



COBB COUNTY  
BOARD OF COMMISSIONERS

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

• fax: [REDACTED]

Lisa Cupid  
Chairwoman

CERTIFIED MAIL  
7020 0640 0002 0800 0920

February 12, 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 765 and 790, Parcel 010; 19<sup>th</sup> District, Eastside of Ernest Barrett Pkwy, North of Powder Springs Rd, Cobb County, Georgia; Notice of Non-Objection with Stipulations**

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 located on the east side of Ernest Barrett Parkway, north of Powder Springs Road. The City of Powder Springs has petitioned to annex 16.57 acres by the 100% method.

The Cobb County Future Land Use Plan designates this parcel as mostly a Neighborhood Activity Center with a smaller area designated as a Community Activity Center. According to Appendix A of the HB 489 Intergovernmental Agreement MXU is acceptable within the area designated as a Neighborhood Activity Center and Community Activity Center subject to the maximum density does not exceed 8 units per acre and 12 units per acre respectively.

The annexation of the subject property would conform to the provisions of O.C.G.A. § 36-36-4 as it relates to annexing land while avoiding the creation of new unincorporated islands. Although the MXU zoning district is acceptable according to Appendix A of the HB 489 Intergovernmental Agreement, the applicant's proposed density of 20.76 units per acre exceeds the recommended maximum residential density according to Appendix A of the HB 489 Intergovernmental Agreement. Based on this information, Cobb County does not object to the pending request with the following stipulations in accordance with the Intergovernmental Agreement and O.C.G.A. § 36-36-112:

1. Architectural design and aesthetics should be compatible with the developing character of the neighboring area to compliment specifically the character design located near Ernest Barrett Parkway and North Cobb Parkway, also known as Ridenour which would be the practical and mirrored "bookend" to the Barret Parkway corridor in west

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Cobb. With this annexation and rezoning, the City of Powder Springs will enjoy the opportunity to fulfill this vision for the Barrett Parkway corridor, and to truly create an enhanced gateway for the City into its downtown; and,

2. The project will not exceed the density of 16.57 units per acre (344 units) as indicated on the applicant's site plan.

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

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

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[signature page continued]

Sincerely,

*Keli A. Gambrill*

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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,



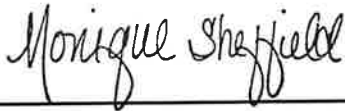
JoAnn K. Birrell, District 3 Commissioner

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  
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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**

**Eastside of Ernest Barrett Pkwy, North of Powder Springs Road  
City of Powder Springs**

### **Water System- Tim Davidson**

Water service for the proposed annexed property is provided by the existing CCWS water main in Ernest Barrett Parkway.

Wastewater for the parcel is treated at the South Cobb WRF 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 and sewer facilities in public rights-of-way and public easements, there would be no infrastructure loss.

Applicant should be aware that the developer will be responsible for improvements of a portion of the existing downstream sanitary sewer to accommodate the wastewater generation of the proposed development.

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

No comments.

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

The Fire Department has no objection to the annexation.

### **GIS- Brad Gordon**

No objections from a GIS or addressing perspective.

### **Cobb DOT**-Click or tap here to enter text.

Click or tap here to enter text.

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

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Click or tap here to enter text.

**Cemetery Preservation Committee- Helga Hong**

No comments.



# De/Annexation Location Map


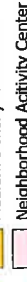
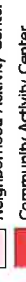
January 2024

19th District  
 Landlot: 0765, 0790  
 Parcel: 010

## Legend

-  Annexations
-  Acworth
-  Austell
-  Kennesaw
-  Marietta
-  Powder Springs
-  Smyrna
-  Landlots

## Future Land Use

-  Medium Density Residential
  -  Neighborhood Activity Center
  -  Community Activity Center
- (Future Land Use only shown for annexation areas.)

