





PZ 21-008 Rezoning from NRC to PUD-R, Hill Road Project, LL 898, 953

Kevin Moore on behalf of Traton Homes proposed 20 acres of the total 22.3 acres north side of Hill Road at CH James be rezoned to residential, allowing a project of 114 detached homes with full amenities (revised from 4/5/21 application). The remaining 2.3 acres (Stipulation #16) will remain commercial (NRC).

Mayor and Council Discussed with applicant reviewing traffic per a request from Council Member Farmer. Applicant further stated they would be working with and communicating with the immediate HOA's through the project.

No speakers for or against this matter.

A motion to approve with conditions:

- 1. The revised stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning. The rezoning is from Neighborhood Retail Commercial (NRC) to Planned Unit Development-R (PUD-R) on property located at the intersection of Powder Springs Road and Hill road consisting of approximately 22.37 acres.
2. The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Ridge Planning and Engineering for Traton Homes.
3. All roads be public roads except for alleys. Sanitation must have direct access to alleys.
4. The construction of a maximum number of One Hundred and Twenty-one (121) single-family homes at an overall maximum density of 5.5 dwelling units per acre. Minimum lot size of 2,600 square feet.
5. The setback are as follows: Front: 10 feet from right-of-way, Side = 5 feet Side major = 5 feet Rear = 10 feet
35 feet perimeter setback Between buildings: minimum of 10 feet
6. Approved variance
a) Section 12-13 (g) to remove 75% existing tree canopy
b) Section 8-70 - requesting to allow dead end streets
d) Variance to allow a minimum horizontal road center radius of 37 feet
e) Section 12-13 (e) requesting to clear more than 8 acres of the site.
6. The architectural style and composition of the homes shall consist of traditional architecture on all sides Variety in the neighborhood will be provided by the use of stone and different shades of brick in the area shown as brick on the rendering. All side elevation visible from the right-of-way will contain brick or stone no less than 50% where exposed to the right-of-way. All elevation will contain no less than 50% brick on the front facade.
Rendering provided shall be in conformity with attached exhibit to include front and rear load units. An administrative design review will be required ensuring consistency with approved stipulations. Design review shall be reviewed administratively.
7. 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, open space areas, sidewalks, community areas, stormwater detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.
8. The submission of a landscape plan during the Plan Review process which shall be subject to review and approval by the Community Development Director. Additionally, the landscape

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8. The submission of a landscape plan during the Plan Review process which shall be subject to review and approval by the Community Development Director. Additionally, the landscape plan shall include, but not necessarily be limited to, the following:
a. Relocation of the detention pond where it is not visible from Powder Springs Road, Landscaping and screening around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees.
b. A twenty-five foot (25') landscape buffer around the perimeter of the Subject Property.
c. Compliance with landscape section renderings/elevations which will be submitted under separate cover during the Plan Review process.
d. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degree Horticulturist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.
e. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.
f. All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
g. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.

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f. All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.
g. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.
h. The installation of sod front, side and rear yards.
i. 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 Residential Community.
9. A third party management company shall be hired to manage the day-to-day operations of the HOA and shall also be responsible for the management of all Association monies as well as ensuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.
10. 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.
b. Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.
c. Increase the height of a 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.
11. Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code.
12. If the development on the site stalls for a period of 6 months or more, the site be replanted per a plan approved by the Community Development Director showing compliance with minimum tree canopy, street trees and buffer requirements.
13. Access and landscaping along CH James Pkwy and Hill Road be reviewed and determined at plan review. The rear lots shall be substantially buffered from the right-of-way.
14. All lots have a deed acknowledgment that states the adjacent parcel fronting CH James Pkwy and lots south of Hill Road may be developed as commercial property in the future.
15. Subject to Cobb DOT approval.
16. Applicant agrees to dedicate and donate to the Development Authority of Powder Springs a portion of the Property identified on the site plan as the "Commercial Parcel" containing approximately 2.3 acres located along C.H. James Parkway.

ADDITIONAL NOTE FOR CLARIFICATION: THE FRONT 2.3 ACRE PARCEL STIPULATED IN ITEM #16 WILL RETAIN ITS NRC ZONING

A motion was made by Lust, seconded by Dawkins, that this Rezoning PZ 21-008 be approved with the following stipulations:

- h. The installation of sod front, side and rear yards.
i. 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 Residential Community.
9. A third party management company shall be hired to manage the day-to-day operations of the HOA and shall also be responsible for the management of all Association monies as well as ensuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.
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The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, Bordelon, and Lust

No: 1 - Farmer

LOT ADDRESS CHART table with columns: LOT NO., HOUSE NO., STREET NAME, LOT NO., HOUSE NO., STREET NAME. Rows 41-63 showing Woodland Hills addresses.

CURVE TABLE table with columns: CURVE #, BEARING, DISTANCE, RADIUS, ARC. Rows C1-C24 with curve data.

LINE TABLE table with columns: LINE #, BEARING, DISTANCE. Rows L2, L5, L9, L10 with line data.

C/L CURVE DATA table with columns: NO., DATA. Rows 1-4 with curve data.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

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SURVEYOR'S CERTIFICATION section including text, a circular seal for Clayton R. Coulter, and a signature line.

CONTRACTOR: DOGWOOD SITE CONTRACTORS P.O. BOX 1891 MARIETTA, GA 30061 VONDALE TIPTON

OWNER/DEVELOPER: TRATON HOMES, LLC 720 KENNESAW AVE. MARIETTA, GA 30060

24 HOUR CONTACT: BOB HUPP

GASKINS + LECRAW logo and contact information for Marietta, GA 30064.

REVISIONS:

Revisions table with columns: NO., DATE, DRAWN BY, CHECKED BY.

PROJECT: WEST OAK TRACE PHASE II LAND LOTS 898 & 953, 19TH DISTRICT, 2ND SECTION CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA CLIENT: HILL ROAD DEVELOPMENT, LLC 720 KENNESAW AVE MARIETTA, GEORGIA 30060

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SURVEY INFO:

Table with columns: DRAWN BY, REVIEWED BY, FIELD DATE, OFFICE DATE, JOB #.

FINAL PLAT 2 OF 5



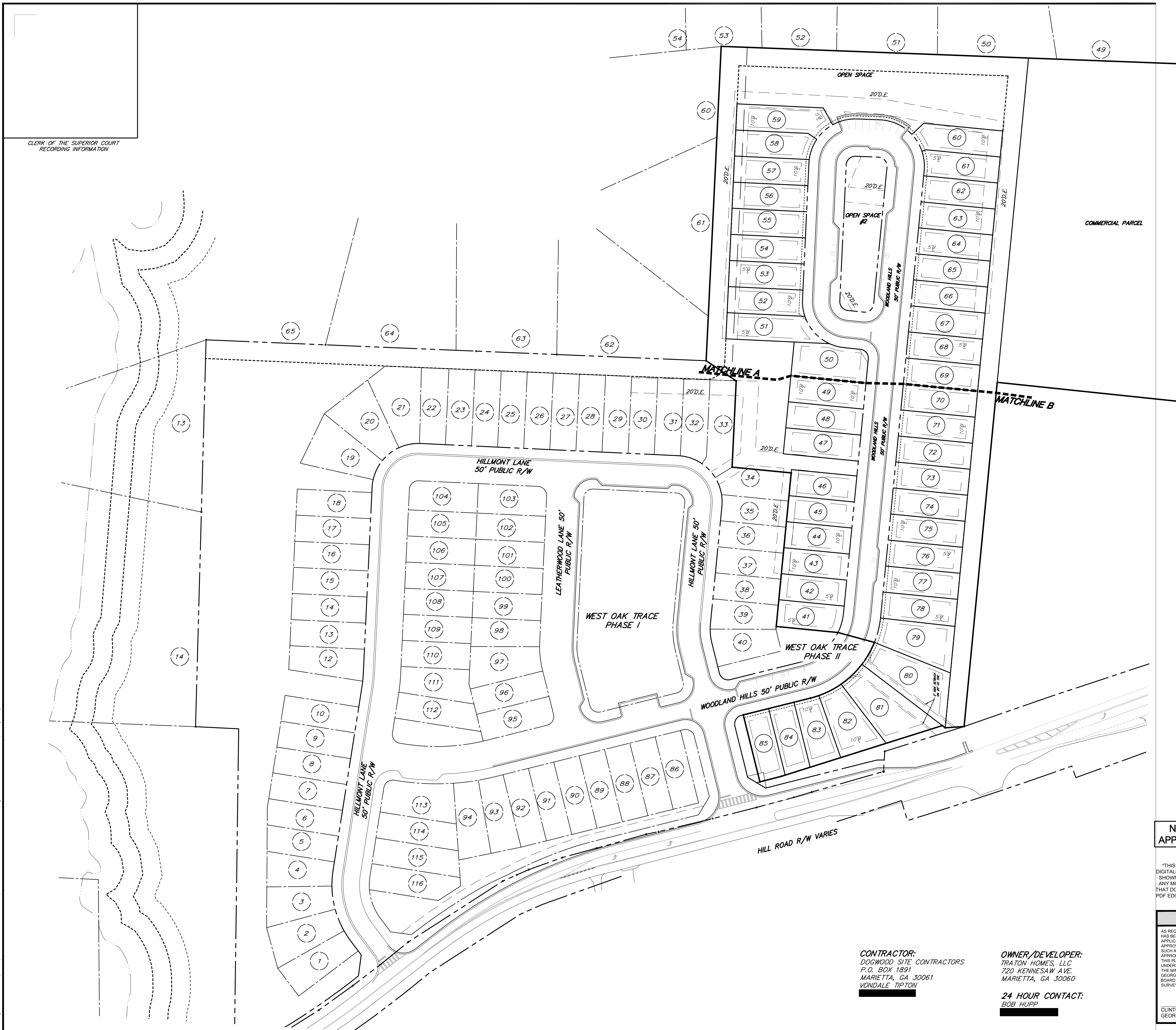


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1266 POWDER SPRINGS RD SW  
MARIETTA, GA 30064  
PHONE - [REDACTED]  
FAX - [REDACTED]  
www.gaskinslecrow.com  
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Drawing name: P:\113 (Triton)\Hill Road\SURVEYING\FINAL\phase 2\FINAL.dwg FNLS: Feb 10, 2023, 3:38pm by: Sally Jordan



**PROJECT**  
**WEST OAK TRACE PHASE II**  
LAND LOTS 898 & 953, 19TH DISTRICT, 2ND SECTION  
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

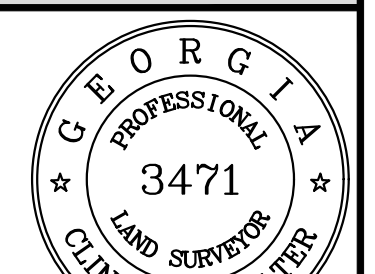
**CLIENT**  
**HILL ROAD DEVELOPMENT, LLC**  
720 KENNESAW AVE  
MARIETTA, GEORGIA 30060

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CLINTON R. COULTER DATE: [REDACTED]  
GEORGIA REGISTERED LAND SURVEYOR NO. 3471

AS SURVEYOR FOR GASKINS + LECRAW, INC.

**CONTRACTOR:**  
DOGWOOD SITE CONTRACTORS  
P.O. BOX 1891  
MARIETTA, GA 30061  
VONDALE TIPTON

**OWNER/DEVELOPER:**  
TRATON HOMES, LLC  
720 KENNESAW AVE.  
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**24 HOUR CONTACT:**  
BOB HUIP



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OVERALL PHASE





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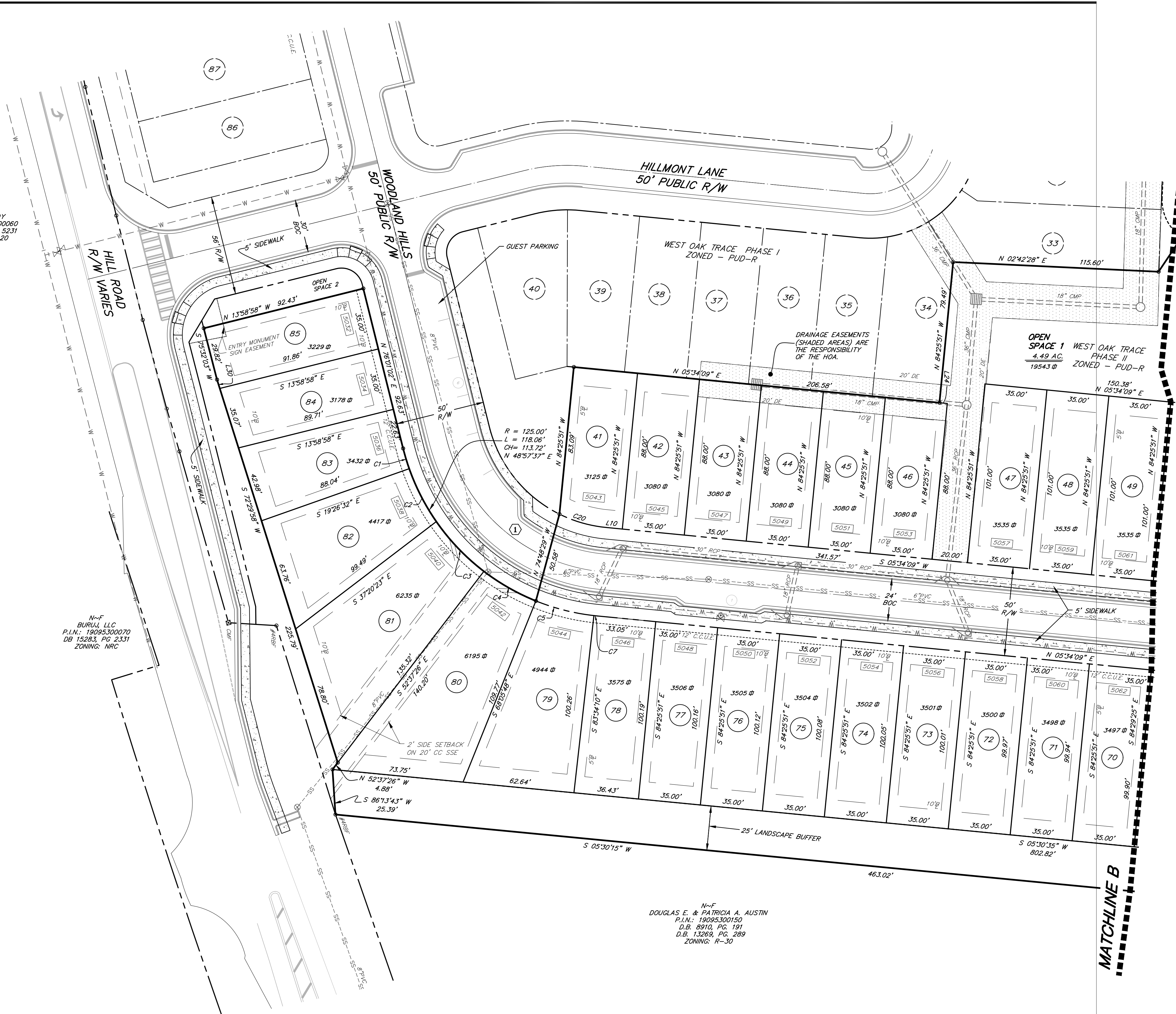
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N-F  
PAT BRADY  
P.I.N.: 19095300060  
DB 15467, PG 5231  
ZONING: R-20

N-F  
BURUJ, LLC  
P.I.N.: 19095300070  
DB 15283, PG 3331  
ZONING: NRC

N-F  
DOUGLAS E. & PATRICIA A. AUSTIN  
P.I.N.: 19095300150  
D.B. 8910, PG. 191  
D.B. 13269, PG. 289  
ZONING: R-30

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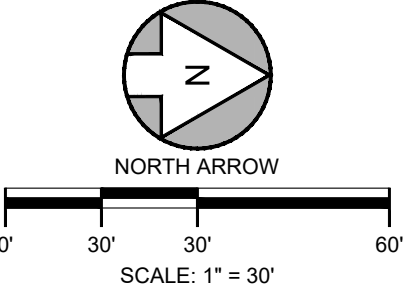
CLINTON R. COULTER DATE: \_\_\_\_\_ AS SURVEYOR FOR GASKINS + LECRAW, INC.

3471  
CLAYTON R. COULTER  
LAND SURVEYOR

**PROJECT**  
WEST OAK TRACE PHASE II  
LAND LOTS 898 & 953, 19TH DISTRICT, 2ND SECTION  
CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA

**CLIENT**  
HILL ROAD DEVELOPMENT, LLC  
720 KENNESAW AVE  
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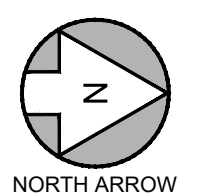
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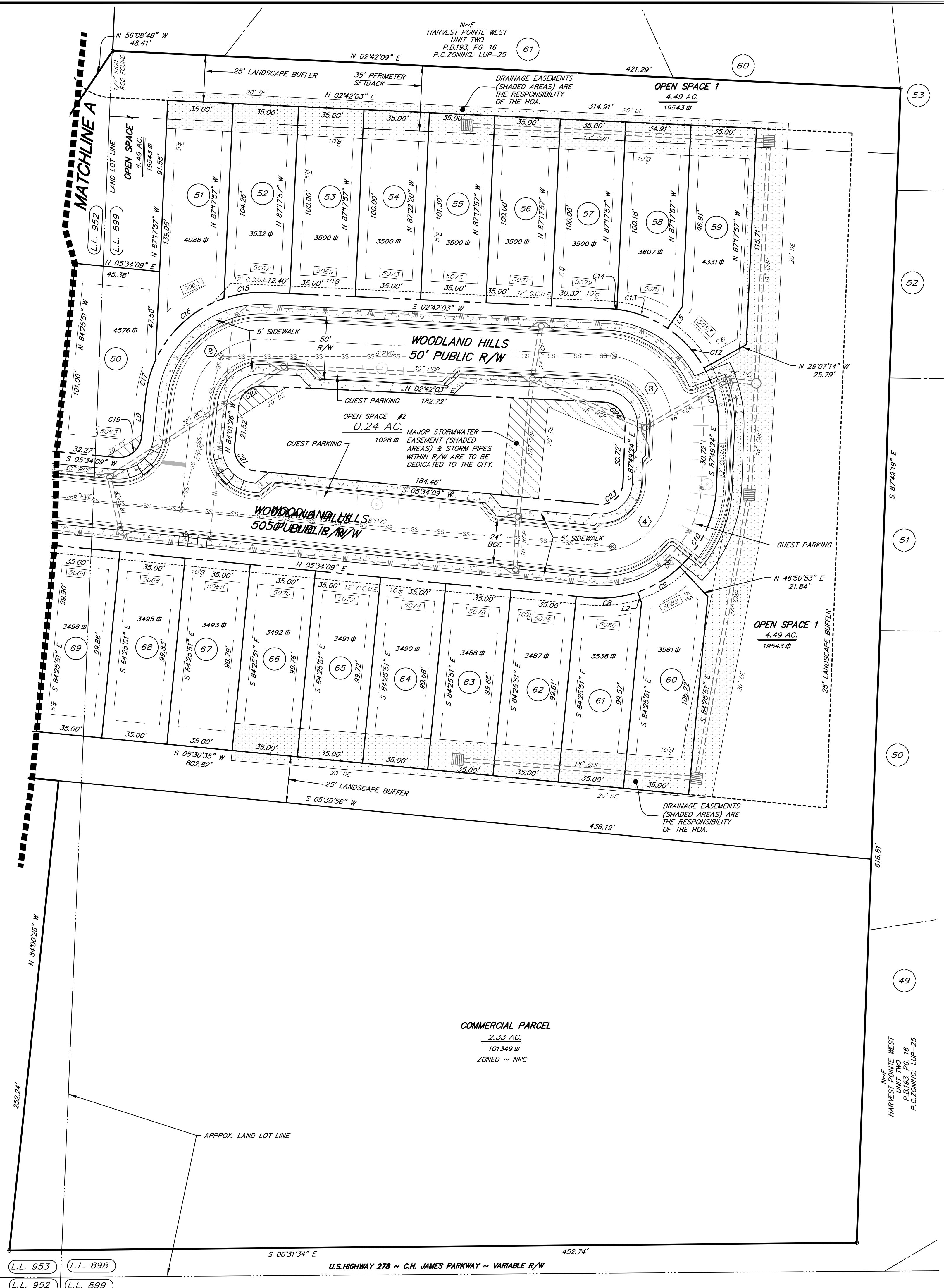


SCALE: 1" = 30'

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2-10-23  
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FINAL PLAT

5 OF 5



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**COMMERCIAL PARCEL**  
2.33 AC.  
101,349 sq ft  
ZONED ~ NRC

N+P  
HARVEST POINTE WEST  
UNIT TWO  
P.B. 193, PG. 16  
P.C. ZONING: LUP-25

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BOB HUPP

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