



**city of  
powder springs**  
**Special Use Request**  
**Application Form**

### Applicant Information

Name <i>Dion Holmes</i>	Phone [REDACTED]
Mailing Address <i>4020 Raspberry Way Austell GA 30106</i>	Email [REDACTED]

### Rezoning Request Property Information

Address <i>3980 Austell Powder Springs Rd</i>	Parcel ID / Lot# <i>1909050080</i>	Acreage <i>1.57</i>
Present Zoning <i>C4</i>	Special Use Request <i>Indoor Recreation</i>	
Source of Water Supply <i>N/A</i>	Source of Sewage Disposal <i>N/A</i>	
Peak Hour Trips Generated <i>N/A</i>	Source of Trip Information <i>N/A</i>	

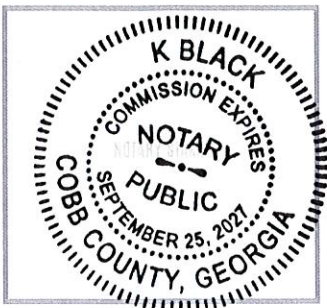
### Additional Information, If Applicable

Elementary School and School's Capacity <i>N/A</i>	Middle School and School's Capacity <i>N/A</i>
High School and School's Capacity <i>N/A</i>	

### Notary Attestation

Executed in *Powder Springs GA* (city), *GA* (State).

<i>[Signature]</i> Signature of Applicant	<i>Dion Holmes</i> Printed Name	<i>11-16-23</i> Date
Subscribed and sworn before me this <u><i>11</i></u> day of <u><i>16</i></u> month, 20 <u><i>23</i></u>		
<i>[Signature]</i> Signature of Notary Public	<i>Kerisha Black</i> Name of Notary Public	<i>9/25/27</i> My Commission Expires



### For Official Use Only

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



# city of powder springs

## Special Use Request

### Application Checklist

### Applicant Information

Name	Dion Holmes	Phone	[REDACTED]
Mailing Address	4020 Raspberry Way Austell GA 30106	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.



# Special Use Request

## Notice of Intent

### Applicant Information

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

### Notice of Intent

**PART I.** Please indicate the purpose of this application :

For the special use of indoor + outdoor recreational activities

**PART II.** Please list all requested variances:

Variance of the 15ft. property line between 3980 and 3982 Austell Powder Springs Rd

**Part III.** Existing use of subject property:

Food Truck Park

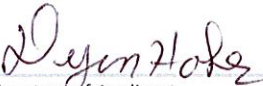
**Part IV.** Proposed use of subject property:

Indoor / outdoor recreational activities but not limited to cornhole, darts, horse shoes and other services of recreational hosting events

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

N/A

### Applicant Signature

	Dion Holmes	11-1
Signature of Applicant	Printed Name	Date



# Special Use Request Applicant's Written Analysis

## Applicant Information

Name Dion Holmes

Phone [Redacted]

Mailing Address 4020 Raspberry Way Austell GA 30100

Email [Redacted]

## Written Analysis

In details please address these Special Use Criteria:

- a. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located.  
To provide Indoor/outdoor recreational activities at the Food Truck Park on lot 3980 and 3982 Austell powder Springs
- b. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.  
Provided indoor/outdoor activities for patrons as they eat and patronize food truck vendors
- c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.  
offering recreational activities to friend/family and fello members of the city of Powder Springs and neighbors cobb.
- d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.  
plenty of parking, far setback from right of way and handicap parking and bathrooms (ADA)
- e. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.  
There are two entry/exits, well maintained public sidewalks and public street lights
- f. Whether public facilities such as schools, water or sewer utilities, and police or fire protection are or will be adequate to serve the use.  
public & handicap parking & public water, sewer and fire are adequate to serve the use
- g. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.  
Yes, my special use will take these precautions of adverse noise, light, glare or odor
- h. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.  
No adverse effects of other properties in the area
- i. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.  
the building size, locations ~~will~~ be subject and compatible with the neighboring properties



# Special Use Request

## Campaign Contribution Disclosure

### Applicant and Attorney Information

Applicant's Name Dion Holmes

Applicant's Address 4020 Raspberry Way Austell 30106

Applicant's Attorney NA

Attorney's Address NA

### 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:

NA      NA

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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>NA</u>	<u>NA</u>	<u>NA</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>NA</u>	<u>NA</u>	<u>NA</u>



# Special Use Request Owner's Authorization Form

## Owner's Authorization

Applicant Name <u>Dion Holmes</u>	Applicant's Address <u>4206 Raspberry Way Austell 30106</u>
Property Address <u>3980 Austell Powder Springs, GA</u>	Property PIN <u>19090500180</u>

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:

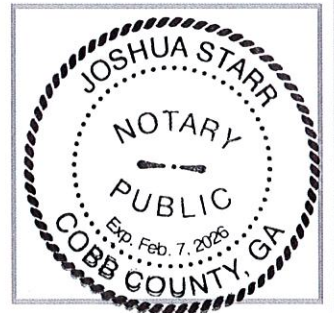
Check all that apply:

Rezoning <input type="checkbox"/>	Special Use <input checked="" type="checkbox"/>	Hardship Variance <input 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>[Signature]</u> Signature of Owner	<u>MOISES</u> Printed Name	<u>11-16-23</u> Date
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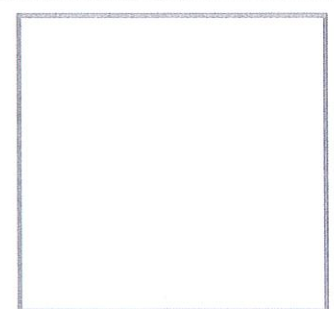
State of GA County of COBB  
 This instrument was acknowledged before me this 16 day of NOV, 2023  
 2023, by Moises Cadenas name of signer. Identification Presented: GA DL



<u>[Signature]</u> Signature of Notary Public	<u>Joshua Starr</u> Name of Notary Public	<u>02/07/2026</u> My Commission Expires
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<u>[Signature]</u> Signature of Owner	<u>Eugene I DUBET</u> Printed Name	<u>11-18-23</u> 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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## Affidavit of Public Notification

### Public Notification Requirements

Per Article 13 and 14 of the City of [Powder Springs Unified Development Code](#), I certify that I have met the advertising requirements of Article 13 and Article 14 for a Special Use, Variance or Rezoning application for subject property located at \_\_\_\_\_

Notices were mailed to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning, special use or variance application. The written notice was mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records on \_\_\_\_\_. Said notices were mailed at least 15 days but no more than 45 days prior to the Mayor and Council first public hearing date.

Signs were placed on the subject property advertising said hearing on \_\_\_\_\_. One sign was placed at each road frontage at least 15 days prior to the Mayor and Council first hearing date.

Please attach the following to affidavit: notices, list of addresses, picture of sign posted on property and any receipt or documentation that was provided at the post office.

Please sign affidavit after letters have been mailed out to neighboring lot owners within 200 feet of the subject site and sign/s have been posted on subject site.

### Notary Attestation

Executed in Powder Springs Co GA (City), (State).

[Signature] Dion Holmes 11-18-23  
Signature of Applicant Printed Name Date

Subscribed and sworn before me this 16 day of 11 month, 2023

[Signature] Kerisha Black 9/25/27  
Signature of Notary Public Name of Notary Public My Commission Expires

