

Staff recommends approval of PZ25-010 and PZ25-011 from R-30 to CRC with the following conditions.

- 1) Architectural and site design shall meet the requirements of the City of Powder Springs Design Guidelines and shall be subject to staff review. All sides of the building shall meet design standards.
- 2) The site be designed to be consistent with the plan prepared by TSW dated June 24, 2025 unless an alternate design is approved by the City's site planning and architectural consultant and City staff.
- 3) To the maximum extent feasible, the development shall include interparcel access and connectivity to the Silver Comet trail.
- 4) An interparcel access agreement shall be recorded for the properties, subject to staff review and approval. This agreement shall be executed within six months of this approval.
- 5) The following uses shall be excluded from the list of allowable uses. auto broker, intermodal container, boarding house, dormitory, group home, halfway house, Dollar Stores, Gas Station and Convenience Stores and Automobile parts and services, car wash.
- 6) No stream buffer variances are granted as part of this rezoning action.
- 7) The architectural style between this MXU development and the adjacent CRC zoned property shall be complementary and subject to staff review.
- 8) Coordination with GDOT and Paulding County DOT regarding any encroachments and access is required.
- 9) If the city plans a sign in the future, the applicant shall work with the City to identify an area for gateway city signage and dedicate an easement to the city for said purpose.
- 10) 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 development shall be ground based, monument-style, landscaped, lighted and irrigated.
- 11) 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, ground based directional signage to ensure ease of maneuverability and accessibility.
- 12) 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.
 - 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."

- 13) 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.
- 14) Traffic impacts will be reviewed as part of the Land Disturbance Permit process. Applicants agree to offsite improvements necessitated by this development.
- 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 construction of a minimum of 7000 sf (19067200040) and 30,000 sf (19067200070 and 19067100070) of commercial space is required. This number may be modified through design review with Mayor and Council if full compliance with design guidelines is demonstrated and necessitates the reduction in square footage.
- 17) No variances are granted as part of this request. A fully compliant site plan is required prior to the issuance of a land disturbance permit.
- 18) Parcels 19067200070 and 19067100070 shall be combined by plat and developed as one development.
- 19) All areas located in the undisturbed stream buffer shall be placed in a conservation easement.
- 20) Detention ponds and dumpsters shall not be located in any front yard area.
- 21) Pedestrian access be provided throughout the development (MXU and CRC zoning). A pedestrian connectivity plan shall be included with the land disturbance plan.
- 22) If the development on the site stalls for a period of 6 months or more, the site be replanted per a plan approved by the Community Development Director showing compliance with minimum tree canopy, street trees and buffer requirements.