

# Memorandum

Date: May 3, 2021

Subject: **PZ 21-014**  
Rezoning from CRC to MXU 4493,4391, 4327 Brownsville Road; 0 Oglesby Road Land Lots 1025,1026, 1027, 1047

A motion to approve with the following conditions:

**Staff recommends APPROVAL as proposed development is consistent with the comprehensive Plan.**

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the Subject Property.
2. The Subject Property, consisting of a 32.11 acre tract of land, shall be developed in substantial conformity to that certain zoning site plan (4B – Brownsville Road) prepared by Silver Studio, dated March 19, 2021, which was filed concurrently with the Applications.
3. The Subject Property shall be rezoned from CRC to MXU developed as a Class “A”, highly-amenitized residential community consisting of a maximum number of 348 luxury apartment units on 22.3 acres in two phases at a total of 15.61 units per acre.

Additionally, Selig’s proposal includes the retrofitting, rehabbing and repurposing of an existing in-line retail center, approximately 12,000 square feet in size, and additional future development primarily consisting of retail/commercial and possibly with a mixture of townhomes. Also, as a part of the amenitized residential community there will be non-residential components which will include a leasing office, a clubhouse/lounge, fitness facilities and other amenitized components in the approximate amount of 9,000 square feet of additional non-residential area.

4. The architectural style and composition of the buildings proposed for the Subject Property shall be consistent with the architectural renderings/elevations which were filed concurrently with the Application for Rezoning and which are being resubmitted herewith. All of the buildings constructed on the Subject Property shall consist of wood frame construction with Gyp-Crete® floors and include equal architectural treatment on all four (4) sides of each building constructed on the Subject Property.

The above-mentioned renderings/elevations, in conjunction with the site plan, depict a total number of approximately 495 parking spaces relative to the residential component, with existing parking already serving the 12,000 square foot in-line retail center and parking ratio-compliant spaces concerning the planned future development on the site.

Said parking shall consist of 474 surface parking spaces and 21 garage parking spaces. The residential parking ratio will be 1.65 parking spaces per dwelling unit as dictated by

the actual number of bedrooms; that is 48% one-bedroom units; 46% two-bedroom units; and, 6% three-bedroom units.<sup>1</sup> Parking ratios are determined for one-bedrooms at 1.6; for two-bedrooms at 1.6; and, for three-bedrooms at 2.2.

5. Selig's proposed multi-family residential component shall have state-of-the-art amenities, appointments and recreational facilities for the use and enjoyment of its residents, as follows:
  - a. A swimming pool area which will include a clubhouse and a lounge.
  - b. A fully equipped fitness center.
  - c. Gates and controlled access for the entrances to the community and the amenity areas.
  - d. Strategically positioned walking paths and pedestrian connectivity between the various components of the mixed-use development.
  - e. A dog park.
  - f. Meaningfully positioned green space throughout the mixed-use development.
6. Interior floor plans and finishes shall consist of the following:
  - a. A minimum of nine foot (9') ceiling heights from floor to finished ceilings in living rooms and a minimum of ten feet (10') between floors. Ceiling heights may vary in kitchens and bathrooms.
  - b. Countertops consisting of granite, marble/quartz, Corian® and/or analogous masonry or stone surfaces.
  - c. Stainless steel appliances with luxury finishes.
  - d. Stainless steel kitchen sinks.
  - e. Ceramic tile, wood plank or wood-like vinyl plank and/or high-end carpeting.
  - f. Spacious, open floor plans.
  - g. High speed internet availability in all units.
  - h. Upgraded wood trim packages throughout each unit, including one inch (1") x four inch (4") square edge base and door trim.
  - i. Brushed nickel, chrome or oil-rubbed bronze bathroom and kitchen fixtures.

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<sup>1</sup> This breakdown of percentages of the unit mix is preliminary and may vary at some point during the pendency of these Applications.

- j. Uniform window treatments to present an aesthetically pleasing and consistent appearance.
  - k. High-end, landscaping and hardscaping throughout the proposed community such as heavily landscaped common areas; gathering spaces such as a firepit; open and covered eating areas; walking paths with superior pedestrian connectivity; and, a pool with its commensurate state of the art accessories/furniture.
  - l. Double-paned, insulated windows.
7. Compliance with the recommendations from the City of Powder Springs Public Works Department, the City Engineer and the City's Chief Building Officials, including the following:
- a. Ensuring interior maneuverability and accessibility in order to accommodate Fire and Public Safety vehicles and apparatus.
  - b. Following the recommendations of operational improvements planned for the City by Croy Engineering.
  - c. The submission of a Trip Generation Analysis prepared by A&R Engineering, Inc., which is being resubmitted concurrently herewith.
  - d. Ensuring that the Subject Property has adequate access to water, sewer and electrical connections.
8. Additional signage for the Subject Property shall consist of ground-based, monument-style signage and building signage consistent with the City of Powder Springs Sign Ordinance. Additionally, within the interior of the site, there shall be appropriately positioned, grade-based directional signage in order to ensure ease of maneuverability and accessibility.
9. The overall lighting plan within the proposed development shall be environmentally sensitive, decorative and themed to the architectural style and composition of the buildings. Lighting utilized for the development shall be installed in order to minimize illumination from extending beyond the Subject Property's boundaries. Security lighting, as well as high-resolution video surveillance cameras shall be installed to address potential security issues.
10. Selig shall submit a Landscape Plan as a part of the Plan Review Process, including the following:
- a. The detention pond located on the Subject Property shall be landscaped.
  - b. The Subject Property shall be landscaped in conformity to or exceeding the level of landscaping within this sub-area of the City with respect to existing and planned mixed-use developments.

- c. The inclusion of both intra-parcel and inter-parcel pedestrian connectivity and paths for all walkable areas.
- d. Points of ingress/egress with monument-style signage shall be landscaped, lighted and irrigated as appropriate.

11. A professional and certified third-party management company is required to manage the apartments. This management company will server as a liaison between Selig and any successor multi-family management company or new Owner.

12. Compliance is required with the recommendations from Cobb County DOT

13. No additional access points on Oglesby Road and Brownsville Road are permitted, except those shown on the site plan dated March 19, 2021. Inter-parcel access is required throughout the site.

14. Recommended improvements identified in the traffic study, subject to staff review, shall be installed by the developer prior to the issuance of the first certificate of occupancy. As an alternative, the developer shall pay to the City the cost of said improvements to be held in escrow so that they can be completed as part of the City's road project.

15. Design of apartments and future commercial structures to be approved by Mayor and Council.

16. That consideration be given to pedestrian crossings during the plan review process.

**SO MOTIONED** this 3rd day of May, 2021.

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Albert Thurman, Mayor

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Patrick Bordelon, Council Member

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Doris Dawkins, Council Member

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Patricia Wisdom, Council

Member

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Henry Lust, Council Member

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Thelma C. Farmer, Council Member

Attest: \_\_\_\_\_

Kelly Axt, City Clerk