
FW: commercial development at Barrett & PS Road

From Pam Conner <PCONNER@powderspringsga.gov>

Date Sun 4/26/2026 2:33 PM

To John Parton <jparton@powderspringsga.gov>; Thomas Neaves <tneaves@powderspringsga.gov>

From: [REDACTED] <[REDACTED]>

Sent: Sunday, April 26, 2026 11:58 AM

To: Pam Conner <PCONNER@powderspringsga.gov>

Subject: Re: commercial development at Barrett & PS Road

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Thanks Pam.

The only reason I have questions is that it is going to immediately impact my property and the more I know the less questions I will have to ask during zoning. For instance, I see that they are applying for variance. I am guessing it's for setback and buffer since QT is trying to put a larger than normal store on smaller than normal tract of land. This is something you think would be shared with me since this potential development is going to impact me the most. The wall that I'm requesting is not just for Crane Dr homes. I actually own 2631 and 2621 Whitehaven DR which back up to the two properties I own off of Crane Dr at 3465 and 3461 Crane Dr SW. This might impact all 4 of our properties. QT is all you would see from the front of 3465 and 3461 Crane Dr and from the back side of the houses located at 2631 and 2621 Whitehaven Dr. I've appraised for over 20 years and can tell you that it would definitely have some kind of impact of all properties. First of all, if someone were to buy this property an appraiser would have to at minimum find at least one property with similar situation including view. I can promise you this because I have appraised many homes with similar scenario. This is the reason we have law and rules and guidelines to try not to have intense new uses come so close to residential and to try and be as least impactful as possible if these laws or bent or ignored. So I guess I'm saying that if QT receives their zoning that if I were to have to sell this property as its current use that I could expect to incur longer than normal marketing time which will cause property to more than likely sell for less and that it could cause that potential buyer to have to get a conventional loan and pay higher interest because I'm not sure that moving forward that my property would even qualify for FHA or VA loan which would currently be possible to receive. Small, overlooked issues can cause others great loss if not approached with caution when it comes to diminishing property values. I guess I will have to wait and find out impact during zoning meeting since none of my questions or request have been answered before public hearing.

Thanks,

Steven McCampbell

[REDACTED]
CR Appraiser [REDACTED]
Broker [REDACTED]

On Saturday, April 25, 2026 at 07:27:39 PM EDT, Pam Conner <pconner@powderspringsga.gov> wrote:

Hi, Steven.

I know staff has your comments, which will be shared with the zoning commission as well as Mayor and council. We (staff) usually share with the applicant as well because we are trying to address all sides. Most of the time, the applicants are open to considering requests.

The agenda work sessions are just for the commissioners and council members to ask questions they have. The applicants present their application and then council asks questions so they have an understanding of the request. But they don't take public comment at those meetings. However, there is public comment at the hearings so that all comments are on the record.

Pam

From: [REDACTED] <[REDACTED]>
Sent: Thursday, April 23, 2026 9:21 AM
To: Pam Conner <PCONNER@powderspringsga.gov>; John Parton <jparton@powderspringsga.gov>; R Hosack <rhosack@outlook.com>; lisa.cupid@cobbcounty.gov; monique.sheffield@cobbcounty.gov
Subject: Re: commercial development at Barrett & PS Road

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Good morning, Pam.

I'm just following back up with you about QT on Crane Dr to see if you have had an opportunity to review questions and request and to see if there is any response. The public zoning hearing is Monday, and the city would not let me address any of my concerns in last week's meeting. The city told me to address my concerns via email. Please let me know something by the end of the week as this QT will be the only thing I will see from any of my front windows and I'm sure that there will also be a lot of noise as well. This store will be opened 24 hours.

1). What is the proposed buffer/setback from CRC to ROW on Crane Dr SW?

County Specific Requirement state buffer "may" be reduced to 20 ft if 10 ft. landscape buffer and 6 ft wood or masonry fence or wall is constructed.

State recommends that distance to nearby homes may require larger than 25-foot buffer incase fire or explosion. Could QT provide a study that shows safety and distance if this zoning were to be approved.

2). Is the right-hand turn lane leading into Crane Dr from Powder Springs Rd going to be improved?

The current turn lane has a very short distance before Crane Dr. This turn lane was never really meant to serve any dense use on Crane Dr, it was designed to service Barrett Pkwy, and it is an old design that needs to be updated in order to properly support the growth that has come to this intersection in the last 30 years. It would be nice if someone from DOT would be at zoning meeting as well. In addition, I met with Amy Diaz with Cobb DOT last week. She stated that even if Crane Dr access is brought

through to Barrett Pkwy that through traffic could not cross or pass by residence. She said that this would be used as a cut through to bypass to Barrett Pkwy from Powder Springs Rd. She stated that the only access that they are willing to support is right in right out from Powder Springs to Crane. She also stated that the road needed to really be moved back further from intersection because it's really to close. I feel like these intersection improvements need to at minimum be discussed due to the already bad traffic at the intersection in the afternoons. It basically takes 20+ minutes from Weaver Run to Barrett Pkwy in afternoon traffic.

3}. The Residence on Crane Dr SW request that utility "public sewer" be brought to homes for homeowners to connect to. This is something that should have been done years ago. In addition, it might help offset some of the negative marketing impact to neighboring homes by improving surrounding properties with utility.

4}. The Residence on Crane Dr SW request future access to Barrett Pkwy should Brown property close and a path be found for commercial access crossing neighboring residence.

5). The Residence on Crane Dr SW request that City of Powder Springs community development planning and zoning support any use within reason that residence may bring into city for annexation and rezoning including climate-controlled, self-storage, medical facility, restaurant, strip mall, etc. We feel like we need all the support we can get because we are uncertain of negative marketing outcome of C store so close to residence.

We appreciate your time and consideration and look forward to hearing back from you soon.

Thanks,

Steven McCampbell

On Monday, April 20, 2026 at 09:33:33 AM EDT, [REDACTED]

<[REDACTED]> wrote:

Thanks Pam, I appreciate you.

Steven McCampbell

On Sunday, April 19, 2026 at 08:05:31 PM EDT, Pam Conner <pconner@powderspringsga.gov> wrote:

Hi, Steven.

I will take a look at these questions and ask staff to do so as well. After I've had a chance to speak with them, I will be in touch with you or will ask staff to reach out.

Pam

From: [REDACTED] <[REDACTED]>

Sent: Sunday, April 19, 2026 3:27 PM

To: Pam Conner <PCONNER@powderspringsga.gov>; R Hosack <rhosack@outlook.com>; Marsellas Williams <mwilliams@powderspringsga.gov>; John Parton <jparton@powderspringsga.gov>; Thomas Neaves <tneaves@powderspringsga.gov>

Subject: Re: commercial development at Barrett & PS Road

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Good afternoon, Pam.

I'm contacting you to see if you could answer some of my questions and concerns if QT zoning is passed off of Crane Dr.

1). What is the proposed buffer/setback from CRC to ROW on Crane Dr SW?

County Specific Requirement state buffer "may" be reduced to 20 ft if 10 ft. landscape buffer and 6 ft wood or masonry fence or wall is constructed.

State recommends that distance to nearby homes may require larger than 25-foot buffer incase fire or explosion. Could QT provide a study that shows safety and distance if this zoning were to be approved.

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restaurant, strip mall, etc. We feel like we need all the support we can get because we are uncertain of negative marketing outcome of C store so close to residence.

We appreciate your time and consideration and look forward to hearing back from you soon.

Thanks,

Steven McCampbell

[REDACTED]

On Tuesday, March 3, 2026 at 12:26:16 PM EST, Pam Conner <pconner@powderspringsga.gov> wrote:

Mr. Campbell,

I have scheduled this for Thursday, in person, at 3pm. If you cannot meet in person, let me know and we will use the virtual ink instead.

Pam

Microsoft Teams meeting

Join: [REDACTED]

[REDACTED]

Meeting ID: [REDACTED]

Passcode: [REDACTED]

[Need help?](#) | [System reference](#)

For organizers: [Meeting options](#)
