

1/23/24

File General
0024
file



COBB COUNTY
BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300
Marietta, Georgia 30090-7000
770.528.3305 • fax: 770.528.2606

Lisa Cupid
Chairwoman

CERTIFIED MAIL
7020 6040 0002 0800 0890

January 9, 2024

The Honorable Al Thurman
Mayor
City of Powder Springs
P.O. Box 46
Powder Springs Georgia 30127

Re: Petition for Annexation– Land Lot 866, 19th District, Parcel 19086600040 2nd Section, Southeast side of Powder Springs Road, West of Sanders Road, Cobb County, Georgia; Notice of Non-Objection.

Dear Mayor Thurman:

We are in receipt of the above-referenced rezoning and annexation request. Please accept this response to the annexation proposal for the tract of land located on the southeast side of Powder Springs Road, West of Sanders Road. The subject property is currently zoned GC (General Commercial) and is within an area identified as NAC (Neighborhood Activity Center) according to the Cobb County Future Land Use Map. The subject property has the required contiguity with the existing Powder Springs boundary for annexation. No unincorporated islands would be created or extended with the proposed annexation. There are no county buildings or facilities on the property. This property is undeveloped and wooded. The applicant is proposing to develop a 10,000-square-foot freestanding package store and two additional buildings that will provide 11,520 square feet of retail space. Based on our HB 489 Intergovernmental Agreement, this is a non-objectionable request.

In summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb County departments below. Should you have any questions or need any additional information, please contact Donald Wells, Intergovernmental Coordinator, at (770) 528-2199 or donald.wells@cobbcounty.org.

**Re: Petition for Annexation– Land Lot 866, 19th District, Parcel 19086600040 2nd Section,
Southeast side of Powder Springs Road, West of Sanders Road, Cobb County, Georgia;
Notice of Non-Objection.**

Sincerely,

Lisa Cupid, Chair

cc: Jackie McMorris, County Manager – Via Email
Jimmy Gisi, Deputy County Manager – Via Email
H. William Rowling, Jr., County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney, Via Email
Jessica Guinn, AICP Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Pam Conner, City Manager, City of Powder Springs– Via Email
Tina Garver, AICP, Director of Community Development, City of Powder Springs– Via Email
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

**Re: Petition for Annexation– Land Lot 866, 19th District, Parcel 19086600040 2nd Section,
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[signature page continued]

Sincerely,

Keli A. Gambrell

Keli Gambrell, District 1 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Jimmy Gisi, Deputy County Manager – Via Email
H. William Rowling, Jr., County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney, Via Email
Jessica Guinn, AICP Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Pam Conner, City Manager, City of Powder Springs– Via Email
Tina Garver, AICP, Community Development Director, City of Powder Springs– Via Email
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

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[signature page continued]

Sincerely,

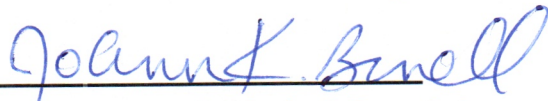
Jerica Richardson, District 2 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Jimmy Gisi, Deputy County Manager – Via Email
H. William Rowling, Jr., County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney, Via Email
Jessica Guinn, AICP Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Pam Conner, City Manager, City of Powder Springs– Via Email
Tina Garver, AICP, Community Development Director, City of Powder Springs– Via Email
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

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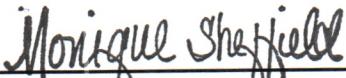
JoAnn K. Birrell, District 3 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Jimmy Gisi, Deputy County Manager – Via Email
H. William Rowling, Jr., County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney, Via Email
Jessica Guinn, AICP Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Pam Conner, City Manager, City of Powder Springs– Via Email
Tina Garver, AICP, Community Development Director, City of Powder Springs– Via Email
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

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[signature page continued]

Sincerely,



Monique Sheffield, District 4 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Jimmy Gisi, Deputy County Manager – Via Email
H. William Rowling, Jr., County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney, Via Email
Jessica Guinn, AICP Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Pam Conner, City Manager, City of Powder Springs– Via Email
Tina Garver, AICP, Community Development Director, City of Powder Springs– Via Email
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

County Staff Comments and Recommendations

**Southside of Powder Springs Road West of Sanders Road
City of Powder Springs**

Water System- Tim Davidson

Water service for the proposed annexed property is provided by the existing CCWS water main in Powder Springs Road.

Wastewater for the parcel is treated at the South Cobb WRF where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.

Because CCWS will continue to own and maintain water and sewer facilities in public rights-of-way and public easements, there would be no infrastructure loss.

Applicant should be aware that this parcel is in the Flint Hill Road Area 1 Special Assessment Area, subject to a special sewer fee of \$600 per acre, in addition to the standard System Development Fee.

Planning- Historic Preservation-Mandy Elliot

No Comment

Cobb County Fire Marshal's Office-Rock Toler

The Fire Department does not object to the annexation.

GIS- Brad Gordon

No objections from a GIS or addressing perspective.

Stormwater Management- Andrew Heath

No comment or objections.

County Staff Comments and Recommendations

Southside of Powder Springs Road West of Sanders Road
City of Powder Springs

Cobb DOT-N/A

No comments received.

Code Enforcement- Brent Farrell

No Comment.

Cemetery Preservation Committee- Helga Hong

No Comment

Business License Division-Ellisia Webb

This property is rather close to a church, Pine Grove Baptist Church which has opposed alcohol licenses in the area resulting in deferrals and appeals to the BOC.

Also, there appear to be residences in the surrounding area that could, if within 300 feet, could be grounds for denial per the Cobb County Code of Ordinances.

De/Annexation Location Map

January 2024

19th District
Landlot: 0866
Parcel: 004

Legend

- Annexation Areas
- Acworth
- Austell
- Kennesaw
- Mableton
- Marietta
- Powder Springs
- Smyrna
- Unincorporated

