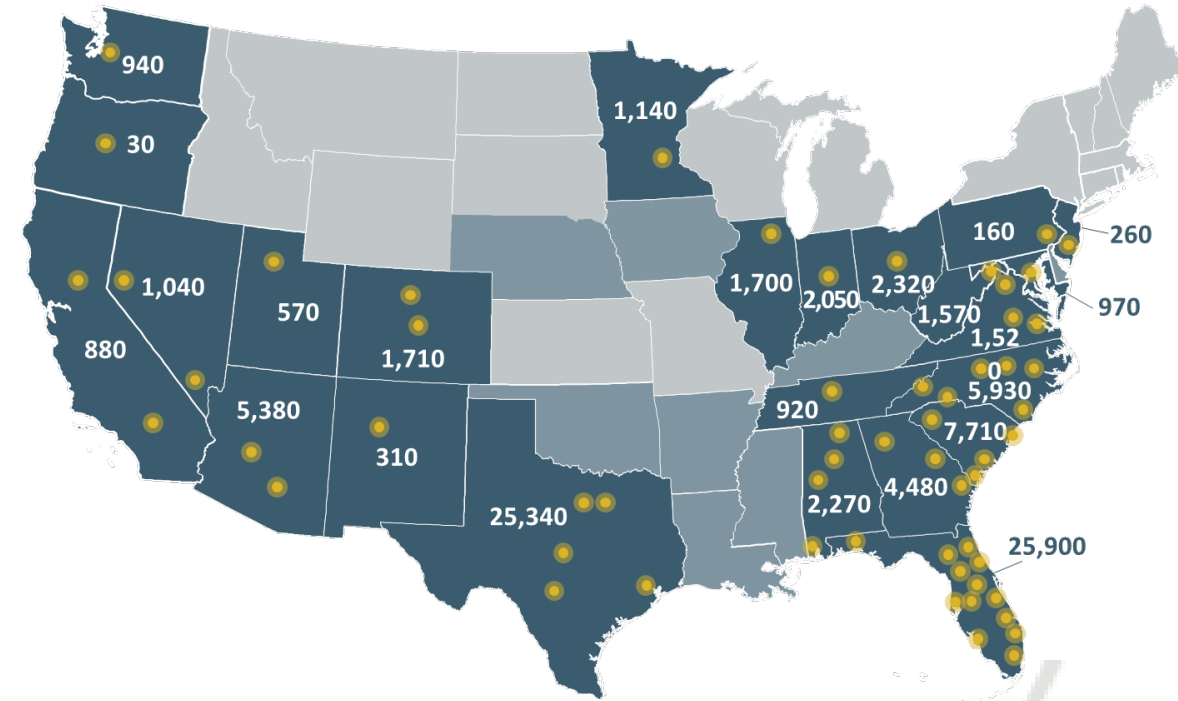


3200 Powder Springs Road

Rezoning Change in Conditions

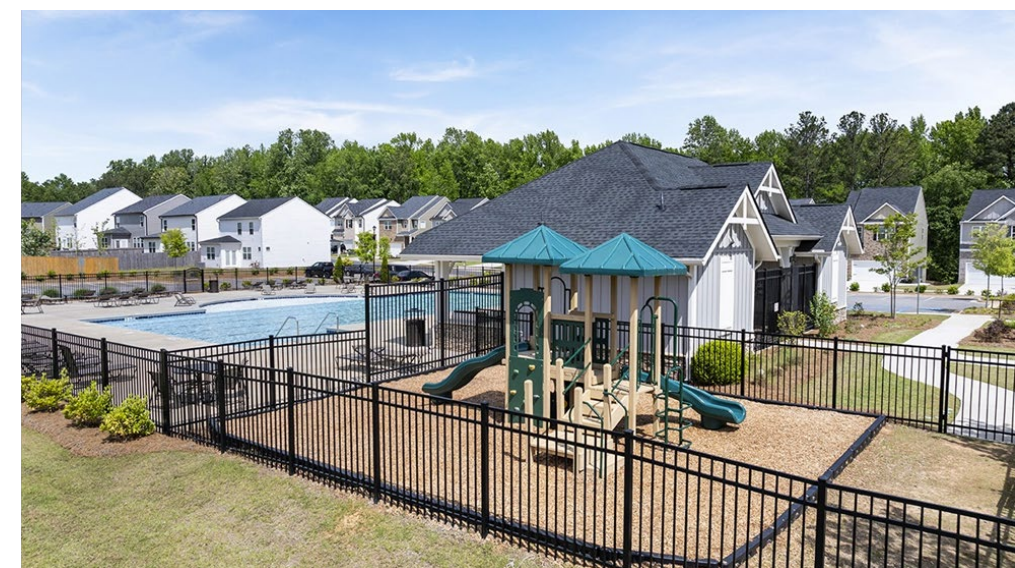
About Forestar

- One of the largest single-family community developers in the US: 65 markets & 24 states.
- Forestar develops 1 in every 50 single-family homesites in the US, from small neighborhoods to resort-style master-planned communities.
- Forestar purchases land, develops and install all the infrastructure, roads, amenities, and sells finished lots to partner Builders.



About Forestar

- Land Acquisition – Entitlements & Permitting – Site Development – HOA Management.
- Each Forestar Division is rooted in the communities we develop. We work where we live!
- Forestar employees take great pride in delivering quality communities.



Community Vision

- Address City's plans for providing "missing middle housing."
- Compatible with surrounding residential and commercial developments.
- Provide a well-design subdivision with quality housing that meets the market's demands and price points.



What are we seeking to change?

Rezoning PZ 25-007

2. The development site plan shall be consistent with the attached site plan prepared by TSW and entitled Site 7 Concept Plan and dated 6/16/25. To the extent the TSW site plan configuration requires a variance, said variance shall be considered approved by this rezoning.

8. The development shall include a useable common area amenity that enhances the living experience for the residents such as a pool, a pickle ball court with shade structure or a clubhouse, playground and open space or similar amenity. The amenity shall be designed to address both social and recreational activities and may not consist of only a gazebo.

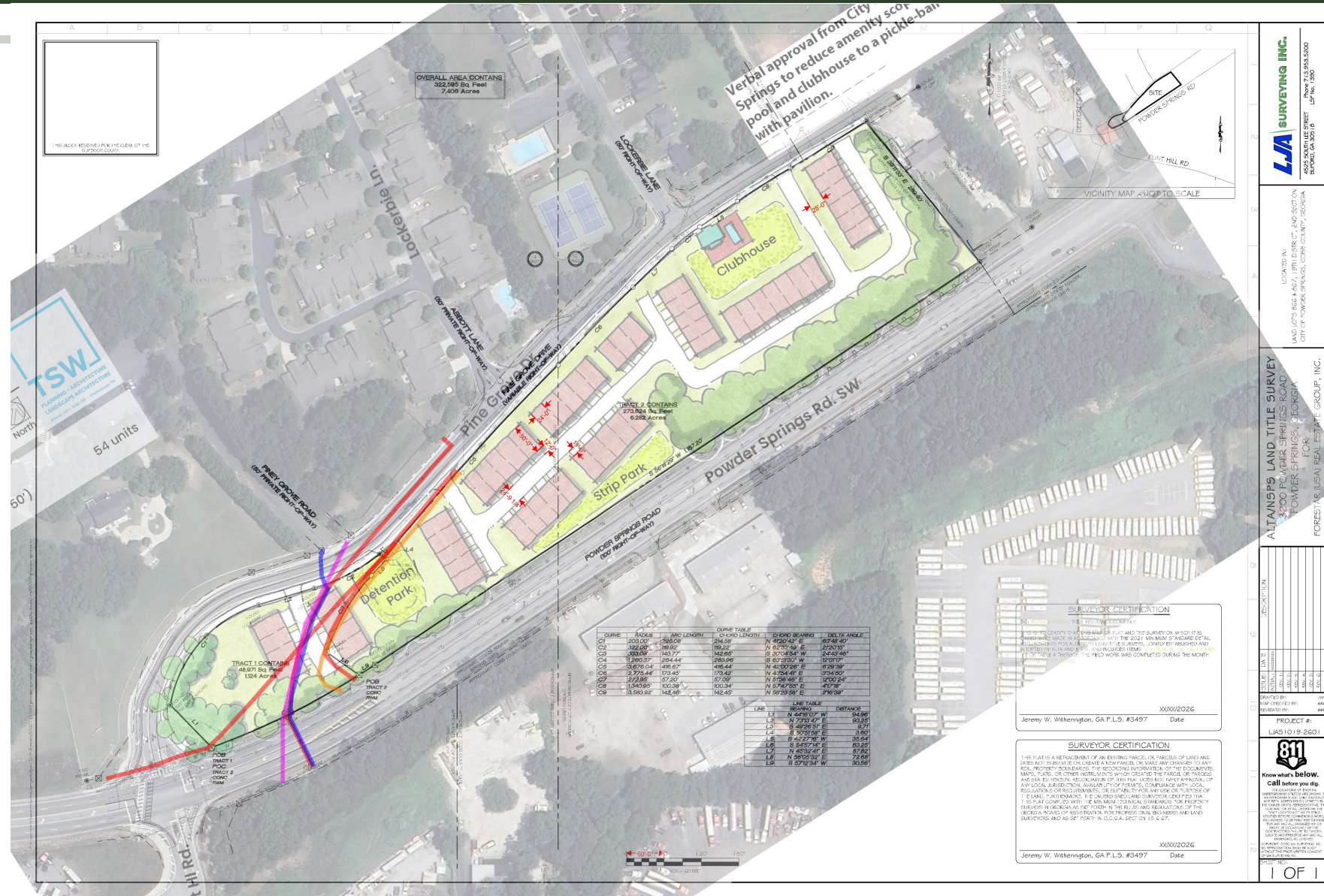
Adopted Rezoning Site Plan:

Site 7 Concept
Plan, dated
6/16/2025, per
Condition #2 of
Rezoning PZ 25-
007



Why we are seeking a Change in Conditions:

- Conflicts with utilities.
- Design challenges.
- Irregular site.
- Limited space for stormwater.



Change in Conditions Proposed

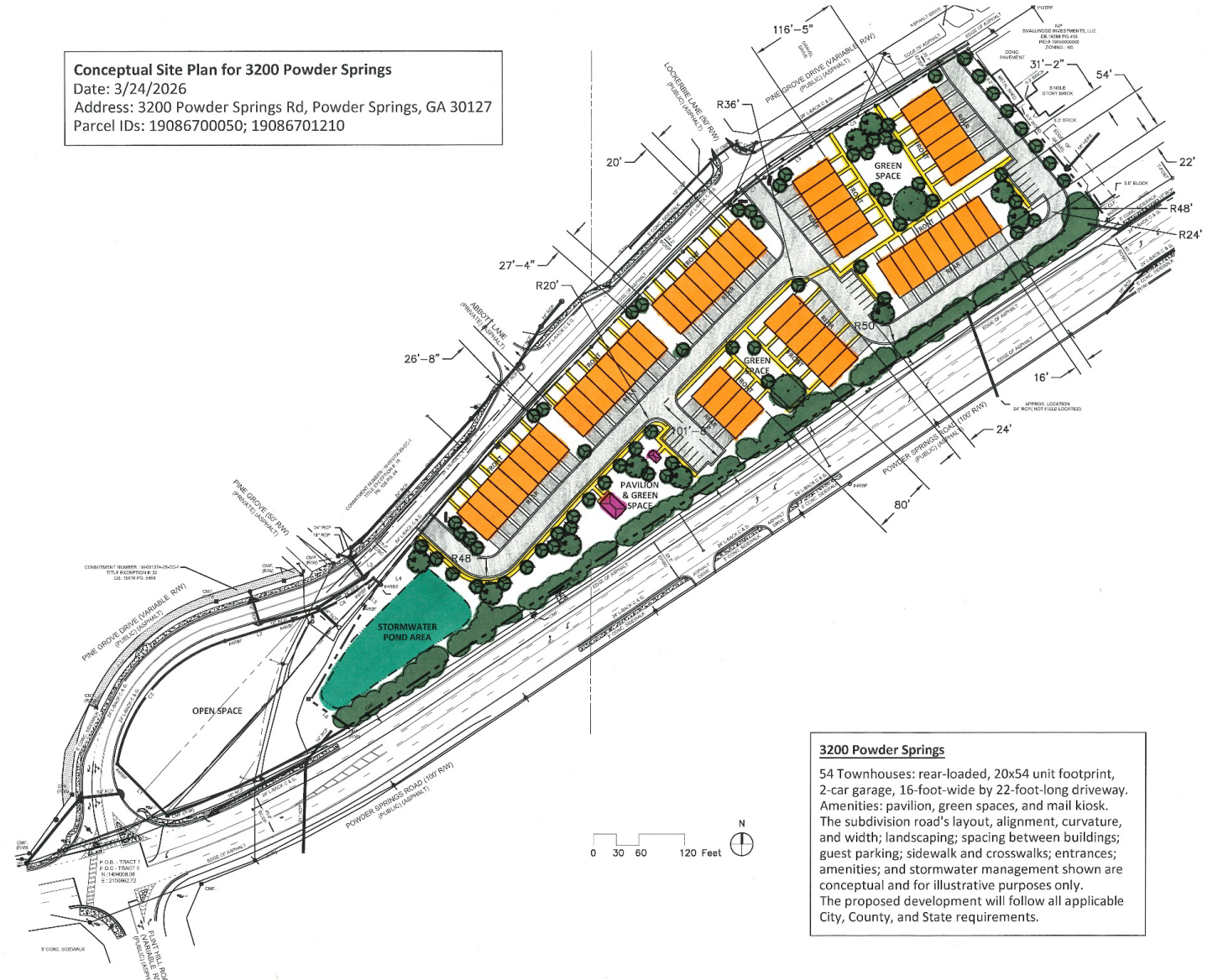
- Revise Condition #2 in its entirety to state:
 - "The development site plan shall be consistent with the site plan enclosed, titled Conceptual Site Plan for 3200 Powder Springs and dated 4/8/2026."
- Revise the first sentence of Condition #8 in its entirety to state:
 - "The development shall include a pavilion and green space that enhance the living experience for the residents."

Design Revisions & Proposals

- We presented to City staff and their consultant, TSW, multiple conceptual site plans
- Townhouse configurations
 - 20-foot wide and 24-foot wide
 - Front-loaded and rear-loaded
- Site layout
- Amenities

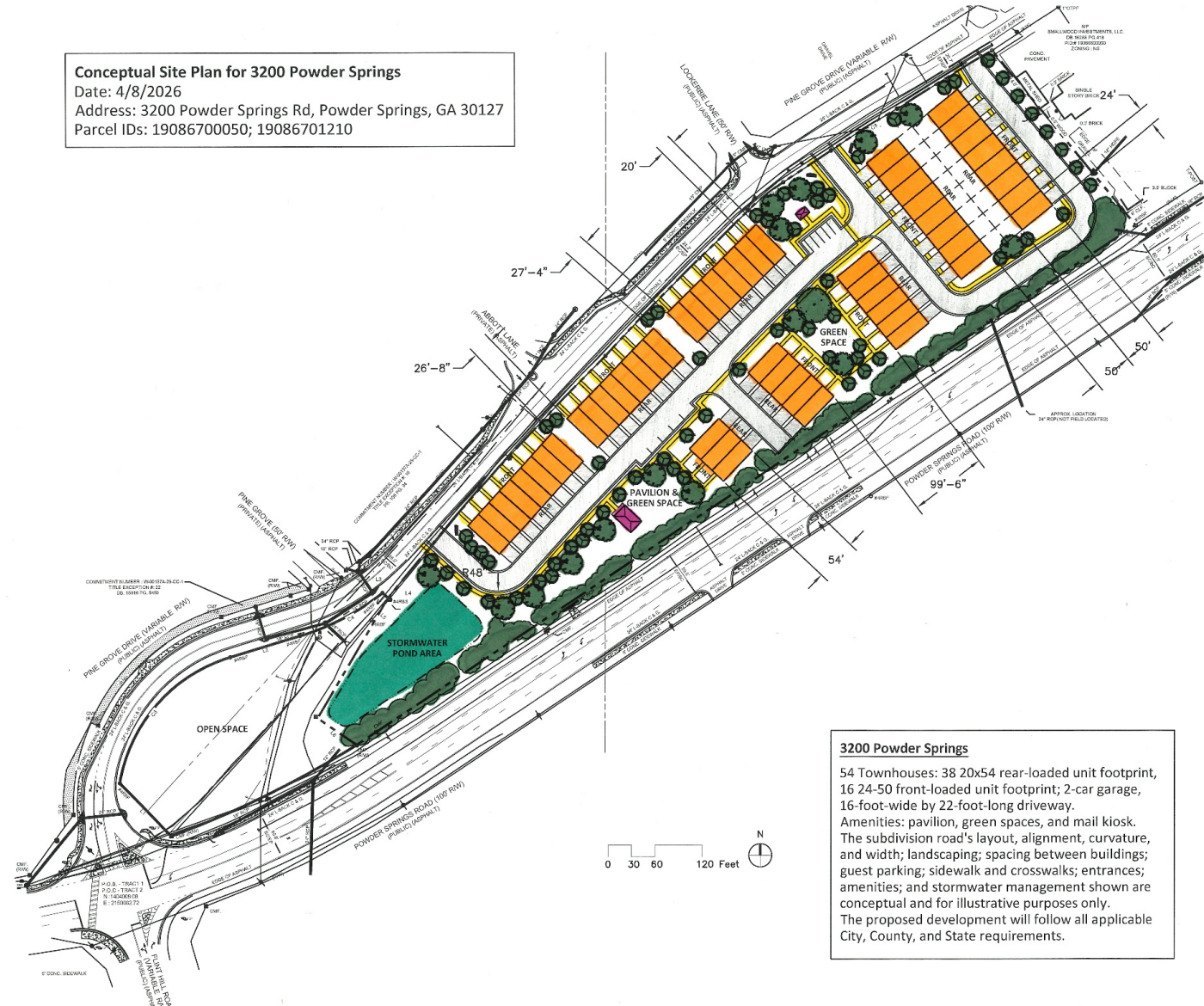
Site plan originally submitted in this application

- 20-foot wide
- Rear-loaded
- Oriented towards Pine Grove Road and the subdivision
- Pavilion
- Green space
- Mail kiosk
- 120 guest parking spaces
- Detention pond maintained by HOA (Condition #7)
- Sidewalk along Pine Grove Rd (Condition #6)



Site plan in the revised application

- 20-foot & 24-foot wide
- Rear- and front-loaded
- Oriented towards Pine Grove Road and the subdivision
- Pavilion
- Green space
- Mail kiosk
- 118 guest parking spaces
- Detention pond maintained by HOA (Condition #7)
- Sidewalk along Pine Grove Rd (Condition #6)

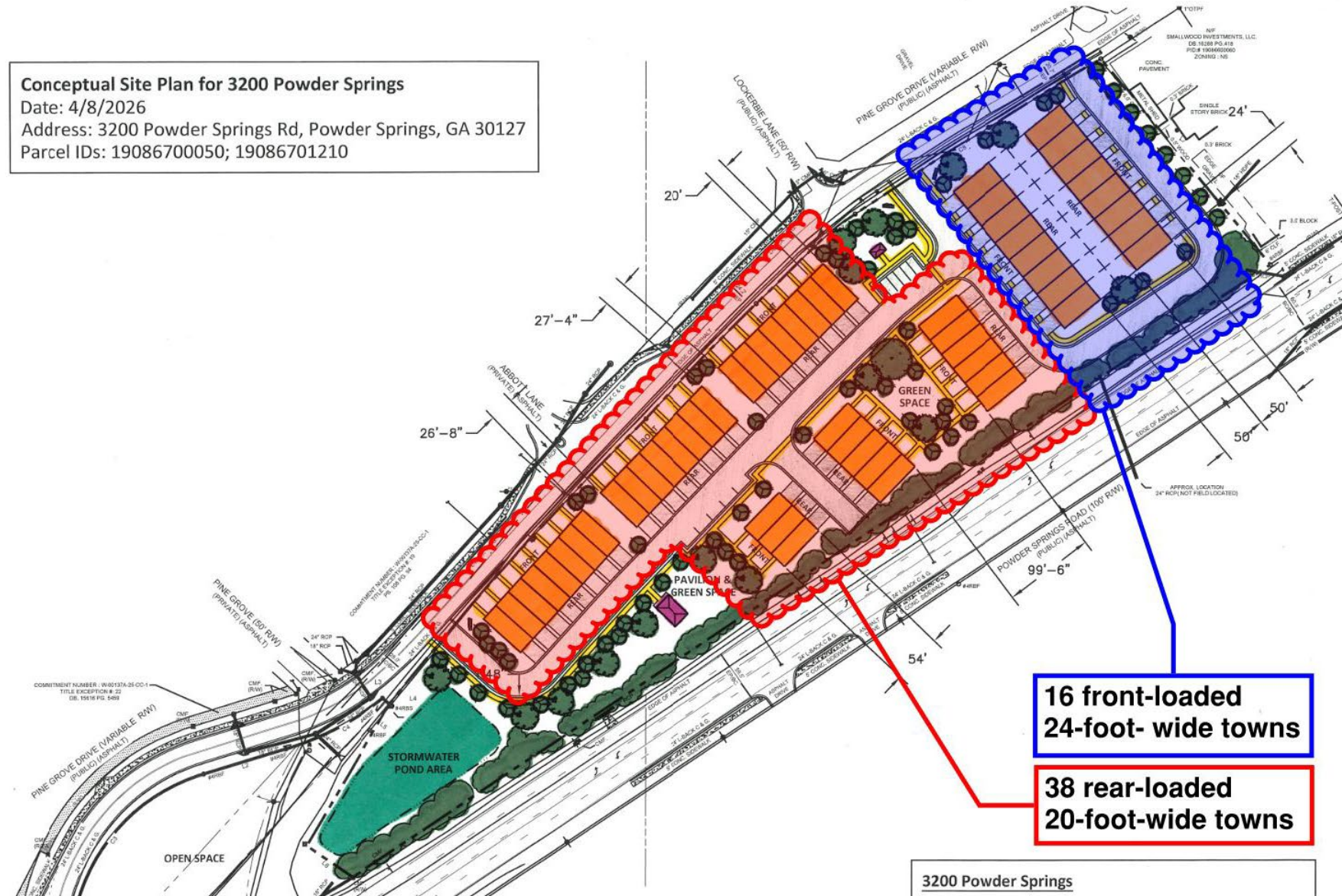


Site plan in the revised application

3200 POWDER SPRINGS REZONING CHANGE IN CONDITIONS

- 2 Townhouse types
- 16 front-loaded 24-foot-wide towns
- 38 rear-loaded 20-foot-wide towns

Conceptual Site Plan for 3200 Powder Springs
Date: 4/8/2026
Address: 3200 Powder Springs Rd, Powder Springs, GA 30127
Parcel IDs: 19086700050; 19086701210

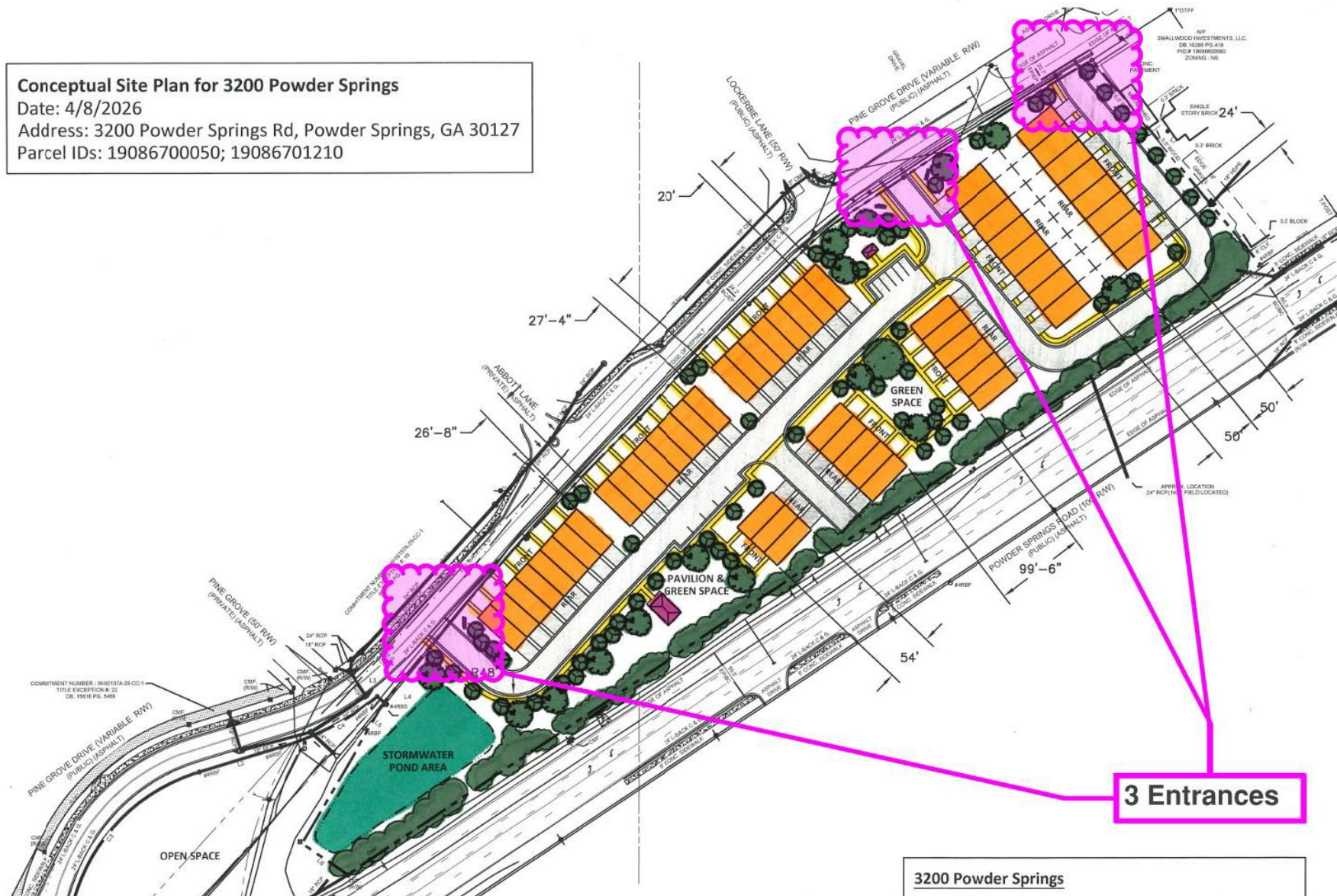


Site plan in the revised application

3200 POWDER SPRINGS REZONING CHANGE IN CONDITIONS

- 3 entrances

Conceptual Site Plan for 3200 Powder Springs
Date: 4/8/2026
Address: 3200 Powder Springs Rd, Powder Springs, GA 30127
Parcel IDs: 19086700050; 19086701210

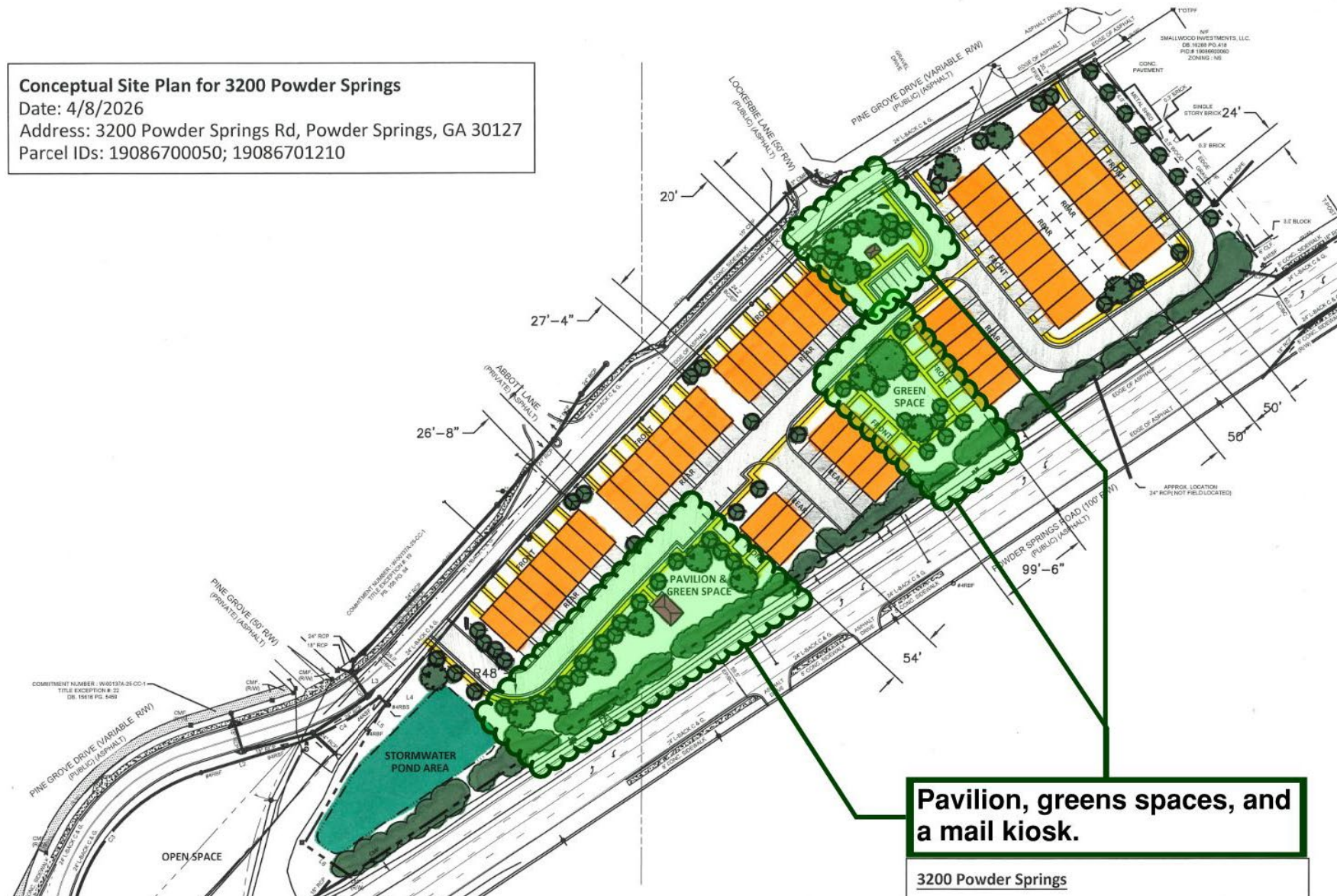


Site plan in the revised application

3200 POWDER SPRINGS REZONING CHANGE IN CONDITIONS

- Amenities:
- Pavilion, green spaces, and a mail kiosk

Conceptual Site Plan for 3200 Powder Springs
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Address: 3200 Powder Springs Rd, Powder Springs, GA 30127
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Site plan in the revised application

3200 POWDER SPRINGS REZONING CHANGE IN CONDITIONS

- 1 dead-end road,
+/- 125 feet long

Conceptual Site Plan for 3200 Powder Springs

Date: 4/8/2026

Address: 3200 Powder Springs Rd, Powder Springs, GA 30127

Parcel IDs: 19086700050; 19086701210



Townhouse conceptual example



Townhouse conceptual example



Amenity conceptual example

