



**F SPRINGS
IN MOTION**
COMPREHENSIVE PLAN UPDATE

**City Council Work
Session**

September 29, 2021

TONIGHT'S OBJECTIVES

- Update you on progress to-date
- Present our revised recommendations for the City's Comprehensive Plan update

PROCESS + SCHEDULE UPDATES

PROCESS + SCHEDULE UPDATE

Research + Analysis

100% Complete

- » Initial meetings with City
- » Data collection
- » Existing conditions assessment
- » Updated market analysis

Visioning

100% Complete

- » Confirm needs and opportunities
- » Explore preliminary ideas
- » Develop strategies for new development and re-development opportunities

Draft Recommendations

100% Complete

- » Finalize goals and policies
- » Present draft recommendations
- » Get input on draft recommendations from the community
- » Refine ideas based on input
- » Create small-area plans
- » Create updated project list

Final Recommendations

October - December 2021

- » Refine / finalize ideas based on input from City staff and City Council
- » Prepare draft plan document
- » ARC/DCA review
- » Prepare final plan document
- » Adoption by City Council

Public Participation



REVISED RECOMMENDATIONS

UPDATED VISION, GOALS, OBJECTIVES, & PROJECTS

VISION STATEMENT:

The City of Powder Springs seeks to balance its small town feel and historic character with new, modern development. Powder Springs will strive to protect sensitive natural resources, expand its network of parks and greenways, preserve and enhance the quality of life and integrity of its suburban residential neighborhoods, and continue to develop its town center so it remains the symbolic and economic heart of the city.

UPDATED VISION, GOALS, OBJECTIVES, & PROJECTS

- **1.9 // Continue to empower and utilize the Downtown Development Authority and the Development Authority of Powder Springs to strategically acquire and redevelop properties *(added DAPS)***
- **1.10 // Support and protect existing downtown businesses so they can remain downtown as development occurs *(removed the old 1.10 and swapped in this language)***
- **2.3 // Consider the economic needs of the City when creating plans for redevelopment areas *(completely reworded)***

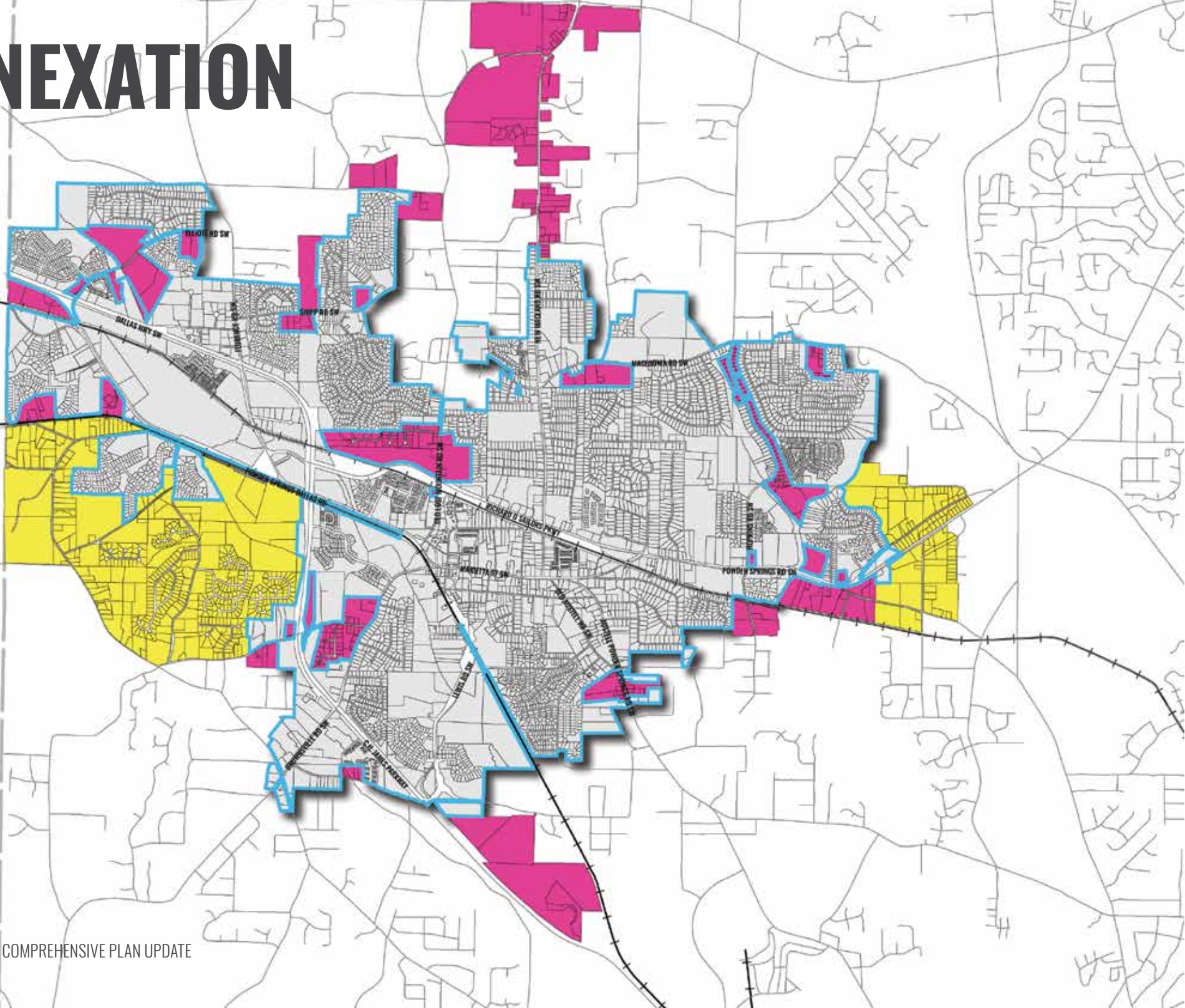
UPDATED GOALS, OBJECTIVES, & PROJECTS

- 2.5 // Add strategically placed curb cuts along C.H. James Parkway to assist with transportation connectivity and to jump-start new economic opportunities *(added language about transportation connectivity)*
- 3.5 // Incentivize housing developments that provide workforce housing near existing and future employment centers *(swapped “incentivize” for “encourage”)*
- Updated policy statement for economic development: “Continue strengthening capacity of the Development Authority of Powder Springs (DAPS) and Downtown Development Authority (DDA).” *(included DAPS into the statement)*

UPDATED GOALS, OBJECTIVES, & PROJECTS

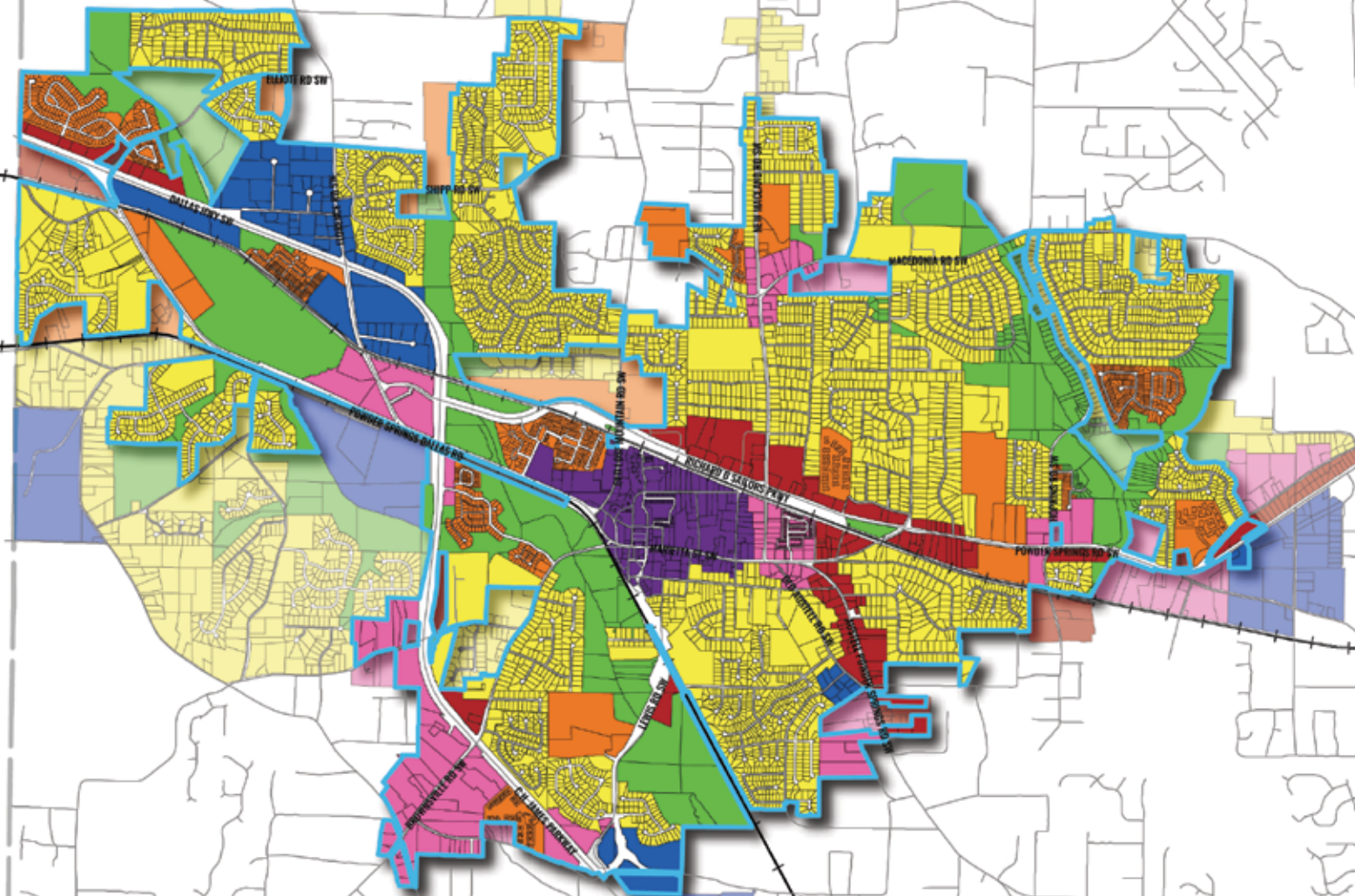
- New policy statement for open space and natural resources: “Consider an Electric Vehicle (EV) strategy to create a more environmentally sustainable transportation network and to combat climate change.”
- Updated STWP Item: “Develop an RFP for planning services for a greenspace master plan”
- New STWP Item: “C.H. James Parkway and Powder Springs-Dallas Road Intersection Improvements” funded by SPLOST

ANNEXATION



- LEGEND**
- Existing Tax Parcels
 - Phase 1 Annexation
 - Phase 2 Annexation

FUTURE DEVELOPMENT MAP



LEGEND

- Suburban Residential Development
- Village Center Residential
- Neighborhood Activity Center
- Professional Employment Center
- Commercial Corridors
- Downtown Powder Springs
- Parks, Recreation, & Conservation
- City Limits

UPDATED ANNEXATION NUMBERS

Phase 1 Annexation:

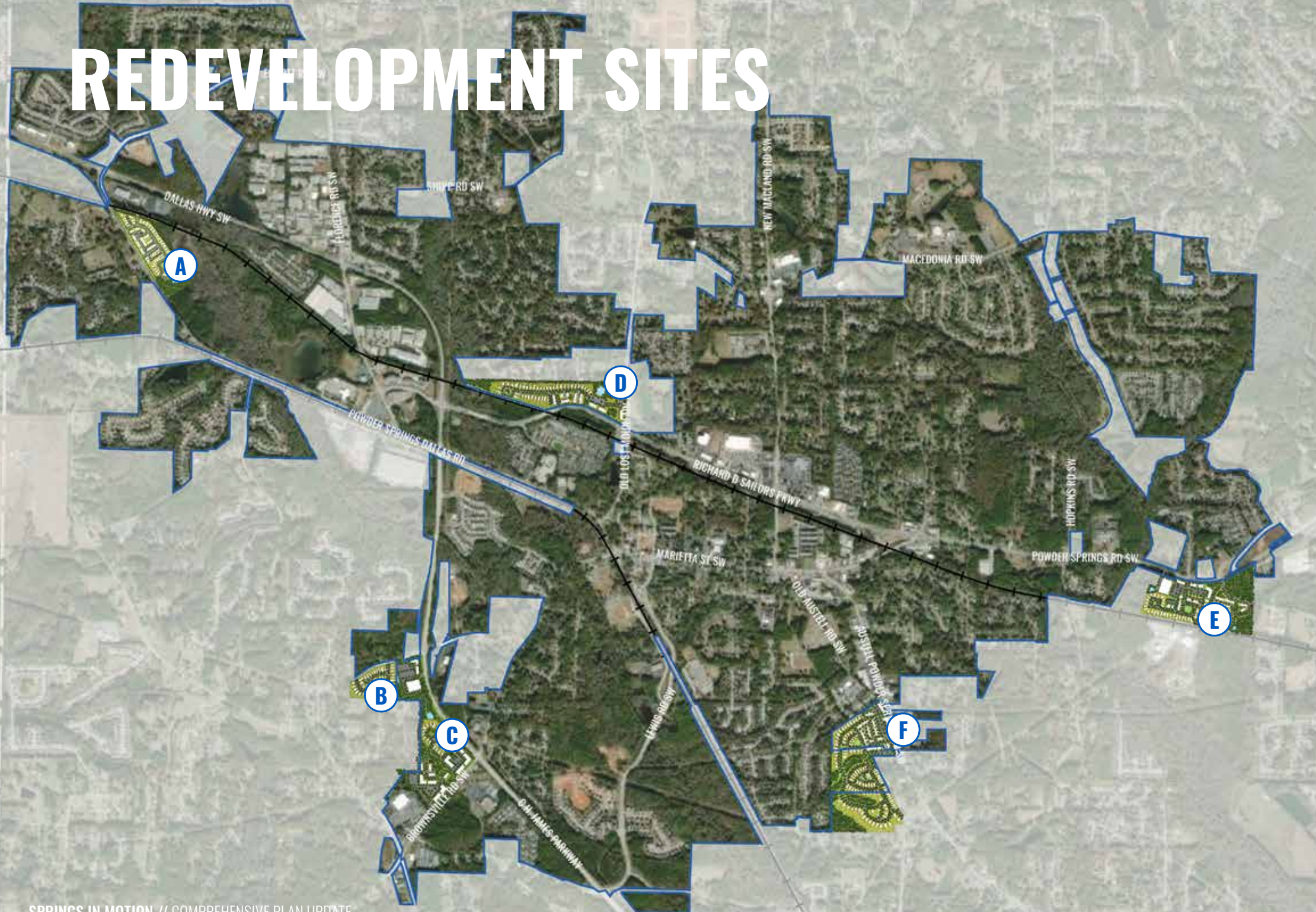
- 324 parcels
- Assessed value: \$26.6 million
- Existing Households: 250
- Existing Population: ~650 people

- More residents would be added as 92 unimproved parcels are developed.

Phase 2 Annexation:

- 572 parcels
- Assessed value: \$53.5 million
- Existing Households: 477
- Existing Population: ~1,250 people

REDEVELOPMENT SITES



- A** Powder Springs-Dallas Road Site (28.0 acres)
- B** Hill Road / C.H. James Parkway Site (12.2 acres)
- C** Brownsville Road / C.H. James Parkway Site (25.5 acres)
- D** Richard D. Sailors Parkway Site (26.8 acres)
- E** Powder Springs Road / Flint Hill Road Site (38.9 acres)
- F** Austell-Powder Springs Road Site (57.6 acres)

LAND USE SUMMARY

LAND USE	SQUARE FOOTAGE	TOTAL UNITS
Single-family residential	-	283
Townhomes	-	308
Large multi-family residential	-	116
8-plexes	-	54
Commercial	267,200 SF	-
Total	267,200 SF	761



A Powder Springs-Dallas Road Site (28.0 acres)

DEVELOPMENT SUMMARY

Single-Family Residential

1 51 lots

Townhomes

2 57 units

Civic

3 Silver Comet Trail Access

Greenspace

P.1 0.80 ac



B Hill Road / C.H. James Parkway Site (12.2 acres)

DEVELOPMENT SUMMARY

Single-Family Residential

4 45 lots

Commercial

5 28,000 SF

6 6,200 SF

7 4,300 SF

Greenspace

P.2 0.13 ac



C Brownsville Road / C.H. James Parkway Site (25.5 acres)

DEVELOPMENT SUMMARY

Single-Family Residential

8 22 lots

Townhomes

9 15 units

Multi-Family Residential

10 32 units **15** 29 units

13 37 units **16** 18 units

Commercial

11 10,300 SF **17** 23,400 SF (3 stories)

12 8,000 SF

14 3,600 SF **18** 22,800 SF (3 stories)

Greenspace

P.3 0.17 ac



D Richard D. Sailors Parkway Site (26.8 acres)

DEVELOPMENT SUMMARY

Single-Family Residential

19 39 lots

Townhomes

20 46 units

Commercial

21 5,300 SF

22 5,300 SF

23 6,600 SF

Civic

24 Silver Comet Trail Access

Greenspace

P.4 0.16 ac



E Powder Springs Road / Flint Hill Road Site (38.9 acres)

DEVELOPMENT SUMMARY

Single-Family Residential

25 27 lots

Townhomes

26 37 units

27 78 units

8-Plex

28 8 units (3 stories)

36 7 units (3 stories)

29 8 units (3 stories)

37 7 units (3 stories)

Commercial

30 2,100 SF

34 3,600 SF

31 33,600 SF

35 9,600 SF

32 6,000 SF

36 6,900 SF

33 4,200 SF

Greenspace

P.5 0.33 ac



**FUTURE
COMMERCIAL
REDEVELOPMENT**



**Austell-Powder
Springs Road Site (57.6
acres)**

DEVELOPMENT SUMMARY

Single-Family Residential

38 110 lots

Townhomes

39 75 units

8-Plex

41 8 units (3 stories)

42 8 units (3 stories)

43 8 units (3 stories)

Commercial

44 6,200 SF

46 3,800 SF

45 12,000 SF
(2 stories)

47 12,600 SF
(2 stories)

NEXT STEPS & ADOPTION

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- ~~First draft plan document due to City: **September 3rd**~~
- ~~Second draft plan document due to City: **September 23rd**~~
- ~~City Council work session presentation: **September 29th**~~
- City Council meeting with public presentation: **October 4th**
- Publish draft plan document online for public comment: **October 6th - November 5th**
- City Council work session presentation: **November 10th**
- Final plan document due for adoption: **November 22nd**
- City Council adoption: **December 6th**



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