



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 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.



Special Use 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]

Special Use Request Property Information

Address	2650 Powder Springs Rd SW	Parcel ID / Lot#	0, 19078900220, and 1	Acreage	+/- 3.104 Acres
Present Zoning	Cobb County zoned NRC & R-20	Special Use Request	Convenience Store with Associated Fueling Canopy		
Source of Water Supply	Cobb County	Source of Sewage Disposal	Cobb County		
Peak Hour Trips Generated	TBD	Source of Trip Information	Keck & Wood		

Additional Information, If Applicable

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

Notary Attestation

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

	<u>Makenna Juntti</u>	<u>3/20/2026</u>
Signature of Applicant	Printed Name	Date

Subscribed and sworn before me this 20 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
Special Use 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 propose a Special Use Permit on +/- 3.104 acres on parcels 19078900180, 19078900220, and 19078900130. The proposed use for this property is a +/- 6,445 S.F Convenience Store with an associated +/- 6,743 S.F Fueling Canopy containing 7 auto fueling positions.

PART II. Please list all requested variances:

QuikTrip would like to propose a variance to exceed the maximum 12 footcandle allowance within the parking lot in order to provide better camera visibility for safety purposes. QuikTrip would also like to propose a variance to the maximum allowed parking in order to provide safer circulation throughout the site.

Part III. Existing use of subject property:

Undeveloped

Part IV. Proposed use of subject property:

The proposed use for this property is a +/- 6,445 S.F Convenience Store with an associated +/- 6,743 S.F Fueling Canopy containing 7 auto fueling positions.

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

The proposed access onto the site is to be determined. The proposed access along Ernest Barrett Pkwy and Crane Drive will be permitted through Cobb County.

Applicant Signature

 Signature of Applicant	Makenna Juntti C/O QuikTrip Corporation Printed Name	3/20/2026 Date
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Special Use Request

Applicant's Written Analysis

Applicant Information

Name Makenna Juntti C/O QuikTrip Corporation	Phone [REDACTED]
Mailing Address 952 Old Peachtree Rd NW, Lawrenceville, GA 30043	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 special use of this property is compatible with the purpose and intent of the comprehensive plan.
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 district and the uses permitted within the CRC district are suitable and consistent with nearby/adjacent property.
c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.	This location and the character of the proposed special use is consistent with a desirable pattern of development in general. It is located within an already well-traversed corridor and will provide a necessary service to motorists in the immediate area.
d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.	The street(s) providing access to the use will be adequate to serve the proposed special use. The Developer (QuikTrip) will make improvements as required in order to accommodate proposed access points.
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.	Traffic Study will be completed in order to determine any necessary improvements in order to maintain a sufficient Level of Service as required by Cobb County.
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.	
<small>Property is contiguous with the city of Powder Springs, and will be able to be served by Powder Springs for police and fire protection. Water and Sewer will be applied for through Cobb County. All costs associated with any extension of water and sewer infrastructure will be absorbed by the Developer.</small>	
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.	Refuse, service, parking, and loading areas on the property will be located or screened in order to protect other properties in the area from adverse 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.	Hours and manner of operation of the special use will be consistent with nearby similar uses, and will not have any adverse effects on other properties in the area.
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.	Height, size, and location of the buildings and other structures on the property will be compatible with other similar structures nearby.



Special Use 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 <small>Powder Springs, GA</small>	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 month.

20 26, by Neil Persaud name of signer. 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 _____ month.		
20 _____, by _____ name of signer. Identification Presented: _____		
_____ Signature of Notary Public	_____ Name of Notary Public	_____ My Commission Expires



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