

# Affidavit of Public Notification

# **Public Notification Requirements**

Per Article 13 and 14 of the City of <u>Powder Springs Unified Development Code</u>, 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 5655 Allen Farm Rd 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 \_\_\_\_\_\_. 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 <u>after</u> 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**

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CAROLINE SE WARD
NOTARY PUBLIC Polk County State of Georgia My Comm. Expires July 22, 2025
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### Applicant Information

Name Spring Creek Investment Properties

Phone (404) 944 - 5623

Email 77d.allen@gmail.com

Mailing Address 5655 Allen Farm Rd Sw,Powder Springs,GA,30127

### Notice of Intent

PARTI. Please indicate the purpose of this application :

TO FACILITATE THE DEVELOPMENT OF A NEW COMMERCIAL/RETAIL DEVELOPMENT

PART II. Please list all requested variances:

NONE ANTICIPATED AT THIS TIME

Part III. Existing use of subject property:

ONE OCCUPIED SIGNLE FAMILY RESIDENCE

Part IV. Proposed use of subject property:

COMMERCIAL/RETAIL

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

SEE LETTER OF INTENT

Applicant Signature

Spring Creek investment Properties Printed Name



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# **Applicant Information**

Name Spring Creek Investment Properties

Phone (404) 944 - 5623

Mailing Address 5655 Allen Farm Rd Sw, Powder Springs, GA, 30127

Email 77d.allen@gmail.com

#### Written Analysis In details please address these Rezoning Criteria:

Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive a. plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision making

 a. plan. The future development map and the future lan relative to amendments to the official zoning map.
SEE ATTACHMENT FOR RESPONSES

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.

Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned;

e. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.

f. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.





# Owner's Authorization

Applicant Name Spring Creek Investi	ment Properties	Applicant's Ad	5655 Allen Farm Rd Sw,Powder Springs,GA,30127 dress
Property Address 5655 Allen Farm F	Rd Stylowder Springs, GA	Property PIN 1	9067200040
interest in the subject property of the attach	ed application. By execu	ition of this form	e of a Corporation that is the owner of a majority , this is to authorize the person names as
"applicant" below, acting on behalf of the ov Check all that apply:	wner, to file for and purs	ue a request for	approval of the following:
I Company and the second s			
Rezoning 🔤	Special Use		Hardship Varlance 🛛

Signature of Reporty Own	er(s)	
Signature of Gwner	Christian Allen	(0 3 25 Date
Caroline 85 Ward Co	this 3 day of June	wy comm. Exnires luke as

Signature of Owner	Printed Na	ame	Date
State of, County of	_		
This instrument was acknowledged	before me this day of	month	
			and the second
20, by	. Identification Pres	ented:	in the second second
part of the second second			
Signature of Notary Public	Name of Notary Public	My Commission Expires	
		the second second second	
			Farm Vereian- r