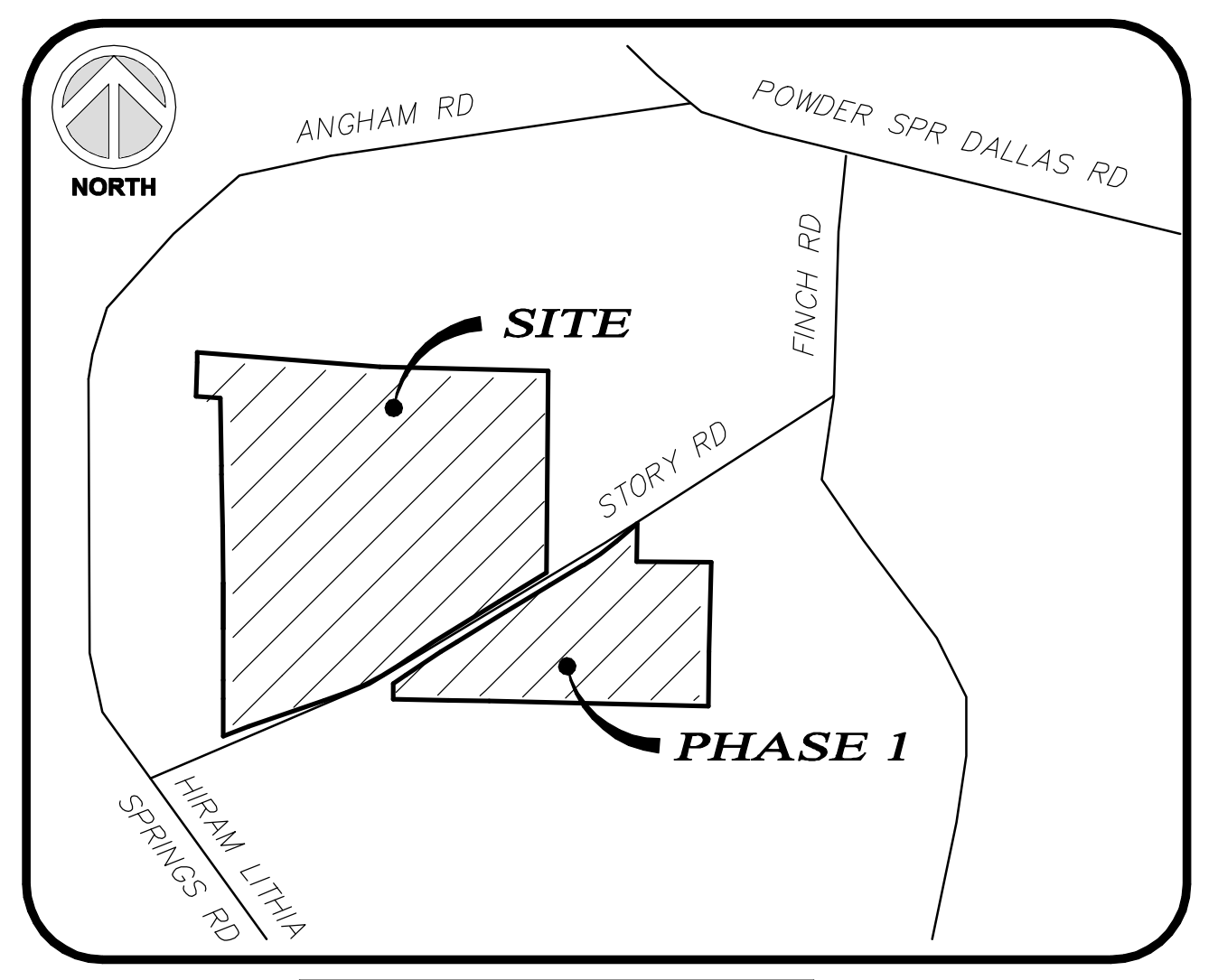


AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMP, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

FOR REVIEW
 CHARLES C. FRANKLIN, R.L.S. No. 2143 _____ DATE _____

FINAL PLAT FOR: NATUREWALK WEST PHASE 2

PROPERTY IS LOCATED
 IN LAND LOTS 820, 821, 882, & 883
 OF THE 19th DISTRICT, 2nd SECTION
 CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA



VICINITY MAP

RESERVED FOR SUPERIOR COURT CLERK:

SITE NOTES
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL
 CURRENT ZONING - PRD (PZ-22-004, APRIL 2022)
 PARCEL ID# 19088200360
 PHASE 2 AREA - ±34.513 ACRES (1,503,369 SF.)
 PHASE 2 OPEN SPACE AREA - ±10.603 ACRES (461,867 SF.)
 PHASE 2 DENSITY - 2.34 LOTS PER ACRE
 OVERALL DENSITY - 2.35 LOTS PER ACRE
 TOTAL LOTS - 81
 MINIMUM LOT SIZE - 8,000 S.F.
 AVERAGE LOT SIZE - 9,466 S.F.
 MAX BUILDING HEIGHT 35 FT / 2 STORIES

BUILDING SETBACKS:
 PERIMETER - 35'
 FRONT - 15'
 FROM RIGHT-OF-WAY, FRONT SETBACKS SHALL BE STAGGERED THROUGHOUT THE DEVELOPMENT SUBJECT TO STAFF APPROVAL. STANCE TO GARAGED SHALL BE A MINIMUM OF 22' FROM THE BACK OF CURB OR SIDEWALK (ZONING STIP # 6)
 REAR - 20'
 SIDE - 5'
 A MIN. OF 10' BETWEEN HOMES IS PERMITTED ONLY ON LOTS WITH HOUSE ELEVATIONS FOR 3 CAR GARAGES. OTHERWISE A DISTANCE OF 15' IS REQUIRED BETWEEN STRUCTURES (ZONING STIP. #6)

APPLICANT/DEVELOPER
 DAVID PEARSON COMMUNITIES
 2000 FIRST DRIVE, SUITE 400,
 MARIETTA, GA 30062

SURVEYOR
 CENTERLINE SURVEYING AND LAND PLANNING, INC.
 1301 SHILOH ROAD, SUITE 1210
 KENNESAW, GEORGIA 30144

OWNER
 FIRST CENTER INC.
 2000 FIRST DRIVE, SUITE 400,
 MARIETTA, GA 30062

24 HOUR CONTACT
 DOUG PATTEN, CPSEC, CESSW

FLOOD INFORMATION
 THIS PHASE IS WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP #13067C01776G, DATED: DECEMBER 12, 2008.

SPECIFICATIONS FOR PRIVATE STREET SEC. 15-75:

NO FINAL PLAT INVOLVING A PRIVATE STREET SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR FOR RECORDING UNLESS AND UNTIL IT SHALL CONTAIN THE FOLLOWING ON THE FACE OF THE PLAT:

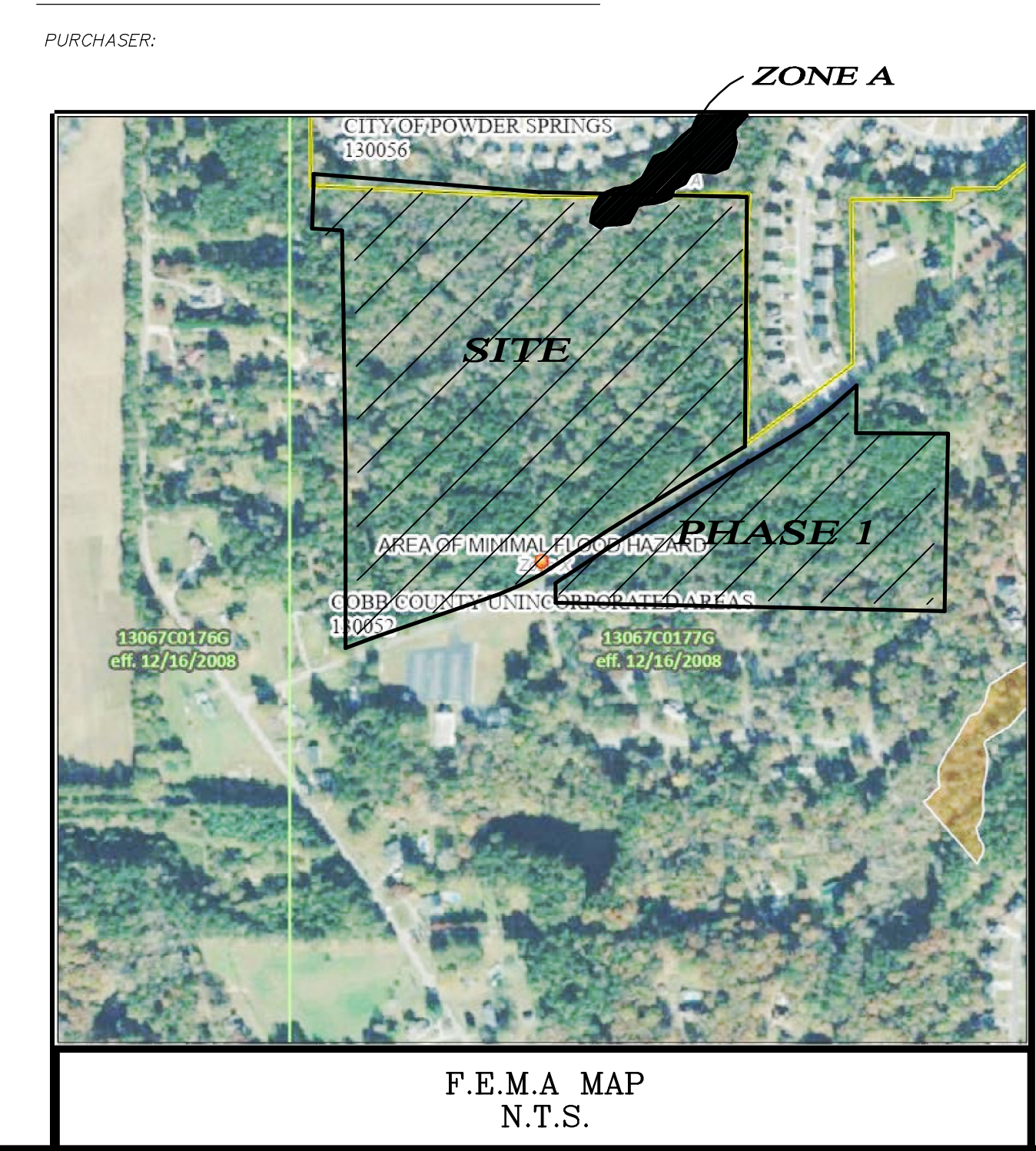
- (A) THE PRIVATE STREET SHALL BE LOCATED WITHIN AN EXCLUSIVE AND IRREVOCABLE ACCESS AND UTILITY EASEMENT GRANTED TO THE CITY. THE ACCESS AND UTILITY EASEMENT SHALL BE NO LESS WIDE THAN THAT REQUIRED FOR RIGHT-OF-WAY FOR A SIMILAR PUBLIC STREET. ALL LOT AREA REQUIREMENTS, SETBACKS AND OTHER REQUIREMENTS OF THE APPLICABLE ZONING DISTRICT SHALL BE MEASURED OUTSIDE OF OR FROM SUCH ACCESS AND UTILITY EASEMENT. AS AN ALTERNATIVE, THE PRIVATE STREET MAY BE LOCATED WITHIN A SEPARATE PARCEL OF LAND, NO LESS WIDE THAN THAT REQUIRED FOR RIGHT-OF-WAY FOR A SIMILAR PUBLIC STREET, OWNED BY A HOMEOWNER'S ASSOCIATION FOR THE DEVELOPMENT AND GRANTING AN EXCLUSIVE AND IRREVOCABLE ACCESS AND UTILITY EASEMENT TO THE CITY.
- (B) COVENANTS, OR REFERENCE TO THE DEED BOOK AND PAGE OF THE RECORDED COVENANTS.
- (C) THE CITY OF POWDER SPRINGS HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN, OR OTHERWISE SERVICE THE PRIVATE STREETS, DRAINAGE IMPROVEMENTS, AND OTHER APPURTENANCES CONTAINED WITHIN THE GENERAL PUBLIC PURPOSE ACCESS AND UTILITY EASEMENT OR EASEMENTS FOR PRIVATE STREETS SHOWN ON THIS PLAT.
- (D) GRANT OF EASEMENT, THE GENERAL PURPOSE ACCESS AND UTILITY EASEMENT(S) SHOWN ON THIS PLAT FOR PRIVATE STREET(S) IS (ARE) HEREBY GRANTED AND SAID GRANT OF RIGHTS SHALL BE LIBERALLY CONSTRUED TO PROVIDE ALL NECESSARY AUTHORITY TO THE CITY OF POWDER SPRINGS, AND TO PUBLIC OR PRIVATE UTILITY PROVIDERS SERVING THE SUBDIVISION, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, WATER LINES, SEWER LINES, CABLE TELEVISION LINES, AND FIBER OPTIC CABLES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

DAVID PEARSON COMMUNITIES:
 (E) THE CITY OF POWDER SPRINGS IS NOT RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING INSTALLED PER THE DEVELOPMENT CODE. IT SHALL BE UNLAWFUL TO REMOVE LANDSCAPING REQUIRED BY THE DEVELOPMENT CODE WITHOUT PERMISSION FROM THE CITY'S DEPARTMENT OF COMMUNITY DEVELOPMENT.

ACKNOWLEDGEMENT FOR LOT SERVED BY PRIVATE STREET SEC. 15-76:

PRIOR TO THE SALE OR AS A CONDITION OF THE CLOSING OF A REAL ESTATE TRANSACTION INVOLVING ANY LOT SERVED BY A PRIVATE STREET IN THE CITY, THE SUBDIVIDER OR SELLER SHALL ENSURE THAT THE PURCHASE OF SAID LOT SHALL EXECUTE A NOTARIZED PURCHASER'S ACKNOWLEDGEMENT OF PRIVATE STREET CONSTRUCTION AND DRAINAGE MAINTENANCE RESPONSIBILITIES AS SET FORTH BELOW. A COPY OF THE PURCHASER'S ACKNOWLEDGEMENT SHALL BE RETAINED BY THE PURCHASER AND SHALL BE REQUIRED TO BE SUBMITTED AS A CONDITION OF A BUILDING PERMIT FOR A PRINCIPAL BUILDING ON SAID LOT.

"PURCHASER'S ACKNOWLEDGEMENT OF PRIVATE STREET AND DRAINAGE MAINTENANCE RESPONSIBILITY
 (I) (WE) HAVE READ THE DECLARATION OF COVENANT WHICH PERTAINS TO THE LOT THAT IS THE SUBJECT OF THIS REAL ESTATE TRANSACTION (INSERT ADDRESS OR ATTACH LEGAL DESCRIPTION).
 (I) (WE) UNDERSTAND THAT THE DECLARATION OF COVENANT APPLIES TO THE LOT THAT (I AM) (WE ARE) PURCHASING AND REQUIRES (ME) (US) TO PROVIDE A SPECIFIED PERCENTAGE OR AMOUNT OF THE FINANCING FOR THE CONSTRUCTION AND MAINTENANCE OF ANY PRIVATE STREET AND DRAINAGE FACILITIES SERVING THE LOT WHICH (I AM) (WE ARE) PURCHASING, AND THAT OWNERS OF OTHER LOTS IN THIS PLAT MAY SUE FOR AND RECOVER THOSE COSTS WHICH THIS COVENANT REQUIRES (ME) (US) TO PAY, PLUS THEIR DAMAGES RESULTING FROM (MY) (OUR) REFUSAL TO CONTRIBUTE, PLUS REASONABLE ATTORNEY'S FEES. (I) (WE) UNDERSTAND THAT THE CITY HAS NO OBLIGATION TO ASSIST WITH THE MAINTENANCE AND IMPROVEMENT OF THE PRIVATE STREET, DRAINAGE FACILITIES, AND OTHER APPURTENANCES WITHIN THE GENERAL-PURPOSE PUBLIC ACCESS AND UTILITY EASEMENT FOR THE PRIVATE ROAD SERVING THE LOT IN QUESTION. I (WE) UNDERSTAND THAT A COPY OF THIS PURCHASER'S ACKNOWLEDGEMENT SHALL BE REQUIRED AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT FOR A PRINCIPAL BUILDING ON THE LOT (I AM) (WE ARE) PURCHASING.



F.E.M.A MAP
 N.T.S.

PHASE 2 PARKING SUMMARY	
REQUIRED	
81 UNITS X 0.5 SPACES PER UNIT	41 SPACES
1 SPACE PER 150 SF OF POOL SURFACE (2,473 SF / 150 SF)	17 SPACES
TOTAL REQUIRED	58 SPACES
PROVIDED	
ON STREET PARKING	33 SPACES
AMENITIES PARKING	38 SPACES
TOTAL PROVIDED	71 SPACES

FIRE NOTES:

1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT COFMO. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ON-LINE AT WWW.COBFMO.ORG
2. NO GATE SHALL BE INSTALLED WITHOUT FIRE MARSHALL APPROVAL
3. ANY STAIRS OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY FIRE MARSHALL'S OFFICE PRIOR TO CONSTRUCTION
4. ALL COBB COUNTY FIRE MARSHALL INSPECTIONS ARE REQUIRED TO BE SCHEDULED ON-LINE AT
5. ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (CCDS 503.01.02)

NOTES:

1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
2. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
3. THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUCTED AS EXACTLY IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR FREE CONVEYANCE OR STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
4. THERE ARE NO KNOWN ENCROACHMENTS IN STORMWATER EASEMENTS.
5. HOA TO MAINTAIN LANDSCAPING IN THE RIGHT OF WAY.
6. GUEST PARKING IS THE RESPONSIBILITY OF THE HOA.

COBB COUNTY WATER SYSTEM NOTES:

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.
2. WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-123.
3. WATER AND SEWER UTILITIES WITHIN THE CITY OF POWDER SPRINGS RIGHT OF WAY WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY CWS.

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CENTERLINE SURVEYING AND LAND PLANNING, INC. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT PERMISSION FROM CENTERLINE SURVEYING AND LAND PLANNING, INC.. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.

DRAWN BY: DJA
CHECKED BY: CCF
DATE: 12-5-2024
SCALE: 1" = 50'
PROJECT NO.: 102404-FP
SHEET No. 1 OF 4

NO.	DATE	REVISION	BY

SURVEY DATA:

TRAVERSE CLOSURE - 1:29,071
 TOTAL ANGULAR ERROR - 20 SEC'S
 ADJUSTMENT - COMPASS RULE
 EQUIPMENT - TRIMBLE R6 ROBOTIC TOTAL STATION
 PLAT CLOSURE - ±3,560,507
 ALL MATTERS OF TITLE EXCEPTED.
 DATE OF ORIGINAL FIELD WORK - AUGUST 12, 2021
 BENCHMARK FOR THIS SITE IS THE TOP OF THE FIRE HYDRANT AT LOT 103 AND THE DETENTION POND. THE ELEVATION OF THE BENCHMARK IS 964.70
 IRON PINS (#4 REBAR W/CAP) SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

PRIVATE STREET DATA	
STREET NAME	LINEAR FEET
LONG NEEDLE PASS	2,060.88
HIDDEN ALDER LANE	416.99
WHISPERING BROOK DRIVE	914.77
RAINBOW RUN	836.29
CLOUDY POINT	73.65

PHASE 2 RECREATION AREA/ GREEN SPACE	
OPEN SPACE #2	5.438 ACRES
OPEN SPACE #3	0.177 ACRES
OPEN SPACE #4	0.119 ACRES
OPEN SPACE #5	3.964 ACRES
OPEN SPACE #6	0.905 ACRES
TOTAL OPEN SPACE	10.603 ACRES

FIRE DEMO/CONSTRUCTION NOTES:

1. MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20' WIDE
2. THE OWNER AND DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA

THE OWNER HEREBY DESIGNATES DOUG PATTEN AS THE FIRE PREVENTION PROGRAM SUPERINTENDENT. THE ABOVE- NAME PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IFC CHAPTER 3300 IN ITS ENTIRETY AND NFPA 241-09. FAILURE TO COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATION.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

PLAT PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO SHOW THE UTILITIES FOR SINGLE FAMILY HOMES AND SUBDIVIDE THE OVERALL TRACT INTO SINGLE FAMILY LOTS.

CAUTION
 THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 Know what's below.
 Call before you dig.

GEORGIA 811
 UTILITIES PROTECTION CENTER, INC.
 Know what's below.
 Call before you dig.

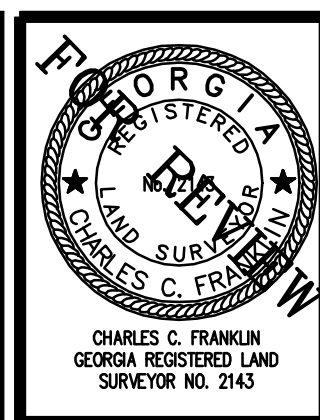
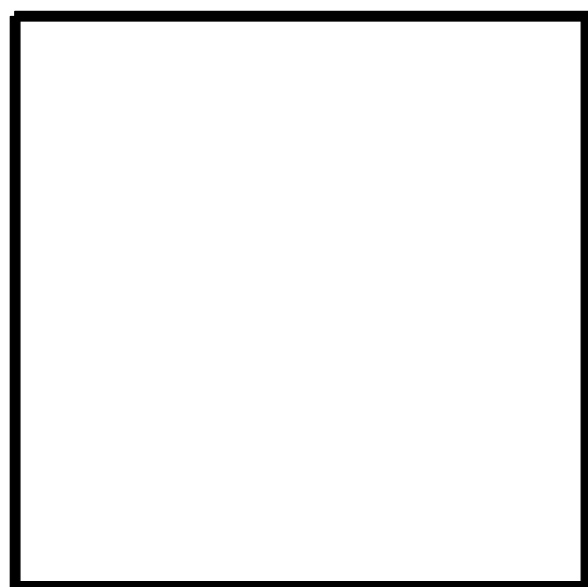
LSF# 001298

OWNERS NAME: DAVID PEARSON COMMUNITIES:
FOR REVIEW

OWNER'S ADDRESS: 2000 FIRST DRIVE, SUITE 400, MARIETTA, GA 30062

DATE: **FOR REVIEW**

centerline
 Surveying and Land Planning, Inc.
 1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
 PHONE: [REDACTED] FAX: [REDACTED]



RESERVED FOR SUPERIOR COURT CLERK



City of Powder Springs

City of Powder Springs
4426 Marietta Street
Powder Springs, GA 30127

Meeting Minutes - Final

City Council

Mayor Albert Thurman

Council Members: Henry East, Doris Dawkins, Dayne Green, Patrick Berdoin, Patricia Wisdom

Monday, April 18, 2022 7:00 PM Patricia Vaughn Cultural Arts Center & VIA ZOOM

Onsite at Patricia Vaughn Cultural Arts Center - 4181 Atlanta Street

Pre-Meeting 6:30pm

Join Zoom Meeting - https://us06web.zoom.us/j/88598163228

Meeting ID: 885 9816 3228 Dial: 1-929-208-6099

1. Call to Order

Mayor Thurman called the meeting to order at 7:00 pm. Council Members Dawkins, Green, East and Wisdom were present on site. Council Member Berdoin was absent for the meeting. Also present were City Attorney Richard Calhoun (Via Zoom), City Historian Julie Livingston, City Manager Pam Conner and City Clerk Kelly Pitt via video Zoom.

2. Invocation and Pledge of Allegiance

Invocation was led by Council Member Green and the Pledge of Allegiance by Council Member East.

3. Approval of Minutes

City Council Agenda Minutes 04/04/2022
Special Called Work Session Minutes 04/12/2022
City Council Work Session Minutes 04/13/2022

No discussion held.

A motion was made by Dawkins, seconded by Wisdom, that Council Agenda Minutes 04/04/22, Special Called Work Session Minutes 04/12/22 and Council Work Session Minutes 04/13/22 be approved. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, East, and Green.

4. Mayor's Comments

Mayor Thurman congratulated local native Traymore Ancherin Jr. and mentioned the Town Hall meeting on the budget at the Ford Reception Hall Tuesday evening.

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City Council Meeting Minutes - Final April 18, 2022

5. Public Reports | Presentations

2022-006

Proclamation

Mayor Thurman along City Council Members honored Powder Springs resident, 2022 NFL Super Bowl Champion Traymore Ancherin Jr., for his professional career and commitment to excellence by reading a Proclamation honoring April 18th as Traymore Ancherin Jr. Day.

6. Citizens Comments

Jonathan Brown, 4299 Shandling Road, expressed his excitement for the proposal to have a skate park in the City.

Dan Dahl, 5217 Carrington Park Drive, voiced his concerns with a proposed multi-family development near his neighborhood.

Ann Wicks, 5260 Carrington Park Drive, made comments on a proposal for rezoning near her neighborhood and asked that these decisions be made with care and thoughtfulness.

Chyk Halls, 4811 Rylie Lane, shared his impactful experience and concerns with code enforcement as it relates to his matter. He also stated he had not been treated fairly.

7. City Attorney

A. Consent Agenda

RESO 22-016

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CALIFORNIA SKATEPARKS TO COMPLETE A SKATEPARK WITHIN THE SILVER COMET LINEAR PARK UNDER THE 2016 SPECIAL PURPOSE LOCAL OPTION SALES TAX PROGRAM, PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESO 22-054

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH LANDCARE TO PERFORM LANDSCAPING AND GROUNDS MAINTENANCE SERVICES AT CERTAIN PUBLIC PROPERTIES FOR THE ANNUAL AMOUNT OF \$177,025; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESO 22-055

A RESOLUTION ACCEPTING AND AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE SOUTH COBB ARTS ALLIANCE FOR THE USE OF THE FORD CENTER RECEPTION HALL FOR A CHRISTMAS MARKET IN DECEMBER 2022. PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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RESO 22-056

A RESOLUTION AUTHORIZING THE TEMPORARY CLOSURE OF ROADS IN THE DOWNTOWN ON JUNE 19, 2022 TO ACCOMMODATE THE FIRST ANNUAL JUNETEENTH CELEBRATION AT THURMAN SPRINGS PARK; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESO 22-057

A RESOLUTION APPROVING AND RATIFYING THE MAYOR'S SIGNATURE TO EFFECT REPAIRS AT THE CITY'S ELECTRONIC SIGN AT NEW MACLAD AND RICHARD D. SAILORS PARKWAY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESO 22-058

A RESOLUTION UPDATING THE CITY OF POWDER SPRINGS FEE SCHEDULE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESO 22-059

A RESOLUTION ACCEPTING THE DEDICATION OF STREETS AND OTHER ITEMS CONTAINED WITHIN SWEETWATER LANDING SINGLE FAMILY RESIDENTIAL DEVELOPMENT; EXPRESSLY DISCLAIMING THE ACCEPTANCE OF OTHER ITEMS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

RESO 22-061

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH EAST COAST GRADING TO RESURFACE CERTAIN ROADS THROUGHOUT THE CITY FOR THE AMOUNT OF \$854,463.80; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Approval of the Consent Agenda

A motion was made by Dawkins, seconded by Wisdom, to approve the Consent Agenda as read by City Attorney Richard Calhoun. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, East, and Green.

B. Regular Agenda | Public Hearing

PZ 22-003

Rezoning Request: Lewis / Oglesby Road. To consider rezoning from CRC to PUD-R, the property located at 4596 Lewis Road and 4401 Oglesby Road (portions).

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City Council Meeting Minutes - Final April 18, 2022

and C.H. James parkway, within the 19th District, 2nd Section, Land Lots 1049 and 1050, Cobb County, Georgia.

No discussion held.

A motion was made by East, seconded by Green, that this Rezoning PZ 22-003 be tabled to May 16, 2022. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, East, and Green.

AL-22-001

Alcohol license hearing - Skint Chestnut Brewery

No discussion held.

A motion was made by East, seconded by Dawkins, that this Alcohol License 22-001 be tabled to May 2, 2022. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, East, and Green.

ORD 22-002

Annexation Petition: 5550 and 5556 Story Road. To consider annexing into the city limits of Powder Springs, the property located within land lots 820, 821, 883, 882 of the 19th District, 2nd Section, and Cobb County, Georgia.

First Reading: 01/18/22 Second Reading: 02/7/22 - tabled to 3/21/22 - tabled to 4/18/22

Kevin Moore, Attorney for David Pearson Communities, Inc., provided an overview of the annexation application. He stated the City had annexed property in adjacent Cameron Springs in early 2000s.

No discussion held.

A motion was made by East, seconded by Dawkins, that this Ordinance 22-002 be adopted. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, East, and Green.

PZ 22-004

Rezoning Request: 5550 and 5556 Story Road. To consider rezoning from R-30 to the County to PUD-R in the City. The property is located within land lots 820, 821, 883, 882 of the 19th District, 2nd Section, and Cobb County, Georgia.

Related Annexation Petition: ORD 22 - 002

Kevin Moore, Attorney for David Pearson Communities, Inc., provided an overview of the rezoning application of 117 detached family homes with full amenities including pool and recreation areas.

Brigitte Landrum, 3811 Hiram Lithia Springs Road, shared her opposition to the development based on the size of the homes not being large enough with green space between homes.

Doug Landrum, 3811 Hiram Lithia Springs Road, shared his concerns with the homes being too close together.

Joyce Corn, 4016 Finch Road, shared her disbelief in the traffic control report and stated that her road can't handle additional traffic.

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City Council Meeting Minutes - Final April 18, 2022

A brick water table shall be required on the side elevations of all internal units.

9. The amenities package within the proposed subdivision shall be of a premium standard, and shall consist of active and passive recreation. The amenities package shall be subject to administrative review and shall contain the following minimum requirements:

i. A clubhouse to contain premium features such as: an event room, a kitchen, co-working office space, a fully equipped fitness center, restroom facilities, and pool related space. The exterior of which shall be consistent with that specified for the homes.

ii. A pool

iii. Two (2) lighted tennis courts, or a full-sized basketball court, or pickle ball courts.

iv. The open space shall be used for active and passive purposes, including nature trails, pocket parks, picnicking, and bike paths. Any such nature trails shall consist of natural materials, ex. mulch.

10. No more than 50% of building permits for the subdivision will be issued prior to the completion of the amenity, as evidenced by a certificate of completion.

11. All areas located in the undeveloped stream buffer shall be placed in a conservation easement. A split rail fence and sign delineating the stream buffer shall be required where back yards meet the undeveloped stream buffer.

12. 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, storm water detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.

13. 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. Landscaping and screening around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees. Detention/water quality areas located adjacent to existing residential properties or visible from public right-of-way shall be landscaped for the purposes of visual screening and aesthetics.

b. A twenty foot (20') undeveloped buffer around the perimeter of the Subject Property, or if disturbance is necessary, such buffer shall be landscaped for purposes of visual screening.

c. Compliance with landscape section readings/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. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.

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g. The installation of landscaped front, side, and rear yards.

h. 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.

14. 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 matters 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.

15. Subject to recommendations from the City of Powder Springs Engineer and/or the City's consultants concerning hydrology, storm water management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:

a. Providing the City Engineer and/or the City's consultants with a Hydrology Plan for the Subject Property during the Plan Review process.

b. Verifying all points of discharge with respect to detention/water quality.

c. Compliance with the protections required under State and Local Law concerning adjacent and on-site stream bank buffers.

16. 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 in its 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.

17. Road frontages will be heavily and professionally landscaped which may include the use of berms, fencing, and substantial plant material to provide for visual screening.

18. All perimeter and roadway buffer areas will either be owned by the HOA or deed restricted with maintenance easements in favor of the HOA.

19. Declarant or any builder construction homes within the proposed community must sell any such home for owner occupancy only. Thereafter, leasing of any units within the entire development, with a minimum lease term of one (1) year. The mandatory homeowners association must maintain records dealing with any lease within the Development, and such records shall be subject to review by the City of Powder Springs personnel with regard to enforcement of this provision limiting the total number of leases within the Development to no more than 5%. The homeowners association shall agree to provide, upon request to the City of Powder Springs, and all information relating to existing leases in the time of any such request by the City. The City shall be named a third-party beneficiary entities to enforce this provision of the covenants.

20. Traffic impacts will be reviewed as part of the Land Disturbance Permit process.

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Applicant agrees to complete and pay for all site improvements necessitated by this development. All streets shall be public streets.

21. If the development on the site shall 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.

The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, East, and Green.

PZ 22-008

Variance Request: 5550 and 5556 Story Road. To consider Variance Requests to the following sections of Unified Development Code: Table 2-2 to reduce side setbacks; Sec. 15 - 108 (a) to reduce the minimum required conservation area for a Conservation Subdivision.

No discussion held.

A motion was made by East, seconded by Wisdom, that this Variance PZ 22-008 be Withdrawn without Prejudice. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, East, and Green.

ORD 22-009

Ordinance: Annexation Petition: 5001 Hill Road. To consider annexing into the city limits of Powder Springs, the property located 5001 Hill Road within the 19th District, 2nd Section, Land Lots 953, Cobb County, Georgia. PIN: 1909530060

First Reading: 04/18/2022 Second Reading: 05/02/2022

ORD 22-009 was a first reading only. No action was taken.

PZ 22-017

Design Review - 2805 Powder Springs Storage Powder Springs Road

Tina Garver, Community Development Director, provided an overview of proposed architectural designs and hours of operation of self-storage facility.

Council asked if there will be enough space to allow proper maneuvering of large trucks and will the project be completed prior to the Powder Springs access road completion.

A motion was made by East, seconded by Wisdom, that this Design Review PZ 22-017 be approved. A motion to approve with stipulations:

1) Building shall be substantially consistent with architectural drawings dated 3/21/2022. Front is 100% brick. Sides are 50% brick with three corner siding. Rear is brick w/wood along the bottom and siding on the rest of the elevation. No rooftop equipment.

2) Maximum Floor Area Ratio (FAR) of 0.75.

3) Loading areas will be at the side and rear of the building, subject to staff review.

4) Lighting plan to be subject to staff review and shall include downward lights.

5) Hours of Operation are M-F: 9:30am-6pm, Saturday: 9:00am-5:30pm, Sunday: closed. Customers have keypad access at all hours.

The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, East, and Green.

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ORD 22-007

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO PERMITTED AND SPECIAL USES IN ARTICLE 2, USE DEFINITIONS IN ARTICLE 3 AND SPECIAL USE PROVISIONS IN ARTICLE 4 CONCERNING AIRCRAFT (DRONE) LAND AREAS, NUMBER OF BUILDING STORIES ALLOWED AND ZONING DISTRICTS WHERE MULTIFAMILY DEVELOPMENT MAY OCCUR; TO REPEAL CONFLICTING CODE PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First Reading 4/4/2022; Second Reading 4/18/2022.

Tina Garver, Community Development Director, provided an overview of the proposed amendments to allow drone use in special use in CRC districts, removing various limitations in residential districts already governed by building heights, and allowing multi-family special use approvals in CRC districts.

No discussion held.

A motion was made by Dawkins, seconded by Green, that this Ordinance 22-007 be adopted. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, East, and Green.

MOT 22-012

CITY MANAGER RECOMMENDS TO APPOINT ERIC MYERS TO THE POSITION OF AGENCY DIRECTOR OF INFRASTRUCTURE AND DEVELOPMENT.

Pam Conner, City Manager, provided an overview of Eric Myers experience in Public Service. Mr. Myers has over 25 years of government experience to include 15 years at City and County levels, extensive experience in Community Development, GIS/IS and working hands for Transportation. He is a Georgia Tech Graduate with a Bachelor in Industrial Engineering and a Masters of Science in Public Policy. Mrs. Conner recommends his starting salary at \$110,000 and would oversee the Public Works, Community Development and eventually IT departments.

A motion was made by Dawkins, seconded by Wisdom, that this Motion to approve Eric Myers as Agency Director of Infrastructure and Development be approved. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, East, and Green.

8. City Manager and City Council Reports

Pam Conner, City Manager, addressed earlier statements and confirmed that there was no connection at Carrington Park, but a homeowner was conducting core samples. Mrs. Conner stated that the City did send a stop work order with a full investigation has been completed.

Council Member Green had no board reports and shared his delight at Powder Springs native Traymore Ancherin Jr.'s professional success.

Council Member Dawkins wished everyone had a good Easter Sunday and welcomed them for joining online and in person.

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Council Members asked Mr. Moore to address the statements made with regards to noise and traffic control.

Kevin Moore did address the statements and concerns made by the opposing speakers.

No other speakers for PZ 22-004.

A motion was made by East, seconded by Green, that this Rezoning PZ 22-004 be approved. A motion to APPROVE with the following condition:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitute the subject matter of the above-captioned Application for Rezoning. The rezoning is from Single-Family Residential (R-SR, Cobb County) to PUD-R in the City on property located at 5550 and 5556 Story Road, with total site acreage of approximately 49.77 acres.

2. The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Centerline Surveying and Land Planning David Pearson Communities, Inc., dated 04/07/2022. A modified site plan shall be submitted for Administrative Review if it is determined that additional State Waters are located on the site. The applicant shall agree to work with FSW (Comprehensive Plan Consultant) to review the site plan and architectural features of the structures and shall pay a fee up to \$2500 for this review.

3. All areas located in the undeveloped stream buffer shall be placed in a conservation easement. A split rail fence and sign delineating the stream buffer shall be required where back yards meet the undeveloped stream buffer.

4. An open space management plan shall be prepared and submitted by the subdivider and must be approved by the community development director prior to the issuance of a development permit for the conservation subdivision.

5. The construction of a maximum number of 117 single-family residential homes at an overall maximum density of 2.35 dwelling units per acre.

6. The setbacks are as follows: Front: 15 feet from right-of-way. Front setbacks shall be staggered throughout the development subject to staff approval. Distance to garages shall be a minimum of 22 feet from the back of curb or sidewalk.

Side: 5 feet. A minimum of 10 feet between homes is permitted only on lots with house elevations for 3 car garages, and otherwise a distance of 15 feet is required between structures. Rear: 20 feet

7. Lots with 5-foot side setbacks shall require a series of surface inlets to catch down spouts that release into the HDPE pipe located along the rear property line or into constructed swale. All homes shall have similar directional swales or pipes provided, as depicted on lot detail plan showing typical storm water flow patterns, dated 2/18/22.

8. 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 brick of different shades.

All elevation shall contain no less than 50% brick on the front facade. All side and rear elevation visible from the right-of-way shall contain brick or stone no less than 50% where exposed to the right-of-way.

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9. The amenities package within the proposed subdivision shall be of a premium standard, and shall consist of active and passive recreation. The amenities package shall be subject to administrative review and shall contain the following minimum requirements:

i. A clubhouse to contain premium features such as: an event room, a kitchen, co-working office space, a fully equipped fitness center, restroom facilities, and pool related space. The exterior of which shall be consistent with that specified for the homes.

ii. A pool

iii. Two (2) lighted tennis courts, or a full-sized basketball court, or pickle ball courts.

iv. The open space shall be used for active and passive purposes, including nature trails, pocket parks, picnicking, and bike paths. Any such nature trails shall consist of natural materials, ex. mulch.

10. No more than 50% of building permits for the subdivision will be issued prior to the completion of the amenity, as evidenced by a certificate of completion.

11. All areas located in the undeveloped stream buffer shall be placed in a conservation easement. A split rail fence and sign delineating the stream buffer shall be required where back yards meet the undeveloped stream buffer.

12. 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, storm water detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.