

SAMS, LARKIN, HUFF & BALLI  
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
JAMES A. BALLI

SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770•422•7016  
TELEPHONE  
770•426•6583  
FACSIMILE

ADAM J. ROZEN

SLHB-LAW.COM

October 12, 2018

**VIA EMAIL:**

Ms. Tina Garver, AICP  
Community Development Director  
City of Powder Springs  
4488 Pineview Drive  
Powder Springs, GA 30127

Re: Application of Paran Homes, LLC to Rezone a 27.77 ± Acre Tract  
from R-20 to MDR (No. PZ 18-031)

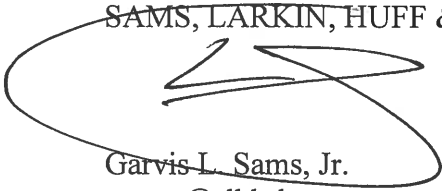
Dear Ms. Garver:

As you know, this firm has been engaged by and represents the Applicant concerning the above-captioned Application for Rezoning. In that regard, and in accordance with the City of Powder Springs' requirement that we notify in writing all adjacent property owners within a 200 foot radius of the subject property as shown on the most current tax records, please be advised that such notifications, along with a copy of the Application for Rezoning and the proposed site plan, copies of which are enclosed, were mailed today on October 12, 2018. Also enclosed please find a copy of the Certificate of Mailing from the U. S. Post Office.

If you require any further information concerning this matter, please do not hesitate to give me a call.

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.  
[gsams@slhb-law.com](mailto:gsams@slhb-law.com)

GLS, Jr./klk  
Attachment

SAMS, LARKIN, HUFF & BALLI  
A LIMITED LIABILITY PARTNERSHIP

Ms. Tina Garver, AICP  
Community Development Director  
City of Powder Springs  
October 12, 2018  
Page 2

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cc: Ms. Pam Conner, City Manager (via email with attachment)  
Ms. Shauna Wilson-Edwards, Special Projects Coordinator for Zoning and Plan Review  
(via email with attachment)  
Mr. Kendall King, Director of Acquisitions, Paran Homes (via email with attachment)

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October 12, 2018

## NOTICE TO NEIGHBORING PROPERTY OWNERS

Re: Application of Paran Homes, LLC to Rezone a 27.77 ± Acre Tract from R-20 to MDR, Land Lots 833 & 870, 19<sup>th</sup> District, Powder Springs, Georgia (No. PZ 18-031)

Paran Homes seeks to rezone property located on the north side of Powder Springs Road, east of Ponderosa Lane, for the purpose of developing an Active Adult Residential Community.

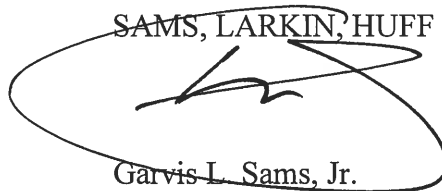
The application will be heard by the City of Powder Springs Planning & Zoning Board on October 29, 2018 at 7:30 p.m. and, thereafter, by the Powder Springs City Council on November 5, 2018 at 7:00 p.m. at City Council Chambers at the Community Development Department at 4488 Pineview Drive.

Attached are the Rezoning application and proposed site plan. As the site plan shows, Paran is proposing a 3.75 units per acre residential development under the Medium Density Residential ("MDR") zoning district which allows residential densities up to 5 units per acre.

This Application does not include your property and this notice does not require that you take any action, only that you be notified as to the matters contained herein. Nevertheless, please do not hesitate to call should you have any questions regarding the proposed application.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.

[gsams@slhb-law.com](mailto:gsams@slhb-law.com)

GLS, Jr./klk  
Enclosures

**Powder Springs Application Form**

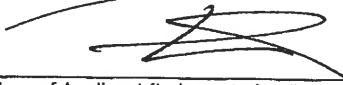
**REZONING**

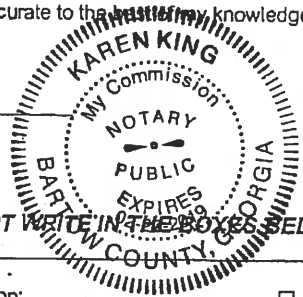
Applicant: Paran Homes Telephone No.: (678) 726-9646  
 Applicant's Address: 3005 Breckinridge Blvd. Suite 200, Duluth, GA 30096  
 Property Location: 3700 Powder Springs Road Tract Land Lot No.: 833 and 870  
 Applicant is:  Property Owner  Other:  Attorney for Property Owner (Attach Owner's Authorization)  
 Other Representative of the Owner (Attach Owner's Authorization)

Current Zoning: R-20  
 Type of Application  
 Rezoning to: MDR  
 Change in Stipulations of Approval

Attachments  
 Application Fee  Review Checklist  
 Boundary Description  Other:  
 Sketch Plan  (Not Required) Statement of proposed site improvements.  
 Impact Studies  (Not Required) Analysis of Zoning Standards in support  
 Campaign Contribution Form of the Rezoning Application

I attest that this Application and its attachments are accurate to the best of my knowledge.

  
 Signature of Applicant (to be notarized)  
 Garvis L. Sams, Jr. (Attorney for Applicant)  
 Sams, Larkin, Huff & Balli, LLP



Sworn to and subscribed before me this  
25 day of sept. 2018  
Karen L. King  
 Notary Public

DO NOT WRITE IN THE BOXES BELOW

DRI  Forms filed with ARC/DCA/GRTA on: \_\_\_\_\_  Final determination received on: \_\_\_\_\_

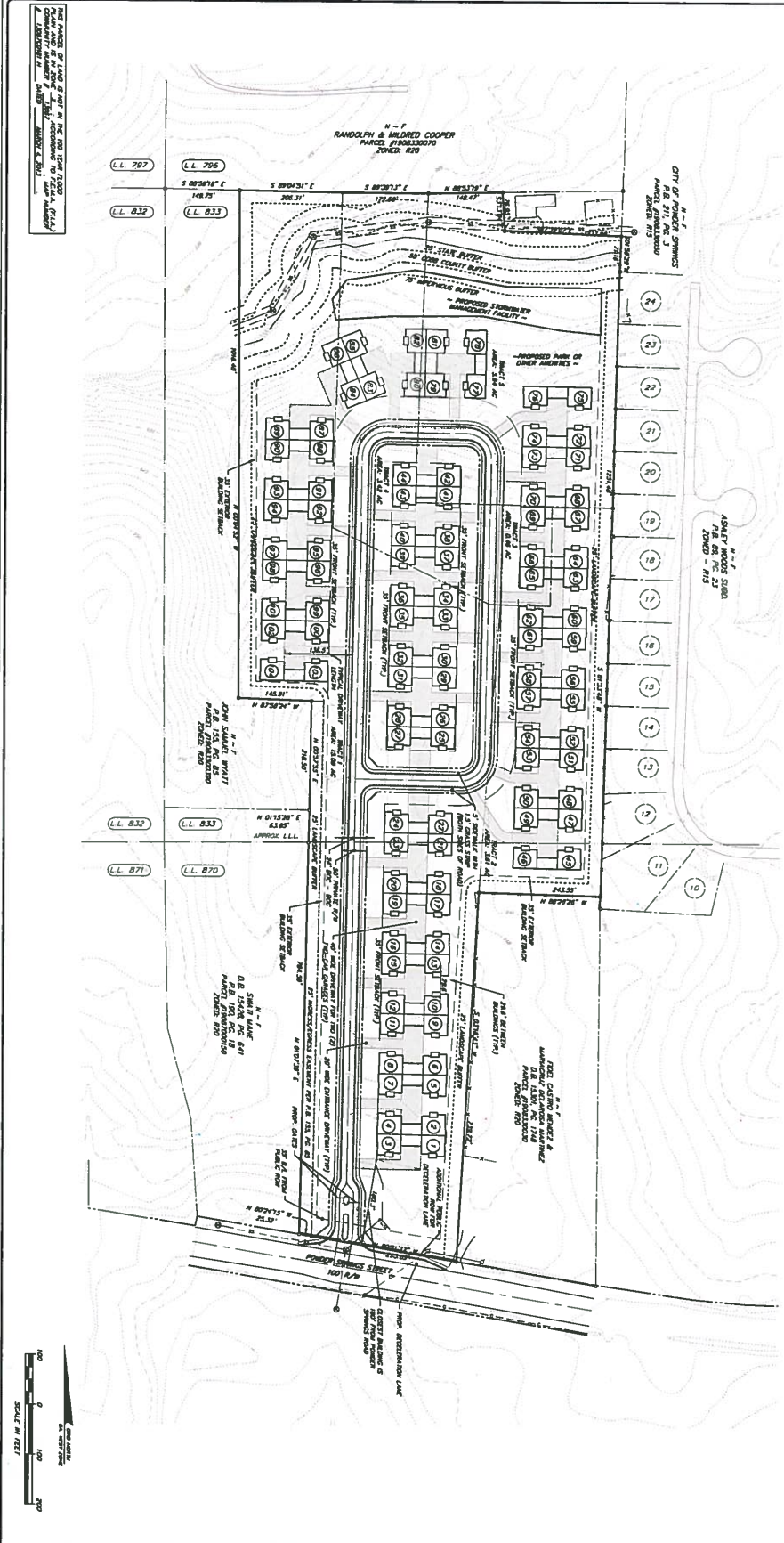
Application Received Date: \_\_\_\_\_  
 Scheduled for Public Hearing on:  
 Planning Commission Date: \_\_\_\_\_  
 Mayor & City Council Date: \_\_\_\_\_  
 Signs Provided Date: \_\_\_\_\_  
 Newspaper Ad Date: \_\_\_\_\_  
 Affidavit Received Date: \_\_\_\_\_  
 Notes:  
 \_\_\_\_\_  
 \_\_\_\_\_

Planning Commission  
 Public Hearing: Date: \_\_\_\_\_  
 Tabled Until: Date: \_\_\_\_\_  
 Recommendation  
 Approval  
 Approval with Stipulations  
 Denial  
 No Recommendation  
 \_\_\_\_\_  
 \_\_\_\_\_

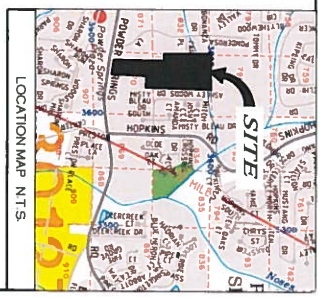
Mayor & Council  
 Public Hearing: Date: \_\_\_\_\_  
 Tabled Until: Date: \_\_\_\_\_  
 Returned to P.C. Date: \_\_\_\_\_  
 Final Action  
 Approved  
 Approved with Stipulations  
 Denied  
 Stipulations Attached  
 \_\_\_\_\_  
 \_\_\_\_\_



Application Withdrawn  
 By Planning Director  
 By P.C. or Mayor & Council  
 Date: \_\_\_\_\_  
 Without time restriction  
 Restriction: Cannot be refiled for \_\_\_\_\_ months



- GENERAL NOTES:**
1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
  2. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS ISSUED THIS PERMIT UNDER THE FOLLOWING CONDITIONS:
  3. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND THE STATE ENGINEER.
  4. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND THE STATE ENGINEER.
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  18. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND THE STATE ENGINEER.



NOT ISSUED FOR CONSTRUCTION

PROJECT NO.	FIELD BOOK
DRAWN BY	CHECKED BY
SCALE	ISSUE DATE
SHEET NUMBER	

**POWDER SPRINGS QUADS**  
 LAND LOT 833 AND 870, 19TH DISTRICT, 2ND SECTION,  
 CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

**Gaskins**  
 ENGINEERING SURVEYING PLANNING/CONSULTING CONSTRUCTION MGMT  
 136 Powder Springs Road  
 Marietta, Georgia 30064  
 Phone (770) 424-7168  
 Fax (770) 424-7593  
 WWW.GASKINSURVEY.COM

Name and Address of Sender:  
**SAMS, LARKIN & HUFF, LLP**  
**376 POWDER SPRINGS STREET**  
**SUITE 100**  
**MARIETTA, GA 30064**

- Check type of mail or service:
- Adult Signature Required
  - Certified Mail
  - COD
  - Delivery Confirmation
  - Express Mail
  - Insured
  - Adult Signature Restricted Delivery
  - Recorded Delivery (International)
  - Registered
  - Return Receipt for Merchandise
  - Signature Confirmation

Postmaster, Per (Name of receiving employee)  
*[Signature]*

USPS  
**\$30.550**  
**US POSTAGE**  
**FIRST-CLASS**  
 062S0008451750  
 30064

B54240.02

ASR	ASRD	DC	SC	SH	RD	RR
Fee	Fee	Fee	Fee	Fee	Fee	Fee

Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	Fee	Handling Charge	Actual Value	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.												
SEE ATTACHED MAILING LIST												
2.												
3.												
4.												
5.												
6.												
7.												
8.												



Total Number of Pieces Listed by Sender: **65**

Total Number of Pieces Received at Post Office: **65**

18061

Paran - Active Adult

1ST SECURITY INVESTORS L P  
719 WOODWARD WAY  
ATLANTA GA 30327

ALLATOONA HOLDINGS LLC  
1301 SHILOH RD NW  
KENNESAW GA 30114

AMOUZOUGAN KANGNI D  
3499 PONDEROSA LN  
POWDER SPRINGS GA 30127

ATLANTA MANAGEMENT PROPERTIES  
LLC  
19300 WEST DIXIE HWY  
MIAMI FL 33180

AYERS JUANITA  
941 SOARING DR  
MARIETTA GA 30062

AZUKA CHIMEREZE  
3660 ASHLEY WOODS DR  
POWDER SPRINGS GA 30127

BARNES ANDREW THOMAS  
3619 ASHLEY WOODS DR  
POWDER SPRINGS GA 30127

BARNETT LARRY R  
3709 PONDEROSA LN  
POWDER SPRINGS GA 30127

BAXTER CHARLES A & RUTH ELAINE  
3653 PONDEROSA LN  
POWDER SPRINGS GA 30127

BROUSSARD MAXINE W  
3620 ASHLEY WOODS DR  
POWDER SPRINGS GA 30127

BUSSEY RAOUL A  
3703 ASHLEY WOODS DR  
POWDER SPRINGS GA 30127

CALDWELL KENNETH & BRENDA  
3701 PONDEROSA LANE SW  
POWDER SPRINGS GA 30127

CARMONA ELEUTERIO  
3631 ASHLEY WOODS DR  
POWDER SPRINGS GA 30127

CAVINESS GEORGE W JR  
3629 PONDEROSA LN  
POWDER SPRINGS GA 30127

COOPER RANDOLPH & MILDRED J  
3619 TOMMY DR  
POWDER SPRINGS GA 30127

COOPER V RANDOLPH & MILDRED  
3620 TOMMY DR  
POWDER SPRINGS GA 30127

CRAWFORD CARLOTTA  
55 FREEMAN CT  
COVINGTON GA 30016

DURHAM & SANDRA J  
3577 PONDEROSA LN  
POWDER SPRINGS GA 30127

DURHAM TERRY ANTHONY & MARGIE  
ANN  
3567 PONDEROSA LN  
POWDER SPRINGS GA 30127

FORTHTAP FARM LLC  
300 MOUNTAIN CREEK TRCE  
ATLANTA GA 30328

GANTT J W  
3684 POWDER SPRINGS RD  
POWDER SPRINGS GA 30127

GANTT JAMES R  
3684 POWDER SPRINGS RD  
POWDER SPRINGS GA 30127

GARCIA TED P & DONNA MASTICE  
3709 ASHLEY WOODS DR  
POWDER SPRINGS GA 30127

GUIZAR E FRAIN  
3765 PONDEROSA LN  
POWDER SPRINGS GA 30127

HAZELBAKER CHARLES H  
3609 PONDEROSA LN  
POWDER SPRINGS GA 30127

HEARD ANDRIA  
3627 ASHLEY WOODS DR  
POWDER SPRINGS GA 30127

HERRERA RAMIRO  
3300 DOGWOOD DR  
POWDER SPRINGS GA 30127

HILLMON SIDNEY  
3651 ASHLEY WOODS DR  
POWDER SPRINGS GA 30127

HOME SFR BORROWER LLC  
8300 N MOPAC EXPSWY  
AUSTIN TX 78759

ICC SECURITY INVSTRS LP  
719 WOODWARD WAY  
ATLANTA GA 30327

IH2 PROPERTY GEORGIA L P  
1717 MAIN ST  
DALLAS TX 75201

JACKSON SANDRA JANE  
3543 PONDEROSA LN  
POWDER SPRINGS GA 30127

KIMBER MARY L  
3661 ASHLEY WOODS DR  
POWDER SPRINGS GA 30127

LEWIS HAZEL  
3509 PONDEROSA LN  
POWDER SPRINGS GA 30127

MANE SWATI  
3360 GREENFERN CT  
ALPHARETTA GA 30004

MARTINEZ JESUS & ONOFRE PATRICIA  
3607 PONDEROSA LN  
POWDER SPRINGS GA 30127

MASHBURN JOHNNY & SANDRA  
3793 PONDEROSA LN  
POWDER SPRINGS GA 30127

MATON DENNIS H & KAPPY S  
3531 PONDEROSA LN  
POWDER SPRINGS GA 30127

MATTHEWS ARNOLD H & BONNIE P  
3721 PONDEROSA LN  
POWDER SPRINGS GA 30127

MCDONALD THOMAS R  
1585 KING ARTHUR CT  
SMYRNA GA 30080

MCDUFFIE ELIZABETH MAXINE  
3555 PONDEROSA LN  
POWDER SPRINGS GA 30127

MENDEZ FIDEL CASTRO & MARTINEZ  
MARIACRUZ  
3684 POWDER SPRINGS RD  
POWDER SPRINGS GA 30127

MOORE RUBY R  
3620 POWDER SPRINGS RD  
POWDER SPRINGS GA 30127

MORRIS GREGORY BRIAN  
3671 ASHLEY WOOD DR  
POWDER SPRINGS GA 30127

MOULDER TONY & PENELOPE  
ELIZABETH  
3665 PONDEROSA LN  
POWDER SPRINGS GA 30127

MUSTANG PROPERTIES LLC  
13 VELMA DR  
NEWNAN GA 30263

O BRYANT JOEY & JENNIFER  
3621 ASHLEY WOODS DR  
MARIETTA GA 30127

PETHEL STANLEY PAIGE SR & LEILA S  
3739 TOMMY DR  
POWDER SPRINGS GA 30127

POWDER SPRINGS CITY OF  
4488 PINEVIEW DR  
POWDER SPRINGS GA 30127

REDD CHARLES T & ROSE THERESA A  
2157 UNITY TRL  
MARIETTA GA 30064

RISCAJACHE ANTONIO M  
3619 PONDEROSA LN  
POWDER SPRINGS GA 30127

RIVERA LUIS A  
3700 ASHLEY WOODS DR  
POWDER SPRINGS GA 30127

SALAZAR INVESTMENTS LLC  
P O BOX 674745  
MARIETTA GA 30006

SOWEMIMO ANTHONY & MARGARET  
3610 MITCH CT  
POWDER SPRINGS GA 30127

STEWART CHRIS & TINA  
3677 PONDEROSA LN  
POWDER SPRINGS GA 30127

VAN KRIEKEN GERRIT C & OLIVIA  
3701 TOMMY DR  
POWDER SPRINGS GA 30127

VERNON HUMBERTO V  
2310 LUTHER TER  
MARIETTA GA 30064

WATKINS WARREN E JR & CHRISTINE  
154 EARLYGOLD ST  
MC DONOUGH GA 30253

WATSON BETHANY  
3630 ASHLEY WOODS DR  
POWDER SPRINGS GA 30127

WHITE JASON  
3689 PONDEROSA LN  
POWDER SPRINGS GA 30127



WILKERSON LATONYA  
3691 ASHLEY WOODS DR  
POWDER SPRINGS GA 30127

WYATT EDNA THE ESTATE OF  
C/O S C WYATT  
3720 Powder Springs Road  
POWDER SPRINGS GA 30127

WOOD HAROLD E  
3519 PONDEROSA LN  
POWDER SPRINGS GA 30127

WYATT JOHN SAMUEL  
C/O WILLIAM BARNES  
2430 Carina Ter NW  
ACWORTH GA 30101

WYATT EDNA M  
C/O WILLIAM BARNES  
2430 Carina Ter NW  
ACWORTH GA 30101