



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
7015 0640 0001 4999 8599

January 15, 2021

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

Re: Petition for Annexation– Land Lot 0727, 19th District, Parcel 0020, 2nd Section, 4420 Macedonia 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 4420 Macedonia Road, Powder Springs, GA 30127. The subject property is currently zoned R-20 and is within an area identified as Low Density Residential (LDR) according to the Cobb County Future Land Use Map. A commercial use currently exists on the property, making it a non-conforming use as it relates to R-20 zoning. Our understanding is that upon annexation into the City of Powder Springs, the subject property would maintain a residential zoning classification and remain a non-conforming use, as the applicant intends to continue the current use of the property.

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 the Cobb County Water System and the Cobb County Department of Transportation. Should you have questions or need additional information, please contact Jason Gaines, Planning & Economic Development Manager, at (770) 528-2018.

Re: Petition for Annexation– Land Lot 0727, 19th District, Parcel 0020, 2nd Section, 4420 Macedonia Road, Cobb County, Georgia; Notice of Non-Objection.

Sincerely,



Lisa Cupid, Chairwoman

cc: Jackie McMorris, County Manager – VIA E-mail
Jimmy Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Pam Conner, City Manager, City of Powder Springs
Tina Garver, AICP, Director of Community Development, City of Powder Springs

Re: Petition for Annexation– Land Lot 0727, 19th District, Parcel 0020, 2nd Section, 4420 Macedonia Road, Cobb County, Georgia; Notice of Non-Objection.

[signature page continued]

Sincerely,

A handwritten signature in blue ink that reads "Monique Sheffield". The signature is written in a cursive style and is positioned above a horizontal line.

Monique Sheffield, District 4 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
Jimmy Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Pam Conner, City Manager, City of Powder Springs
Tina Garver, AICP, Director of Community Development, City of Powder Springs

Re: Petition for Annexation– Land Lot 0727, 19th District, Parcel 0020, 2nd Section, 4420 Macedonia Road, Cobb County, Georgia; Notice of Non-Objection.

[signature page continued]

Sincerely,

Keli A. Gambrill

Keli Gambrill, District 1 Commissioner

cc: Jackie McMorris, County Manager – VIA E-mail
Jimmy Gisi, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Pam Conner, City Manager, City of Powder Springs
Tina Garver, AICP, Director of Community Development, City of Powder Springs

Water service for 4420 Macedonia Road is provided by the existing CCWS water main in Macedonia Road.

Wastewater for the parcel can be 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 gain or loss.

Tim Davidson
Plan Review Engineer
Cobb County Water System
660 South Cobb Drive
Marietta, GA 30060
770-419-6312

**ANNEXATION/REZONING
PETITION NO:**

APPLICANT: Powder Springs

PRESENT ZONING: R-20

PETITION FOR: R-20

LL/LD: 726 & 727/19

**TRANSPORTATION COMMENTS &
RECOMMENDATIONS**

The following comments and recommendations are based on office review of the subject annexation/rezoning case:

Reviewed plans do not show detailed plans and/or specific uses. Additional concerns/comments will be provided after plans have been submitted to Cobb County via the formal Plan Review Process.

Macedonia Rd is classified as a major roadway per the County’s Major Thoroughfare Plan. Right-of-Way does not appear to meet the minimum requirements.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way along Macedonia Road 40’ from road centerline.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend repairing broken curb, gutter and sidewalk along property frontage.

Plans to be submitted for Cobb County Plan Review and approval.