

**city of
powder springs**
Rezoning Request
Notice of Intent

Applicant Information

Name	Infinite 1 holdings, LLC	Phone	[REDACTED]
Mailing Address	2271 Noelle Place Powder Springs, GA 30127	Email	[REDACTED]

Notice of Intent

SEE ATTACHED NOTICE OF INTENT

PART I. Please indicate the purpose of this application :

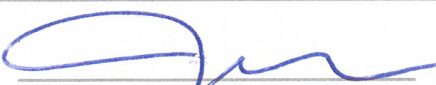
PART II. Please list all requested variances:

Part III. Existing use of subject property:

Part IV. Proposed use of subject property:

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

Applicant Signature

	Joel L. Larkin	Date	7/22/25
Joel L. Larkin/Attorney for Applicant	Printed Name		

NOTICE OF INTENT

1. PART 1 Please indicate the purpose of this application:

Applicant recently purchased the former post office and then, more recently, church building located at 4414 Old Austell Road in the City of Powder Springs. Although it is surrounded by commercial and industrial uses, the history of this property is such as has never required it to be rezoned from its R-15 Zoning Classification. Applicant is active in providing housing and other services to the disabled adult community. Among other things, the Applicant's principals operate a number of residential properties housing adults with intellectual and developmental disabilities, including (but not limited to) Autism. In addition to providing housing at those facilities, Applicant provides a variety of support and services for disabled adult with a goal of encouraging and facilitating these adults to be as self-sustaining as possible.

Applicant purchased the subject property with the purpose of establishing corporate offices for Jubilee Personal Care Homes, Inc. and its related entities and, more importantly, an adult training center to offer developmentally disabled individuals an opportunity to improve their independence by assisting them in learning/developing life skills, having fun, making friends, engaging in social activities and generally enhancing their quality of life.

The Subject Property will not be used as a residential facility. It will also not offer any drug or alcohol treatment or services. Instead, it will offer opportunities for learning and development to disabled adults who live elsewhere, whether that be in group homes or at home with their parents.

Among other things, the key areas of fun, learning and skill development will include:

- activities of daily living such as hygiene, dressing, grooming and arts/crafts projects;
- self-help, decision making, stress management, coping and social skills;
- life skills, budgeting and financing;
- community integration by encouraging participation and connection with available resources, social events, recreational activities, parks and computer learning;
- social events such as trips to parks, libraries, zoos and participation in social events such as board games, bingo, etc.

2. PART II Please list all requested variances:

Applicant intends to use the property as it is currently developed and does not anticipate making any exterior modifications. The building and other improvements on the Property were likely constructed prior to adoption of the City of Powder Springs' current zoning ordinance. As such, they are non-conforming in a number of ways. Applicant requests that it be granted concurrent variances to allow continued use of the improvements as they presently exist.

3. **PART III Existing use of the subject property:**

Initially, the property was developed as a United States Post Office. More recently it has been used as a church.

4. **PART IV Proposed use of subject property:**

Applicant intends to house its corporate offices on the Property and to operate a daytime adult training center for adults with intellectual and developmental disabilities. Generally speaking, excluding special events, the administrative offices will be open Monday through Friday from 8:00 am to 6:00 pm and the adult training center will be open between 9:00 am and 3:00 pm.

The City's Future Land Use Map ("FLUM") reflects that the Subject Property is located within the confines of the Community Service/Institutional land use category. Properties across Old Austell Road are in the Community Activity Center ("CAC") and zoned Community Retail Commercial ("CRC"), as are properties abutting the Subject Property to the northwest. Properties abutting to the southwest are zoned Light Industrial ("LI"). Properties across Frank Aiken Road are in the CAC land use category and are zoned CRC.

The proposed use of the property for administrative offices and a training center for disabled adults is entirely consistent with the City's planning documents and with the existing uses and zonings in and around the Property.

5. **PART V Other Pertinent Information:**

The proposed development will provide much-needed services for adults with special needs. This proposed use will be less intense than the church that currently operates on the Property and other commercial and industrial uses in this area along Old Austell Road and Frank Aiken Road.

Based upon the foregoing reasons, the Applicant respectfully requests that the Application for Rezoning be approved while soliciting any comments from staff or other officials of the City of Powder Springs so that such recommendations or input may be incorporated as conditions of approval of these Applications.

Respectfully submitted, this the 22nd day of July 2025.

SAMS, LARKIN, & HUFF, LLP

By: 

JOEL L. LARKIN

Attorney for Applicant

Georgia Bar No. 438415