

Creekwood Community Meeting May 2, 2025

Discussion of Zoning change on adjacent property

As you all know, there was a meeting held this past Friday to discuss the rezoning of the property next to Creekwood. In summary, the property owner has petitioned to the city of Powder Springs to rezone the property next door from single family homes to a condominium development with a total of 25 two story townhomes. Per the site plan, there will only be one entrance/exit very close to Creekwood onto Powder Springs Road. For adjoining properties, there will be landscaped buffer zones on 3 sides with the smallest buffer of 15 feet next to Creekwood. It will not be a gated community, and the price point mentioned was \$400-450k.

The residents in attendance discussed their thoughts and concerns on the rezoning. These concerns fell into 3 basic categories, as follows:

- Some residents were totally against the rezoning as they had decided to live here because of how Creekwood was developed, i.e... gated community, over 55 active adult community, club house, Quad design homes for privacy, safety, and security, etc. Please note a 2+ page letter from Creekwood residents on these concerns specifically safety and security are on file with Powder Springs.
- Another group of residents were not really against the development and may even have felt, there is not much that can be done to stop the rezoning. However, they also wanted more information and a better understanding on what is being proposed. Some of these concerns also included additional traffic impact, the removal of the trees that are part of a natural barrier, and typical development noise level. Some of these concerns are also part of the submitted petition.
- A third group of residents were somewhat part of the first two as the concerns were similar and were open to what is the best approach for Creekwood

All three of these groups engaged in active discussions on the concerns and possible solutions. The meeting was spirited, and everyone had the opportunity to present their thoughts. From the discussions, there were 3 major questions that everyone felt needed to be answered before the City Planning meeting, as that meeting is Creekwood's opportunity to present their concerns directly to the city.

The major points that were brought up to the developer were as follows.

- There was a discussion on the relative differences in the landscape buffers per the site plan with, 30 ft on the west side, 20 ft on the north side, and 15 ft on the

east side. For reference, the 20 ft buffer on the north side abuts to the property line of the units on Chesewold Dr. and the 15 ft buffer on the east side is next to Shelleydale Dr. Per the lawyer, there is no county or city requirements for buffer distances, and it is based on how the site plan is set up. There was considerable discussion on why there were the differences but no clear answer other than that's how it was laid out. It appears that the smaller buffer is needed on the east side because of the layout of the townhomes. There was considerable discussion on the buffer which led to a question on the location of the property line. The question of the property line location relative to Creekwood needs to be answered.

Action Item...The builder has committed that they will establish a stake line at the property line. Completion date mid-May to provide time for review prior to the May 27th City Planning meeting.

- Creekwood is a gated, active adult community, and residents have decided to live here because of that. A development of townhomes next door is not what the residents envisioned since adjoining properties were residential and heavily wooded. As such, they would not have the quiet, or the safety/security issues inherent in residential zoning. The builder has indicated that their community will not be gated. Therefore, anyone could come and go between properties unhindered. There was a discussion about fencing between the communities.

Action Item: The lawyer and property owner indicated that they would investigate the possibility of installing fencing between Creekwood and the new development. They indicated they would have this done by mid-May to provide time for review prior to the May 27th City Planning meeting.

- There was considerable discussion on the traffic study and the entrance and exit to the new development and Creekwood. Several items were brought up including the length of the study (one day), the timing of the study (mid-week), basic assumptions (road usage growth vs Powder Springs population growth), and basic data which included the decline in travel because of Covid for approximately 2yrs. The builder did not have any alternatives or suggestions but indicated that traffic is always a problem, and that the county/city is looking at a long-term plan to make it a divided roadway with no turn lanes. Several participants brought up suggestions to include a stop light, no block signage, including intersection painted roadway, traffic light control based on times, volume of traffic, and entrance/ exiting vehicles to the developments. Everyone was very concerned considering both the traffic and the level of speeding on that stretch of Powder Springs Road

Action Item... The developer will get with the traffic consultants to review the results and to evaluate the need for further study. This would also include some of the suggestions that were discussed. The builder indicated completion by mid-May to provide time for review prior to the May 27th City Planning meeting.

When Creekwood hears back from the developer the results will be sent to everyone. Please note, regardless of what the developer comes back with it would be best if anyone who can attend the planning on Monday the 27th meeting does so.