

Memorandum

Subject: Rezoning. For a 6.26-acre tract, to rezone from CRC to PUD-R. The property is located at 3200 Powder Springs Road, within land lots 866 and 867, 2nd section, Cobb County Georgia. PIN: 19086700050. Applicant: Kenneth Ellsworth

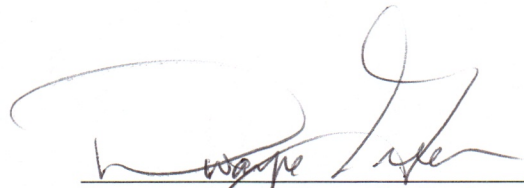
A motion to approve application to rezone from CRC to PUDR, subject to the following conditions:

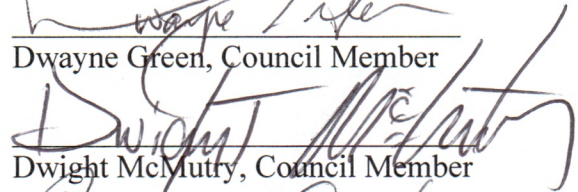
1. The development shall include the adjacent parcel owned by the Development Authority of the City of Powder Springs and/or City of Powder Springs. *Assumes acquisition adjacent parcel*
2. The development site plan shall be consistent with the attached site plan prepared by TSW and entitled Site 7 Concept 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. *7/21/25 hat from DAB*
3. The residential townhome units shall be for-sale and subject to all city development regulations.
4. The architectural style shall consist of full brick on each façade that faces and is visible from the travel corridor and public right of way
5. There shall be no ingress or egress to the development from Powder Springs Road.
6. The developer shall include within its landscape plan an element of landscaping beyond that required in the UDC to screen and beautify the viewshed along Powder Springs Road, which includes the installation of a *Pine Grove only* sidewalk, black top ornamental fence along the boundary of the development. All fencing shall have landscaping installed outside of the fencing closest to the travel corridor. On the eastern boundary a decorative privacy fence may be installed. *Per Meeting - strike PS Road → Pine Grove Rd. only. ha*
7. Stormwater requirements may be met with a retention pond that is amenitized and includes a fountain or similar aesthetic. Underground detention is not required but no detention area shall be located within public view but shall be screened. All stormwater areas shall be maintained by the Homeowners' Association in accordance with the UDC provisions, which shall be specifically described in the development covenants. *7/21/25*
8. The development shall include a useable common area amenity that enhances the living experience for the residents such as a pool, a pickleball 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.

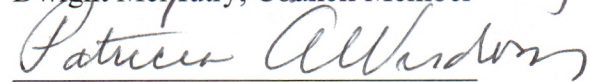
Site plan # 7

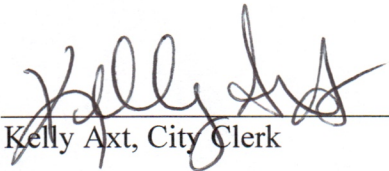
SO RESOLVED AND EFFECTIVE this 21st day of July 2025.

Absent
Albert Thurman, Mayor
Henry Lust
Henry Lust, Council Member
Doris Dawkins
Doris Dawkins, Council Member


Dwayne Green, Council Member


Dwight McMurtry, Council Member


Patricia Wisdom, Council Member

Attest: 
Kelly Axt, City Clerk

c: File