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(1952-2025)  
JOEL L. LARKIN  
PARKS F. HUFF

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January 13, 2026

**VIA EMAIL AND ONLINE PORTAL**

Ms. Shelby Little, AICP, Manager  
Planning & Zoning  
City of Marietta  
205 Lawrence Street  
Marietta, GA 30060

Re: Applications for Annexation and Rezoning – PRE POWDER SPRINGS ROAD, LLC for a 10.923-Acre Tract, located on the north side of Powder Springs Road, southwest of County Services Parkway; Land Lots 260, 261 and 332, 19<sup>th</sup> District, 2<sup>nd</sup> Section; Cobb County, Georgia

As you know, this firm represents PRE Powder Springs Road, LLC concerning the above-captioned Applications for Annexation and Rezoning. In that regard, enclosed please find a REVISED Site Plan which reduces the number of proposed lots from 60 to 43, and a REVISED Statement of Intent including REVISED Elevations to be used to update both Applications for Annexation and Rezoning.

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

Very truly yours,

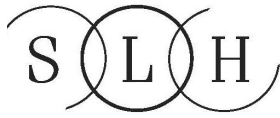
SAMS, LARKIN & HUFF, LLP

Parks F. Huff  
[phuff@samslarkinhuff.com](mailto:phuff@samslarkinhuff.com)

PFH/jac  
Enclosures/Attachments

cc: ON FOLLOWING PAGE

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Ms. Shelby Little, AICP, Manager  
Planning and Zoning, City of Marietta  
January 13, 2026  
Page 2

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cc: Mr. William Bruton Jr., City Manager (via email)  
Mr. Douglas R. Haynie, Esq., City Attorney (via email)  
Mr. Mark Rice, Director of Public Works (via email)  
Mr. Daniel Cummings, Assistant City Manager for Economic & Project Development (via email)  
Ms. Savannah Taylor, Project Manager, Economic Development (via email)  
Ms. Courtney Verdier, AICP, Planning & Development Specialist (via email)  
Ms. Asia Wilson, Downtown Project manager (via email)  
Ms. Kelsey Thompson-White, Community Development Manager (via email)  
Mr. Jack Rodgers, Community Development Specialist (via email)  
Ms. Sarah Ciccone, Planning and Zoning Administrator (via email)  
Ms. Lisa Rajabnik, Planning & Zoning Coordinator (via email)  
Ms. Cloe Helms, Urban Planner (via email)  
Mr. Will Cassaday, Founder & CEO, Pharos Real Estate (via email)

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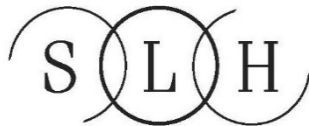
**REVISED**

**STATEMENT OF INTENT**

**OF**

**PRE POWDER SPRINGS ROAD, LLC**

**Applications for Annexation and Rezoning regarding a 10.923-Acre Tract of  
Land; Land Lots 260, 261 and 332 of the 19<sup>th</sup> District, 2<sup>nd</sup> Section,  
Cobb County, Georgia**



**Submitted for the Applicant by:**

**Parks F. Huff  
Sams, Larkin & Huff, LLP  
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## 1. INTRODUCTION

These Applications for Annexation and Rezoning seek certain entitlements in order to allow the development and construction of a single-family detached subdivision. The Subject Property is currently zoned R-20 in unincorporated Cobb County.

The Subject Property is located on the north side of Powder Springs Road, southwest of County Service Parkway, and is located within the Low Density Residential (“LDR”) land use designation on Cobb County’s Future Land Use Map (“FLUM”).

This proposal includes the development of a single-family detached subdivision on the Subject Property, which is currently undeveloped. The current proposal is to annex and rezone the Subject Property from unincorporated Cobb County into the City of Marietta for rezoning to PRD (SF) for the purpose of developing 43 single-family detached houses at an approximate density of 3.93 units per acre.

Revised imagery in the form of the architecture proposed for the development is attached to this REVISED Statement of Intent. The proposed house sizes will be a mix of one-story, two-story and two-story with a basement. The proposed three to five bedroom houses will range in size from approximately 1,800 – 2,800 square feet and have two-car garages and will be in the Craftsman style. The proposed site plan also includes multiple recreation spaces and a mail kiosk. There is a potential variance to reduce the proportion of homes within 300 feet of an active recreation facility from 75% to 50%, which is due, in part, to the Subject Property’s adjacency to significant amounts of green space via Kennesaw Mountain National Battlefield Park.

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## **2. IMPACT ANALYSIS**

The Subject Property is surrounded by a mix of commercial, single-family uses, and Kennesaw Mountain National Battlefield Park. The proposed new neighborhood will target and appeal to a wide range of buyers and will create a much needed housing option in the city. The neighborhood is conveniently located close to a public library, several public parks, jobs and services and public transportation, in addition to being less than one mile from multiple grocery stores, shopping, and dining.

The Subject Property is located just southwest of the City of Marietta having properties leading to the Subject Property that are zoned and utilized for various residential and commercial uses, many of which are at higher densities than proposed here.

The proposed Rezoning of the Subject Property is entirely appropriate from a land use planning perspective and is particularly so in light of the use and development of adjacent and nearby properties, which consist of a mixture of commercial and residential uses. To the east, the property abuts a former single-family house that is now zoned and utilized as a cat hospital and the Stratton Branch Library. The Subject Property is an ideal location for this proposed single-family residential development that will act as a transition from single-family, to multi-family and to commercial within the City of Marietta. This proposed single-family development seeks to reinvigorate this area with single-family residential development on a parcel that has long remained as undeveloped in unincorporated Cobb County.

## **3. CONCLUSION**

Based upon the foregoing, PRE Powder Springs Road, LLC respectfully requests that its Applications for Annexation and Rezoning be approved while soliciting any comments from the City's staff and/or City officials so that such recommendations or input may be incorporated as conditions of approval of these Applications for Annexation and Rezoning.

Respectfully submitted, this the 13th day of January 2026.

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to read "Parks F. Huff". The signature is fluid and cursive, with the first name "Parks" being more prominent.

By: \_\_\_\_\_

PARKS F. HUFF  
Attorney for Applicant  
Georgia Bar No. 375010

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