

ZONING



SITE LOCATION

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 RM-12

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

473 total units Proposed density 10.4 units/acre
 30% open space provided

- (A) 300 UNITS MULTIFAMILY 11.1 ACRES 1.5 spaces/unit 450 spaces
- (B) 119 TOWNHOMES 26' X 50' FRONT GARAGE 14.5 ACRES
- (C) 54 SINGLE FAMILY HOMES, 40' X 56', 50' LOTS 14.1 ACRES

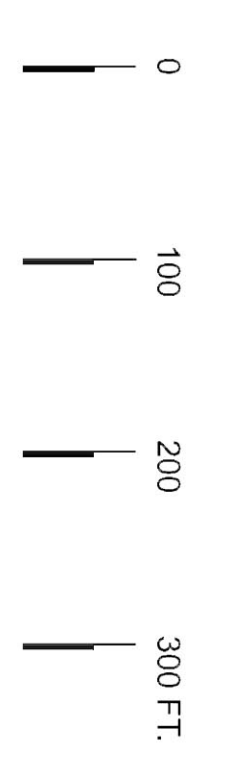
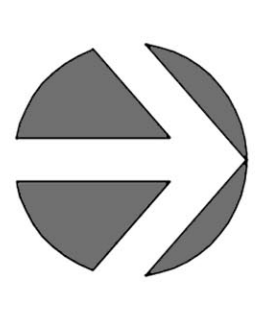
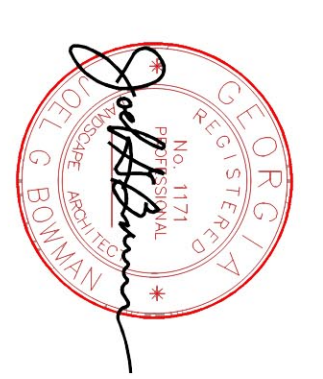
Setbacks:
 Front 50'
 Side 35'
 Rear 40'
 Single family setbacks - 20' perimeter, 20' major roadway

SCP - BARRETT PARKWAY

CITY OF POWDER SPRINGS, GEORGIA

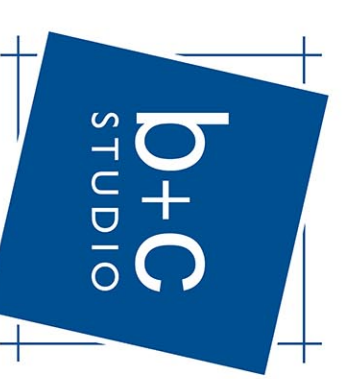


NOTE:
 Plan is provided as an illustrative concept based on available data. Final plan must be verified with an ALTA Survey. Locations of buildings, interior streets, and driveways, parking spaces, building entrances, landscape areas, crosswalks, interior sidewalks, and amenities are approximate and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



October 25, 2022

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING



Properties to be Annexed
 City of Powder Springs
 Cobb County Owned Property



Path of Contiguity

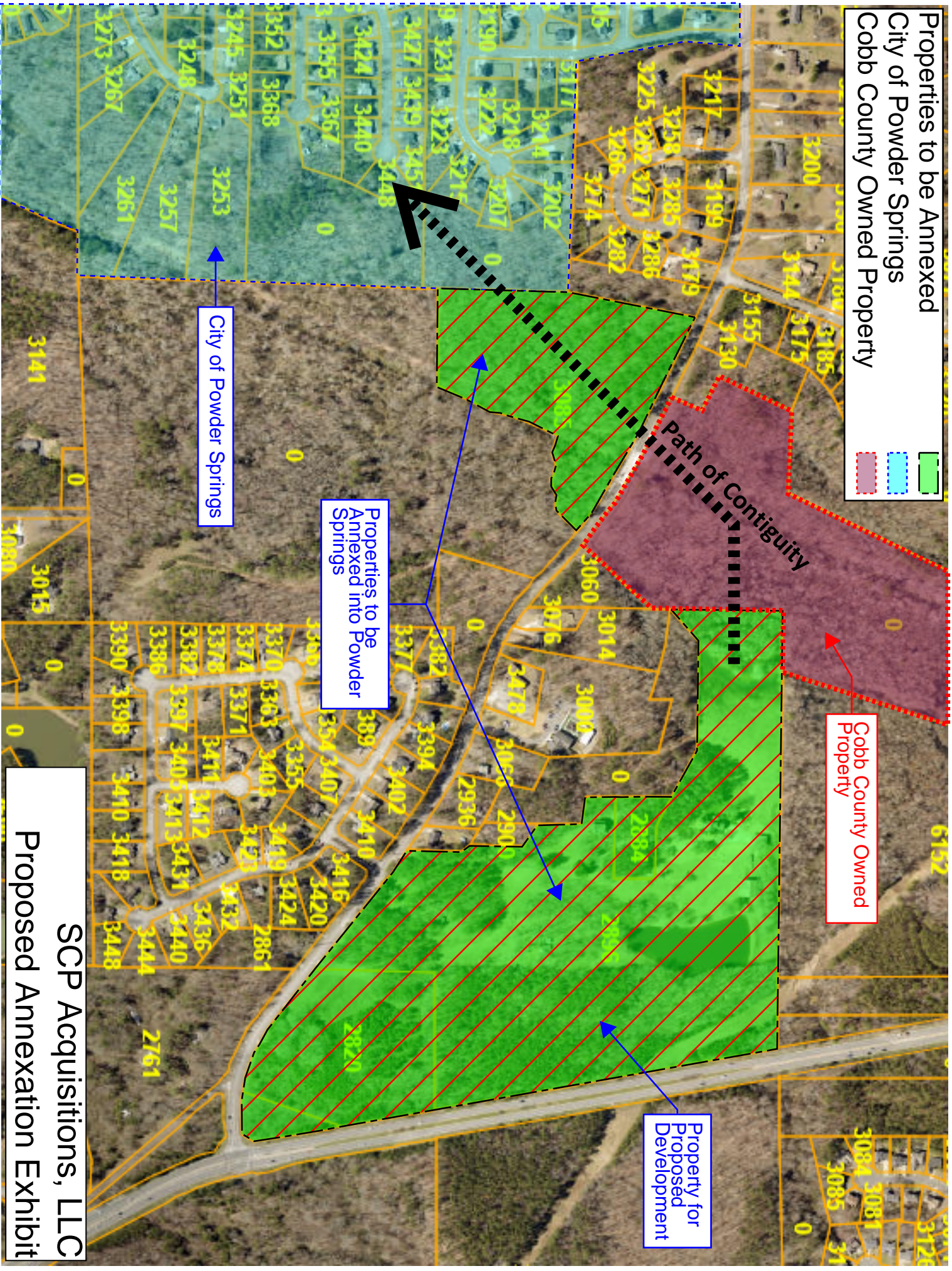
Cobb County Owned Property

Property for Proposed Development

Properties to be Annexed into Powder Springs

City of Powder Springs

SCP Acquisitions, LLC
 Proposed Annexation Exhibit





Memorandum

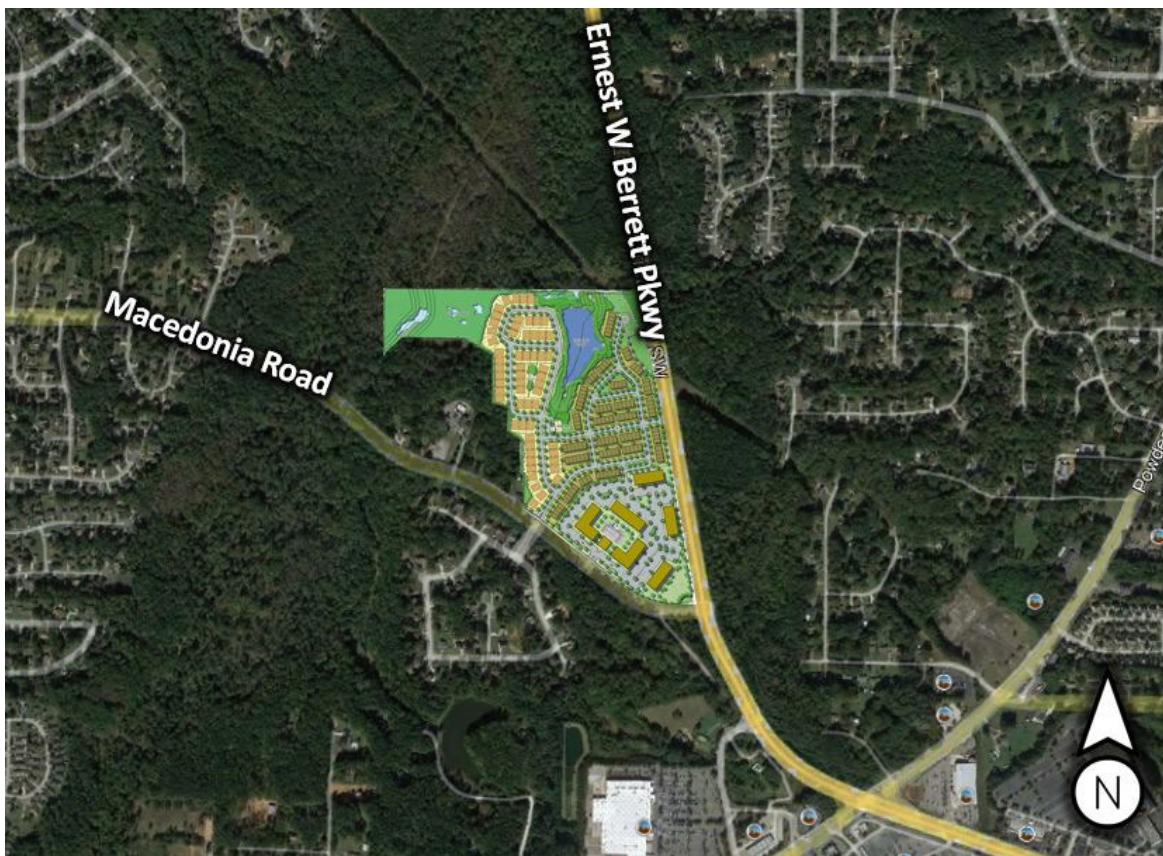
To: John Long
SCP Acquisitions, LLC.

From: Abdul Amer, PE

Date: October 27th, 2022

Subject: Trip Generation Memorandum for SCP Barrett Parkway Residential Development on Ernest West Barrett Parkway in City of Power Springs, Georgia | A&R 22-220

The purpose of this memorandum is to estimate the trip generation that will result from the proposed SCP Barrett Parkway residential development located on northwest corner of the intersection Ernest West Barrett Parkway at Macedonia Road, Powder Springs, Georgia. The location of the development is shown below.



The residential development will consist of the following:

- Single-family Detached Housing: 54 Units
- Single-family Attached Housing: 119 Units
- Multifamily Housing (Low Rise): 160 Units
- Multifamily Housing (Mid-Rise): 140 Units

METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide.

Land Use: 210 – Single-Family Detached Housing: A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Land Use: 215 – Single-Family Attached Housing: Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Land Use: 220- Multifamily Housing (Low-Rise): Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels).

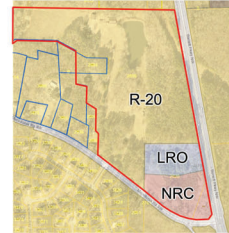
Land Use: 221- Multifamily Housing (Mid-Rise): Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual units is through an outside building entrance, a lobby, elevator, and a set of hallways.

TRIP GENERATION

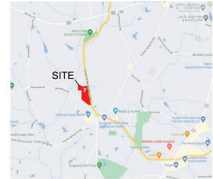
The results of the analysis for the proposed development are shown in Table 1, below.

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
ITE 210- Single-Family Detached Housing	54 units	11	32	43	35	21	56	286	286	572
ITE 215- Single-Family Attached Housing	119 units	17	39	56	38	29	67	428	428	856
ITE 220- Multifamily Housing (Low-Rise)	160 units	17	55	72	56	33	89	550	550	1,100
ITE 221- Multifamily Housing (Mid-Rise)	140 units	11	39	50	34	21	55	311	310	621
Total Trips		56	165	221	163	104	267	1,575	1,575	3,149

Based on trip generation rates published in the Institute of Transportation Engineer’s Trip Generation Manual, 11th edition, the proposed residential development will generate 221 new external two-way trips in the AM peak hour, 267 external two-way trips in the PM peak hour, and 3,149 new external two-way trips in a 24-hour duration.



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