

JoAnna Robinson

From: Doubrovska-Ilieva, Petia <pdoubrovska-ilieva@Dewberry.com>
Sent: Tuesday, June 9, 2026 10:05 AM
To: Yanni Spanoudakis; John Parton; JoAnna Robinson; AJ Eakley
Subject: RE: Jones Park Rezoning Flood Review

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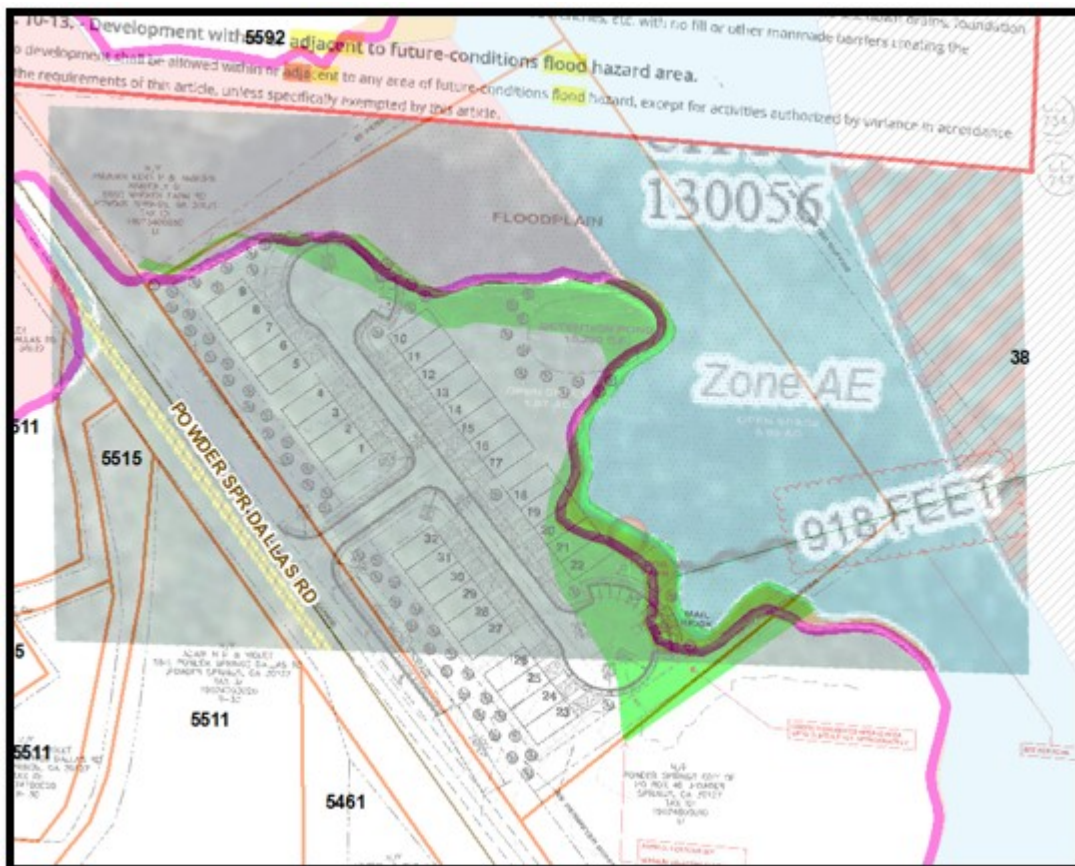
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Good morning Yanni,

Please see our review comments below:

- The developer's engineer needs to show the 100-yr future conditions floodplain to ensure that they are not encroaching into it.
 - We approximately overlaid the future floodplain with the proposed developed, as shown in pink below.



- The City’s UDO does not allow development within or adjacent to the future conditions floodplain (Sec 10-13).
- So, the developer would need to get a variance:
 - If the proposed development is encroaching on the 100-yr future floodplain, then variance for encroachment in the 100-yr Future is needed.
 - This will require compliance with Sec.10-15 and Sec.10-16 , requiring engineering study.
 - If encroachment is proposed only in the adjacent area (shown in green), then variance for encroachment into the adjacent area will be needed.
 - Note that all lots should be elevated to at least 3-ft above existing conditions floodplain or 1-ft above the future whichever is higher
- Sec.10-32 provides criteria for variances.

Thanks,

Petia

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From: Yanni Spanoudakis <yspanoudakis@powderspringsga.gov>
Sent: Tuesday, June 2, 2026 6:16 PM
To: Doubrovska-Ilieva, Petia <pdoubrovska-ilieva@Dewberry.com>; John Parton <jparton@powderspringsga.gov>; JoAnna Robinson <jrobinson@powderspringsga.gov>; AJ Eakley <Aeakley@powderspringsga.gov>
Subject: Jones Park Rezoning Flood Review

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Petia - We have a project that's coming through zoning that has a good bit of floodplain on the property. I have overlaid to the best of my ability, the floodplain and adjacent floodplain (see attached).

Can we get you to review this site plan and let us know, as shown, what variances would be needed for this to meet our code?

The goal here is to give the applicant either a path forward with variances or let them know what would need to be modified for this project to move forward.

I'm out of town this week, but I can respond via email or hop on a call next week if needed

Thanks

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