



**SAMS, LARKIN & HUFF**

A LIMITED LIABILITY PARTNERSHIP  
SUITE 100

376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF

TELEPHONE

FACSIMILE

March 23, 2023

**VIA EMAIL**

Mr. Shaun Myers  
Planning and Zoning Manager  
City of Powder Springs  
4488 Pineview Drive  
Powder Springs, Georgia 30127

Re: Applications of SCP Acquisitions, LLC to Annex and Rezone a 45.3 Acre Tract from R-20, NRC, LRO to Conditional MXU (No. PZ22-034)

Dear Shaun,

Thank you for your email from yesterday, regarding the stipulation of the contemporaneous and/or bifurcated vertical construction of portions of the residential components of the mixed-use development.

Obviously, the commercial component is market-driven, and we have no guarantee of tenants which are interested at this point. However, to be clear, we have developer/builders for two of the three residential components, and South City Partners will be constructing the commercial and multi-family components of the proposal.

We are committing to complete the retail portion to a shell condition for future interior design by the ultimate tenants, and that everything will be adjusted accordingly. In addition, after multiple changes to the site plan, SCP is amenable to combining one of the multi-family buildings with retail by having the first floor dedicated as retail space in order to continue the flow of the development and better arrange the uses on the property to accommodate comments from the City and TSW.

I know that there have been examples where the developer did not deliver commercial components. However, not just our investors, principals, but also, our lenders will never allow my clients to approve stipulations that require SCP to build and permit and have certificates of occupancy issued for the commercial prior to the construction and development of the multi family, single-family, or townhome components.

# SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

## VIA EMAIL

Mr. Shaun Myers  
Planning and Zoning Manager  
City of Powder Springs  
March 23, 2023  
Page 2

---

Please do not hesitate to contact me should you have any questions. With kind regards, I  
am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.



GLS, Jr./jac

cc: Pam Conner, Esq., City Manager (via email)  
Richard W. Calhoun, Esq., City Attorney (via email)  
Ms. Tina Garver, Community Development Director (via email)  
Mr. Mark Randall, South City Partners (via email)  
Mr. John Long, South City Partners (via email)  
Mr. Sean Rosko, South City Partners (via email)  
Mr. Clif Poston, Traton (via email)  
Mr. Richard Parvey, Traton (via email)  
Mr. Robert L. Hosack, Jr., AICP (via email)  
Mr. Adam Williamson, PLA, AICP, Principal, TSW (via email)  
Mr. Parks F. Huff, Esq. (via email)