recorded 04/14/21 11:20:00 AM  
 2021-0054941  
 Real Estate Transfer Tax \$260.00  
 Connie Taylor  
 Clerk of Superior Court  
 Cobb County, GA  
 Participant IDs: 5531560118  
 7067927936

RETURN RECORDED DOCUMENT TO:

WHARTON LAW, L.C.  
 3350 RIVERWOOD PARKWAY SE  
 SUITE 1900  
 ATLANTA, GEORGIA 30339  
 ATTN: MARIKA BURNETT  
 FILE #: 21-1376-1  
 PARCEL ID #: 19090500250

STATE OF GEORGIA  
 COUNTY OF COBB

LIMITED WARRANTY DEED

THIS INDENTURE made this 9th day of April, 2021 between

Two Forty Seven, LLC

as party or parties of the first part, hereinafter called Grantor, and

Reflections of Trinity, Inc.

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 00/100 DOLLARS (\$10.00) and other good and valuable consideration 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,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, 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, for its successors and assigns, will warrant and forever defend the right and title to the above described property unto the said party of the second part, and assigns, against the lawful claims of all persons claiming by, through or under the party of the first part, but not otherwise.

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

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Official Witness

*[Signature]*  
Notary Public



Two Forty Seven, LLC,  
a Georgia Limited Liability Company  
By: *[Signature]*  
Cape St. Claire, LLC, its Sole Member  
By: *[Signature]*  
Steven Adams, Managing Member

EXHIBIT A  
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 905 of the 19th District,  
2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING at the southeast corner of the intersection of Louise Street and Austell-Powder  
Springs Road; thence running east along the south side of Louise Street two hundred (200) feet;  
thence south 13 degrees east two hundred (200) feet to the south line of the above mentioned  
Land Lot 905; thence running west along the south line of said Land Lot 905, two hundred (200)  
feet to the northeasterly side of Austell-Powder Springs Road; thence running northwesterly  
along the northeasterly side of Austell-Powder Springs Road two hundred (200) feet to the point of  
beginning; being improved property.

Tax ID#: 19-0905-0-025-0

Subject to any Easements or Restrictions of Record

### Composite Summary

Parcel Number [19090500250](#)  
 Location Address 4033 LOUISE ST  
 Property Class C3 - Commercial Lots  
 Total Acres 0.9  
 Total Land SqFt 39204  
 Neighborhood 27C -  
 Tax District (5) POWDER SPRINGS  
 Subdivision 9991-HOMESITE  
[View Map](#)

### Owner

Reflections Of Trinity Inc  
 4037 AUSTELL POWDER SPRINGS RD SW  
 POWDER SPRINGS GA 30127

