



COBB COUNTY  
BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300  
Marietta, Georgia 30090-7000

• fax: [REDACTED]

Lisa Cupid  
Chairwoman

CERTIFIED MAIL  
7020 0090 0000 6545 4356

October 10, 2024

The Honorable Al Thurman  
Mayor  
City of Powder Springs  
P.O. Box 46  
Powder Springs, Georgia 30127

**Re: Petition for Annexation –19<sup>th</sup> District, Land Lots 659, 660, 673, 674 Parcel 030, 050; 5535 and 5525 Elliott Road, Cobb County, Georgia; Notice of Non-Objection**

Dear Mayor Thurman:

We are in receipt of the above-referenced annexation request. Please accept this response to the annexation proposal for the tract of land on the southeasterly side of Elliot Road, north of C. H. James Parkway. The City of Powder Springs has petitioned to annex 29.887 acres by the 100% method. There are no county buildings or facilities on the property.

The Cobb County Future Land Use Plan designates this area as Low Density Residential. The PUD-R zoning district appears to be a recently added zoning district for the City of Powder Springs and is not listed in Exhibit "A" in our HB 489 Intergovernmental Agreement.

The annexation of the subject property would conform to the provisions of O.C.G.A. § 36-36-4 in fact, it will reduce the size of an existing unincorporated island. The PUD-R zoning district is not listed in Appendix A of the HB 489 Intergovernmental Agreement and the applicant's proposed density of 5.55 net units per acre exceeds the recommended maximum density according to the Low Density Residential designation. Cobb County does not object to the pending request based on the reduction of the unincorporated island and the large amount of open space proposed.

In summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. Please see the attached comments from Cobb County departments. If you have questions or need any additional information, please get in touch with Donald Wells, Intergovernmental Coordinator at [REDACTED]

**Re: Petition for Annexation –19<sup>th</sup> District, Land Lots 659, 660, 673, 674 Parcel 030, 050; 5535 and 5525 Elliott Road, Cobb County, Georgia; Notice of Non-Objection**

Sincerely,

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Lisa Cupid, Chairwoman

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, AICP Community Development Director – Via Email  
Pamela Mabry, County Clerk – Via Email  
Pam Conner, City Manager, City of Powder Springs– Via Email  
Tina Garver, AICP, Director of Community Development, City of Powder Springs– Via Email  
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

**Re: Petition for Annexation –19<sup>th</sup> District, Land Lots 659, 660, 673, 674 Parcel 030, 050; 5535 and 5525 Elliott Road, Cobb County, Georgia; Notice of Non-Objection**

[signature page continued]

Sincerely,



Keli Gambrill, District 1 Commissioner

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, AICP Community Development Director – Via Email  
Pamela Mabry, County Clerk – Via Email  
Pam Conner, City Manager, City of Powder Springs– Via Email  
Tina Garver, AICP, Director of Community Development, City of Powder Springs– Via Email  
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

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[signature page continued]

Sincerely,

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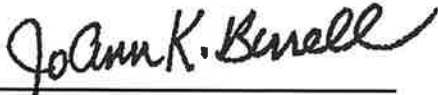
Jerica Richardson, District 2 Commissioner

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, AICP Community Development Director – Via Email  
Pamela Mabry, County Clerk – Via Email  
Pam Conner, City Manager, City of Powder Springs– Via Email  
Tina Garver, AICP, Director of Community Development, City of Powder Springs– Via Email  
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

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[signature page continued]

Sincerely,



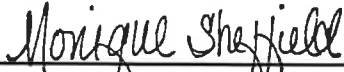
JoAnn K. Birrell, District 3 Commissioner

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, AICP Community Development Director – Via Email  
Pamela Mabry, County Clerk – Via Email  
Pam Conner, City Manager, City of Powder Springs– Via Email  
Tina Garver, AICP, Director of Community Development, City of Powder Springs– Via Email  
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[signature page continued]

Sincerely,

  
\_\_\_\_\_  
Monique Sheffield, District 4 Commissioner

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, AICP Community Development Director – Via Email  
Pamela Mabry, County Clerk – Via Email  
Pam Conner, City Manager, City of Powder Springs– Via Email  
Tina Garver, AICP, Director of Community Development, City of Powder Springs– Via Email  
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

## **County Staff Comments and Recommendations**

5535 5525 Elliott Road  
City of Powder Springs

### **Water System- Wilson Collins**

Water service for the proposed annexed properties will be provided by the existing CCWS water mains in ELLIOTT RD, for all parcels

Wastewater for the parcels is not currently treated by CCWS but are in the South Cobb treatment area where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.

Because CCWS will continue to own and maintain water in public rights-of-way and public easements, there would be no infrastructure loss.

### **Planning- Historic Preservation-Mandy Elliott**

No comments.

### **Cobb County Fire Marshal's Office-Rock Toler**

The Fire Department does not object to the annexation.

### **GIS- Brad Gordon**

No objections from a GIS or addressing perspective.

### **Stormwater Management-** Click or tap here to enter text.

Click or tap here to enter text.

### **Cobb DOT-James Washington**

Elliot Road is a minor roadway which requires a minimum 30' right-of-way, measured from the roadway centerline.

## **County Staff Comments and Recommendations**

**5535 5525 Elliott Road**

**City of Powder Springs**

Donation of right-of-way along the Elliot Road property frontage to meet the minimum 30' requirement from roadway centerline.

Install curb, gutter, and sidewalk along the entire Elliot Road property frontage.

Install crosswalk and ADA ramps at proposed subdivision entrance along Elliot Road.

Show a 10 foot no access easement along the Elliot Road property frontage, except for the subdivision entrance.

The subdivision entrance along Elliot Road shall include 20' miters.

### **Code Enforcement- Brent Farrell**

No active cases, no comments.

### **Cemetery Preservation Committee- Helga Hong**

No comments













# De/Annexation Location Map

October 2024

19th District  
Landlots: 0659, 0660,  
0673, 0674

Acreeage:  $\approx$  29.89

## Legend

-  De/Annexations
-  Acworth
-  Austell
-  Kennesaw
-  Mableton
-  Marietta
-  Powder Springs
-  Smyrna
-  Unincorporated
-  Parcels

