

STAFF REPORT

CASE NUMBER: PZ 25-005

PETITION: Rezoning. For a 9.3-acre tract, to rezone from R-20 (county) to PUD-R (city). The property is located at Old Horse Shoe Bend Road at Barrett Pwky., within land lot 691, 2nd section, Cobb County Georgia. PIN: 19069100070 and 19069100010. Applicant: Traton, LLC.

LOCATION: Old Horse Shoe Bend Road at Barrett Pwky., within land lot 691, 2nd section, Cobb County Georgia. PIN: 19069100070 and 19069100010

STAFF RECOMMENDATION:

BACKGROUND:

The applicant is requesting to rezone the subject property from R-20 (County) to Planned Unit Development – Residential (PUD-R) for a residential development consisting of 40 single family units at Old Horseshoe Bend Road and Barrett Pkwy. The subject site is 9.3 acres, with a proposed density of 4.3 units per acre.

ZONING ANALYSIS:

The current owner of the property is requesting to rezone the property from R-20 (county) to PUD-R (city). The applicant has presented the site plan below, with 40 single family units.

As part of the site plan review, the city consulted with TSW to review the proposed development based on the city's design guidelines and the principles of the PUD-R zoning district. TSW recommended a new site plan with larger single-family lots. This revised site plan results in 36 units and a density of 3.9 units per acre.

This property is not currently located within the city limits and the applicant has submitted an application for annexation. Cobb County reviewed the application and provided a notice of non objection on April 8, 2025.

[illegible]



Fiscal Analysis – Source KB Advisory Group

The Project produces a net positive fiscal impact on

City operations of just over \$37,300, representing a 32% margin of revenues over service costs at build out. This estimate does not factor in impacts on intergovernmental revenues, nor does it include capital outlays or debt service costs which are not directly impacted by the Project.

This margin is smaller than some recent residential developments due to its assumed lower average unit pricing and the assumption that a high percentage of units will be owner-occupied. This margin should also slowly erode over time as the Project's value appreciation is offset by City homestead exemptions.

Previous fiscal studies provided by KB Advisory Group looking at the City as a whole have stated that Powder Springs appears to be capturing a larger share of demand for lower-priced new construction as those are becoming less feasible in other parts of Cobb County. Some portions of the pipeline should focus on higher-end products.

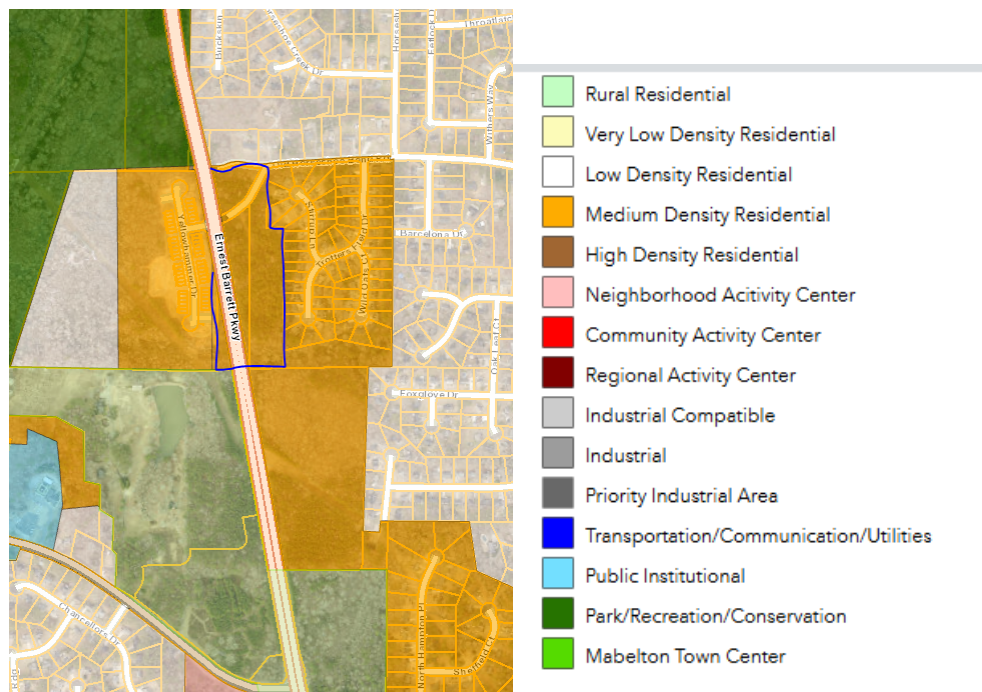
Preliminary Fiscal Impact Forecast (Before Phasing & Appreciation)
40 Single-Family Homes at Old Horseshoe Bend Road and Barrett Parkway

Forecast	City-wide FY 2024 Actual	Residential Components	Nonresidential Components	Development Totals
Locally Generated Revenues				
Taxes				
Real & Personal Property taxes	\$6,689,783	\$61,800		\$61,800
Motor Vehicle Tax, TAVT & AAVT	\$706,591	\$4,000		\$4,000
Mobile Homes and All Other Property Taxes	\$122,959			
Insurance Premium taxes	\$1,528,965	\$10,000		\$10,000
Business/Occupational Taxes	\$470,368			
Franchise taxes	\$893,686	\$4,800		\$4,800
Excise/Alcohol Taxes	\$247,231	\$1,400		\$1,400
Hotel/Motel Taxes	\$20,818			
Licenses, permits and Fees	\$550,657	\$2,700		\$2,700
Fines and Forfeitures	\$598,520	\$3,200		\$3,200
Charges for services	\$765,379	\$5,200		\$5,200
Investment Income & Other Revenue	\$2,433,288	\$4,000		\$4,000
Sanitation and Street Lights	\$1,734,052	\$16,300		\$16,300
Stormwater Fees	\$581,527	\$1,900		\$1,900
Estimated Development Revenues	\$17,343,824	\$115,300	\$0	\$115,300
Forecast	City-wide FY 2024 Actual	Residential Components	Nonresidential Components	Development Totals
Locally Generated Service (Operating) Costs				
General government	\$4,211,858	\$22,300		\$22,300
Judicial	\$362,662	\$1,700		\$1,700
Public safety	\$3,312,498	\$15,600		\$15,600
Public Works Administration	\$2,483,923	\$10,300		\$10,300
Housing and Development (Planning & Zoning)	\$949,673	\$4,500		\$4,500
Recreation and culture	\$575,529	\$3,400		\$3,400
Debt Service	\$1,145,825	\$5,400		\$5,400
Stormwater, Sanitation & Street Light Costs	\$2,240,413	\$14,800		\$14,800
Estimated Service Costs	\$15,282,381	\$78,000	\$0	\$78,000
Percent Increase over FY 2024 @ Build Out		0.5%	0.0%	0.5%
Net Fiscal Surplus (Deficit)	\$2,061,443	\$37,300	\$0	\$37,300
Margin (Before Capital Outlays & Intergovernmental)	12%	32%		32%

Months of Supply

(a) Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan. The future development map and the future land use plan map of the city's comprehensive plan shall be used in decision making relative to amendments to the official zoning map, in accordance with Table 13-1:

Figure 3. Future Development Map – Cobb County.



(b) Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.

The subject property is surrounded by residential zoned properties in the county. R-20 to the north, PRD (Planned Residential Development) to the east, RA-5 to the west, R-20 to the south. The property located to the southwest of the site is in the city of Powder Springs and is zoned Mixed Use. The residential zoning classification is consistent with others in the area. Medium Density Residential (MDR) may be more consistent with the future land use category.

Figure 2 Adjacent Zoning within the City

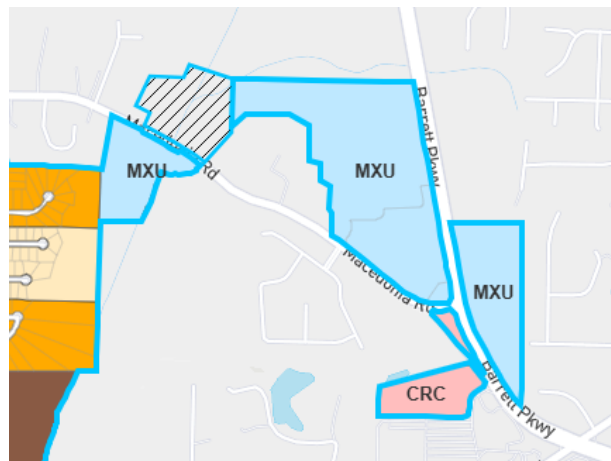
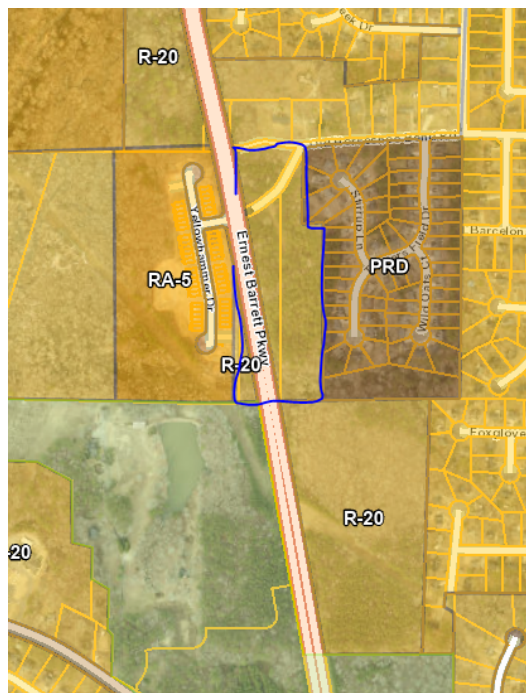


Figure 3 Adjacent Zoning within the County



The PUD-R district is intended to allow flexible site planning and building arrangements under a unified plan of development so that innovative land planning methods may be utilized which foster natural resource conservation and neighborhood cohesiveness as well as neo-traditional developments.

(c) Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.

The development proposes to have residential uses in a residential area. The site plan as proposed by the applicant contains smaller lots and appears similar to a townhouse development. Residential supply studies have indicated surplus in supply in the townhouse market in Powder Springs. Staff recommends the conversion of this development to larger single family lots as recommended by the site plan prepared by TSW.

(d) Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

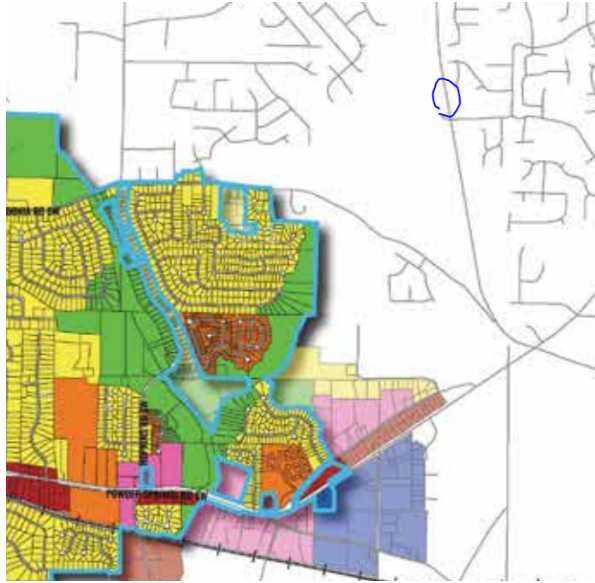
There are no substantial reasons why the property cannot or should not be used as currently zoned.

(e) Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.

Cobb County Fire District, Cobb County Water System, Cobb County Schools, and city departments reviewed the application. Cobb County schools stated that they did not have any comments. Cobb County Fire Marshal and Cobb County Water System, and City of Powder Springs stormwater and development engineering provided the attached comments. There is a concern from sanitation that this will be the only residential development with trash service on the east side of Barrett Pkwy. This may increase the city's cost to provide services to this subdivision.

(f) Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.

The City of Powder Springs 2021 Comprehensive Plan did not envision annexation in this area, however annexation has occurred up to and across Barrett Pkwy. This will be the first residential subdivision (not multifamily) on the east side of Barrett Pkwy.



(g) Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.

PUD-R zoning would allow residential use on this property. Should the site be redesigned per staff's recommendation, it will provide the additional housing options in the city. Given the city's plans to address affordability through preservation of its existing housing stock, the pipeline of new development should focus on high-end products which has been nonexistent until fairly recently.

Should the application be approved, staff recommends the following conditions.

1. Site plan be modified to be substantially consistent with that prepared by TSW dated 5/19/2025.
2. Building elevations and site design shall meet all requirements of the city's design guidelines.
3. Lot size shall be a minimum of _____ and a minimum heated floor area requirements be met (1,400 SF).

4. The detention pond shall be screened with landscaping subject to staff review. Underground detention shall be considered. Stormwater management facilities shall be designed by a registered landscape architect as formal or natural amenities for residents. The pond shall be designed to not require a fence or be enclosed by walls over 30 inches in height.
5. Landscape strips shall meet the requirements of the PUD-R zoning district.
6. Owner occupancy. Declarant or any builder constructing homes within the property must sell any such home for owner occupancy only. Thereafter, leasing of any units within the property shall not exceed five percent of the total units for the entire development. The covenants shall contain a provision that each residential unit shall be owner occupied. Leasing of any residential unit shall be limited to no more than five percent of the total number of homes and for no lease term of less than one year. The homeowners association (or property owner's association) must maintain records dealing with leases 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 at the time of such request by the city. The association agrees to provide upon request from the City of Powder Springs any and all information relating to existing leases at the time of such request by the city. The covenants shall name the City of Powder Springs as a third party beneficiary for the purpose of enforcing the leasing provisions. No amendment to the leasing provisions shall be made without prior written approval of the City of Powder Springs.
7. The submission of a landscape plan is required during the Plan Review process which shall be subject to review and approval by the Community Development Director and/or designee. The landscape plan shall include, but is not limited to, the following requirements:
 - a. A landscape screening, vegetative buffer around the perimeter of the Subject Property which has contiguity to existing residential developments.
 - b. The landscape plan shall be prepared, stamped, and signed by a Georgia Registered Landscape Architect or a degreed Horticulturist and shall identify open space areas; landscaped communal areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.

- c. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.
 - d. All HVAC, mechanical systems and home utilities within the community shall be screened from view and shall not be located within the building setback.
 - e. Entry signage for the proposed Residential Community shall be groundbased, monument-style, landscaped, lighted and irrigated.
 - f. The installation of landscaped front, side and rear yards and attendant irrigation components where indicated by the Arborist. 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 three. Clearing shall be conducted in phases in compliance with the provisions of the UDC.
8. Signage for the Subject Property shall consist of ground-based, monument-style signage and building signage consistent with the City of Powder Springs Sign Ordinance. Additionally, within the interior of the site, there shall be appropriately positioned, groundbased directional signage to ensure ease of maneuverability and accessibility.
9. Approval is subject to recommendations from the City of Powder Springs Engineer and/or the City's consultants concerning hydrology, stormwater 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. Compliance with City Engineer's requirements for low impact design and bio retention, to include runoff capture or infiltration practices into the site either upstream of storage facilities or integral with grading and drainage and/or pavement and /or landscaping. These practices need to be integral with the site layout, for example: islands within the parking lot for bioretention etc. At the time of design and plan production the applicant will be within the 1-mile of an impaired stream, therefore the applicant shall provide 4 additional BMPs in Appendix 1 checklist.
 - c. Verifying all points of discharge with respect to detention/water quality.

- d. Compliance with the protections required under State and Local Law concerning adjacent streambank buffers and an agreement that there has been no "buffer averaging."
- 10. Compliance with the recommendations from the City's Engineer and/or Consultants with respect to Public Works and traffic/transportation issues, as follows: a. Streets shall be built to the City of Powder Springs' Design and Detail Standards, including the construction of sidewalks on both sides of the interior streets. b. Compliance with the Fire Marshall's recommendations with respect to Life Safety & Fire Prevention Issues during the Plan Review process.
- 11. Common Open Space areas, amenities, mail kiosks, and all the various components for common and public use as described above shall be constructed in compliance with ADA regulations with respect to accessibility and related factors.
- 12. 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 as it 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.
- 13. Traffic impacts will be reviewed as part of the Land Disturbance Permit process. Applicants agree to offsite improvements necessitated by this development.
- 14. No more than 50% of certificates of occupancy will be issued prior to the completion of amenity features, as evidenced by certificates of completion.
- 15. If the development on the site stalls for a period of 6 months or more, as evidenced by a lack of issuance of building permits and inspections requests as would be normal for building construction to proceed to certificate of completion, the site shall be replanted per a plan approved by the Community Development Director

showing compliance with minimum tree canopy, street trees and buffer requirements.

16. The applicant shall comply with Cobb County FMO and Cobb County Water System comments, included in the appendix.
17. The site shall meet the guest parking requirements of the Unified Development Code and shall not be located at the entrance of the subdivision. Required ADA spaces shall be included.
18. Sidewalks may be required along Barrett Parkway Rd. frontage.
19. Remove proposed storm bypass line from zoning site plan. Specifics of hydrology and allowed bypass will be determined at LDP plan review not at the time of zoning.

APPENDIX

- 1) City Engineer comments

Project: PZ 25-005 Barrett & Horse Shoe Bend

Submittal: 1

Date of Comments: 5-23-25

Comments by: Yanni Spanoudakis, PE

1. Requested variance for front landscape strip width reduction does not affect site, recommend width to remain at the required 20' per code.
2. It appears the Cobb County 2040 Comp Plan (Figure A1.1) shows this parcel as a Medium Density Residential. The highest single family residential density in the medium density residential category is "RA-4" which is 3.0 units/acre. Similarly, Powder Springs Medium Density Residential district has a 3.2 units/acre density and 11,000 SF lots.

I believe this development would better align with the projected future land use and City codes if the developer were to pursue Medium Density Residential zoning.

3. 12 parking spaces shown, code requires 14 (0.35/unit; Sec. 6-9 (a)). Parallel spots at entrance are not ideal, recommend removing, relocating, and providing additional, along with required ADA.
4. Sidewalks may be required along Barrett Parkway Rd. frontage.
5. Remove proposed storm bypass line from zoning site plan. Specifics of hydrology and allowed bypass will be determined at LDP plan review not zoning.
6. Recommend Medium Density Residential minimum heated floor area requirements be met (1,400 SF).

Cobb County Fire Comments

APPLICANT: Traton, LLC

PETITION NO.: PZ25 – 008

FIRE COMMENTS:

Must comply with applicable Ordinances, Codes and Standards.

FIRE DEPARTMENT ACCESS:

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor measured by an approved route around the exterior of the building or facility (120-3-3 State Modifications to IFC 503.1.1 2018 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet exclusive of shoulders, 35 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC 503.2.5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turnarounds in commercial developments.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. (IFC Appendix D - D103.1)

FIRE HYDRANTS:

A fire hydrant location is to be within 500 feet of each structure.

Guest Parking:

Occupant parking shall be installed as required by zoning and additional guest parking shall be required as follows:

1. Guest parking should be provided at .35 spaces per dwelling unit.
2. Guest parking spaces must be evenly distributed throughout the project.

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

NO COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

The above is not an all-inclusive list, all applicable fire and life safety provisions must be met.

Jeff Byrd

(770) 528-8814

Jeffrey.Byrd@cobbcounty.org

Cobb County Water Comments

PZ 25-005

DEPARTMENT COMMENTS – Cobb County Water

04/17/25

Water comments:

At development: ☒ YES ☐ NO

Fire flow test required: ☒ YES ☐ NO

Size and location of existing water main(s): 12" in ERNEST BARRETT PKWY ROW

Additional water comments:

Sewer comments:

In the drainage basin: ☒ YES ☐ NO

At development: ☒ YES ☐ NO

Approximate distance to nearest sewer: on site

Estimated waste generation (in G.P.D.): Average daily flow = 6,400

Peak flow = 16,000

Treatment plant: South Cobb WRF

Plant capacity: ☒ Yes ☐ NO

Projected plant availability: ☐ 0-5 years ☒ 5-10 years ☐ over 10 years

Off-site easement required: ☐ YES* ☒ NO

Line capacity study required: ☐ YES ☒ NO

Letter of allocation issued: ☐ YES ☒ NO

Septic tank recommended by this department: ☐ YES ☒ NO

Subject to Health Department approval: ☐ YES ☒ NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the developer/owner.

Additional sewer comments: Approval of zoning site plan does not imply approval of shown sewer design. Connection to public sewer will be reviewed/approved at Plan Review

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Cobb County School Comments

From: Travis McComb <Travis.McComb@cobbk12.org>
Sent: Thursday, May 8, 2025 2:38 PM
To: Tina Garver
Cc: Shaun Myers; Cyndy Curtis
Subject: RE: Request for Feedback. Powder Springs Planning and Zoning. May Cycle

CAUTION: This email originated from outside the City of Powder S

Hey Shaun,

The zoning cases below does not affect CCSD student enrollment.

Thank you,

Travis McComb

Director of Accountability & Property
SPLOST Management
Cobb County School District
Marietta, GA 30060
Phone: (678) 618-8899

