

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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ADAM J. ROZEN

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January 7, 2019

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 (with concurrent Variances)
a 27.77 ± Acre Tract from R-20 to MDR (No. PZ 18-031)

Dear Tina:

You will recall that this firm represents Paran Homes, LLC concerning the above-captioned Application for Rezoning which is scheduled to be heard and considered tonight by the Mayor and City Council at their regularly scheduled meeting which begins at 7:00 p.m. In that regard, both my client and I have reviewed the proposed Minutes/Ordinance which you have prepared and are fine with the contents therein, including, but of course not limited to, the most recent revisions to the architectural style and composition as a result of discussions with you and with the Mayor and City Council at their Agenda Work Session last week.

In addition to the foregoing, I wanted to ensure that I followed up with you and, thus, the Mayor and City Council Members, regarding the potential addition of an approximate 5 acre tract of undeveloped land which is contiguous and to the west of the Subject Property. Mr. King and other representatives of Paran Homes have been discussing the potential purchase of that property with Mr. William Barnes. In fact, Paran Homes submitted a potential offer to purchase Mr. Barnes' property by way of a Letter of Intent ("LOI") which was submitted to Mr. Barnes earlier today.

As you know, Mr. Barnes' property has a stream which traverses it and resultant streambank buffers. In that regard, Paran Homes is not fully knowledgeable of the yield, in terms of the number of homes, when that approximate 5 acre tract is added to the development which is presently proposed and which will be heard tonight. However, upon Mr. Barnes' property being placed under contract subsequent to Mr. Barnes' response to Paran Home's LOI the approximate 5 acre tract will have to go through a Rezoning/Entitlement process since it is presently zoned R-20.

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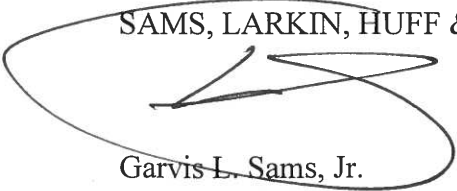
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I am authorized to state that, upon Mr. Barnes' property being added to the Subject Property, Paran Homes is amenable to a stipulation/condition that the ultimate density of the combined properties will not exceed the current proposed density of 3.79 units per acre. Of course, the number of homes will increase commensurately with the ultimate yield but the currently proposed density/yield will not exceed the proposal which is before the Mayor and City Council tonight (3.79 units per acre).

I trust that this correspondence will be provided to the appropriate individuals prior to tonight's Public Hearing. However, to save you some time, I have listed hereafter and will email copies to other individuals, including the Mayor and City Council. With kind regards and best wishes for the New Year, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS, Jr./klk

cc: Honorable Al Thurman, Mayor (via email)
Members, Powder Springs City Council (via email)
Ms. Pam Conner, City Manager (via email)
Ms. Kelly Axt, CMC, City Clerk (via email)
Ms. Shauna Wilson-Edwards, Special Projects Coordinator for Zoning and Plan Review (via email)
Mr. Alex Almodóvar, MPA, Permitting & Development Coordinator (via email)
Mr. Kendall King, Director of Acquisitions, Paran Homes (via email)
Mr. Michael Barlow, P.E., Gaskins Engineering & Surveying (via email)
Mr. Whit Marshall, Paran Homes (via email)
Mr. Whit Porter, Paran Homes (via email)
Mr. Stuart A. Wiggins, Evergreen Development & Real Estate Services (via email)
Mr. William Barnes (via email)