

COMMUNITY DEVELOPMENT FINAL INSPECTIONS

Project: 22PDR-00065 New single-family home.

Location: 3292 Creek Trace, within the Warren Creek Subdivision.

ZONING INSPECTION: Failed

1. Non-compliant with the zoning stipulations for the Warren Creek Subdivision: #4 "Front facades of homes to be constructed of brick, stone, stacked stone, or a combination thereof."
2. Missing architectural features from approved plans: porch columns, front door skylights, gable vents, arched window details, pediments, and masonry water table and masonry in center section.
3. Non-compliant with the unified [development code's provisions \[Sec. 5-53 \(g\)\]](#) for 50% brick on front elevations.
4. Inconsistent with the character of the existing neighborhood, where 100% brick/stone is the predominant front elevation.

The applicant contends that similar elevations already exist within the subdivision, however, the minor degree of variation from 100% brick front elevations was the basis for the initial approval of his plans with partial masonry and rich features: porch columns, front door skylights, gable vents, arched window details, pediments, and masonry water table.

The neighboring home has partial brick and the three directly opposite in the cul-de-sac feature 100% brick architecturally significant elevations.

The home's finished front elevation doesn't include any of the architectural features mentioned previously, however, the few homes within the subdivision that deviate from 100% brick are architecturally rich, and generally compliant with the zoning stipulation which didn't specify a minimum coverage for masonry.

The Unified Development Code [Sec. 5-53. - Building materials](#), provides that:

All sides of a building may impact its surroundings and should be considered for treatment with an architectural finish of primary materials (i.e., brick and stone), unless other materials demonstrating equal or greater quality are used. As a general guide: front and side facades should be at least 50% brick and stone; side facades should be at least 50% brick and stone. Rear facades do not have a minimum suggested standard for primary materials unless they are visible from a public right-of-way. Requirements for brick or stone may be modified to accommodate creatively designed structures as determined by the community development director. Materials used for side and rear building elevations should be substantially consistent with the materials used for the front building elevation.

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Figure 1. Approved Plans feature porch columns, gable vents, arched window details, pediments; VS finished front elevation.

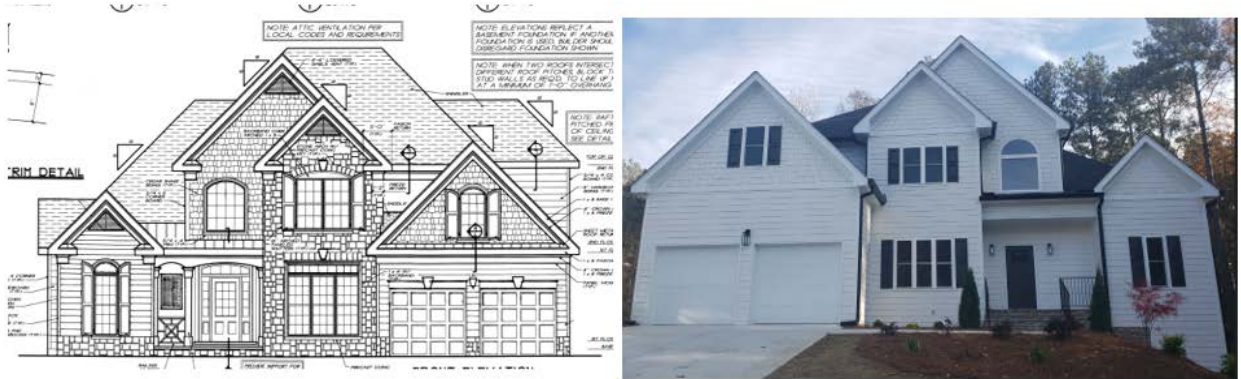


Figure 2. Homes opposite within the cul-de-sac.



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Figure 3. Existing variation from 100% brick elevations.



1. 3308 Pathway Circle
2. 3169 Creek Trace W
3. 5700 Allison Wood Ct.
4. 3164 Creek Trace W
5. 3184 Creek Trace W
6. 3201 Warren Creek Dr.

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LANDSCAPING INSPECTION: Failed

1. Need to have more established vegetation (grass in the back of property and side).
2. A Red Sunset Maple will also need to be planted per the landscape plan (see plans).

The site needs to meet the requirements of final stabilization:

Final stabilization: All soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100% of the soil surface is uniformly covered in permanent vegetation with a density of 70% or greater, or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been used. Permanent vegetation shall consist of planted trees, shrubs, perennial vines; a crop of perennial vegetation appropriate for the time of year and region; or a crop of annual vegetation and a seeding of target crop perennials appropriate for the region. Final stabilization applies to each phase of construction.