



Special Use Request Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name <u>Dion Holmes</u>	Applicant's Address <u>4020 Raspberry Way</u> ^{Austell, 30106}
Applicant's Attorney	Attorney's Address

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:

Dion Holmes

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
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

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
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

city of
powder springs
Special Use Request
Notice of Intent

Applicant Information

Name	Dion Holmes	Phone	[REDACTED]
Mailing Address	4020 Raspberry Walk Austell 30106	Email	[REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

offer private booking sessions on 3982 #200
and have access of bathrooms of primary 3982 Building

PART II. Please list all requested variances:

accessory building along property line and less than
10 ft variance

Part III. Existing use of subject property:

offering private booking of indoor recreation

Part IV. Proposed use of subject property:

No changes

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

na

Applicant Signature

	Dion Holmes	7-1-2025
Signature of Applicant	Printed Name	Date



city of powder springs

Special Use Request

Application Checklist

Applicant Information

Name	Dion Holmes	Phone	[REDACTED]
Mailing Address	4020 Raspberry Way	Email	[REDACTED]

Application Checklist

The following information will be required:

- ☐ Application
- ☐ Notice of Intent
- ☐ Applicant's Written Analysis
- ☐ Campaign Contribution Disclosure
- ☐ Owner's Authorization, if applicable.
- ☐ Legal Description and Survey Plat of the property
- ☐ Application Fee (summary of fees attached)
- ☐ Copy of the Deed that reflects the current owners name
- ☐ Vicinity Map outlining the parcel/s in relation to the surrounding area
- ☐ 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.
- ☐ Sketch Plan/ Architectural Rendering, if applicable
- ☐ 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.



**city of
powder springs**

Special Use Request

Owner's Authorization Form

Owner's Authorization

Applicant Name <u>Dion Holmes</u>	Applicant's Address <u>4020 Raspberry Way</u>
Property Address <u>3980 #200 Austell Pavers</u> Powder Springs, GA	Property PIN

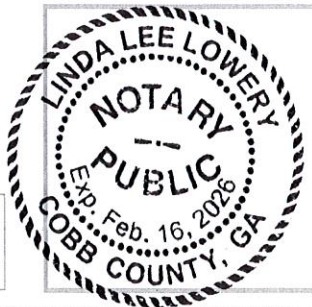
This is to certify that I am ☐ or We are ☐ or I am ☐ the Authorized Representative of a Corporation that is the owner of a majority interest in the subject property of the attached application. By execution of this form, this is to authorize the person names as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

Check all that apply:

Rezoning ☐	Special Use ☒	Hardship Variance ☐
Special Exception ☐	Flood Protection Variance ☐	Appeal of Administrative Decision ☐

Signature of Property Owner(s)

Signature of Owner <u>MOISES CARDENAS</u>	Printed Name <u>[Signature]</u>	Date <u>7-2-2025</u>
State of <u>GA</u> , County of <u>COBB</u>		
This instrument was acknowledged before me this <u>2nd</u> day of <u>July</u> month.		
20 <u>24</u> , by <u>MOISES CARDENAS</u> Identification Presented: <u>D/K</u>		
Signature of Notary Public <u>Linda Lee Lowery</u>	Name of Notary Public <u>Linda Lee Lowery</u>	My Commission Expires <u>2/16/26</u>



Signature of Owner	Printed Name	Date
State of _____, County of _____.		
This instrument was acknowledged before me this _____ day of _____ month.		
20____, by _____ 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	\$ 300.00
Variance, commercial	\$ 500.00
Special Use	\$ 300.00
Rezoning Application, single family, 0-5 acres	\$ \$300.00
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, 20,001 - 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, $\geq 500,001$ 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, $\geq 500,001$ SF	\$ 2,200.00 + \$115 /100,000 SF
Public Hearing signs	\$ 25.00
Public Hearing signs - Deposit	\$ 10.00