



COBB COUNTY  
BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300  
Marietta, Georgia 30090-7000

• fax: [REDACTED]

Lisa Cupid  
Chairwoman

CERTIFIED MAIL  
7020 0009 0000 6545 3038

January 6, 2022

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

**Re: Petition for Annexation –19<sup>th</sup> District, Land Lot 883, Parcels 001 and 015; 19<sup>th</sup> District, Land Lots 882, 820 and 821; 5550 and 5556 Story Road Cobb County, Georgia; Notice of Non-Objection with Stipulations**

Dear Mayor Thurman:

We are in receipt of the above-referenced annexation request. Please accept this response to the annexation proposal for 5550 and 5556 Story Road. The City of Powder Springs has petitioned to annex 49.77 acres by the 100% method.

The annexation of the subject property would conform to the provisions of O.C.G.A. § 36-36-4 as it relates to annexing land while avoiding the creation of new unincorporated islands. Based on this information, Cobb County does not object to the pending request with the following stipulations in accordance with the Intergovernmental Agreement and O.C.G.A. § 36-36-112:

1. No rezoning application that increases the density shall be filed within one year of the effective date of the annexation and initial rezoning; and,
2. The development will be a R-15 / Conservation Subdivision (cluster subdivision) with a minimum of 20% open space; and,
3. The project will not exceed the density of 2.35 units/ acre (117 lots) as indicated on the site plan dated 12-6-21 labeled "Seven Springs" for David Pearson Communities, Inc.

In summary, please accept this letter as the County's formal **notice of non-objection with stipulations** to the proposed annexation. Please see the attached comments from Cobb County departments. If you have questions or need any additional information, please contact David Webb, Intergovernmental Coordinator at [REDACTED]

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Sincerely,



Lisa Cupid, Chairwoman

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, Community Development Director – Via Email  
David Webb, Intergovernmental Coordinator – 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

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[signature page continued]

Sincerely,



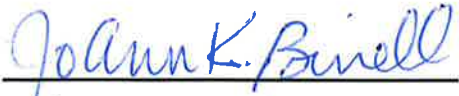
Keli Gambrell, District 1 Commissioner

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, Community Development Director – Via Email  
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[signature page continued]

Sincerely,



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, Community Development Director – Via Email  
David Webb, Intergovernmental Coordinator – 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, Community Development Director – Via Email  
David Webb, Intergovernmental Coordinator – 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

**County Staff Comments- Powder Springs Annexation- 5550 and 5556 Story Rd., January 2022**

Water service for 5550 Story Road is provided by the existing CCWS water main in Story Road.

Wastewater for the parcel can be 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.

Tim Davidson  
Cobb County Water System  
660 South Cobb Drive  
Marietta, GA 30060  
[REDACTED]

**Planning- Historic Preservation**

I have no comment.

**Mandy Elliott**

Planner III/Historic Preservation Planner  
Cobb County Community Development Agency  
Planning Division  
P. O. Box 649  
Marietta, GA 30064  
[www.cobbcounty.org](http://www.cobbcounty.org)  
[REDACTED]

**Cobb County Fire Marshal's Office**

Changes will be required to the layout to incorporate distributed guest parking throughout and Appendix D of the International Fire Code. Otherwise, our office is acceptable with the annexation.

Guest Parking:

Occupant parking shall be installed as required by zoning **AND** additional guest parking shall be required as follows:

- \_\_\_\_\_ a) Where driveways to two car garages exceed 50 feet in length, no additional parking is required
- \_\_\_\_\_ b) Where driveways to two car garages are at least 22 feet long and 20 feet wide, additional parking shall be required at 0.5 spaces per dwelling unit.
- \_\_\_\_\_ c) Where driveways to two car garages are less than 22 feet long and 20 feet wide, additional parking shall be required at 1.0 space per dwelling unit.
- \_\_\_\_\_ d) Where only single car garages are provided, additional parking shall be required at 2.0 spaces per dwelling unit.
- \_\_\_\_\_ e) Guest parking spaces must be evenly distributed throughout the project.

**D107.1 One- or two-family dwelling residential developments.**

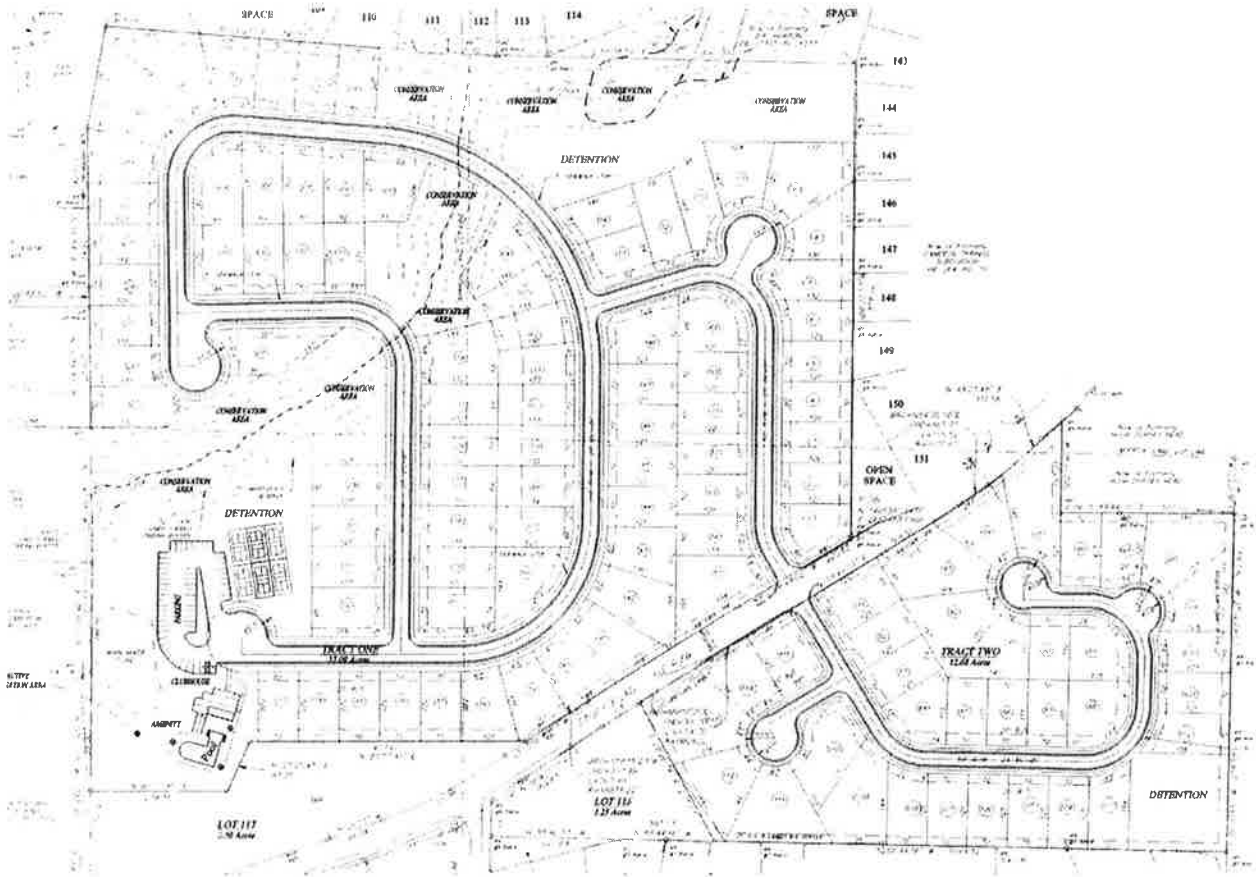
Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

**Exceptions:**

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

**D107.2 Remoteness**

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.



**Rock Toler**

Deputy Fire Marshal – South Inspection District  
Cobb County Fire Marshal’s Office

1595 County Services Pkwy  
Marietta GA, 30008

### **Cemetery Preservation**

The Coker/ Elliot Family Cemetery is in Land Lot 883, parcel 11, 19<sup>th</sup> District but does not appear to be affected by this proposal.

**Helga Hong**

Cobb County Cemetery Preservation Commission

### **Stormwater Management**

The following are the comments pertaining to the annexation.

#### **Overall Common Comments:**

1. The property is within the Powder Springs Creek Basin.
2. The post developed impervious coverage for the stormwater management design should be based on 35% of a standard R-15 lot of 15,000 square feet plus all other impervious areas such as but not limited to the following: amenity areas, roads and sidewalks, and curb-cuts and impervious trails. For this project the impervious coverage design should be based on 5,250 square feet per lot. This allows for future additions and pools etc.

#### **North side of Story Road:**

1. No stream buffers are shown upstream and downstream of the existing pond/lake on the property. Also; it should be determined if stream buffers are required around the existing pond/ lake.
2. The discharge from the existing pond/lake shall be considered along with the remaining portions of the property as the baseline stormwater runoff flows from the property as a part of their pre-development stormwater management design.
3. The existing pond/lake does not appear to a Category 1 dam. The dam should be inspected and repaired as necessary to current Cobb County Dam Regulations.
4. A small amount of Zone X Floodplain is present within the stream channel in the northeast corner of the property. FEMA Floodplain Regulations should be enforced.
5. All streams should be verified by the City's designated administrator.
6. The post developed stormwater management design for the project shall not exceed the capacity of the downstream infrastructure drainage system.

#### **South side of Story Road:**

1. The property drains to the south and discharges in several locations into an established residential subdivision within the County's jurisdiction. Based on the County's GIS mapping information there are no known drainage easements indicated with the existing downstream neighborhood. However; drainage easements may not be required based on the GIS topographic contour information the annexation property currently indicates several well-defined drainage swales for post developed stormwater discharge.
2. The post developed stormwater management design for the project shall not exceed the capacity of the downstream infrastructure drainage system.
3. An existing downstream retention pond is located at 5633 Riding Woods Drive SW. Due to the proximity of this pond the pond should be evaluated including hydraulic modeling with the post developed flows from the proposed project to address any possible increased volume of runoff to the existing retention pond.



Thanks

Carl

**L. Carl Carver, PE**

Engineer IV

Cobb County Water System

Stormwater Management Division

680 South Cobb Drive

Marietta, GA 30060-3113

Office: [REDACTED]

**GIS**

No objections from a GIS/addressing perspective.

One suggestion is to ensure the same road name is used for the development as it crosses Story Rd. In other words, the road name should be the same as you turn into the subdivision from Story Rd on the north and south side of Story Rd. This is something E911 requested we enforce several years ago, to assist in emergency dispatch. I'm not sure if this should be part of the stipulations or not, but it should be shared with the city in some way.

Thanks,

**Brad Gordon**

GIS Supervisor

Community Development - GIS Section

Cobb County Government

P [REDACTED]

**Cobb DOT**

DOT Comments:

- Recommend curb, gutter, and sidewalk both frontages along Story Road.
- Recommend 10' No Access Easement for both frontages along Story Road.
- Recommend deceleration lane for proposed roadways to Tract One and Tract Two.

Thanks,

**James M. Washington**

Site Plan Review

Cobb County Department of Transportation

1890 County Services Parkway

Marietta, Georgia 30008

[REDACTED]

[REDACTED]









# De/Annexation Location Map

January 2022

19th District  
Land Lot 883  
Parcel 001 & 015

Also Includes:  
19th District  
Land Lots 882,  
820 & 821

## Legend

-  Annexed Areas
-  Acworth
-  Austell
-  Kennesaw
-  Marietta
-  Powder Springs
-  Smyrna
-  Unincorporated

