

**city of
powder springs**
Rezoning Request
Applicant's Written Analysis

Applicant Information

Name Infinite 1 holdings, LLC

Phone [REDACTED]

Mailing Address 2271 Noelle Place
Powder Springs, GA 30127

Email [REDACTED]

Written Analysis

In details please address these Rezoning Criteria:

SEE ATTACHED ANALYSIS

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

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 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.

g. 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.

Applicant Signature


Joel L. Larkin/Attorney for Applicant

Joel L. Larkin
Printed Name

Date

7/22/25

ZONING ANALYSIS

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

The Subject Property is located in the City of Powder Springs as is noted as being in the Community Service/Institutional land use category on the City's Future Land Use Map ("FLUM"). Nearby properties along this section of Old Austell Road's intersection with Frank Aiken Road are delineated on the FLUM as being in the Community Service/Institutional, Community Activity Center ("CRC"), Office/Professional and Low Density Residential ("LDR"). The proposed Community Retail Commercial ("CRC") zoning district is compatible with the properties' classification on the FLUM and Plan and will allow the Subject Property to continue to be utilized without new development.

- 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 proposal to use the property for administrative offices and as a training center for disabled adults will permit a use of the property which is suitable in the context of existing uses, development and zonings which are in direct contiguity or adjacent to the Subject Property and along this area of Old Austell Road. The proposal is similarly consistent with the larger area in which the Subject Property is located.

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

The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties, the preponderance of which are commercially zoned and include a mixture of commercial, industrial and residential uses.

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

The Subject Property is currently zoned R-15 but, to the best knowledge of the Applicant, not been used for residential uses for more than fifty (50) years, if ever. Most of the permitted uses of the Subject Property under the existing zoning are not compatible with the surrounding uses and the existing City of Powder Springs zoning and land use maps. The Subject Property has limited reasonable economic use as currently zoned. The historical uses of the property as a post office and church were permitted notwithstanding the underlying zoning. Those are not realistic uses of the Property by the current owner, however, and the present owner of the Subject Property would suffer a significant economic detriment were the R-15 zoning to remain in place. Additionally, the Rezoning of the Subject Property to allow the Applicant to house its administrative offices and to operate a training facility for disabled adults will present a unique and appropriately positioned use that brings a needed service to the area.

- 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.**

The zoning proposal will have no adverse impact upon the existing infrastructure including, but not limited to, existing streets, fire and police protection, transportation facilities, utilities or schools.

- 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.**

The proposed use will occupy a section of Old Austell Road and Frank Aiken Road that is fully developed with commercial and industrial uses. Residential uses are growing increasingly incompatible with the commercial and industrial uses in the immediate area, as is continued operation of the property as a church.

- g. **Whether the proposed zoning district of CRC 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.**

Administrative offices and a training facility for disabled adults is a much-needed use that will promote public health, safety, and general welfare concerns for the area and will have no adverse impacts on adjacent properties or the City of Powder Springs as a whole. While the property has been zoned R-15, it has continued to be utilized with commercial/institutional uses that did not require rezoning. The proposed uses properly reflect a balance of public and private interests.

Respectfully submitted, this the 22nd of July 2025.

SAMS, LARKIN, & HUFF, LLP

By: 

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