

**SAMS, LARKIN & HUFF**

A LIMITED LIABILITY PARTNERSHIP  
SUITE 100

376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF

TELEPHONE

FACSIMILE

March 1, 2023

**(REVISED STIPULATION LETTER - REVISED SITE PLAN AND ARCHITECTURAL RENDERINGS)**

**VIA EMAIL AND HAND DELIVERY**

Mr. Shaun Myers  
Planning and Zoning Manager  
City of Powder Springs  
4488 Pineview Drive  
Powder Springs, Georgia 30127

Re: Applications of SCP Acquisitions, LLC to Annex and Rezone a 45.3 Acre Tract from R-20, NRC, LRO to Conditional MXU (No. PZ22-034)

Dear Shaun:

As you know, this firm has been engaged by and represents South City Partners (“SCP”) concerning the above-captioned Applications. The Public Hearing before the Powder Springs Planning Commission is scheduled for March 27, 2023; and, thereafter, the Powder Springs Mayor and Council Public Zoning Hearing is scheduled for April 3, 2023.

The property at issue (“Subject Property”) consists of an approximate 45.3-acre tract of land which is located at the northwest corner of Ernest Barrett Parkway and Macedonia Road, compiled of parcels (and portions thereof) on the north and south sides of Macedonia Road and within areas on Cobb County’s Future Land Use Plan (“FLUM”) classified as Neighborhood Activity Center (“NAC”), Medium Density Residential (“MDR”); and, Low Density Residential (“LDR”). All of the Subject Property represents a reasonable, logical and acceptable expansion of the City’s corporate limits.

SCP is requesting the Annexation and Rezoning of the Subject Property from its existing zoning classifications of R-20 (Single-family Residential), Neighborhood Retail Commercial (“NRC”), and Low Rise Office (“LRO”) in unincorporated Cobb County to the Mixed Use District (“MXU”) in the City of Powder Springs for the purposes of retail components positioned on the north side of Macedonia Road and three residential components including; 51 owner-occupied, single-family homes; 98 owner-occupied, single-family townhomes; and, 297 highly amenitized, multi-family, luxury apartments.

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During the pendency of this application, SCP has engaged in a dialogue with the City's professional staff, City consultants and also has spoken with certain area residents, business owners and nearby HOAs. As a follow-up to and in connection with those discussions, SCP agrees to the following stipulations becoming conditions and a part of the grant of the requested rezoning and annexation and binding upon the Subject Property thereafter:

1. The stipulations and conditions set forth herein shall supplement the previous Stipulation Letter dated January 4, 2023 concerning the property which constitutes the subject matter of the above-captioned Application for Annexation and Rezoning.
2. The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Joel G. Bowman, RLA, of b & c studio, which is being submitted concurrently herewith. The following items constitute the changes to the former site plan pursuant to and in accordance with City Staff and TSW recommendations.
  - a. The entrance to the property has been moved closer to Barrett Parkway for the retail and the multi-family component to improve site distance and clearance for traffic.
  - b. The retail section has been moved to the corner of Macedonia Road and Barrett Parkway as requested by TSW.
  - c. The original submittal contemplated two retail pads along Macedonia Road. The new plan has a mixed-use building with residential over retail facing the corner of the site. Also, the revised site plan indicates a free-standing build-to-suit retail/restaurant building pad with high visibility on the corner of Macedonia Road and Barrett Parkway.
  - d. The revised site plan has added some two-story garage apartments on the edge of the apartment site to help transition to the lower density townhomes.
  - e. The revised site plan has reconfigured the townhome parcel to allow for alleys behind most of the townhomes as requested by the comments from TSW. Due to the alleys, the site plan has reduced the number of townhomes from 100 in the previously submitted plan to 98 in the current plan. This allows for most

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townhomes to address the primary street front without front-loaded garages and driveways.

- f. Where physically possible and feasible, the roads in the townhome section have been modified to accommodate the road section provided by TSW to include sidewalks, street trees and lighting.
- g. The Applicant has added window trim, shadow boxes and trellises to the townhomes and houses per the request by TSW.
- h. A pocket park has been created where there were previously town homes in the central part of the site per request by TSW.
- i. An extensive trail system has been added that strategically meanders throughout the property and connects the various mixes of residential uses per request of TSW.
- j. The Applicant has created 50- and 55-foot wide single-family lots as requested by TSW and has eliminated all 40' wide lots.
- k. Due to the widening of the single-family lots, the Applicant has reduced the single family lots by 7 lots. (Previously 58 lots and now 51 lots.)
- l. In order to maintain the same unit-count the revised site plan indicates an increase to the multi-family units to 297 from 288 (an increase of 9 apartments), which consists of a reduction of nine townhome and single-family homes.
- m. The Applicant has greatly reduced and simplified the design of the single-family component. The materials are shown on the new elevations and are consistent with the TSW request.
- n. Elevations are being provided concurrently herewith which include a more prominent front door and downplays the garages. The wider lots allowed for a more gracious design.

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City of Powder Springs  
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- o. Shadow boxes, trellises and window trim have been added to the single-family and townhomes to create more architectural interest on the street facing façade.
3. The construction of a maximum number of 446 single-family and multi-family homes at an overall maximum density of 9.4 units per acre.
4. The architectural style and composition of the homes shall be thematically and stylistically aligned and consist of traditional architecture on all sides in substantial conformity to the revised architectural renderings/elevations being submitted concurrently herewith.

The remainder of the January 4, 2023 Stipulation Letter attached hereto shall remain in effect where not in conflict with the supplemental stipulations and attachments provided within this letter.

Please do not hesitate to contact me should you or the City's staff require additional information or documentation prior to the formulation of staff's Analysis and Recommendations and/or prior to the application being heard and considered by the Planning Commission and the Mayor and City Council. With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.

GLS, Jr./jac  
Attachments

cc: ON FOLLOWING PAGE

# SAMS, LARKIN & HUFF

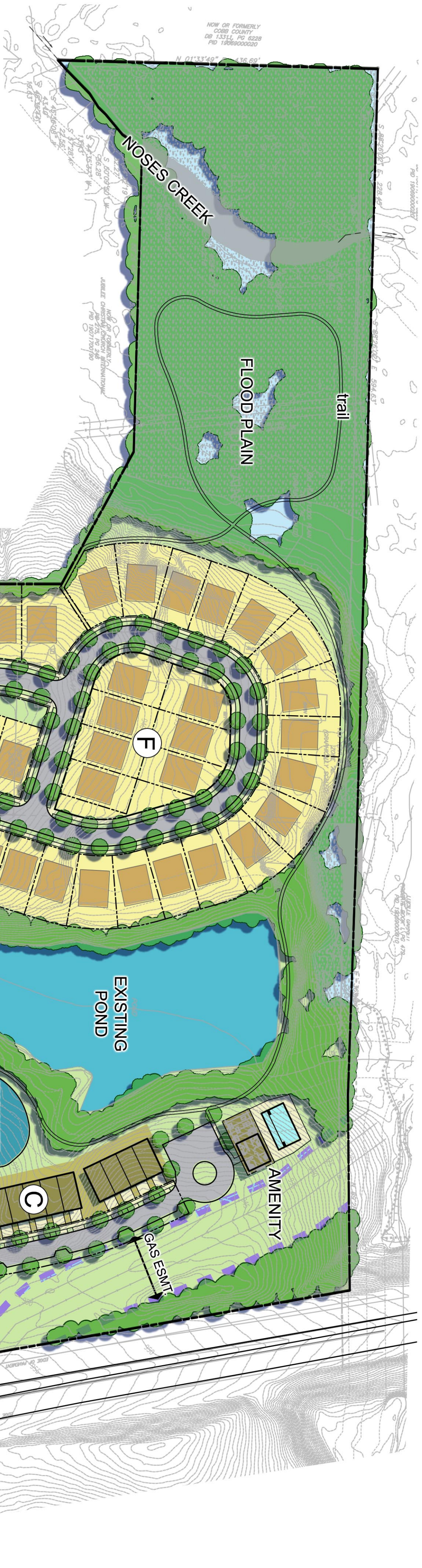
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## **VIA EMAIL AND HAND DELIVERY**

Mr. Shaun Myers  
Planning and Zoning Manager  
City of Powder Springs  
March 1, 2023  
Page 5

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cc: Pam Conner, Esq., City Manager (via email)  
Richard W. Calhoun, Esq., City Attorney (via email)  
Ms. Tina Garver, Community Development Director (via email)  
Mr. Mark Randall, South City Partners (via email)  
Mr. John Long, South City Partners (via email)  
Mr. Sean Rosco, South City Partners (via email)  
Mr. Clif Poston, Traton (via email)  
Mr. Richard Parvey, Traton (via email)  
Mr. Robert L. Hosack, Jr., AICP (via email)  
Mr. Adam Williamson, PLA, AICP, Principal, TSW (via email)  
Mr. Parks F. Huff, Esq. (via email)



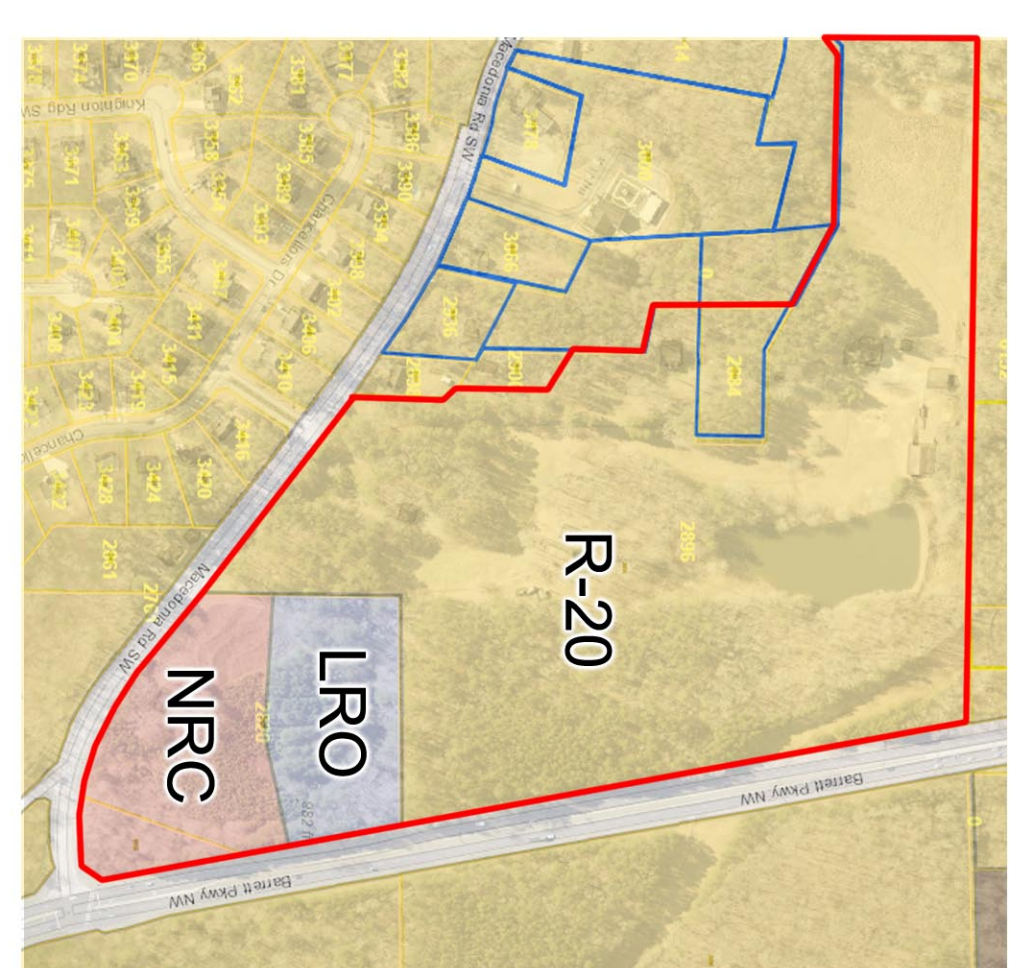
**SUMMARY**

Land lots 717 and 764 of the 19th district  
 2884, 2896 and 2820 Macedonia Road, City of Powder Springs  
 Cobb County  
 Zoned R-20, LRO and NRC  
 Proposed zoning MXU

47.4 acres +/- 34 acres net useable site area  
 4.7 acres flood plain  
 5.2 acres stream buffer/wetland  
 1.0 acres gas esmt.

446 total units proposed overall density 9.4 units/acre  
 30% open space provided  
 Less than 50% impervious surface

- A 297 UNITS MULTIFAMILY +/- 14.7 acres 1.5 spaces/unit 432 space 3 floors
- B.1 6,000 s.f. retail first floor, 22 spaces
- B.2 5,000 s.f. retail 1 floor 18 spaces
- C 43 Townhomes 24' X 50' front garage
- D 55 Townhomes 20' x 50' alley garage  
 Townhome +/-14.0 acres 7 duac
- E 20 Single family homes, 55' x 100' lots
- F 31 Single family homes, 50' x 100' lots  
 Single family 18.7 acres 6 duac

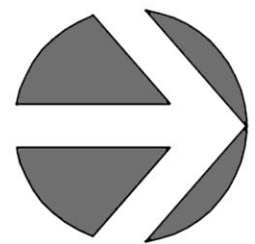
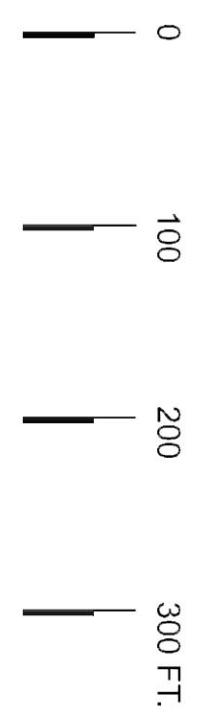


ZONING



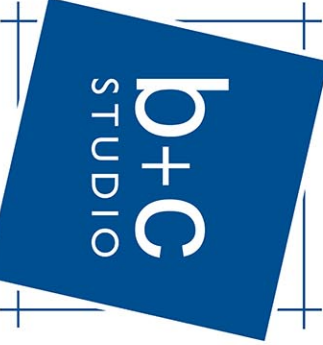
SITE LOCATION

NOTE:  
 Plan is provided as an illustrative concept based on available data. Final plan must be verified with an ALTA Survey. Locations of buildings, interior streets, and driveways, parking spaces, building entrances, landscape areas, crosswalks, interior sidewalks, and amenities are approximate and may be revised (provided all legal requirements are met) upon overlay of ALTA Survey.



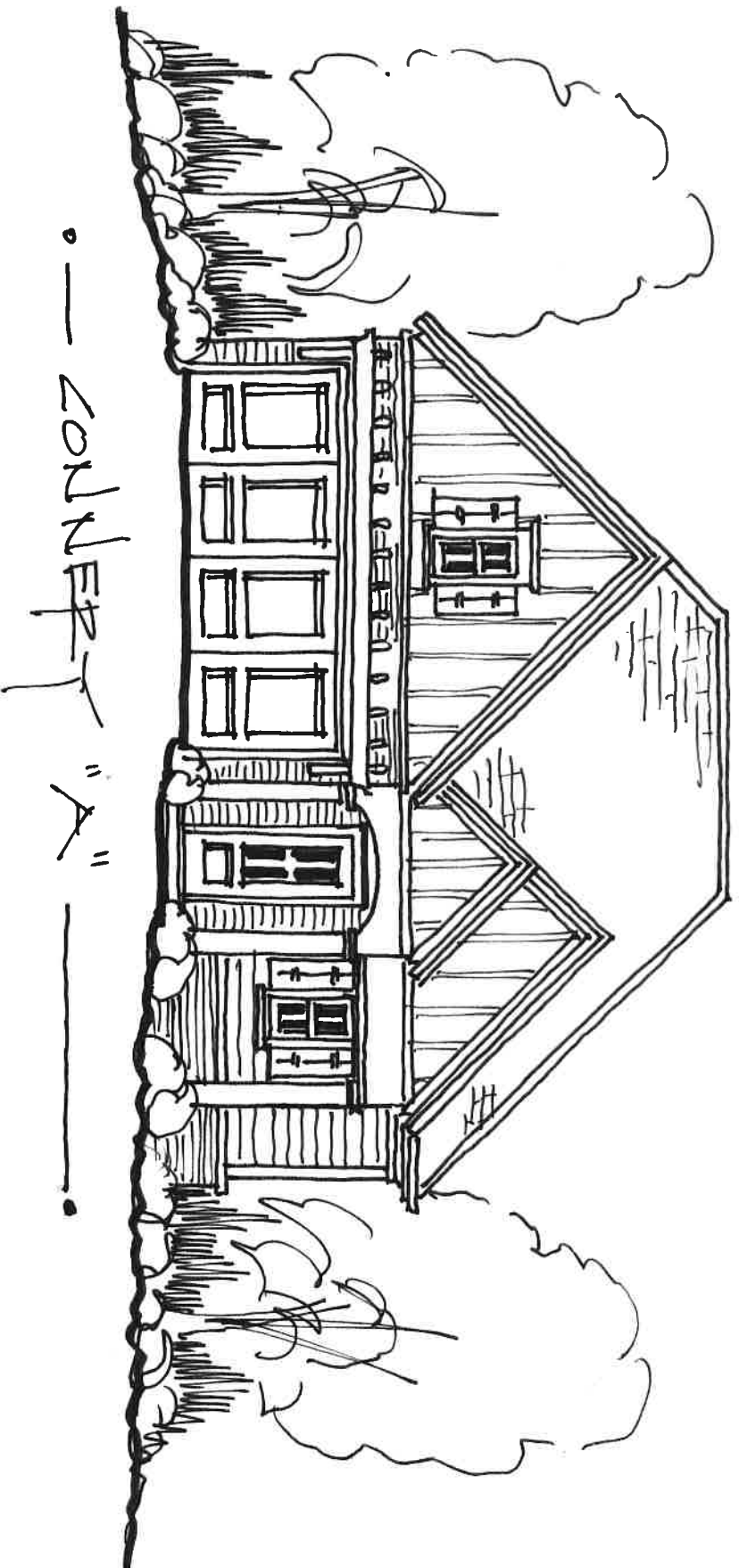
February 17, 2023

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING



SCP - MACEDONIA

CITY OF POWDER SPRINGS, GEORGIA



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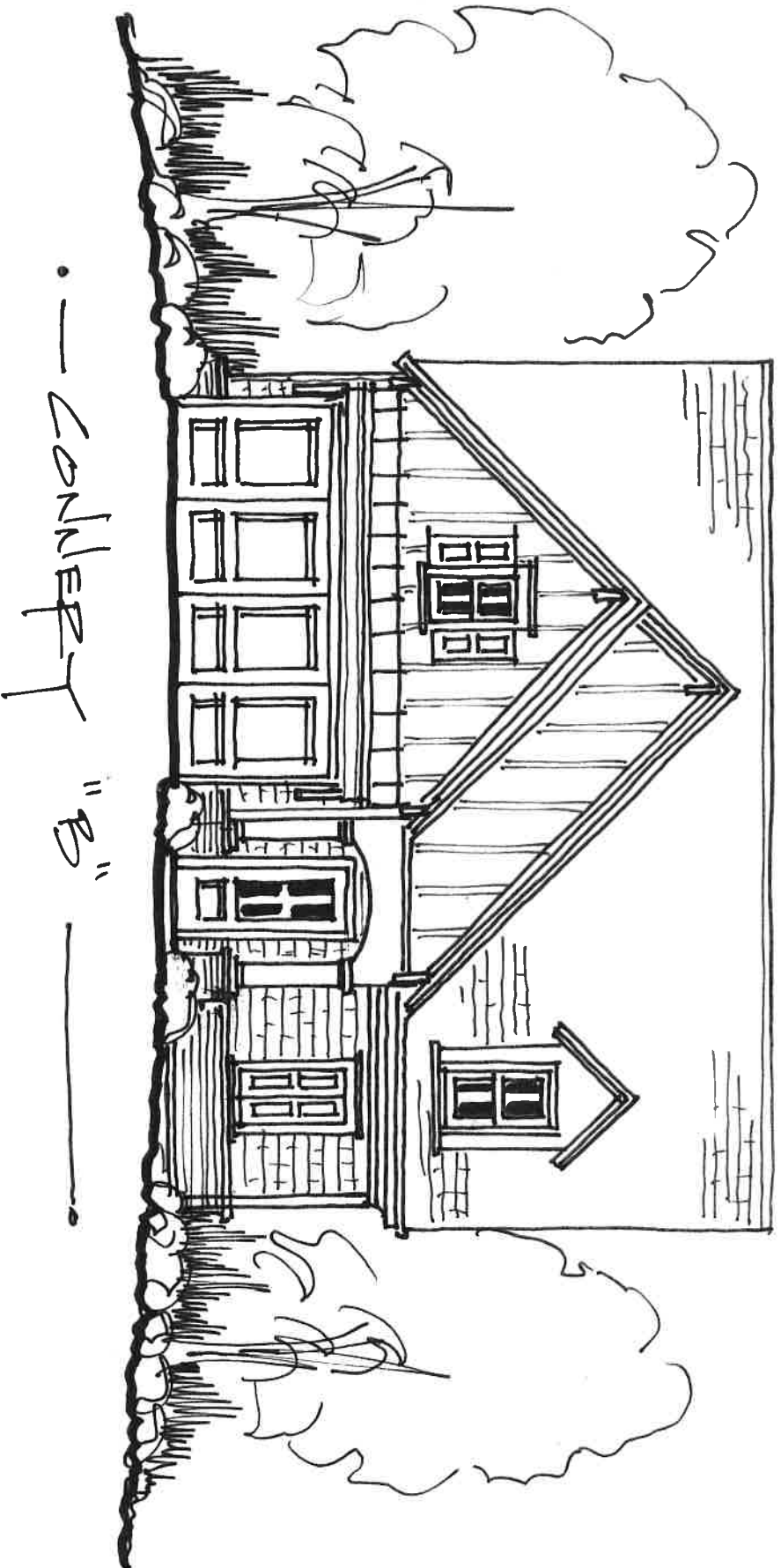
TRATON HOMES

FRONT ELEVATION



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ARCHITECTS • DESIGNERS

222 CRESCENT CIRCLE MARIETTA GA 30064  
PHONE 770-424-3882 678-568-8930 FAX



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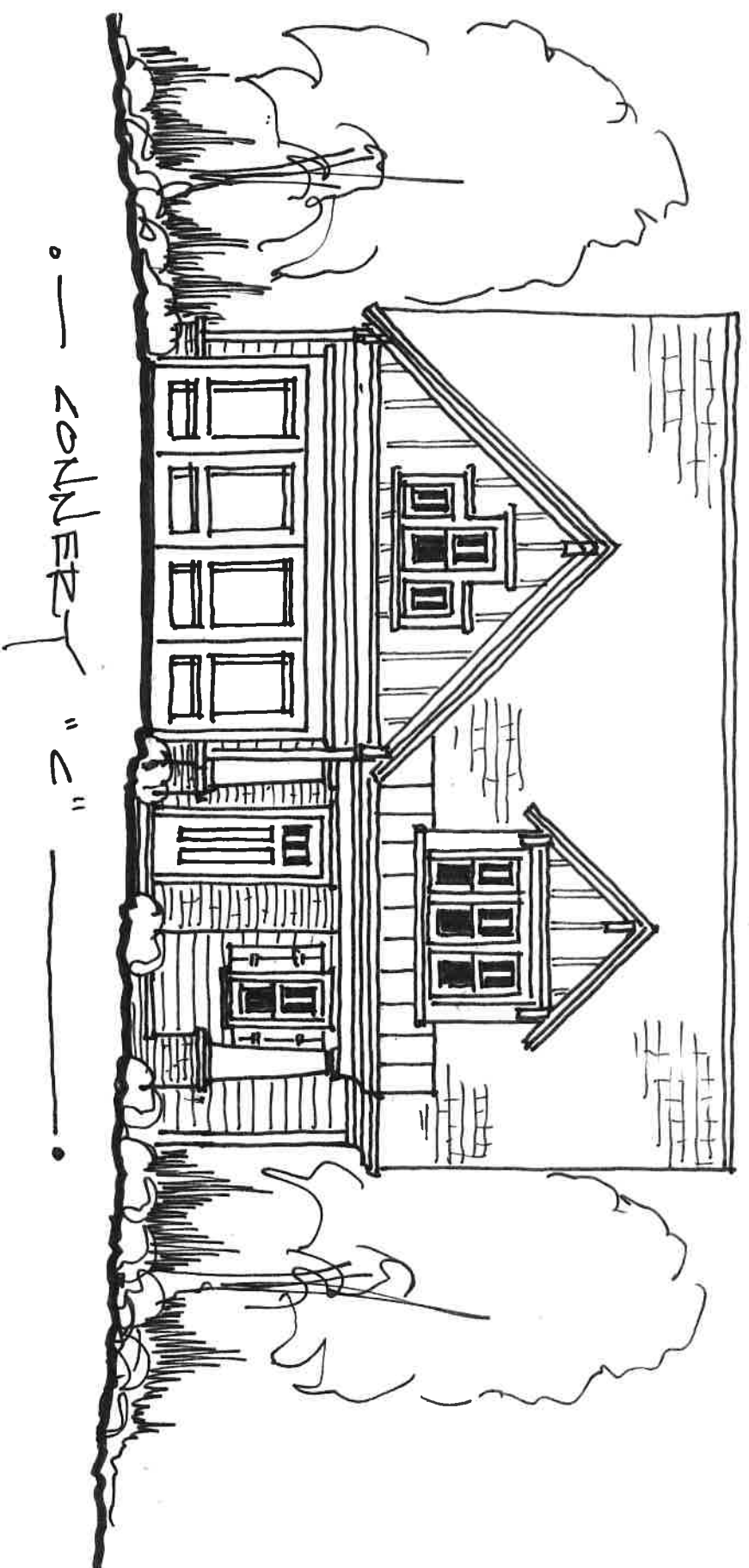
FRONT ELEVATION



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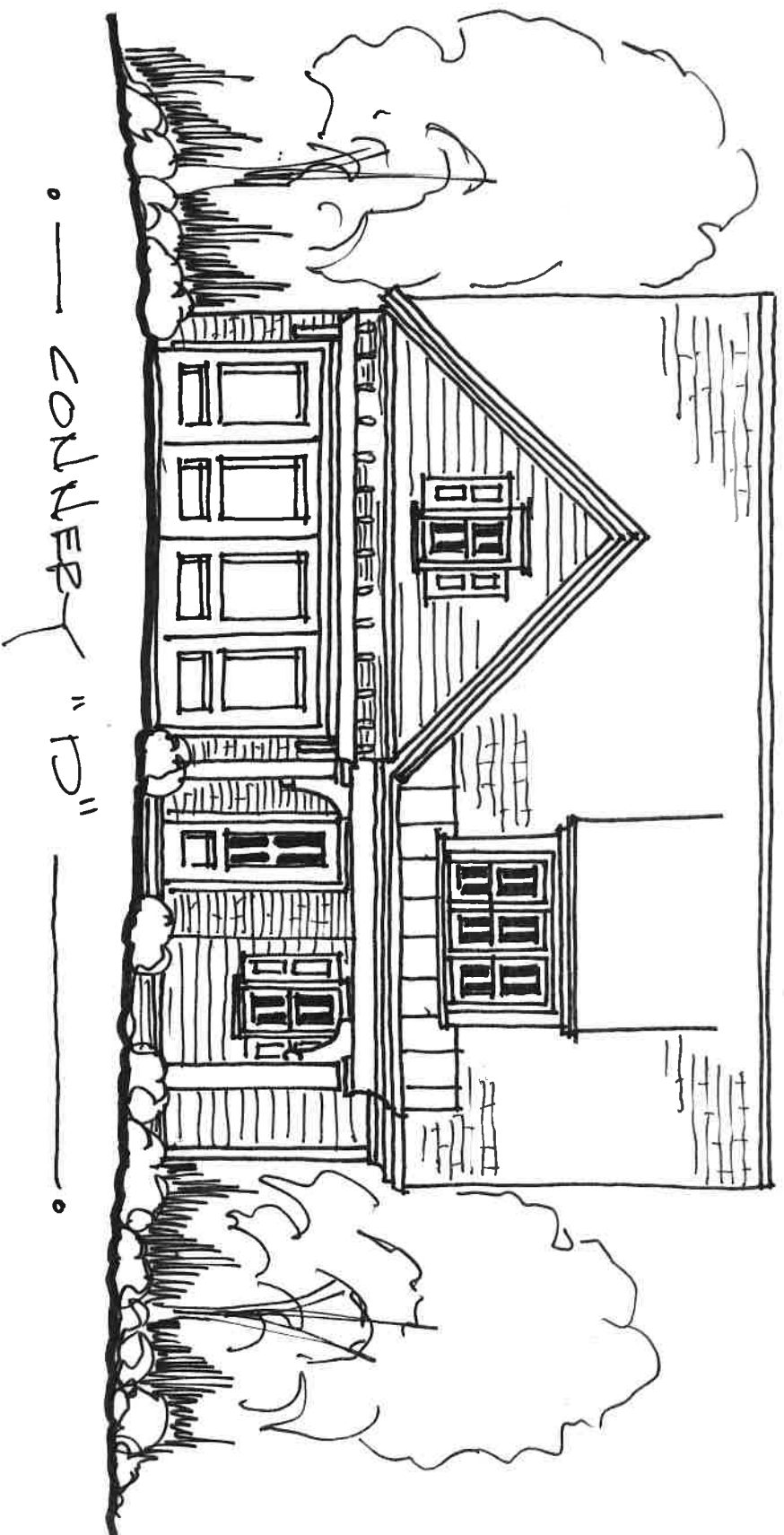
TRATON HOMES

FRONT ELEVATION



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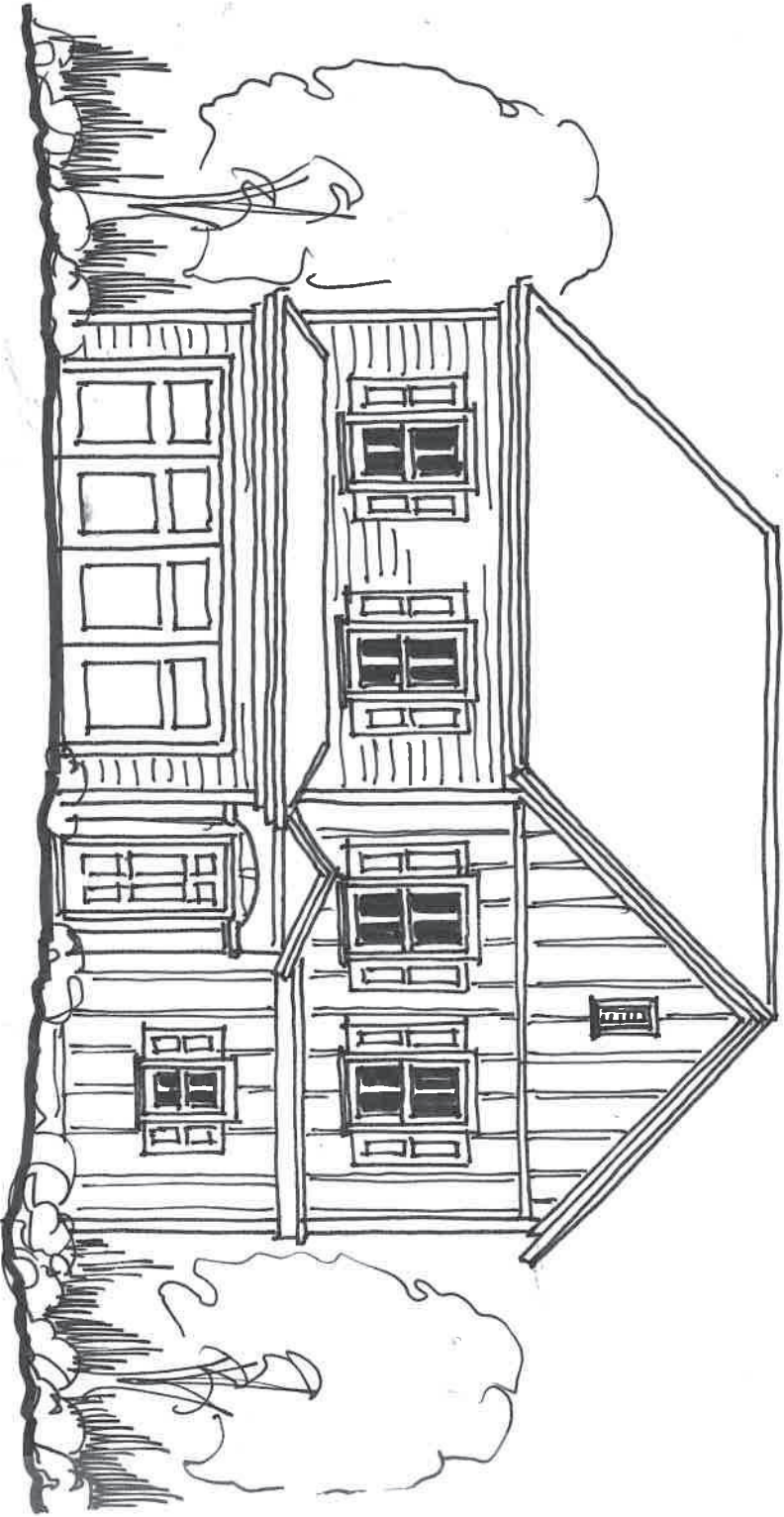


TRATON HOMES

FRONT ELEVATION

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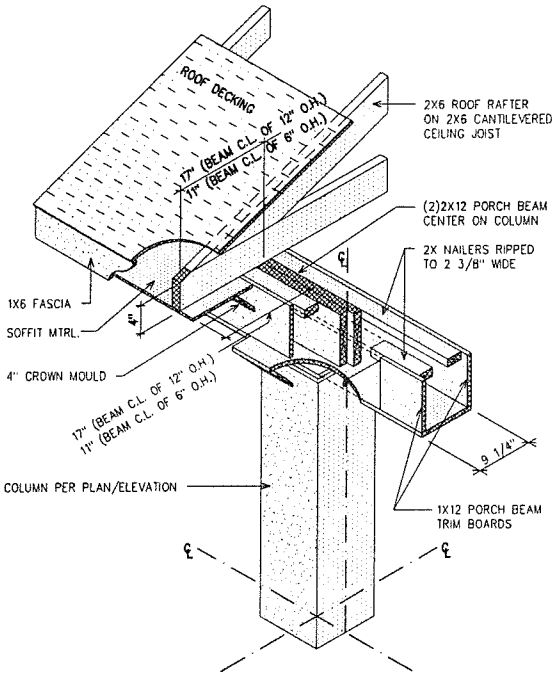
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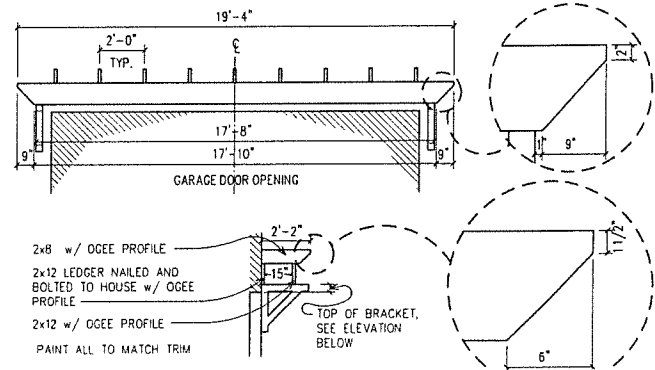


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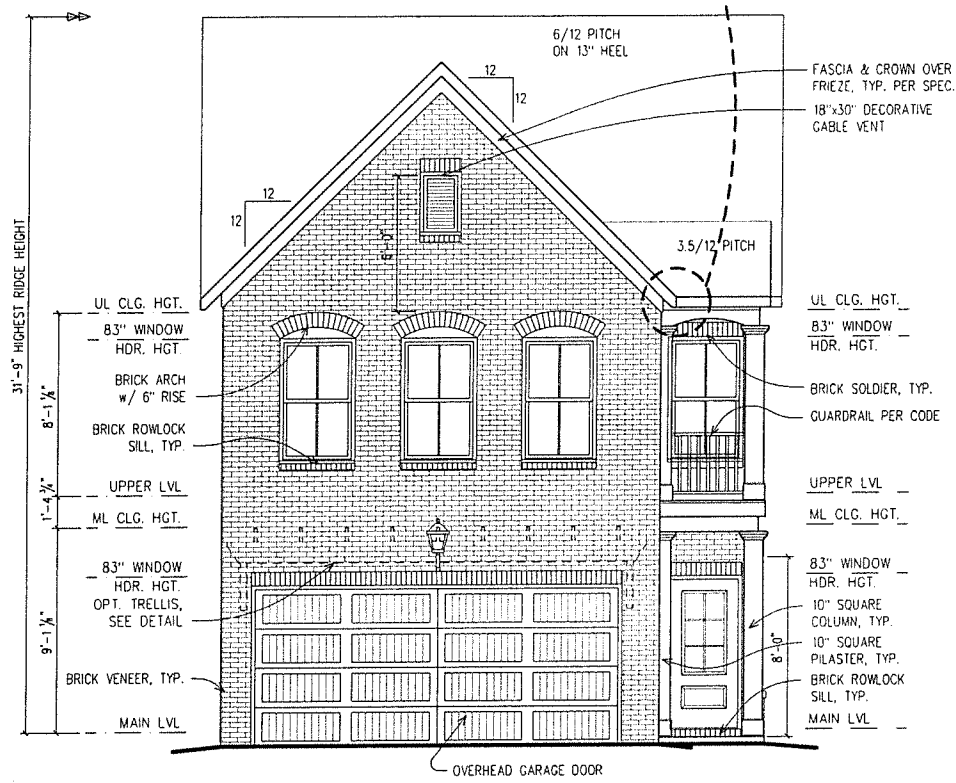
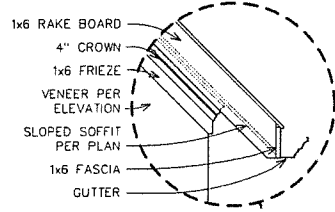
Porch Detail



Opt. Trellis Detail

Opt. Trellis Bracket Detail

OPTIONAL MASONRY WATER-TABLE	
1 SIDE	FRONT ELEVATION ONLY.
3 SIDES	FRONT AND SIDE ELEVATIONS.
4 SIDES	ALL SIDES OF THE HOUSE.
OPTION AREAS INDICATED ON DRAWINGS.	



Front Elevation  
 SCALE: 3/16" = 1'-0"

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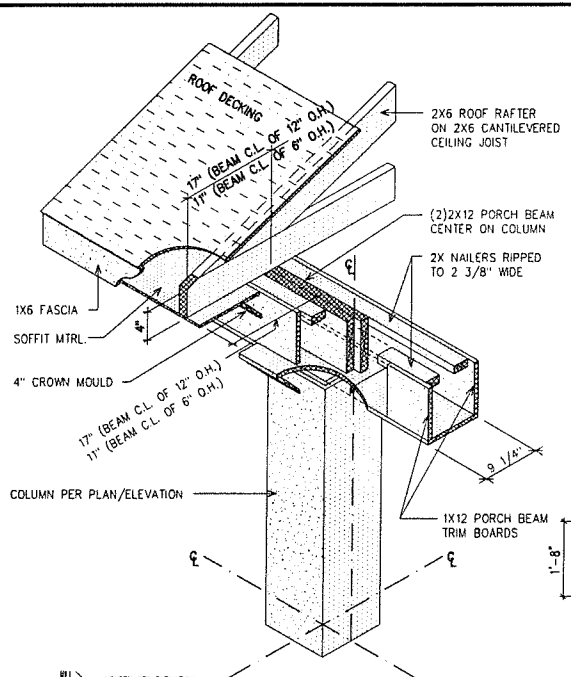
ISSUE DATE: 01/12/23  
 FIRST ISSUE DATE: 03/23/17  
 TRATON HOMES, INC. 10000  
 10000  
 10000

Designed for TRATON HOMES by  
**CALDWELL • CLINE**  
 ARCHITECTS • DESIGNERS  
 535 Crescent Circle - Marietta, GA 30064  
 Phone: 770-424-4888  
 Fax: 770-424-4888

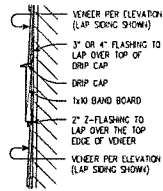
Traton Homes  
 720 Kennesaw Avenue  
 Marietta, GA 30060  
 Phone: [REDACTED]  
 Fax: [REDACTED]

Florence 0 TD

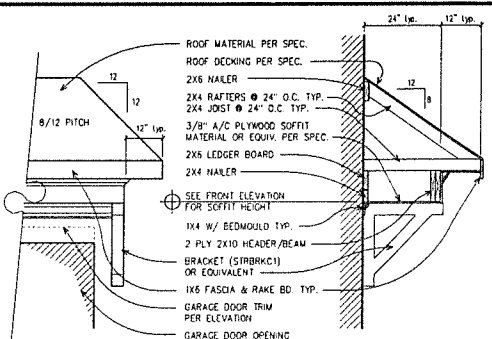
ISSUED FOR CONSTRUCTION  
 Front Elevation  
 5-1 of 17



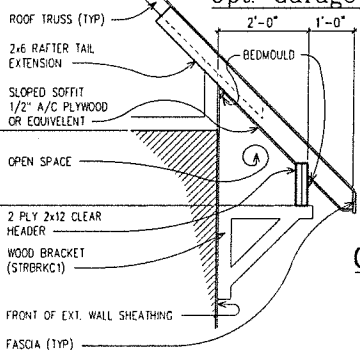
Porch Detail



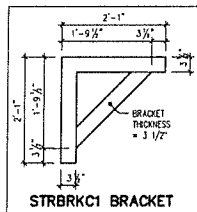
Typ. Band Board Detail



Opt. Garage Door Canopy Detail

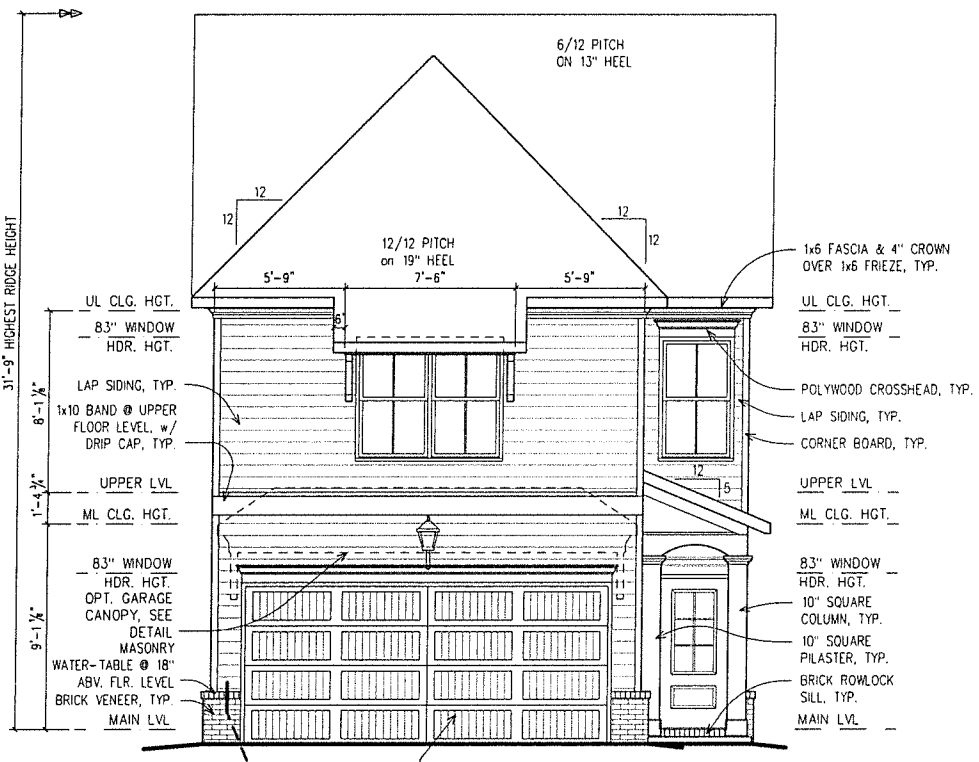


Window Canopy Detail



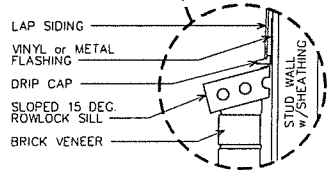
Canopy Bracket Detail

OPTIONAL MASONRY WATER-TABLE	
1 SIDE	FRONT ELEVATION ONLY.
3 SIDES	FRONT AND SIDE ELEVATIONS.
4 SIDES	ALL SIDES OF THE HOUSE.
OPTION AREAS INDICATED ON DRAWINGS.	



Front Elevation

SCALE: 3/16" = 1'-0"



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PROJECT

ISSUE DATE: 01/12/23

DESIGNED FOR DATE: 01/20/17

REC'D DATE: 01/20/17

Florance - H

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ARCHITECTS • DESIGNERS

233 Crescent Circle - Marietta, GA 30064  
Phone: 770-422-3003 • Fax: 770-422-1377  
www.caldwellcline.com

**Traton Homes**

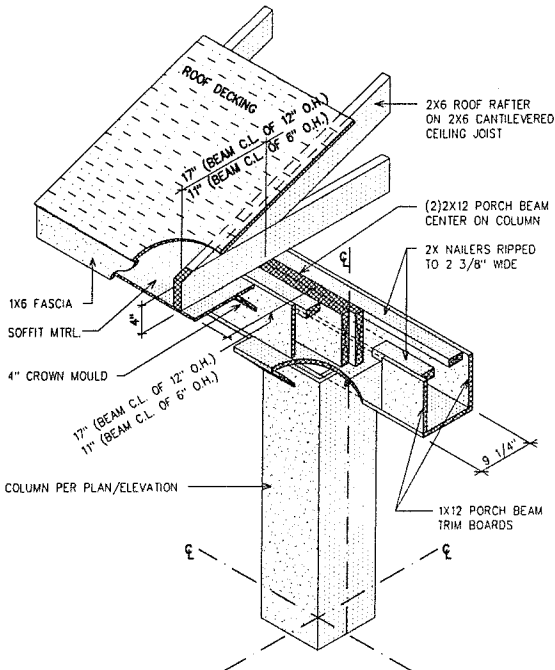
720 Kennesaw Avenue  
Marietta, GA 30060  
Phone: [REDACTED]  
Fax: [REDACTED]

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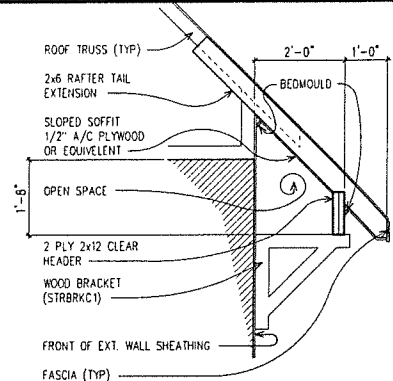
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Front Elevation

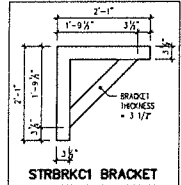
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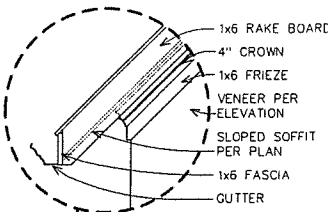
Porch Detail



Opt. Garage Door Canopy Detail



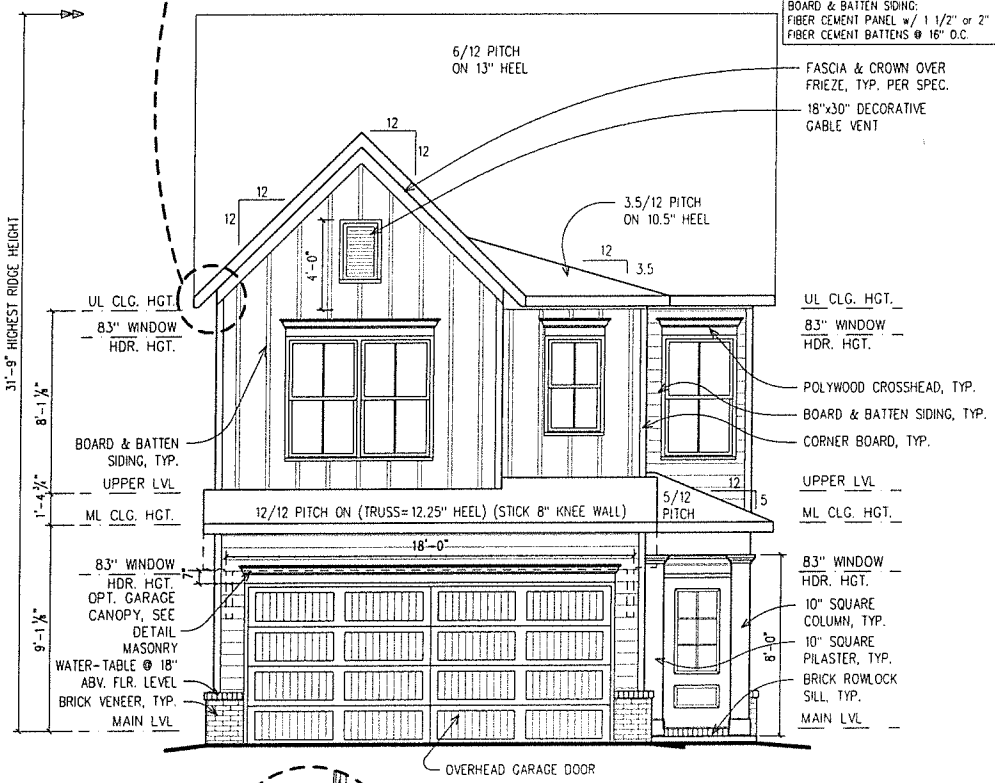
Opt. Canopy Bracket Detail



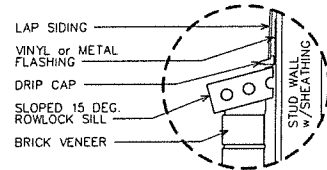
OPTIONAL MASONRY WATER-TABLE

1 SIDE	FRONT ELEVATION ONLY.
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OPTION AREAS INDICATED ON DRAWINGS.



Front Elevation  
SCALE: 3/16" = 1'-0"



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ISSUE DATE: 01/12/23

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Traton Homes

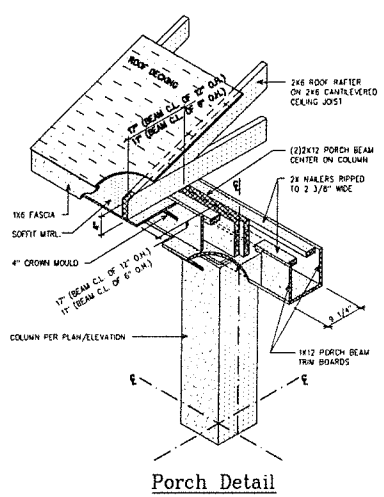
720 Kennesaw Avenue  
Marietta, GA 30060  
Phone: [REDACTED]  
Fax: [REDACTED]

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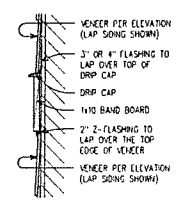
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Front Elevation

5-1 of 17



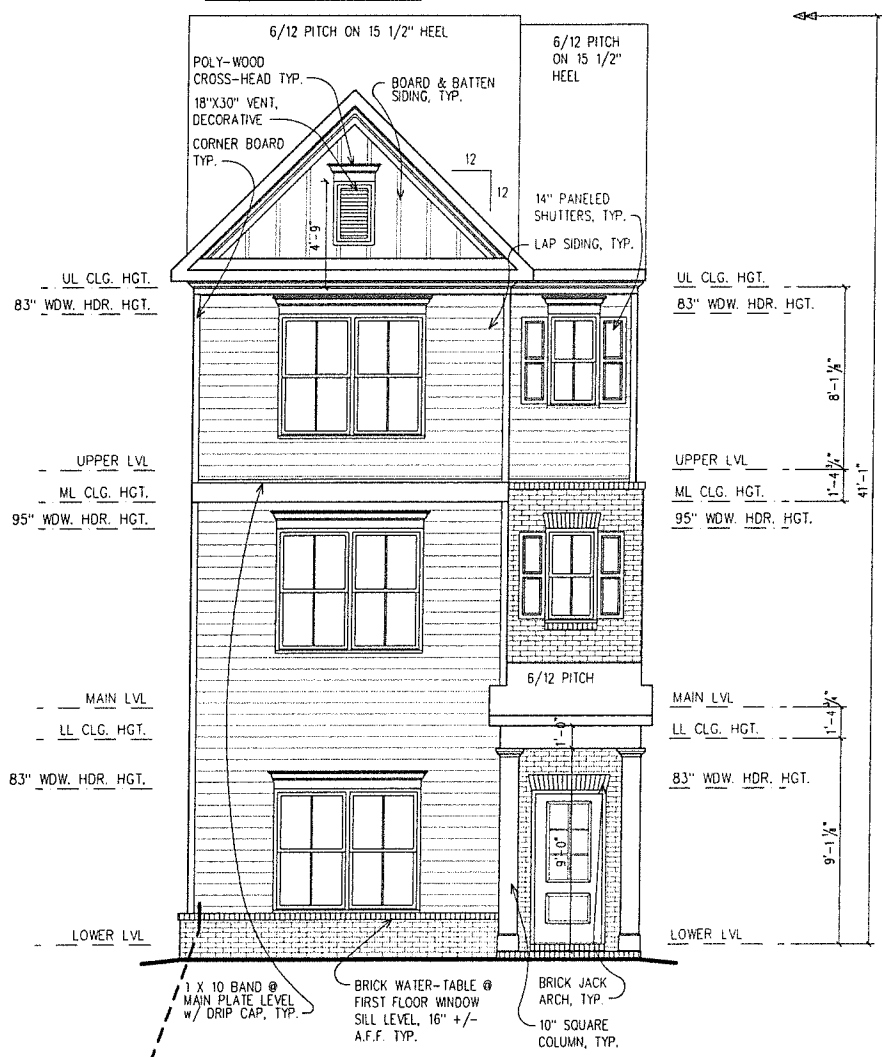
**Porch Detail**



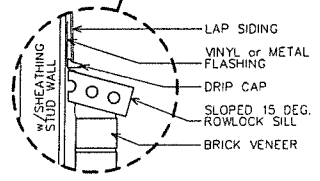
**Typ. Band Board Detail**

OPTIONAL MASONRY WATER-TABLE	
1 SIDE	FRONT ELEVATION ONLY.
3 SIDES	FRONT AND SIDE ELEVATIONS.
4 SIDES	ALL SIDES OF THE HOUSE.
OPTION AREAS INDICATED ON DRAWINGS.	

BOARD & BATTEN SIDING:  
FIBER CEMENT PANEL w/ 1 1/2" or 2"  
FIBER CEMENT BATTENS @ 16" O.C.



**Front Elevation**  
SCALE: 3/16" = 1'-0"



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**PROJECT**

Kincade - A

ISSUE DATE: 04/12/21

DESIGNED BY: TRATON HOMES

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ARCHITECTS & DESIGNERS  
333 Crescent Circle - Marietta, GA 30066  
Phone: 770-426-7800 Fax: 770-426-1337

Traton Homes  
720 Kennesaw Avenue  
Marietta, GA 30066  
Phone: [REDACTED]  
Fax: [REDACTED]

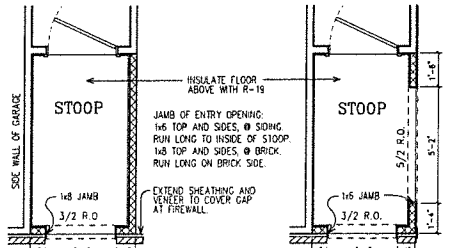
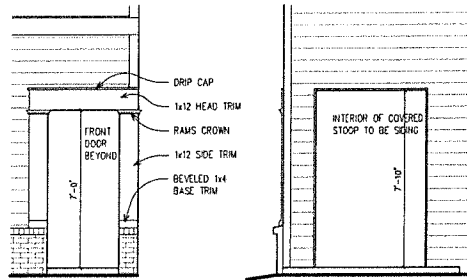
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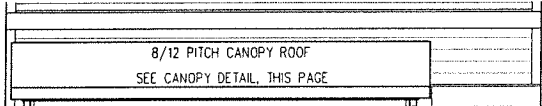
Front Elevation

5-1 of 14

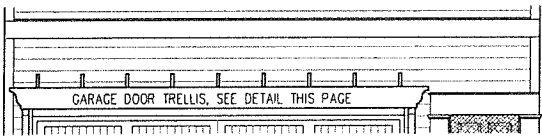




FRONT ENTRY BEHIND PORCH FINISHES DETAIL



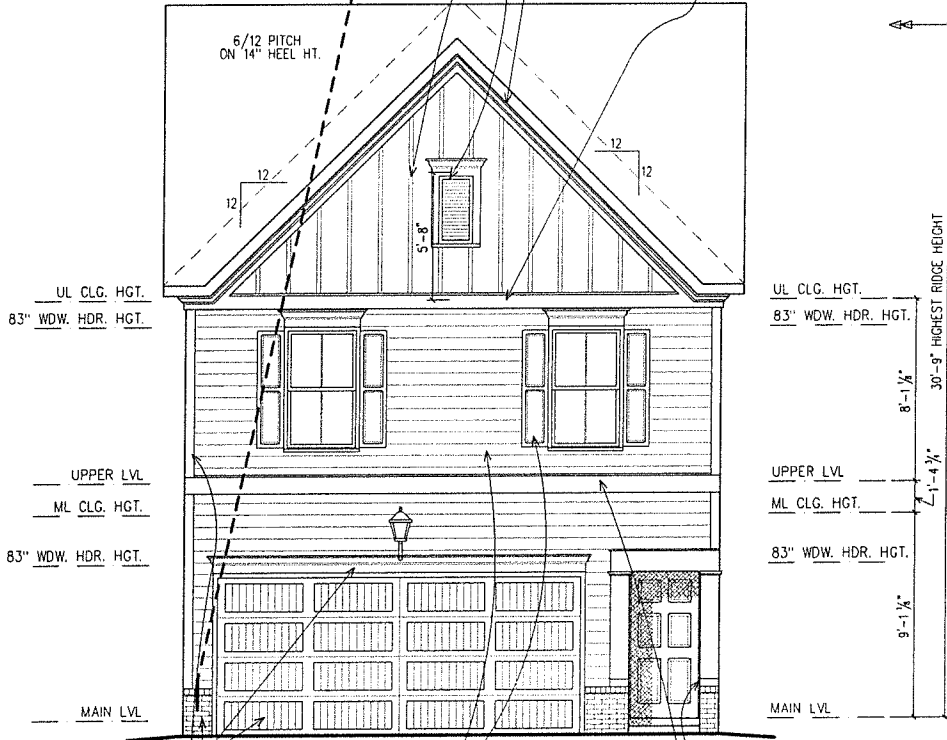
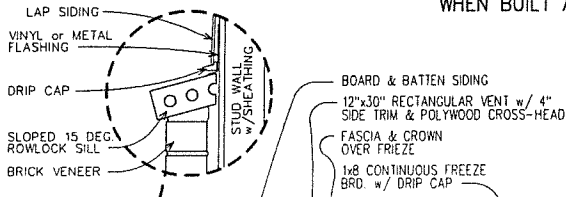
Opt. Canopy Above Garage Doors



Opt. Trellis Above Garage Doors

UNIT TO BE BUILT WITH GABLE ROOF FRONT TO REAR, WHEN ADJACENT TO ANOTHER UNIT.

UNIT TO BE BUILT WITH A HIP ROOF ON BUILDING END WALL, WHEN BUILT AS END UNIT.



- 16' OVERHEAD GARAGE DOOR
- POLYWOOD CROSSHEAD, TYP.
- BRICK WATER-TABLE @ 20" A.F.F., TYP.
- CORNER BOARD, TYP.
- 14" paneled shutters, TYP.
- LAP SIDING
- 1x10 w/ DRIP CAP BAND @ UPPER FLOOR LEVEL
- SIDING INSIDE COVERED STOOP

Front Elevation  
SCALE: 3/16" = 1'-0"

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ISSUE DATE: 05/05/21

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ARCHITECTS • DESIGNERS  
332 CROCKETT CIRQUE - Marietta, GA 30064  
PHONE 770-426-4000  
WWW.CALDWELLCLINE.COM

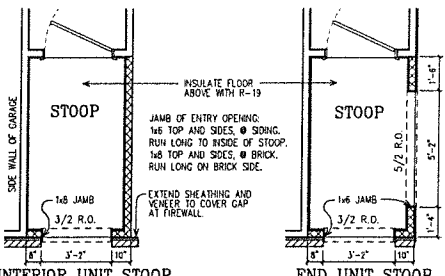
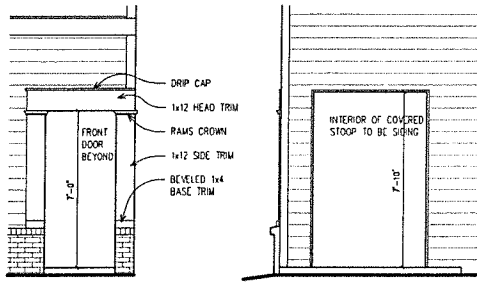
Traton Homes  
720 Kennesaw Avenue  
Marietta, GA 30060  
Phone: [REDACTED]  
Fax: [REDACTED]

Caden E TD

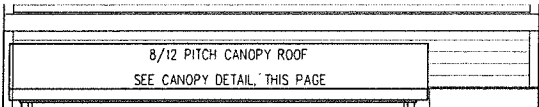
ISSUED FOR CONSTRUCTION

Front & Rear Elevation

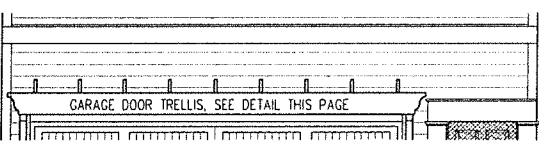
5-1 14



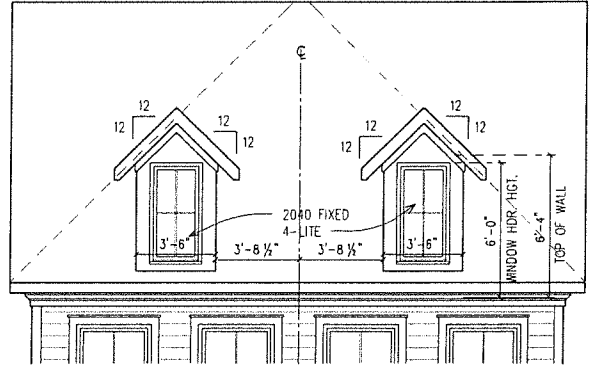
FRONT ENTRY BEHIND PORCH FINISHES DETAIL



Opt. Canopy Above Garage Doors



Opt. Trellis Above Garage Doors

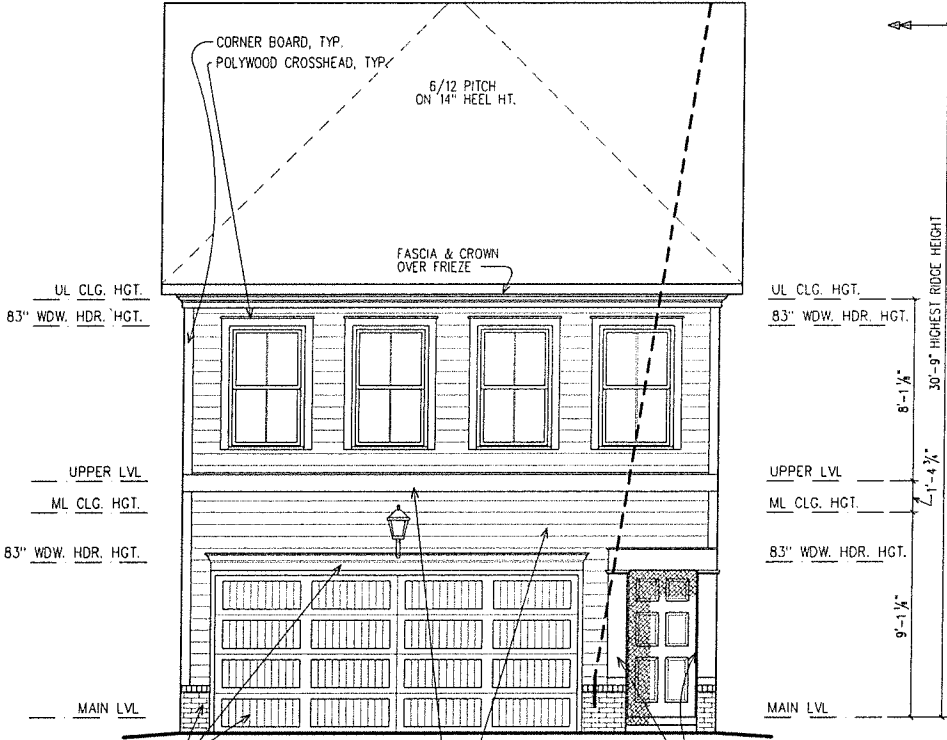
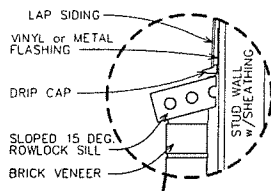


Opt. (2) Single Dormers

Interior Units Only

UNIT TO BE BUILT WITH GABLE ROOF FRONT TO REAR, WHEN ADJACENT TO ANOTHER UNIT.

UNIT TO BE BUILT WITH A HIP ROOF ON BUILDING END WALL, WHEN BUILT AS END UNIT.



16' OVERHEAD GARAGE DOOR POLYWOOD CROSSHEAD, TYP. BRICK WATER-TABLE @ 20" A.F.F., TYP.

1x12 TRIM OPENING SURROUND w/ RAMS CROWN & DRIP CAP SIDING INSIDE COVERED STOOP LAP SIDING, TYP. 1x10 w/ DRIP CAP BAND @ UPPER FLOOR LEVEL

Front Elevation

SCALE: 3/16" = 1'-0"

**TRATON HOMES**

PROJECT: Caden - F

ISSUE DATE: 05/05/21  
FIRST ISSUE DATE: 09/28/19  
PRINT DATE: 04/2022  
SCALE: 3/16" = 1'-0"

Designed for **TRATON HOMES** by  
**CALDWELL • CLINE**  
ARCHITECTS & DESIGNERS  
1111 Corporate Center - Marietta, GA 30066  
Phone: 770-426-1111  
www.caldwellcline.com

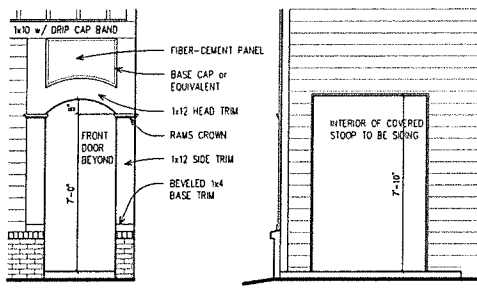
**Traton Homes**  
720 Kennesaw Avenue  
Marietta, GA 30066  
Phone: [REDACTED]  
Fax: [REDACTED]

Caden F TD

ISSUED FOR CONSTRUCTION

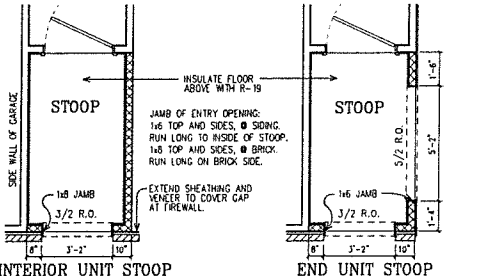
Front & Rear Elevation

5-1 of 14



FRONT

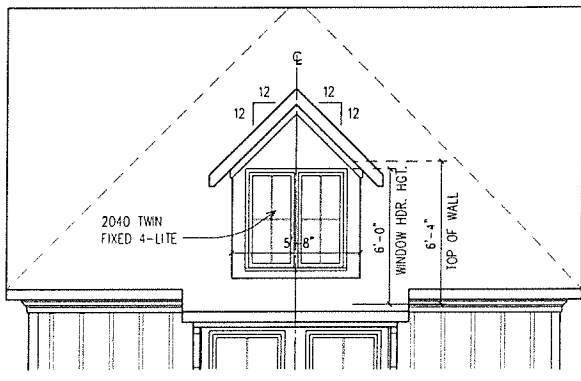
SIDE



INTERIOR UNIT STOOP

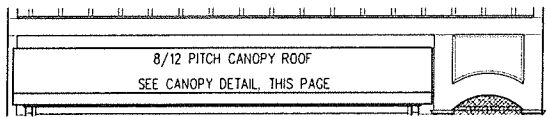
END UNIT STOOP

**FRONT ENTRY BEHIND PORCH FINISHES DETAIL**

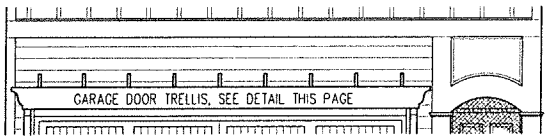


**Opt. (1) Double Window Dormer**

Interior Units Only



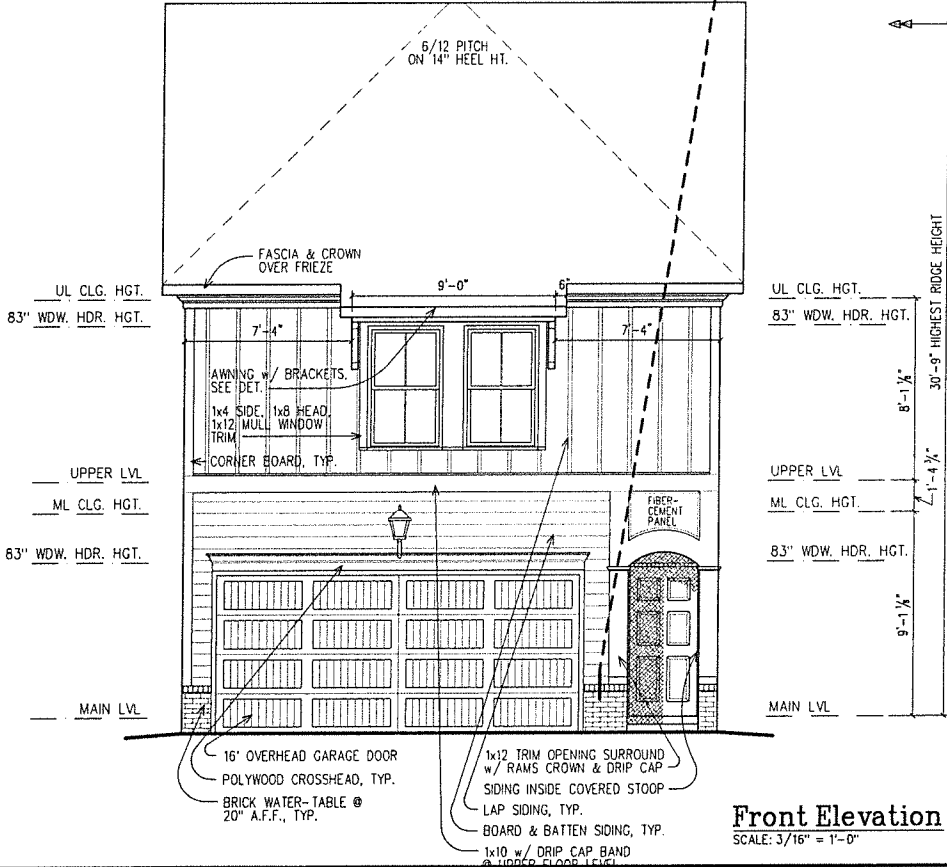
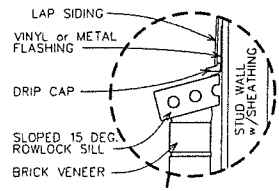
**Opt. Canopy Above Garage Doors**



**Opt. Trellis Above Garage Doors**

UNIT TO BE BUILT WITH GABLE ROOF FRONT TO REAR, WHEN ADJACENT TO ANOTHER UNIT.

UNIT TO BE BUILT WITH A HIP ROOF ON BUILDING END WALL, WHEN BUILT AS END UNIT.



**Front Elevation**

SCALE: 3/16" = 1'-0"

**TRATON HOMES**

PROJECT

Caden - G

ISSUE DATE: 05/05/21

FIRST ISSUE DATE: 09/29/19

DATE: 05/05/21

DATE: 05/05/21

DATE: 05/05/21

Designed for **TRATON HOMES** by

**CALDWELL • CLINE**

ARCHITECTS & DESIGNERS

211 Corporate Circle - Marietta, GA 30066

Phone: 770-426-4111

Fax: 770-426-4111

**Traton Homes**

720 Kennesaw Avenue

Marietta, GA 30066

Phone: [REDACTED]

Fax: [REDACTED]

Caden

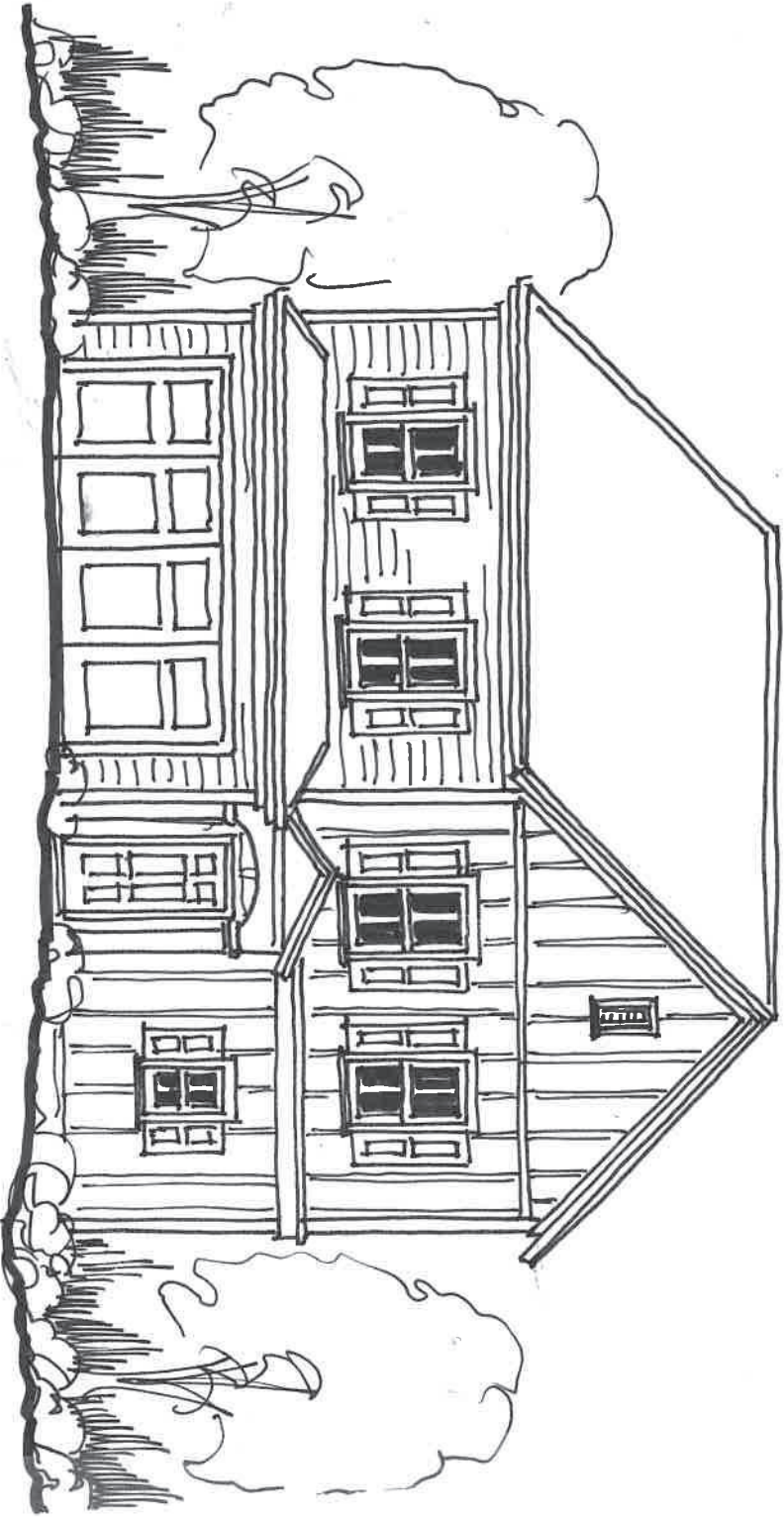
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TD

ISSUED FOR CONSTRUCTION

Front & Rear Elevation

5-1 of 14



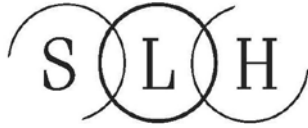
TRATON HOMES

CALDWELL • CLINE  
ARCHITECTS • DESIGNERS



TRATON HOMES

CALDWELL • CLINE  
ARCHITECTS • DESIGNERS



**SAMS, LARKIN & HUFF**

A LIMITED LIABILITY PARTNERSHIP  
SUITE 100

376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF

TELEPHONE

FACSIMILE

January 4, 2023

**(STIPULATION LETTER, REVISED SITE PLAN, AND ARCHITECTURAL  
IMAGERY)**

**VIA EMAIL AND HAND DELIVERY**

Mr. Shaun Myers  
Planning and Zoning Manager  
City of Powder Springs  
4488 Pineview Drive  
Powder Springs, Georgia 30127

Re: Applications of SCP Acquisitions, LLC to Annex and Rezone a 45.3 Acre Tract  
from R-20, NRC, LRO to Conditional MXU (No. PZ22-034)

Dear Shaun:

As you know, this firm represents SCP Acquisitions, LLC (“SCP”) concerning the above-captioned Applications for Annexation and Rezoning. In that regard, the applications are scheduled to heard and considered by the City’s Planning Commission at its Agenda Work Session on January 12, 2023. Thereafter, the Planning Commission will conduct its Public Hearing regarding the application on January 30, 2023. In addition to the foregoing, the applications are scheduled to be heard and considered by the Mayor and City Council at their Agenda Work Session on February 1, 2023 and, thereafter, at the final Public Hearing before the Mayor and City Council on February 6, 2023.

The property at issue (“Subject Property”) consists of an approximate 45.3-acre tract of land which is located at the northwest corner of Ernest Barrett Parkway and Macedonia Road, compiled of parcels (and portions thereof) on the north and south sides of Macedonia Road and within areas on Cobb County’s Future Land Use Plan (“FLUM”) classified as Neighborhood Activity Center (“NAC”), Medium Density Residential (“MDR”); and, Low Density Residential (“LDR”).

The NAC, MDR and LDR categories, respectively, are designed to include a multiplicity

# SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

## **VIA EMAIL AND HAND DELIVERY**

Mr. Shaun Myers  
Planning and Zoning Manager  
City of Powder Springs  
January 4, 2023  
Page 2

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of uses such as retail, commercial, office, and hotels, attached and detached residential uses. The portion of the Subject Property at the immediate corner of Ernest Barrett Parkway and Macedonia Road is zoned NRC and LRO (No. Z-70 of 2004) and has remained undeveloped. The remainder of the Subject Property is zoned R-20 and is developed with single-family houses or remains as undeveloped acreage. The nearest and most consequentially affected properties located within the City of Powder Springs are situated within Rosewood Park and Whispering Glen subdivisions, with Rosewood Park being zoned R-15 and R-15C (in LD on the City's FLUM) and Whispering Glen being zoned MDR (in MD on the City's FLUM).

SCP is requesting the Annexation and Rezoning of the Subject Property from its existing zoning classifications of R-20 (Single-family Residential), Neighborhood Retail Commercial ("NRC"), and Low Rise Office ("LRO") in unincorporated Cobb County to Mixed Use District ("MXU") in the City of Powder Springs for the purposes of two stand-alone retail components positioned on the north side of Macedonia Road and three residential components including; 58 owner-occupied, single-family homes; 100 owner-occupied, single-family townhomes; and, 288 highly amenitized, multi-family, luxury apartments.

During the pendency of this application, SCP has engaged in a dialogue with the City's professional staff, City consultants and also has spoken with certain area residents and business owners. As a follow-up to and in connection with those discussions, SCP agrees to the following stipulations becoming conditions and a part of the grant of the requested rezoning and annexation and binding upon the Subject Property thereafter:

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 property which constitutes the subject matter of the above-captioned Application for Annexation and Rezoning.
2. The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Joel G. Bowman, RLA, of b & c studio, which is being submitted concurrently herewith.
3. The construction of a maximum number of 446 single-family and multi-family homes at an overall maximum density of 10 units per acre.

# SAMS, LARKIN & HUFF

A LIMITED LIABILITY PARTNERSHIP

## **VIA EMAIL AND HAND DELIVERY**

Mr. Shaun Myers  
Planning and Zoning Manager  
City of Powder Springs  
January 4, 2023  
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4. The architectural style and composition of the homes shall be thematically and stylistically aligned and consist of traditional architecture on all sides in substantial conformity to the architectural renderings/elevations being submitted concurrently herewith.
5. The creation of a mandatory Homeowners' Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs") during the Plan Review process, which shall include, among other components, strict architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, interior private streets, open space areas, sidewalks, community areas, stormwater detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.
6. The submission of a landscape plan during the Plan Review process which shall be subject to review and approval by the Community Development Director and/or designee. Additionally, the landscape plan shall include, but not necessarily be limited to, the following:
  - a. Landscaping and screening around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees, and/or bushes. Also where possible to do so and following Staff direction, the utilization of natural/existing vegetation where feasible.
  - b. A landscape screening, vegetative buffer around the perimeter of the Subject Property which has contiguity to existing residential developments.
  - c. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degreed Horticulturist and shall identify open space areas which presently consists of 10.4 acres or 30% of the Subject Property; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.
  - d. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.



**VIA EMAIL AND HAND DELIVERY**

Mr. Shaun Myers  
Planning and Zoning Manager  
City of Powder Springs  
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Page 4

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- e. All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
  - f. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.
  - g. The installation of landscaped front, side and rear yards and attendant irrigation components where indicated by the Arborist.
  - h. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to all tree protection measures and the adherence to same during the construction and build out of the three (3) Residential Communities.
7. A third party management company shall be hired to manage the day-to-day operations of the Residential HOAs and shall also be responsible for the management of all Association monies as well as insuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.
8. Subject to recommendations from the City of Powder Springs Engineer and/or the City's consultants concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:
- a. Providing the City Engineer and/or the City's consultants with a Hydrology Plan for the Subject Property during the Plan Review process.
  - b. Verifying all points of discharge with respect to detention/water quality.
  - c. Compliance with the protections required under State and Local Law concerning adjacent streambank buffers and an agreement that there has been no "buffer averaging".
  - d. Impervious surface calculations shall not exceed 50% of the total site area pursuant to and in accordance with UDC requirements and as shown on the revised site plan.

**VIA EMAIL AND HAND DELIVERY**

Mr. Shaun Myers  
Planning and Zoning Manager  
City of Powder Springs  
January 4, 2023  
Page 5

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9. Compliance with the recommendations from the City's Engineer and/or Consultants with respect to Public Works and traffic/transportation issues, as follows:
  - a. Streets to be constructed shall be private; however, said streets shall be built to the City of Powder Springs' Design and Detail Standards, including the construction of sidewalks on both sides of the interior streets.
  - b. The interior streets shall be designed to provide appropriate access and maneuverability for public safety services and vehicles.
  - c. Compliance with the Fire Marshall's recommendations with respect to Life Safety & Fire Prevention Issues during the Plan Review process.
  - d. The installation of a deceleration lane and taper as shown on the revised site plan.
  - e. The Single-family Residential Communities shall have public streets and the Multi-family Residential Community shall be gated and subject to UDC requirements for gated communities.
10. Common Open Space areas, amenities, mail kiosks, and all of the various components for common and public use as described above shall be constructed in compliance with ADA regulations with respect to accessibility and related factors.
11. The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the site plan and the overall proposal as it proceeds through the Plan Review process and thereafter except for those that:
  - a. Increase the density of the Residential Community or the Floor Area Ratio ("FAR") of the community.
  - b. Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.

**VIA EMAIL AND HAND DELIVERY**

Mr. Shaun Myers  
Planning and Zoning Manager  
City of Powder Springs  
January 4, 2023  
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- c. Increase the height of any building which is adjacent to property which is zoned in the same or more restrictive zoning district.
- d. Change access locations to different rights-of-way.

Please do not hesitate to contact me should you or the City's staff require additional information or documentation prior to the formulation of staff's Analysis and Recommendations and/or prior to the application being heard and considered by the Planning Commission and the Mayor and City Council. With kind regards, I am

Very truly yours,

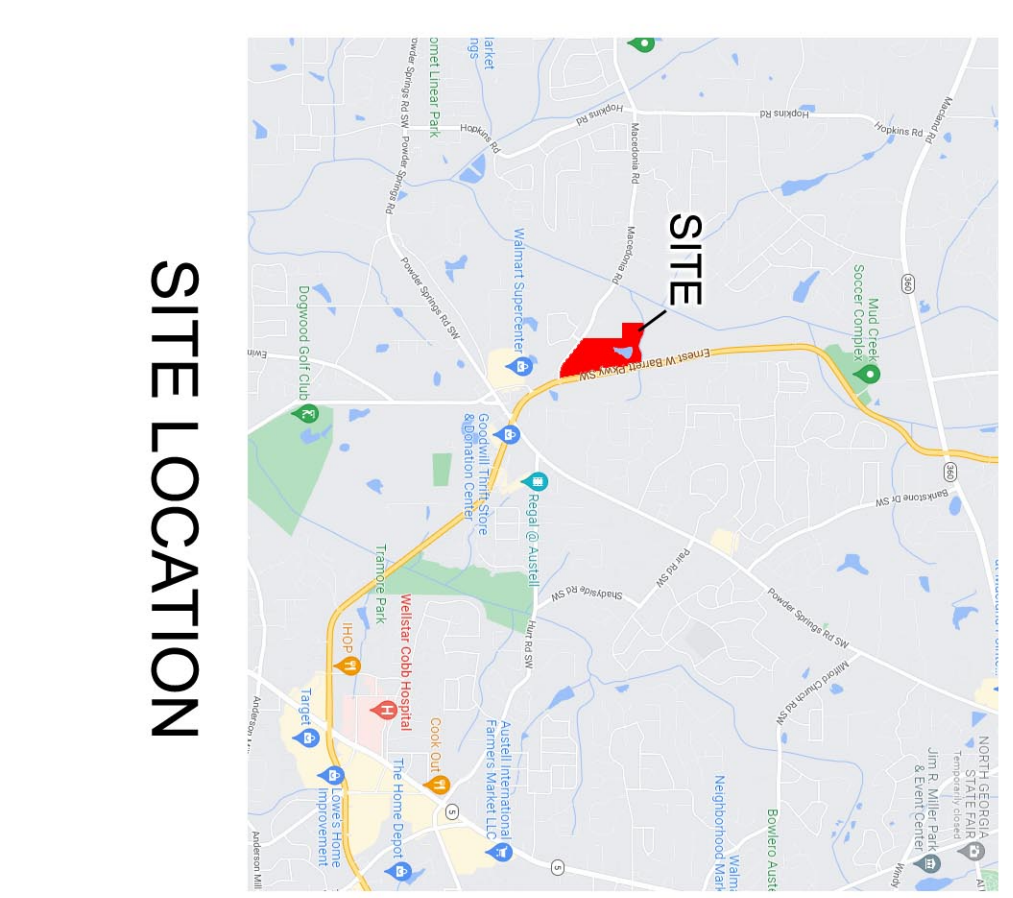
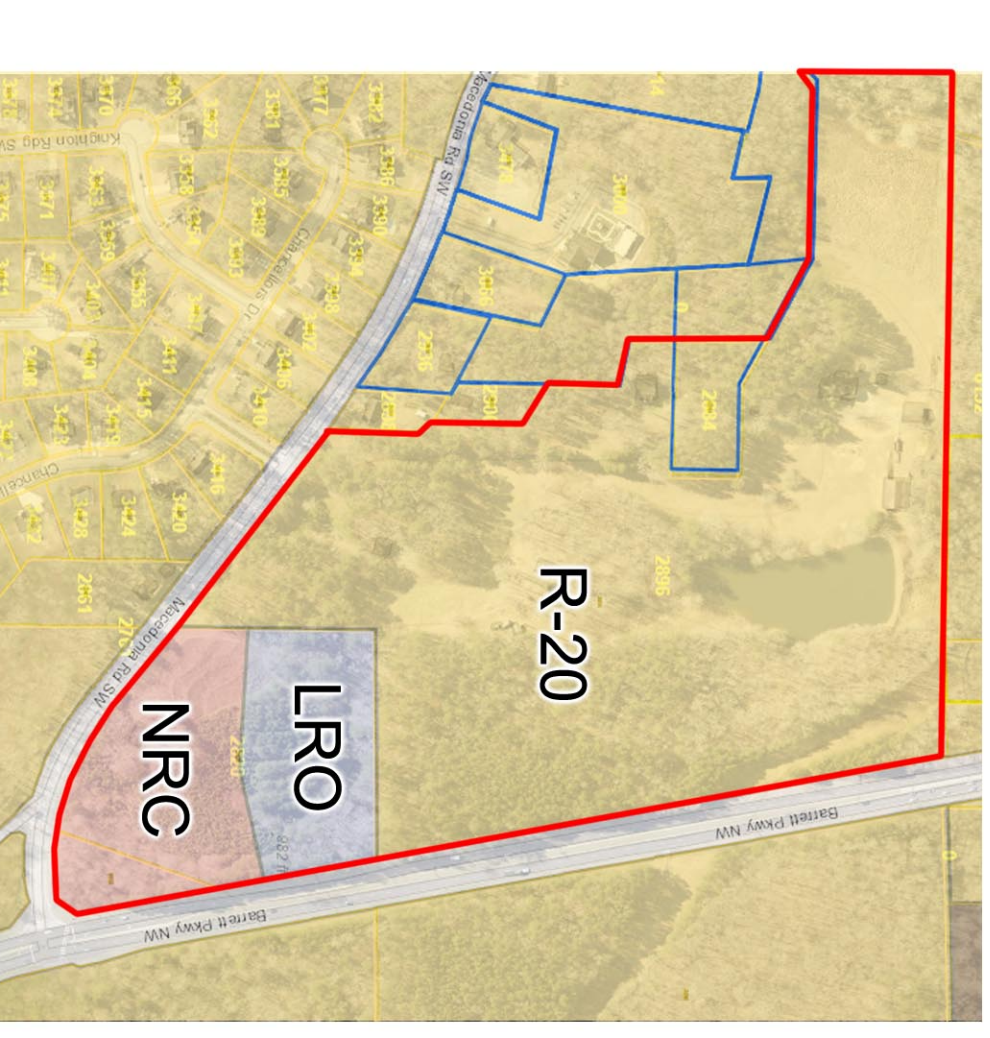
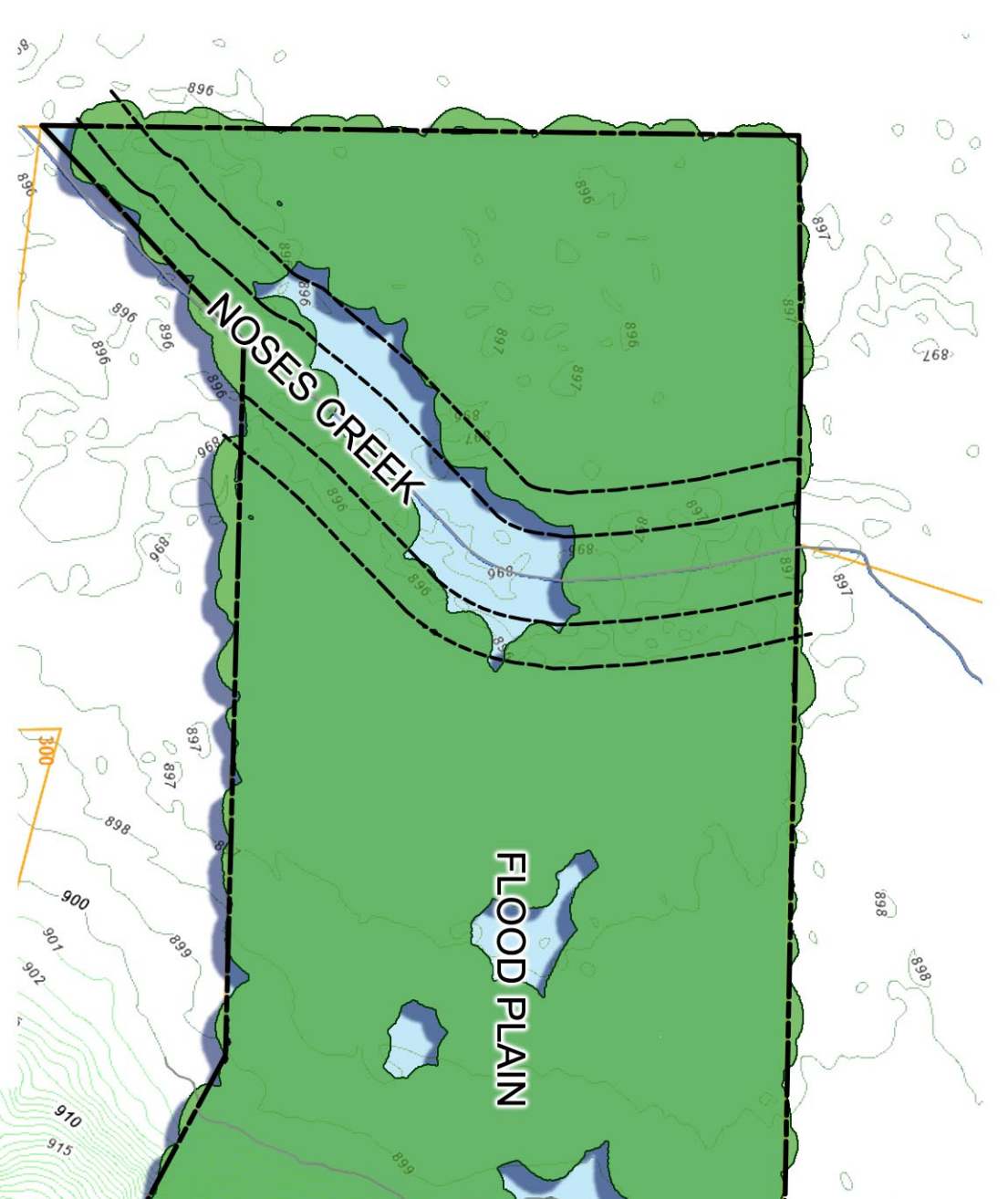
SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.  


GLS, Jr./jac  
Attachments

cc: Ms. Tina Garver, Community Development Director (via email)  
Pam Conner, Esq., City Manager (via email)  
Mr. Mark Randall, South City Partners (via email)  
Mr. John Long, South City Partners (via email)  
Mr. Sean Rosco, South City Partners (via email)  
Mr. Clif Poston, Traton (via email)  
Mr. Richard Parvey, Traton (via email)  
Mr. Robert L. Hosack, Jr., AICP (via email)  
Mr. Richard W. Calhoun, Esq., City Attorney (via email)  
Mr. Parks F. Huff, Esq. (via email)



**SUMMARY**

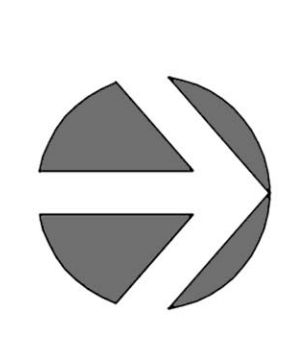
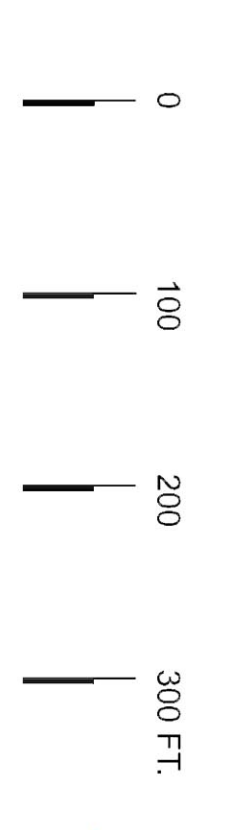
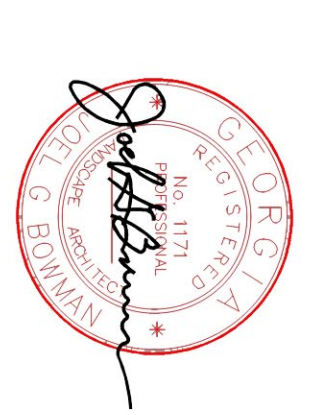
Land lots 717 and 764 of the 19th district  
 2884, 2896 and 2820 Macedonia Road, City of Powder Springs  
 Cobb County  
 Zoned R-20, LRO and NRC  
 Proposed zoning MXU

45.3 acres +/- 34 acres net useable site area  
 5.7 acres flood plain  
 5.9 acres stream buffer  
 1.1 acres gas esmt.

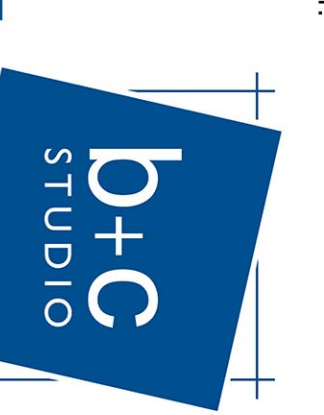
446 total units proposed overall density 10 units/acre  
 30% open space provided  
 Less than 50% impervious surface

- A 288 UNITS MULTIFAMILY +/- 12.4 acres 1.5 spaces/unit 432 spaces  
 (8) 36 unit buildings, 3 floors
- B (2) 4,000 s.f. each retail buildings 1 floor 8,000 s.f. 50 spaces 6/1,000 +/- .9 acre  
 Plaza
- C 100 Townhomes 24' X 50' front garage +/-14.4 acres 14 duac
- D 58 Single family homes, 40' X 56', 50' lots 14.1 acres 4 duac

NOTE:  
 Plan is provided as an illustrative concept based on available data. Final plan must be verified with an ALTA Survey. Locations of buildings, interior streets, and driveways, parking spaces, building entrances, landscape areas, crosswalks, interior sidewalks, and amenities are approximate and may be revised (provided all legal requirements are met) upon overlay of ALTA Survey.



December 30, 2022



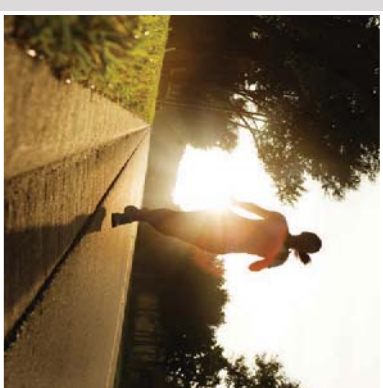
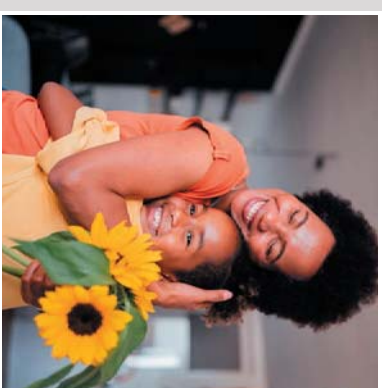
# TAPP FARM



**R**ich in heritage, Tapp Farm is sited on the historic Tapp family farm property where locals once gathered to admire the beautiful sunflowers that flourished on the property. Today, Tapp Farm has transformed into a place where families and neighbors gather to create memories and treasured friendships that will span generations. Modern amenities meet small-town charm at Tapp Farm. Beginning with a pool and large open-air cabana which will serve as the social centerpiece of the community, Tapp Farm will also offer pickleball, cornhole, a playground, direct access to the Silver Comet Trail and walkability to downtown Powder Springs. The winding community streetscape will be graced with homes of enduring character boasting thoughtfully crafted exteriors and inviting entry ways. When complete, more than 100 families will call this extraordinary community HOME.

*Discover “Altogether More” location, lifestyle, and tradition at Tapp Farm.*

**AMENITIES INCLUDE:**  
 Pool, Cabana, Pickleball,  
 Playground, Greenspace, Firepit,  
 Grilling Area,  
 Cornhole and DIRECT ACCESS  
 to the Silver Comet Trail



**TratonHomes.com**



**TRATON  
 HOMES**  
 SINCE 1971

# The Addison Elevations

*Jewel Box Collection*



Elevation D



Elevation E



Elevation F

# The Barrett Elevations

*Jewel Box Collection*



Elevation C



Elevation D



Elevation E

# The Conley Elevations

*Jewel Box Collection*



Elevation C



Elevation D

[TratonHomes.com](http://TratonHomes.com)



# The Downing Elevations

*Jewel Box Collection*



Elevation D



Elevation E



Elevation F

# The Fulmont Elevations

*Jewel Box Collection*



Elevation D



Elevation F



Elevation G

# The Rosedale Elevations

*Jewel Box Collection*



Elevation D



Elevation E

# “ALTOGETHER MORE” FOR OVER 50 YEARS STRONG! Locally-Owned and Operated



*North Square, one of the many successful townhome communities Traton has built in metro-Atlanta over the past nearly five decades.*

**O**ur commitment to building quality homes began in 1971 when two brothers, Bill and Milburn Poston, founded Traton Homes. From the very beginning, Traton was formed on strong family principles...even the name of the company was created from a combination of family names. Over the past five decades, Traton Homes has continued to raise the bar through our commitment to building high quality homes of exceptional craftsmanship and value. Today, the second generation of Traton Homes is proud to continue that tradition. Thank you for visiting our community. We look forward to having you as part of the Traton family of homeowners.



*Our first home in 1971.*



*Traton Founders, Milburn and Bill Poston with sons Chris and Cliff Poston.*



## EAST PARK VILLAGE

*A Stylish New Townhome Community located in metro-Atlanta's Vibrant New Craft Town*



Alive with vision and rich in history, the City of Kennesaw is known for its historic small town charm and big city amenities. Already a popular destination, Kennesaw is expanding its eclectic downtown district to include a new 4,000 capacity Amphitheater and even more impressive eateries and shops. Traton's new East Park Village community is located near all of the excitement — only two miles to Downtown Kennesaw, two miles to I-75 and a little over two miles to Kennesaw State University.

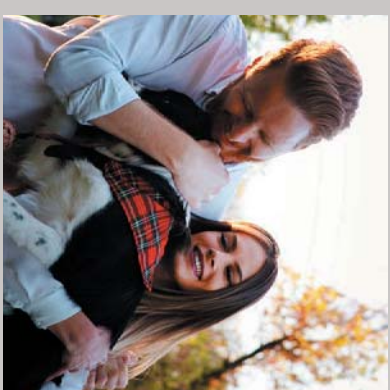
Residents of East Park Village are just minutes from great shopping and dining destinations and year-round Downtown Kennesaw events including the acclaimed Independence Day fireworks celebration, Taste of Kennesaw, concerts at the Depot, Farmer's Markets and more. In addition, Downtown Kennesaw is designated as an *entertainment district* allowing visitors to enjoy an adult beverage as they walk around. East Park Village's close proximity to I-75 provides easy access to major employers including Kennesaw State University, Lockheed Martin, Dobbins Air Force Base, Home Depot and the Wellstar Kennestone Hospital District.

When it comes to livability, the stylish townhome designs offered at East Park Village feature open concept two-story townhomes with stand-out included features as well as spacious three-story townhomes with finished terrace levels. Exciting community amenities will include a pool, cabana and dog park as well as close proximity to a new City park being developed adjacent to the community. As if all of this was not enough, the low-maintenance lifestyle at East Park Village means you'll spend less time caring for your home and more time doing all the things you enjoy most!

**Discover "Altogether More" lifestyle and location at East Park Village!**



**TratonHomes.com**



**TRATON  
HOMES**  
SINCE 1971







PLEASE DO NOT PARK ON DRIVEWAYS  
THANK YOU!!

2019

2019





## HARRIS ROAD MULTIFAMILY

FARBUHN, GEORGIA  
EXTERIOR PERSPECTIVE • 02-02-2018

SCP2017/48



MATERIAL LEGEND		COLOR
AR-1	ASPHALT SHINGLE ROOF	WEATHER WOOD
BR-1	BRICK VENEER	WHITE
CB-1	CEMENTITIOUS BOARD & BATTEN, 1/2" O.C.	LAFARGE WHITE
CB-2	CEMENTITIOUS BOARD & BATTEN, 1/2" O.C.	WHITE
CP-1	CEMENTITIOUS PANEL	DARK GRAY
CP-2	CEMENTITIOUS PANEL	WHITE
CS-1	CEMENTITIOUS LAP SIDING, 6" EXPOSURE	WHITE
CT-1	CEMENTITIOUS TRIM	WHITE
CT-2	42" PICKET RAILING	DARK GRAY
MR-3	STANDING SEAM METAL ROOF	BLACK
MS-1	VINYL WINDOW	DARK FINISH
WD-1	BALCONY DOOR	DARK FINISH
WP-1	WOOD POSTS, STAINED	GEDAR



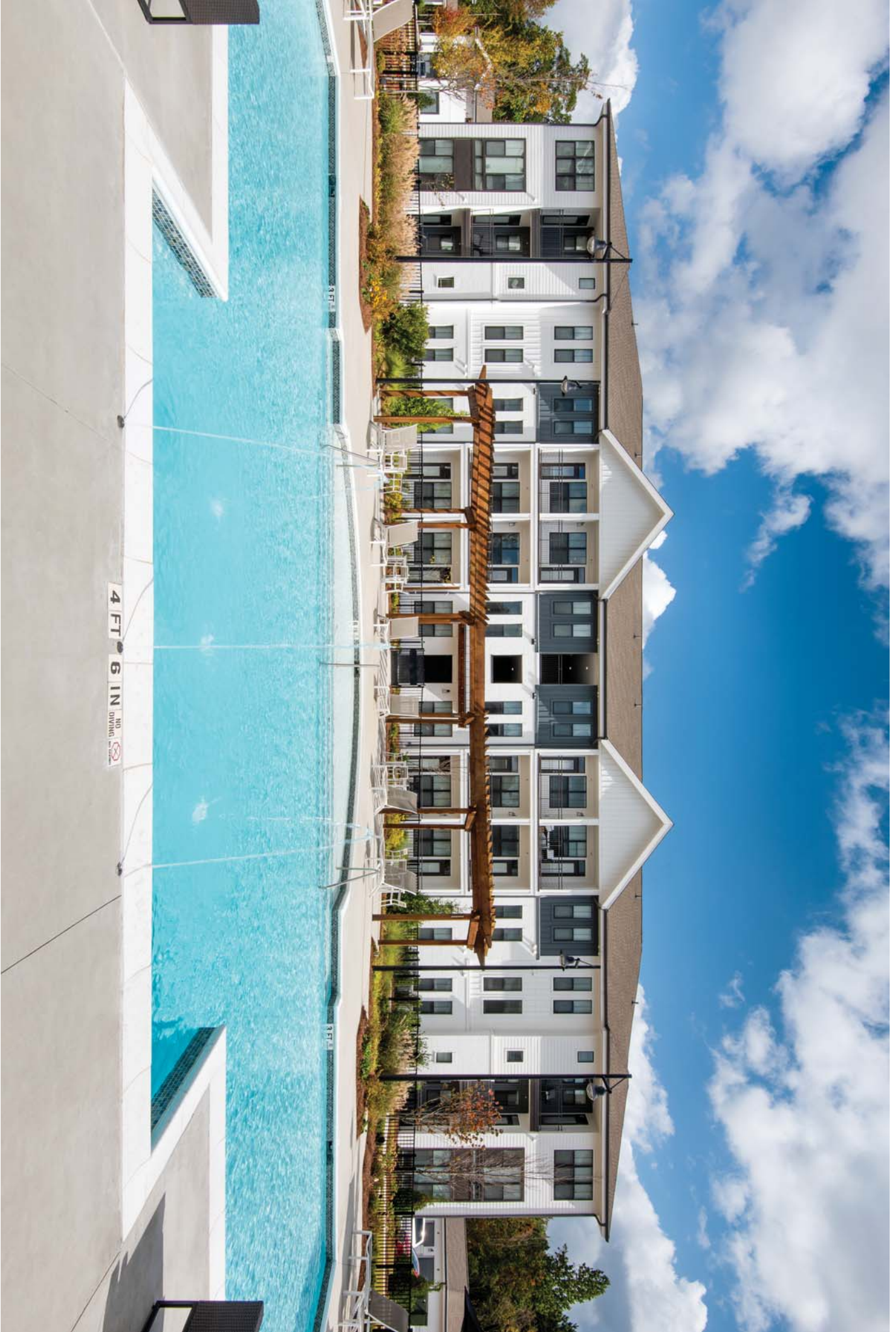
# HARRIS ROAD MULTIFAMILY

FAIRBURN, GEORGIA  
CONCEPTUAL ELEVATION - 02-02-2018

SCP2017/48







4 FT 6 IN NO DIVING

