



COBB COUNTY  
COMMUNITY DEVELOPMENT AGENCY

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Jason S. Gaines, AICP  
Planning Division Manager

May 24, 2018

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

**RE:** HB 489 Intergovernmental Agreement on Land Use: Annual City and County Elected Officials Meeting – Mutually Acceptable Amendments.

Dear Mayor Thurman:

On February 13, 2018, the mayors and / or representatives of the six cities and a quorum of the Cobb County Board of Commissioners held a meeting in accordance with the HB 489 Intergovernmental Agreement (IGA) on Land Use. In accordance with Section 1, Paragraph F, a consensus was reached that following action by the Board of Commissioners, each member would present their respective updated land use compatibility table (Exhibit A) to their respective board / council for approval. Please refer to the revised Exhibit A table (attached) for amendments to be considered by your elected governing body.

On May 22, 2018, the Board of Commissioners approved the amendments to the Exhibit A tables. For the amendments to become effective, the elected governing body of each city must approve them. Following the action taken by your elected governing body, please provide written notification confirming the action has occurred.

If you have any questions please contact Jay Northrup, Intergovernmental Coordinator at (770) 528-2199, or [jay.northrup@cobbcounty.org](mailto:jay.northrup@cobbcounty.org).

Sincerely,

Jason Gaines, Planning Division Manager

Attachment:

Updated Exhibit A for the City of Powder Springs

c.c. Rob Hosack, Cobb County Manager, via Email  
Dana Johnson, Director, Cobb County Community Development Agency, via Email  
Pam Conner, City Manager, City of Powder Springs  
Kelly Axt, City Clerk, City of Powder Springs

# City of Powder Springs Exhibit "A"

County Future Land Use Recommendation	City Future Land Use Recommendation	Unobjectionable City Zoning District	Minimum – Maximum Allowable Density/ Misc. Stipulations
Rural Residential (RR)	N/A		
Very Low Density Residential (VLDR)	Low Density Residential (LDR)	R-30, R-20, R-15	0-2 DUA R-15 — Appropriate with uses and intensities similar to previously identified unobjectionable zoning districts for cluster subdivisions only, conserving at least 20% of total site area; up to 2.3 UPA for total project density per city method MXU — Appropriate with uses and intensities similar to previously identified unobjectionable zoning districts for cluster subdivisions only, conserving at least 20% of total site area; up to 2.3 UPA for total project density per city method
Low Density Residential (LDR)	Low Density Residential (LDR)	R-30, R-20, R-15	1-3 DUA MXU — Appropriate with uses and intensities similar to previously identified unobjectionable zoning districts; up to 2.3 UPA for total project density per city method
Medium Density Residential (MDR)	Medium Density Residential (MDR)	R-30, R-20, R-15, MDR-SFD, MDR-SFA, MDR-MF, MXU	3 -5 DUA MXU — Appropriate with uses and intensities similar to previously identified unobjectionable zoning districts; up to 5 UPA for total project density per city method
High Density Residential (HDR)	Community Activity Center (CAC)	R-30, R-20, R-15, MDR-SFD, MDR-SFA, MDR-MF, MXU, LRO <u>OU</u>	Up to 12 DUA; MXU — Appropriate with uses and intensities similar to previously identified unobjectionable zoning districts; up to 12 UPA for total project density per city method

County Future Land Use Recommendation	City Future Land Use Recommendation	Unobjectionable City Zoning District	Minimum – Maximum Allowable Density/ Misc. Stipulations
N/A	Downtown Activity Center	CBD	CBD applies to “Historic Powder Springs” and central city areas only; not to be applied to outlying/fringe areas
Neighborhood Activity Center (NAC)	Neighborhood Activity Center (NAC)	MXU, NRC-O, NRC-R, LRO OI	MXU — Appropriate with uses and intensities similar to previously identified unobjectionable zoning districts; up to 8 UPA for total project density per city method
Community Activity Center (CAC)	Community Activity Center (CAC)	MXU, CRC-O, CRC-R, LRO OI, BP	MXU — Appropriate with uses and intensities similar to previously identified unobjectionable zoning districts; up to 12 UPA for total project density per city method CRC — Appropriate if located at the intersection of at least an arterial and collector roadway, per County’s Major Thoroughfare Plan
Regional Activity Center (RAC)	N/A		
Industrial Compatible	Industrial Compatible	BP, LI	
Industrial (IND)	Industrial Area	BP, LI, HI	
Transportation/Communication/Utilities (TCU)	N/A		
Public Institutional (PI)	Community Services/Institutional (CS/I)	R-30, R-20, R-15	For contiguity with city zoning maps
Park/Recreation/Conservation (PRC)	Parks Recreation Conservation (PRC)		
	Office Professional	LRO OI, MXU, BP, CBD	