

Applicant: Grand Communities, Ltd.; Jason M. Wrsniewski Telephone No.: (659) 344-3136

Applicant's Address: 3940 Olympic Blvd. Suite 100, Etanger, KY 41018 975,976,1022,1023

Property Location: Springbrooke Estates Subdivision located along Lewis Road Land Lot No.: 1024,1049 & 1050

Applicant is: Property Owner Other: Attorney for Property Owner Other Representative of the Owner (Attach Owner's Authorization)

Current Zoning: MDR

- Type of Appeal
- Hardship Variance
 - Change in Stipulations of Approval

- Attachments
- Application Fee
 - Boundary Description
 - Review Checklist
 - Maps or Drawings (Not Required)
 - Other: _____

Description of Appeal

Additional pages explaining the Appeal are attached.
**Please see attached document detailing the requested variances.

I attest that this Application and its attachments are accurate to the best of my knowledge, and that all written or reproducible evidence supporting my appeal is attached.

Signature of Applicant (to be notarized)

J.M. Wrsniewski



Notary Public

Sworn to and subscribed before me this 24th day of February, 2018
Christina Spenlau

DRI Forms filed with ARC/DCA/GRTA on: _____ Final determination received on: _____

Application Received Date: _____

Scheduled for Public Hearing: _____

Planning Commission Date: _____
 Appealed to MGC Date: _____
Mayor & City Council Date: _____

- Signs Provided Date: _____
- Newspaper Ad Date: _____
- Affidavit Received Date: _____

Planning Commission

Public Hearing: Date: _____
Tabled Until: Date: _____

- Action
- Approved
 - Approved with Changes
 - Denied
 - Stipulations Attached

Mayor & Council

Public Hearing: Date: _____
Tabled Until: Date: _____
Returned to P.C. Date: _____

- Final Action
- Approved
 - Approved with Changes
 - Denied
 - Stipulations Attached



- Application Withdrawn
- By Planning Director
 - By P.C. or Mayor & Council
 - Date: _____
 - Without time restriction
 - With Restriction: Cannot be refilled for 12 months

Powder Springs

Review Checklist

HARDSHIP VARIANCE

Applicant: Grand Communities, Ltd.; Jason M. Wisniewski

Current Zoning: MDR
975, 976, 1022, 1023,

Property Location: Springbrooke Estates Subdivision located along Lewis Road

Land Lot No. 1024, 1049 & 1050

Standards for approval

A hardship variance may be granted in whole or in part, or with conditions, in such individual case of unnecessary hardship upon a finding that:

Standard	YES	NO	Comments
EITHER... a. Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography? OR...	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the proposed justification under Variance Request No. 1 of the attachment.
b. Would the application of the Development Code to this particular piece of property create an unnecessary hardship? OR...	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the proposed justification under Variance Request No. 1 of the attachment.
c. Are there conditions that are peculiar to the property involved that adversely affect its reasonable use or usability as currently zoned? AND...	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. Would relief, if granted, not cause substantial detriment to the public good or impair the purpose and intent of the Development Code or the Comprehensive Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	We don't believe our request will cause detriment to the public good or impair the purpose and intent of the Development Code or the Comprehensive Plan.

Prepared... Date: 20 for Applicant
 Date: 20 by Powder Springs Staff
 Date: 20 by Other:

Powder Springs

OWNER'S AUTHORIZATION

This is to certify that (I am we are I am the Corporate Secretary of a Corporation that is) the owner of a majority interest in the property that is the subject of the attached application.

By execution of this form, this is to authorize the person named as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

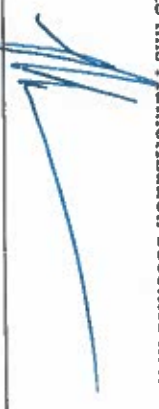
(Check each that applies and cross out each that does not apply)

- Rezoning
- Special Exception
- Special Use
- Hardship Variance
- Appeal from Administrative Decision
- Flood Protection Variance

Applicant: Grand Communities, Ltd.; Jason M. Wisniewski

Applicant's Address: 3940 Olympic Blvd, Suite 100, Erlanger, KY 41018

Date this Authorization becomes null and void: NOVEMBER 15TH, 20 18. (Not applicable)



(Notarized)
Pamela R. Custer



Signature of Owner (Notarized)

Signature of Owner (Notarized)

Signature of Owner (Notarized)

Signature of Owner

Attach additional sheets as needed

Corporations – attach copy of corporate resolution approving authorization



FISCHER DEVELOPMENT COMPANY
FISCHER DEVELOPMENT CO. II, INC.
GRAND COMMUNITIES, LTD.

February 26, 2018

The City of Powder Springs
4484 Marietta Street
Powder Springs, GA 30127

Re: Springbrooke Estates Hardship Variance No. 1


We are pleased to submit application for hardship variance No. 1 for the above referenced project. The following is a summary of the variance request and the proposed justification.

Variance Request No. 1:

We request the limitation of clearing no more than 8-Acres as found in Section 8-32(a) - Clearing Limits be increased to 10-Acres of land as we have the need to clear and grade up to 10-Acres of land per the attached Phase Plan.

Proposed Justification: We are proposing a phased development plan that we believe achieves the intent of the UDC to not develop property in such a manner that creates potential for undeveloped portions of land to be cleared and remain vacant for extended periods of time. We believe our proposed phases will responsibly develop smaller sections of land as we understand that to be the intent of this section of the ordinance.

Thank you,


Jason M. Wisniewski
Grand Communities, Ltd.
3940 Olympic Boulevard, Suite 100
Erlanger, KY 41018

3940 Olympic Blvd, Suite 100
Erlanger, KY 41018
859.341.4709 fax 859.344.7000



FISCHER DEVELOPMENT COMPANY
FISCHER DEVELOPMENT CO. II, INC.
GRAND COMMUNITIES, LTD.

February 26, 2018

The City of Powder Springs
4484 Marietta Street
Powder Springs, GA 30127

Re: Springbrooke Estates Hardship Variance No. 2

We are pleased to submit application for hardship variance No. 2 for the above referenced project. The following is a summary of the variance request and the proposed justification.

Variance Request No. 2:

We request Staff be allowed to review and approve a waiver of stormwater detention requirements of Sections 11-15, Overbank Flooding Protection and 11-16, Extreme Flooding Protection, where a Stormwater Management Study shows the post-development downstream analysis that uncontrolled post-development conditions will not increase downstream peak flows, or that meeting the requirement will cause greater peak flow downstream impacts than the uncontrolled post-development conditions.

Thank you,

Jason M. Wisniewski
Grand Communities, Ltd.
3940 Olympic Boulevard, Suite 100
Erlanger, KY 41018

3940 Olympic Blvd, Suite 100
Erlanger, KY 41018
859.341.4709 fax 859.344.7000

Applicant: Grand Communities, Ltd.; Jason M. Wisniewski Telephone No.: (859) 344-3136

Applicant's Address: 3940 Olympic Blvd, Suite 100, Erlanger, KY 41018 975,976,1022,1023

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- Type of Appeal
- Hardship Variance
 - Change in Stipulations of Approval

- Attachments
- Application Fee
 - Boundary Description
 - Review Checklist
 - Maps or Drawings (Not Required)
 - Other: _____

Description of Appeal

Additional pages explaining the Appeal are attached. **Please see attached document detailing the requested variances.

I attest that this Application and its attachments are accurate to the best of my knowledge, and that all written or reproducible evidence supporting my appeal is attached.

Signature of Applicant (to be notarized)
J. M. Wisniewski



Sworn to and subscribed before me this 24th day of February, 2016
Christina Spenlau
Notary Public

- DRI
- Forms filed with ARC/DCA/GRTA on: _____
- Final determination received on: _____

Application Received Date: _____

Scheduled for Public Hearing: _____

Planning Commission Date: _____

Appealed to MGC Date: _____

Mayor & City Council Date: _____

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Mayor & Council

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Powder Springs

Review Checklist

HARDSHIP VARIANCE

Applicant: Grand Communities, Ltd.; Jason M. Wisniewski

Current Zoning: MDR
975, 976, 1022, 1023,

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Land Lot No. 1024, 1049 & 1050

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Standard	YES	NO	Comments
EITHER... a. Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography? OR...	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the proposed justification under Variance Request No. 2 of the attachment.
b. Would the application of the Development Code to this particular piece of property create an unnecessary hardship? OR...	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the proposed justification under Variance Request No. 2 of the attachment.
c. Are there conditions that are peculiar to the property involved that adversely affect its reasonable use or usability as currently zoned? AND...	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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Prepared... Date: _____ 20____ for _____ Applicant
 Date: _____ 20____ by _____ Powder Springs Staff
 Date: _____ 20____ by Other: _____

Powder Springs

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Check each that applies and cross out each that does not apply)

- Rezoning
- Special Use
- Appeal from Administrative Decision
- Special Exception
- Hardship Variance
- Flood Protection Variance

Applicant: Grand Communities, Ltd.; Jason M. Wisniewski

Applicant's Address: 3940 Olympic Blvd. Suite 100, Erlanger, KY 41018

Date this Authorization becomes null and void: NOVEMBER 15TH, 20 18. (Not applicable)

Signature of Owner *[Handwritten Signature]* (Notarized) *Pamela R. Custer*



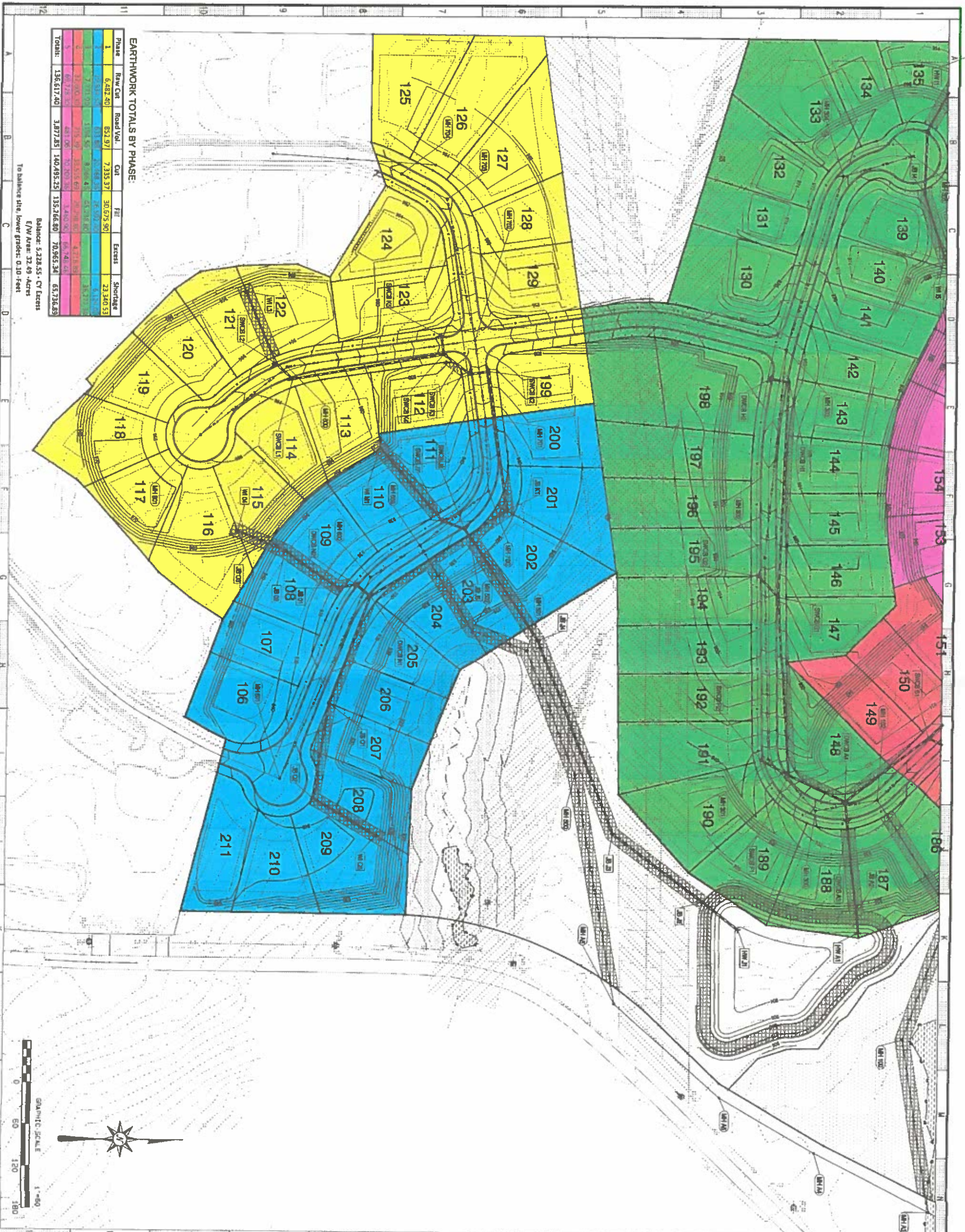
Signature of Owner _____ (Notarized)

Signature of Owner _____ (Notarized)

Signature of Owner _____

Attach additional sheets as needed

Corporations – attach copy of corporate resolution approving authorization



EARTHWORK TOTALS BY PHASE:

Phase	Raw Cut	Road Vol.	Cut	Fill	Excess	Shortage
1	6,482.40	852.97	7,335.37	30,675.90		23,340.53
2	2,547.20	611.80	3,159.00	6,972.40		9,123.60
3	7,211.00	1,044.50	8,255.50	25,218.00		16,962.50
4	12,200.00	775.49	12,975.49	33,535.67		20,560.18
5	68,728.00	481.08	69,209.08	20,200.50	68,744.61	38,337.92
Totals:	136,617.40	3,877.85	140,495.25	135,366.80	70,995.34	65,326.89

Balance: 5,228.55 - CV Excess
 E/W Area: 32.49 - Acres
 To balance site, lower grades: 0.10 - Feet

TERRAPION
 Development Consultants
 111 West High Street, Suite 1100, Covington, Georgia 30028
 Phone: (404) 518-8842
 Fax: (404) 518-8842

OWNER/DEVELOPER:
GRAND COMMUNITIES, LTD.
 3840 Olympic Blvd.
 Suite 100, Kentucky 41018
 Phone: (404) 518-8842

SEALED CONTRACT:
JOE HOIT
 PHONE: (404) 518-2209

PROJECT:
SPRINGBROOKE
 CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA

SHEET TITLE:
PRELIMINARY GRADING PLAN

DRAWING DATE: February 6, 2018

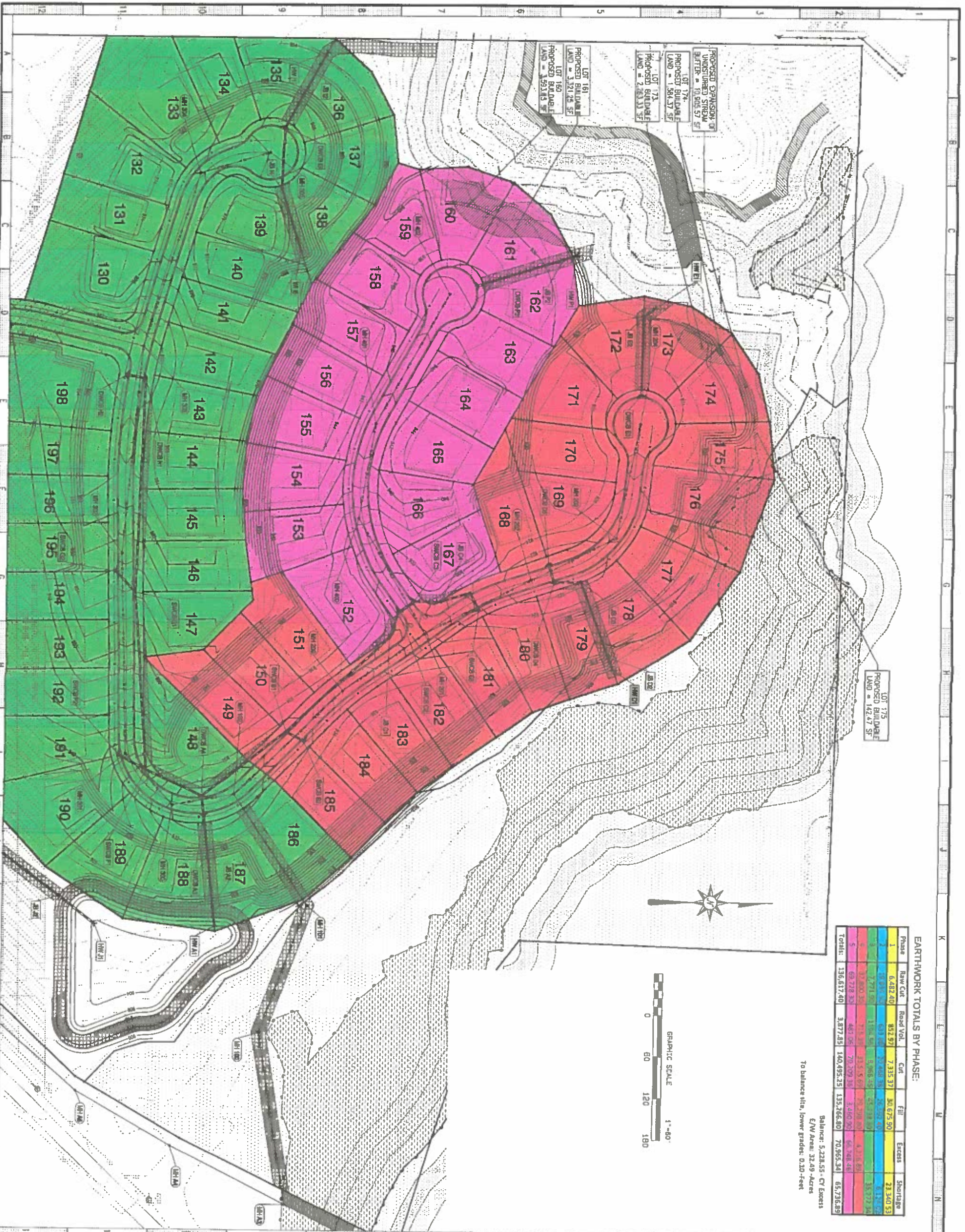
DRAWING SCALES:
 HORIZONTAL SCALE: 1"=60'
 VERTICAL SCALE: N/A

SHEET REVISIONS

NO.	DESCRIPTION	DATE

SHEET **GP-1**

12/12/17 10:00 AM - 12/12/17 10:00 AM - 12/12/17 10:00 AM



EARTHWORK TOTALS BY PHASE:

Phase	Raw Cut	Road Vol	Cut	Fill	Excess	Shortage
1	6,482.40	832.97	7,315.37	30,675.90		23,360.53
2	37,513.52	6.33	37,519.85	36,224.99		1,294.86
3	2,271.62	1,164.62	3,436.24	3,436.24		0.00
4	37,860.32	1,164.62	38,024.94	38,024.94		0.00
5	69,773.32	1,164.62	70,937.94	70,937.94		0.00
6	443.06	770,209.30	770,652.36	64,716.64		3,935.72
7		443.06	443.06	64,716.64		64,273.58
TOTAL:	136,617.40	3,877.85	140,495.25	135,266.40	70,965.34	65,736.29

Balance: 5,228.55 -CY Excess
 E/W Area: 32.49 -Acres
 To balance with lower grades: 0.20 -feet



TERRACON
 Development Consultants
 319 Woodlake Square, Suite 101, Cumming, Georgia 30041
 Phone: (770) 226-0000 Fax: (770) 226-0007
 info@terracon.com

OWNER/DEVELOPER:
GRAND COMMUNITIES, LTD.
 3840 Olympic Blvd.
 Suite 100
 Erlanger, Kentucky 41018
 Phone: (404) 418-8942

24-HOUR CONTACT:
JOE HIOTT
 PHONE: (404) 518-2209

PROJECT:
SPRINGBROOKE
 CITY OF POWDER SPRINGS
 COBB COUNTY, GEORGIA

SHEET TITLE:
PRELIMINARY GRADING PLAN

DRAWING DATE: February 6, 2018

DRAWING SCALES:
 HORIZONTAL SCALE: 1"=60'
 VERTICAL SCALE: N/A

SHEET REVISIONS

SHEET GP-2