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The City of Powder Springs is in receipt of two applications submitted to Cobb County that are within ½ mile of the City's boundary. The City would like to provide comments on the two applications per the HB 489 Intergovernmental Agreement on Services Delivery Strategy, Land Use section and appreciates the opportunity to comment. We understand that the addition of the land use permit application was provided as a courtesy.

- Z32- Inline Communities, LLC
2727 Old Lost Mountain Road
Rezoning from R20- RSL (non-supportive)

The property identified above is located along a main entry into the City of Powder Springs. The area in question is currently zoned R-20, which is consistent with the surrounding properties. The application is requesting a rezoning to Residential Senior Living (RSL- Nonsupportive). The application proposes a minimum lot size of 6,500 square feet, which is a 78% reduction in lot size compared to the surrounding properties. A reduction of this magnitude can have a substantial impact on the character of the community. Additionally, there will be an increase in traffic resulting from this development. In order to mitigate the effects, the City of Powder Springs proposes the following:

- 1) If the development proposes to connect to the City of Powder Springs Water and Sewer System, plan review is required.
- 2) In order to mitigate traffic concerns, the City would request the consideration of a round about or another traffic calming and management solution.
- 3) In order to mitigate the aesthetics and character of the Old Lost Mountain corridor the City requests that Lots 110-119 be replaced by a pocket park as located on the northern side of the development. If this cannot be accomplished, the City requests that all properties fronting Old Lost Mountain Road have a setback of at least 80' to blend with

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the surrounding properties. Additionally, the City requests a landscape buffer along Old Lost Mountain Road and Meek Road.

- LUP-8 – Jeffrey C. Smith
4509 Austell Powder Springs Road
Selling of Produce

Austell-Powder Springs Road is also a major entry way into the City of Powder Springs. The City is considering a corridor study to best address the aesthetics and land uses along this corridor. The subject property is currently zoned R-20, and the owner is proposing to operate a produce stand as an accessory use to his residence. The City of Powder Springs zoning ordinance does not allow produce stands, although a previous code did allow if the produce was grown on the property and limited to 1000 square feet. Staff notes that this property is located within the City of Powder Springs Water and Sewer Boundary.

The City of Powder Springs does not have any comments regarding this request at this time, but does request to be included in any future applications regarding expansion of this use that would include the construction or addition of any structures on this property.

I would like to thank you again for the opportunity to comment. In summary, the City of Powder Springs has concerns about Z32 and respectfully requests that the above zoning conditions be included in any approval. The City of Powder Springs does not have comments regarding LUP-8 as presented.

Sincerely,



Albert Thurman
Mayor

C: Council
Tina Garver, Community Development Director