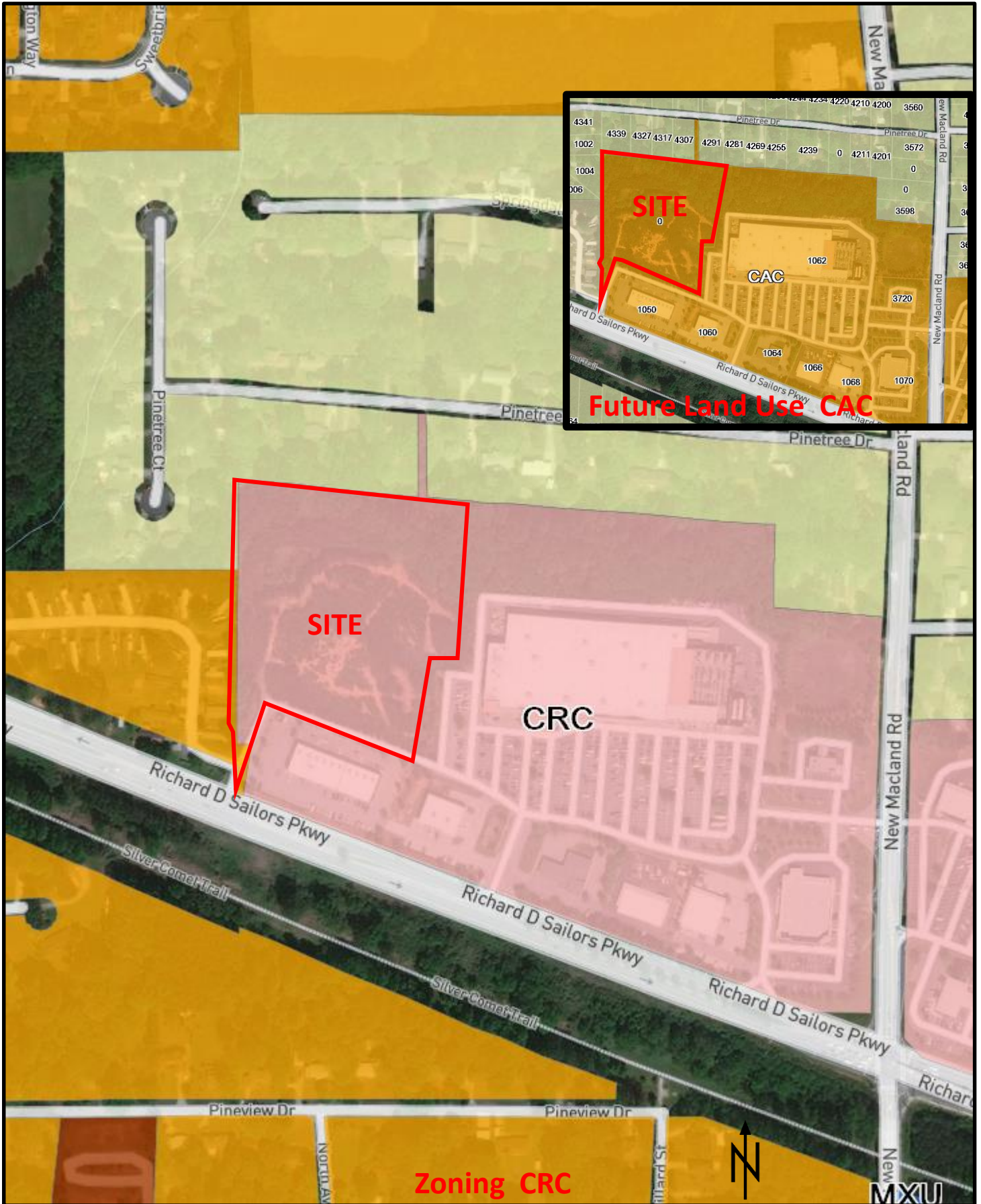


**Location of Site**



**Aerial of Site**



## Zoning and Future Land Use

Future Land Use: Community Activity Center (CAC)

Zoning : Community Retail Commercial (CRC)

Richard Calhoun opened the public hearing for a rezoning application for Roberts & Associates/Paul Aase, Richard D. Sailors Parkway from LRO and CRC to NRC. Melissa Haisten & Parks Huff, Attorneys, Sams, Larkin & Huff, attorneys for the applicant was present. Also present were Brad Inglesby and Paul Aase, applicants. Ms. Haisten explained the request and reviewed the list of stipulations as outlined in a letter to Pam Conner from Melissa Haisten, dated May 15, 2006. No one signed up to speak for or against the application. The public hearing was closed.

The stipulations listed in the May 15, 2006 letter to Ms. Conner are as follows:

1. The stipulations and conditions set forth herein shall be in addition to and supplement those stipulations in the rezoning of this parcel, as part of a larger tract, at the July 19, 1999 Regular City Council Meeting as stated in the ~~stipulations in this letter, the stipulations of this letter shall apply.~~
2. Rezoning of the Subject Property shall be from the CRC and LRO zoning districts to the NRC zoning district with respect to that certain revised site plan prepared by Brock design Group, dated March 20, 2006.
3. The total site area of the Subject Property consists of 9.379 acres, which will be developed as a retail development, which will complement and enhance the neighboring Home Depot development, which is currently under construction.
4. The architectural stylings of the retail development will be compatible in both design and materials with the Home Depot adjacent to the Subject Property. Further, the architectural style of the development shall be subject to review and approval by Mayor and City Council.
5. Parking area lighting shall be environmentally sensitive, low level, shoebox luminaries so as to prevent illumination from penetrating outside of the boundaries of the Subject Property.
6. Hooded security lighting shall be utilized on the buildings as required by Powder Springs Codes or Ordinances.
7. Applicant agrees to comply with all Powder Springs Zoning Code requirements with respect to height limitations for the development.
8. Parking lot cleaning mechanical equipment, the emptying of dumpsters and deliveries shall be restricted to Monday through Saturday from 7:00 AM to 10:00 PM and on Sunday from 11:00 AM to 9:00 PM.
9. All exhausts from restaurant facilities shall be filtered and attenuated to minimize grease and odors.
10. There shall be no outside paging systems, phone bells or loud speakers; excepting the possibility of only one low-decibel outdoor music system.
11. A 37.5 foot wide landscaped and structural buffer area along a majority of the west property line, except the area included in the below-described variance, consisting of the following: a solid fence of eight (8) feet in height will be erected along the west property line with a planted buffer, as approved by city staff. A contemporaneous variance for an at least 20 foot wide buffer in the two areas designated by hatch-marks on the revised site plan prepared by Brock Design Group, dated March 30, 2006, which will consist of, in addition to the eight (8) foot fence, a planted buffer consistent with the attached landscape plan, subject to the approval of the city staff.
12. All stream bank buffers shall be maintained.
13. There will be a 100 foot undisturbed buffer across the rear (northerly boundary) of the property.
14. The wall signs on each building shall meet all of the sign ordinance requirements. The applicant understands that it will share space on the entrance monument sign at the main entrance to the development on Richard Sailors Parkway.
15. Due to the restrictions on the maximum floor area requirements in the NRC district, we are also requesting contemporaneously with this rezoning a variance from the maximum floor area requirement of 6,000 square feet. In that regard, the largest rear building will consist of approximately 50,000 square feet, with 40,000 square feet designated as anchor space for one to two prospective tenants, with the balance of the building consisting of approximately 10,000 square feet which may be divided among one or more tenants. The front parcel will consist of an approximately 15,000 square foot building to provide space for two or more tenants.
16. All open space, green space and buffer areas may be penetrated for purposes of access, utilities and drainage management, including, but not limited to, drainage facilities and any and all slopes or other required engineering features. No part of the detention pond will be within the buffers or setbacks.
17. The number of parking spaces for the development will comply with the parking requirements of the Powder Springs Code.

Ms. Haisten presented to the Mayor and Council an aerial photo with the site plan overlay where the proposed development would be in regard to the existing development in the area. The applicant would use the existing curb cut and it will have inner parcel access to the Home Depot development.

Ms. Haisten also presented to the Mayor and Council a handout of the landscape area, which was prepared by Teresa Elderidge.

There was discussion between the applicant and the Mayor and Council concerning the buffer and what type and size plants would be used along the fenced buffer.

Nancy Arnold stated she is okay with the rezoning as long as Floyd Wallace is okay with a wooden fence.

Richard Calhoun proposed the following revisions to the list of stipulations:

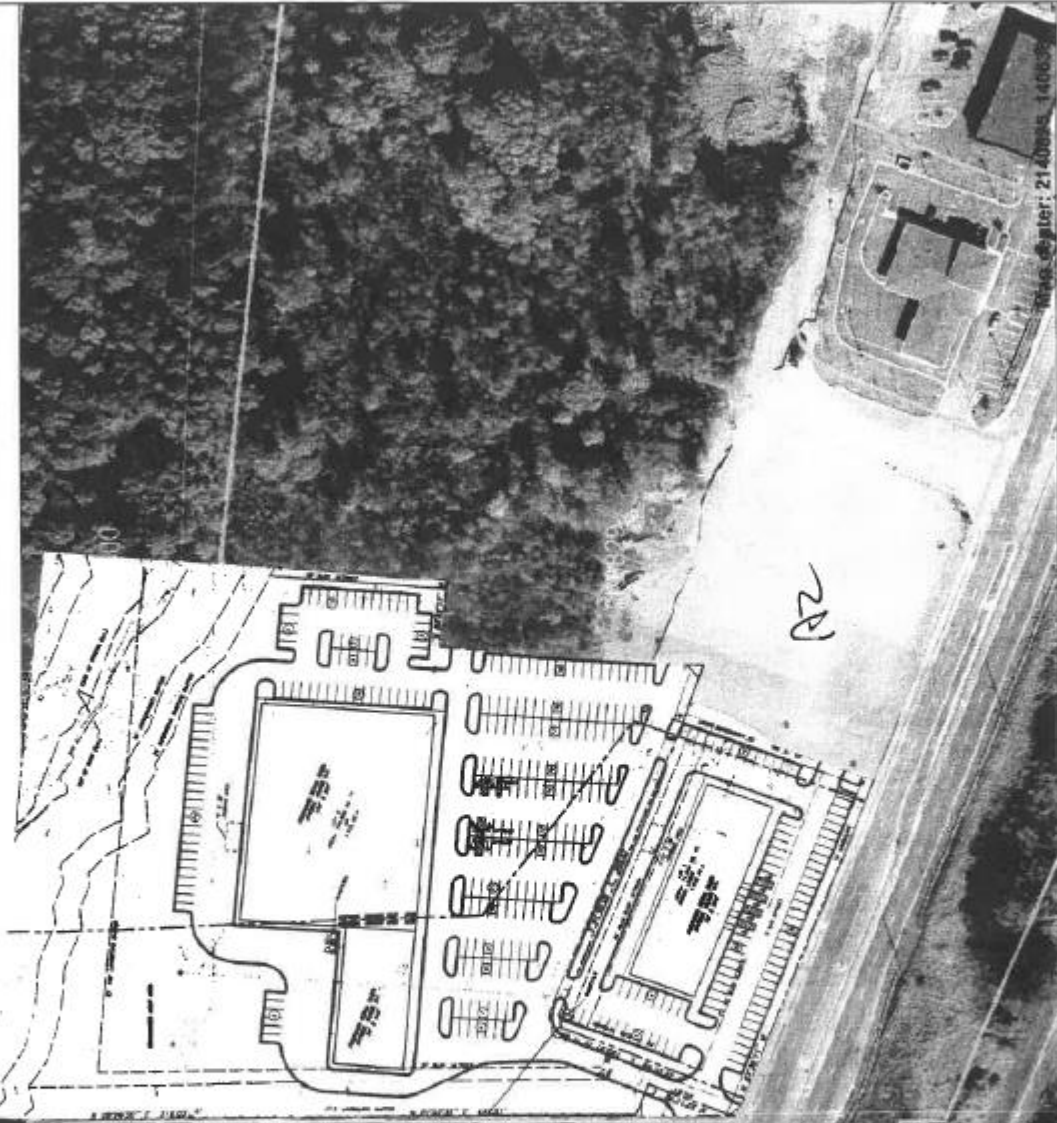
Cobb County Georgia

Online Mapping



1006 1007 19 301 1005 1004

Site Plan



This map is a user generated static output from an internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. Use and distribution of this map subject to copyright and disclaimer notices at [www.geocollab.net](http://www.geocollab.net).

Scale: 1:2,407





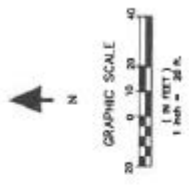
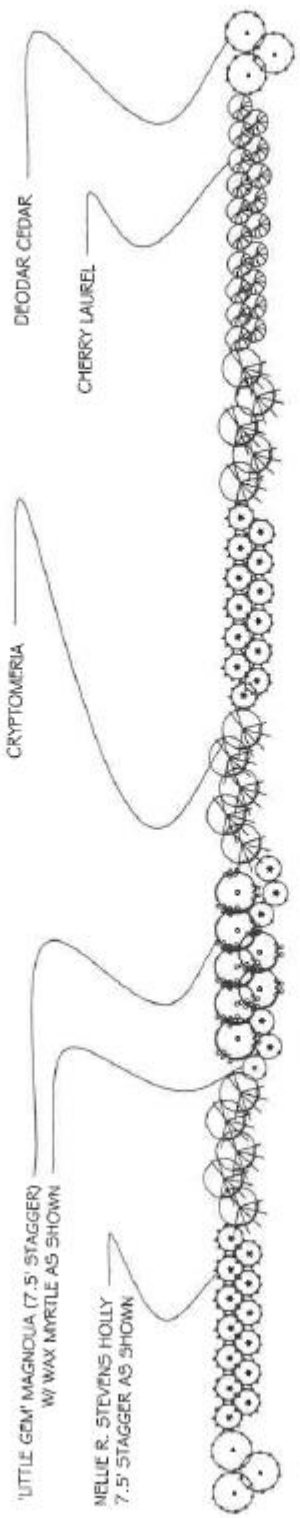
S.J. Schell LLC  
 11111 S. 10th St.  
 Suite 100  
 Phoenix, AZ 85042  
 Phone: 602-998-8888  
 Fax: 602-998-8889  
 www.sjschell.com

TYP:  
 BUFFER  
 PLAN

NO.	REVISION	DATE

DATE: 11/11/2011  
 SCALE: 1" = 20'-0"  
 DRAWN BY: JSC  
 CHECKED BY: JSC  
 SHEET NO. 1 of ONE

20' LANDSCAPE BUFFER



- CRYPTOMERIA
- CHERRY LAUREL
- DEODAR CEDAR
- NELLIE R. STEVENS HOLLY
- LITTLE GEM<sup>®</sup> MAGNOLIA
- AMERICAN HOLLY
- WAX MYRTLE



### LOCATION MAP

**PROJECT NOTES:**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE OWNER HAS REPRESENTED THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THIS PROJECT.
3. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DEVELOPMENT.
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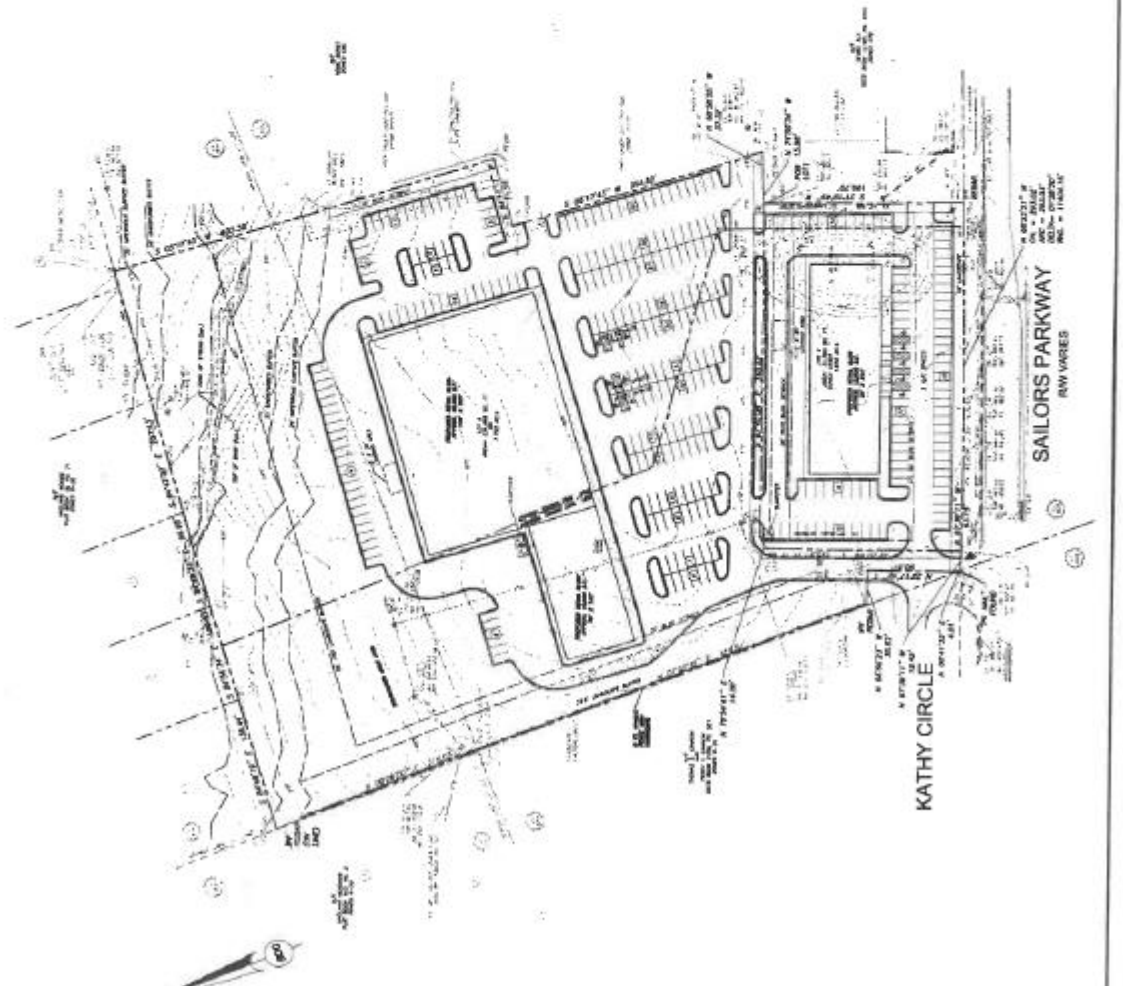
PROPERTY	OWNER	ADDRESS	CITY	STATE	ZIP
1.0000	ROBERTS COMMERCIAL REAL ESTATE	10000 KATHY CIRCLE	POWDER SPRINGS	GA	30127

**brock**  
DESIGN GROUP  
10000 KATHY CIRCLE  
POWDER SPRINGS, GA 30127  
770.488.1111

**POWDER SPRINGS CROSSING**  
for  
**ROBERTS COMMERCIAL REAL ESTATE**

NO.	DATE	DESCRIPTION
1	10/1/2011	PRELIMINARY PLAN
2	10/1/2011	REVISIONS
3	10/1/2011	REVISIONS
4	10/1/2011	REVISIONS
5	10/1/2011	REVISIONS
6	10/1/2011	REVISIONS
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100	10/1/2011	REVISIONS

**REZONING PLAN**  
PROJECT NO. 11-00000000000000000000  
REVISIONS  
DATE: 10/1/2011



SCALE: 1" = 100'  
DATE: 10/1/2011

Regular City Council Meeting  
City of Powder Springs  
May 15, 2006 – Page four

Stipulation #2 – change “with respect to that certain” and change to “in strict accordance with” and add after March 20, 2006, “last revised 5/12/06”.

Stipulation #4 – change last sentence to read: “Further, the architectural style and construction material of the development shall be subject to review and approval by the Mayor and City Council”.

Stipulation #10 – Add “which shall not be audible beyond the property lines of the subject property” after “outdoor music system”.

Stipulation #11 – The buffer plan dated April 11, 2006 – the buffer will extend the entire 37.5 feet with plantings the entire 37.5 feet. At the time the buffer is planted, will be a minimum of 8 feet in height.

Change the date “March 30, 2006” to “May 12, 2006”.

Add to Stipulation #11 - “The said buffer requirement shall be completely constructed within 60 days of the issuance of the first development permit for the subject property”

Stipulation #14 – Change the word “understands” to “agrees” and also add after the words “to the” “Home Depot”.

Add stipulation #18 – “All stipulations shall be binding upon the applicant, the owner, and their successors and assigns”.

Floyd Wallace of the Happy Valley Trailer Park was in agreement with the chain link fence with buffering of heavy landscaping plants.

After much discussion, Al Thurman moved to approve with list of stipulations as listed in the May 15, 2006 letter from Melissa Haisten to Pam Conner and the added stipulation as recited by City Attorney Richard Calhoun. Tom Bevirt made the second. Approved 5 to 0.



Tom Bevirt made a motion to approve the Consent Agenda (with Item F removed), Ra Barr seconded, motion carried 5/0.

### Regular Agenda

- L. PZ-08-039 Rezoning- NRC to CRC  
Powder Springs Retail Investors, LLC  
Kathy Circle and Richard D. Sailors Parkway  
LL 800 and 829**

Mr. Calhoun opened the public hearing, Melissa Haisten of the law firm Sams, Larkin and Huff, LLC., represented the applicant. She stated that this was a 9.38 acre tract of land that had access to both Home Depot and the Auto Zone. She said that this tract was rezoned in 2006 from LRO to NRC and all stipulations for that rezoning would be carried forward with this rezoning request. She stated that this request was because the applicant wanted to be able to sell alcohol. She stated that several businesses are interested in locating in this location but not under the current NRC zoning. Ms. Haisten said that a movie theater which served food and alcoholic beverages, a wine and spirits store as well as a karate studio and a learning center were all interested in this location.

Mr. Farmer stated that this was the first time he had heard that a learning center for children would be located in this shopping center. He said that he did not think this would meet with the new zoning request. Ms. Haisten stated that it would be a tutoring center, like a Sylvan Learning Center. Mr. Farmer said that he did not think children should be that close to alcohol. He said that he just wanted to be clear as to his opinion on the issue. Ms. Haisten stated that she thought that this would be an appropriate location for a learning center.

Mr. Calhoun closed the public hearing.

Rosalyn Neal made a motion to approve with the following stipulations:

1. That the plans be substantially in accordance with the plans submitted entitled "Powder Springs Crossings for Powder Springs Retail Investors, LLC" dated received 05-23-08. Except as herein modified to reduce the number of parking spaces to comply with Article 6 of the UDC and to comply with the landscape requirements of Article 5 of the UDC.
2. That the uses indicated in Exhibit A attached to this application dated received 05-23-08 shall be prohibited and certain other uses be permitted upon Mayor and City Council approval of a Special Use Application. Another prohibited use will be learning centers.
3. That a lighting plan be submitted to staff for review prior to issuance of a building permit. Attention shall be given to light spillage along the rear (north) and interior side (west) property lines.
4. That a cross access agreement/easement be recorded sharing access with the properties immediately to the east as shown on the above referenced site plan.
5. That all previous stipulations except as herein modified remain in full force and effect.

Ra Barr seconded, motion carried 5/0.

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**EXHIBIT "A" TO REZONING APPLICATION**

The Applicant agrees for the following otherwise permitted uses under the CRC zoning classification, to be prohibited uses or to require special use approval, as indicated below, as additional restrictions on the use of the property which is the subject of this Rezoning Application:

The following uses shall be prohibited on the subject property:

1. Nursing and residential health care facilities, not including retirement homes and personal care homes
2. Personal care homes, congregate and group
3. Community food and housing, and emergency and other relief services
4. Hospitals
5. Amusement and theme parks
6. Billiard and pool halls
7. Ambulance services
8. Armored car services
9. Automotive oil change and lubrication shops; emission inspection facilities
10. Auto parts and accessory stores
11. Car washes
12. Funeral homes and funeral services
13. Hotels and motels
14. Parking lots and garages, commercial
15. Convenience food stores with and without fuel pumps
16. Gasoline stations with convenience stores, no repairs
17. Gasoline stations, full service
18. Mini-warehouses and self storage units

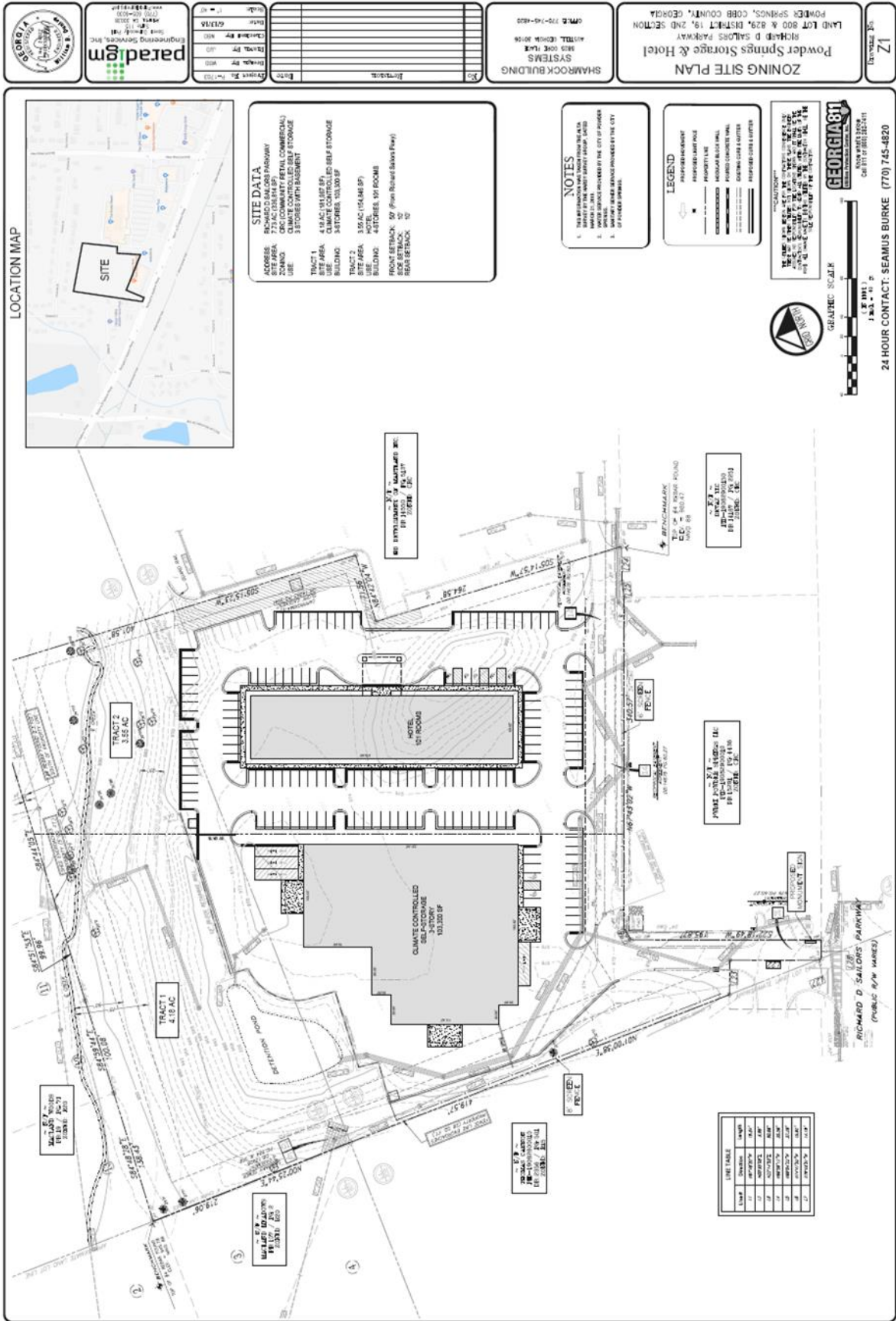
RECEIVED MAY 23 2008




19. Warehouse clubs and superstores
20. Air transportation: helicopter landing pad
21. Electric power transmission, control and distribution company
22. Natural gas distribution company
23. Pipeline transportation company
24. Taxi and limousine service
25. Manufacturing or fabrication uses accessory to retail
26. Night watchman residence
27. Outdoor storage area
28. Wired and wireless telecommunication carriers

The following uses shall require Special Use approval:

1. Amusement arcades
2. Bowling centers
3. Massage therapy, professional
4. Medical outpatient care centers
5. Day care centers, adult and child (more than 18 persons)
6. General rental centers



Site Plan




**paradigm**  
Engineering Services, Inc.  
1000 W. Peachtree Street, Suite 1000  
Atlanta, GA 30308  
404.525.1000

DATE	08/20/18
OWNER	SHAMROCK BUILDING SYSTEMS
PROJECT NO.	1800000001
PROJECT NAME	POWDER SPRINGS STORAGE & HOTEL
PROJECT ADDRESS	POWDER SPRINGS PARKWAY, DISTRICT 19, 2ND SECTION, POWDER SPRINGS, COBB COUNTY, GEORGIA

**ZONING SITE PLAN**  
Richard D Sailors Parkway  
Land Lot 800 & 829, District 19, 2nd Section  
Powder Springs, Cobb County, Georgia

17  
REVISED BY

**LOCATION MAP**



**SITE DATA**

ADDRESS: 775 AC (13034 SF)  
SITE AREA: 83 AC (11548 SF)  
ZONING: O1 (COMMERCIAL RETAIL COMMERCIAL)  
USE: 3 STORES WITH BASEMENT


**TRACT 1**  
SITE AREA: 4.8 AC (65,807 SF)  
BUILDING: 345,000 SF  
USE: 3 STORES WITH BASEMENT

**TRACT 2**  
SITE AREA: 3.55 AC (49,446 SF)  
BUILDING: 400,000 SF  
USE: HOTEL ROOMS

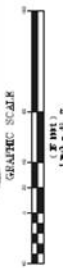
POWDER SPRINGS PARKWAY (From Richard Sailors Parkway)  
RICHARD SAILORS PARKWAY (Public R/W Varies)  
REAR SETBACK: 10'

**NOTES**

- THE INFORMATION ON THIS PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF PARADIGM ENGINEERING SERVICES, INC.
- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

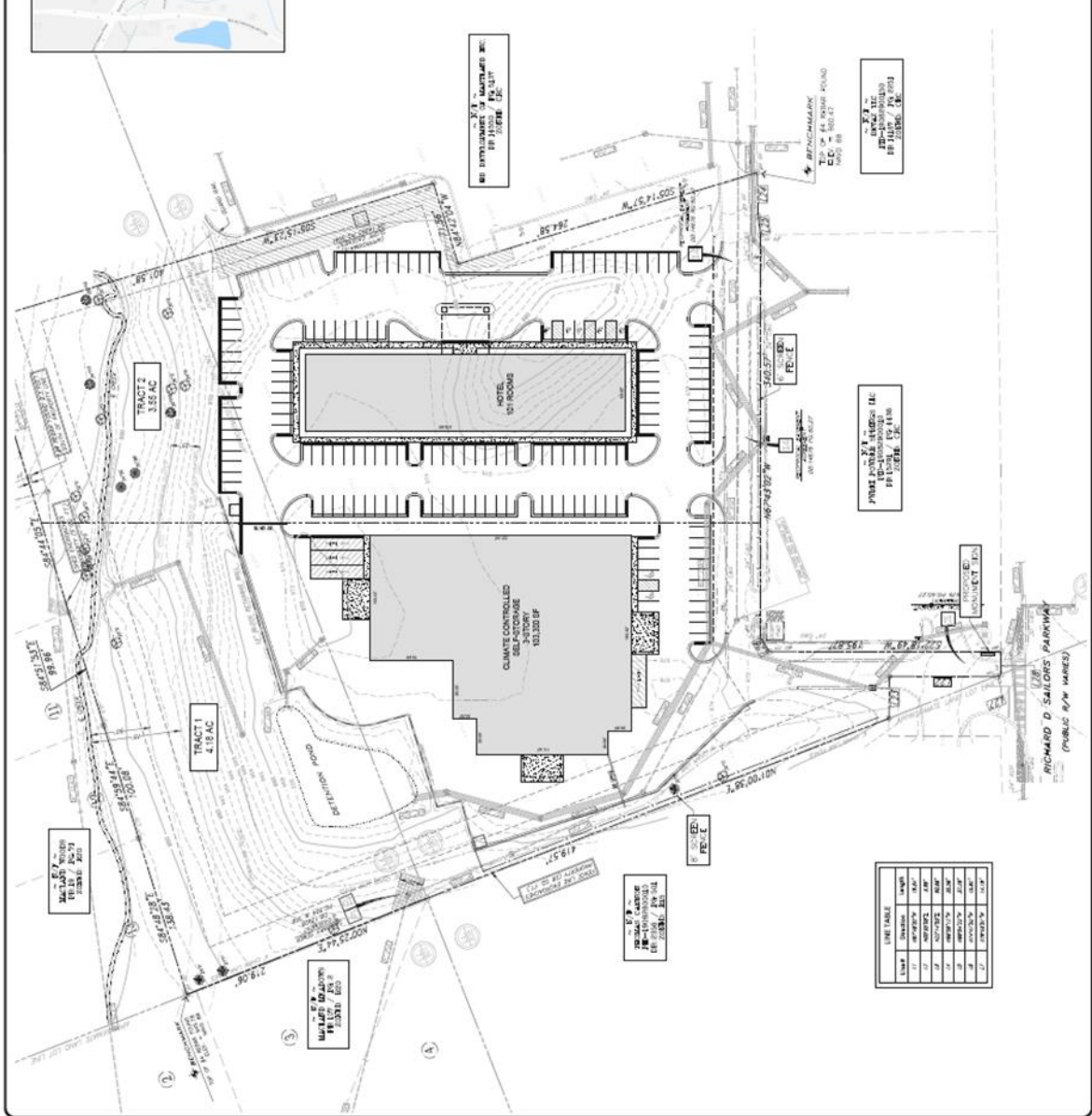


SCALE: 1" = 100'



1" = 100'

**GEORGIA 811**  
CALL BEFORE YOU DIG  
1-800-4-A-SAFE  
24 HOUR CONTACT: SEAMUS BURKE (770) 745-4820



**LIMIT TABLE**

LIMIT	DESCRIPTION	DATE	BY
1	PRELIMINARY	08/20/18	SB
2	REVISED	08/20/18	SB
3	REVISED	08/20/18	SB
4	REVISED	08/20/18	SB
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6	REVISED	08/20/18	SB
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50	REVISED	08/20/18	SB



CONCEPTUAL | OFFICE DETAIL + HOTEL BEYOND



Shamrock Building Systems, Inc.  
5825 Gore Place  
Austell, GA 30106



Richard D. Sailors Parkway  
Powder Springs, GA

June 19, 2018

# Conceptual Architectural Composition of Buildings

# Conceptual Architectural Composition of Buildings



CONCEPTUAL | HOTEL SOUTHEAST CORNER



Shamrock Building Systems, Inc.  
5825 Gore Place  
Austell, GA 30106



Richard D. Sailors Parkway  
Powder Springs, GA

June 19, 2018



CONCEPTUAL | OFFICE DETAIL + HOTEL BEYOND



Shamrock Building Systems, Inc.  
5825 Gore Place  
Austell, GA 30106



Richard D. Sailors Parkway  
Powder Springs, GA

June 19, 2018

# Conceptual Architectural Composition of Buildings