



COBB COUNTY
BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300
Marietta, Georgia 30090-7000
770.528.3305 • fax: 770.528.2606

Lisa Cupid
Chairwoman

CERTIFIED MAIL
7020 0640 0002 0800 0944

May 1, 2024

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

Re: Petition for Annexation –19th District, Land Lots 598, 599, 660, 661, Parcel 060; 5500 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 northwesterly side of Elliot Road, west of Quarter Way. The City of Powder Springs has petitioned to annex 29.61 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 4.3 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 –19th District, Land Lots 598, 599, 660, 661, Parcel 060; 5500 Elliott Road, Cobb County, Georgia; Notice of Non-Objection

Sincerely,

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 –19th District, Land Lots 598, 599, 660, 661, Parcel 060; 5500 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

Re: Petition for Annexation –19th District, Land Lots 598, 599, 660, 661, Parcel 060; 5500 Elliott Road, Cobb County, Georgia; Notice of Non-Objection

[signature page continued]

Sincerely,

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

Re: Petition for Annexation –19th District, Land Lots 598, 599, 660, 661, Parcel 060; 5500 Elliott Road, Cobb County, Georgia; Notice of Non-Objection

[signature page continued]

Sincerely,



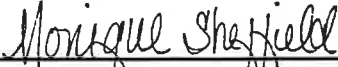
JoAnn K. Birrell, District 3 Commissioner

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
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

Re: Petition for Annexation –19th District, Land Lots 598, 599, 660, 661, Parcel 060; 5500 Elliott Road, Cobb County, Georgia; Notice of Non-Objection

[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

5500 Elliott 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 Elliott Road.

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.

Planning- Historic Preservation-Mandy Elliot

No comment.

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.

Code Enforcement- Brent Farrell

No comments or case history.

Cobb DOT-James Washington

Elliot Road is classified as a minor roadway which requires a minimum right-of-way width of 30', measured from the roadway centerline. Donation of R/W will be required along the entire property frontage.

County Staff Comments and Recommendations

**5500 Elliott Road
City of Powder Springs**

Developer is responsible for installing curb, gutter, and sidewalk along the entire property frontage.

Developer shall submit development plans to Cobb Community Development for plan review for approval of driveway and/or roadway access.

Site Plan Review- David Griffin

No comments.

Cemetery Preservation Committee- Helga Hong

No comment.