



Variance Request Application Packet

Applicant's Public Notice Requirements

The Code requires public notice of your Rezoning request, Special Use and Variance requests. The Community Development Department will tell you when and where the Planning and Zoning Commission and the Mayor and Council meetings will be held.

Newspaper: The City will publish a legal notice in the newspaper regarding your application and announcing the time and place of the public hearing. At least 15 days before the Mayor and Council but no more than 45 days prior to the date of the public hearing.

Sign Posting, Public Hearing Notice & Affidavit

Sign Posting: The applicant shall be required to post and maintain signs supplied by the City on or near the right-of way of the nearest public street, so as to be visible from the street for at least 15 days and not more than 45 days immediately preceding the date for the governing body's public hearing on the rezoning or special use application. It is your responsibility to post the signs and to maintain the signs during the posting period. Failure to post and maintain the signs continuously may prohibit consideration of the application at any scheduled public hearing. In the event the signs are not posted continuously, the City, in its sole discretion, may require the reposting and re-advertising prior to any future public hearing, for which the applicant shall pay an additional re-advertising fee. The City may also in its sole discretion, continue, hold, approve, or dismiss the application. Any dismissal under the provisions of this paragraph shall be with prejudice unless specifically noted as being without prejudice by the City.

Public Hearing Notice: At least 15 days before the Planning & Zoning Commission's public hearing, you are to mail a notice to all persons owning property within 200 feet of the property that is the subject matter of the zoning change. The notice is to state the time, place and purpose of the hearings, and include a page size copy of the sketch plan submitted with the application.

Affidavit: Prior to the public hearing you must also submit an affidavit with a copy of the notice to the Community Development Director listing the property owners and certifying the date that the notices were mailed (form attached)

City Actions

The Community Development Department will date your application when it is received. The Community Development Department has five (5) working days in which to determine that your application is complete or to return it to you for additional information. The application will not be scheduled for public hearing until it is complete. The Planning Commission's public hearing will be held at the time advertised. At the public hearing, you will be allowed to speak first in order to present the application. Others in support of the application may then speak, followed by those in opposition to the application. You may then be allowed time for rebuttal if adequate time remains. Rebuttal must be limited to points or issues raised by opponents to the application at the hearing. After the Planning Commission has made their recommendation, the Mayor and City Council will consider approval or denial of the application at their own public hearing. You or a representative thereof with authority to make binding commitments to the City with respect to any stipulations that may be offered in connection with such application shall attend the meetings, and make a presentation following the same procedure as the Planning Commission hearing. The final action taken by the Mayor and City Council will be indicated on the application form, along with any stipulations that they impose on the property if approved, and a copy will be given to you as official notice of their final action.

Contact Information

The Community Development Dept.
4181 Atlanta Street
Powder Springs GA 30127.
commdev@cityofpowdersprings.org
770-943-1666

Zoning Administrator
Shaun Myers
Planning and Zoning Manager
smyers@cityofpowdersprings.org
770-943-1666



Variance Request Application Checklist

Applicant Information

Name	Mark Campbell	Phone	[REDACTED]
Mailing Address	[REDACTED]	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.



Variance Request Application Form

Applicant Information

Name	Mark Campbell	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

Variance Request Property Information

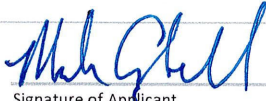
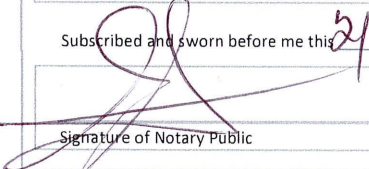
Address	3989 Flint Hill Road	Parcel ID / Lot#	19091100060
Acreage	8.050 acres	Present Zoning	LI
Variance Request	To reduce the 100' buffer along Sanders and Flint Hill Road.		
Source of Water Supply	Cobb County	Source of Sewage Disposal	Cobb County

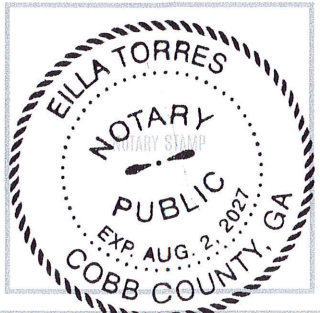
Additional Information, If Applicable

Elementary School and School's Capacity	Middle School and School's Capacity
High School and School's Capacity	Peak Hours Trips Generated

Notary Attestation

Executed in _____ (City), _____ (State).

	Mark Campbell	5/21/24
Signature of Applicant	Printed Name	Date
Subscribed and sworn before me this <u>21</u> day of <u>May</u> , 20 <u>24</u>		
	Eilla Torres	8-2-27
Signature of Notary Public	Name of Notary Public	My Commission Expires



For Official Use Only

PZ.#	
Planning Commission Hearing	City Council Hearing
Withdrawal Date	Reason for Withdrawal



Variance Request

Notice of Intent

Applicant Information

Name	Mark Campbell	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

Notice of Intent

PART I. Please indicate the purpose of this application :

To request a reduction in the 100' buffer along Sanders and Flint Hill Road to a 30' buffer. Applicant will install a 6' landscape berm with a 6' high wooden privacy fence to replace the current buffer.

PART II. Please list all requested variances:

1. Reduction of 100' buffer to 30' buffer utilizing a landscaped buffer and 6' wooden privacy fence.
2. To allow parking of trucks on a millings surface. Millings will be compacted down to create a pervious hard surface.
3. To remove the requirement of a decel lane into the property. Shown on the attached site plan.

Part III. Existing use of subject property:

Vacant land.

Part IV. Proposed use of subject property:

The proposed use of the property will be a temporary storage facility for asphalt millings. The millings will be stored and sold in approximately 3 years. Once the millings are sold, the site will be used for truck parking utilizing gated access.

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

Applicant Signature

	Mark E Campbell	5/21/20
Signature of Applicant	Printed Name	Date



Variance Request

Applicant's Written Analysis

Applicant Information

Name	Mark Campbell	Phone	[REDACTED]
Mailing Address	[REDACTED]	Email	[REDACTED]

Written Analysis

In details please address these Variance Criteria:

- a. Are there extraordinary and exceptional conditions or practical difficulties pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
The property was previously zoned as a larger tract with agreeable stipulation for a 100' buffer. The site is now being sold as a partial tract. The 100' buffer impedes the use of the site due to the size of the buffer requirement making only 3 of the 8 acres useable.
- b. A literal interpretation of the provisions of this development code would effectively deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
The site cannot be fully utilized due to the 100' buffer. The site comprises 8 acres of which only 3 would be useable given the 100' buffer requirement.
- c. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located
Buffers will be installed in a manner consistent with it's original intent. Screening will be provided utilizing a 6' landscape berm with a 8' privacy fence to minimize the visibility of the commercial property. Other properties do not have decel lanes on this corridor.
- d. The requested variance will be in harmony with the purpose and intent of this development code and will not be injurious to the neighborhood or to the general welfare.
These variances would compliment the adjoining commercial properties and improve the overall streetscape of this commercial corridor.
- e. The special circumstances are not the result of the actions of the applicant.
The prior owner of the property agreed to the 100' buffer due to the proposed use at that time, and in addition, due to the overall size of the property.
- f. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure in the use district proposed.
The variances requested are the minimum required in order to make possible the proposed use.
- g. The variance shall not permit a use of land, building or structures, which is not permitted by right in the zoning district overlay district involved.
The proposed use is permitted by right under the existing zoning district.

Applicant Signature

	Mark E Campbell	5/21/20
Signature of Applicant	Printed Name	Date



Variance Request

Campaign Contribution Disclosure

Applicant and Attorney Information

Applicant's Name **Mark Campbell**

Applicant's Address [Redacted]

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:

Serious Tree Services LLC

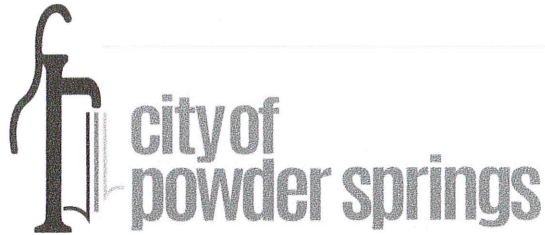
WILLIAM MAZARIEGOS

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

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



Variance Request Owner's Authorization Form

Owner's Authorization

Applicant Name Mark Campbell	Applicant's Address [REDACTED]
Property Address 3989 Flint Hill Road Powder Springs, GA	Property PIN 19091100060

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 <input type="checkbox"/>	Special Use <input type="checkbox"/>	Hardship Variance <input checked="" type="checkbox"/>
Special Exception <input type="checkbox"/>	Flood Protection Variance <input type="checkbox"/>	Appeal of Administrative Decision <input type="checkbox"/>

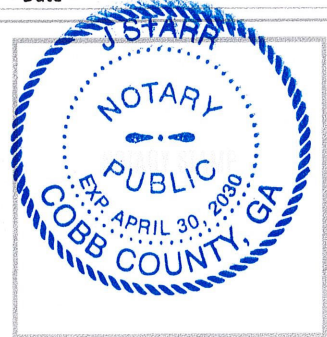
Signature of Property Owner(s)

<u>William B. Mazariegos</u> Signature of Owner	<u>William Byron Mazariegos</u> Printed Name	<u>5/21/26</u> Date
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State of GA, County of Cobb.

This instrument was acknowledged before me this 21st day of May month.

2026, by William Mazariegos name of signer. Identification Presented: GA DL.



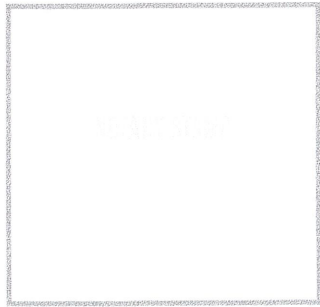
<u>[Signature]</u> Signature of Notary Public	<u>J. Starr</u> Name of Notary Public	<u>04/30/2030</u> My Commission Expires
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Signature of Owner	Printed Name	Date
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State of _____, County of _____.

This instrument was acknowledged before me this _____ day of _____ month.

20 _____, by _____ name of signer. Identification Presented: _____.



Signature of Notary Public	Name of Notary Public	My Commission Expires
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