

Applicant: Blue River Development, LLC Telephone No.: [REDACTED]

Applicant's Address: 3715 DaVinci Court; Suite 300; Norcross, Ga 30092

Property Location: 5551 Powder Springs Dallas Road SW Land Lot No.: 734, 735, 746 & 747

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

Current Zoning: R30

Type of Appeal

- [X] Flood Protection Variance [ ] Change in Stipulations of Approval

Attachments

- [X] Application Fee [X] Boundary Description [X] Review Checklist [X] Maps or Drawings [ ] (Not Required) [ ] Other: \_\_\_\_\_

The 1.3 acre 5551 Powder Springs Dallas Road property is proposed to be combined with the neighboring 16.56 acre parcel known as 5535 Powder Springs Dallas Road to provide sufficient width for access to the larger parcel. Approximately 0.2 acres of flood plain exist on the 5551 parcel that would prevent the development of the larger adjacent parcel, leaving the neighboring parcel undevelopable. A No Rise analysis will be performed and adequate floodplain compensation accounted for within property controlled by the applicant.

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.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Signature of Applicant (to be notarized) \_\_\_\_\_

Notary Public \_\_\_\_\_

DO NOT WRITE IN THE BOXES BELOW

[ ] DRI [ ] Forms filed with ARC/DCA/GRTA on: \_\_\_\_\_ [ ] Final determination received on: \_\_\_\_\_

Application Received Date: \_\_\_\_\_

Scheduled for Public Hearing:

Planning Commission Date: \_\_\_\_\_ [ ] Appealed to MCC 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Application Withdrawn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 refiled for 12 months

Applicant: Blue River Development, LLC

Current Zoning: R30

Property Location: 5551 Powder Springs Dallas Road

734, 735,  
Land Lot No. 746 & 747

Standards for approval

Variations from the Code requirements relating to flood damage prevention may be approved under the following provisions:

Standard	YES	NO	Comments
Is the variance for the reconstruction, rehabilitation or restoration of a building listed on the National Register of Historic Places or the State Inventory of Historic Places, AND the proposed work will NOT result in the building losing its historical designation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Not applicable -- Not a listed historic building
a. Will this variance reduce the danger that materials may be swept onto other lands to the injury of others?	<input type="checkbox"/>	<input type="checkbox"/>	
b. Will this variance reduce the danger to life and property due to flooding or erosion damage?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Is the facility and its contents susceptible to flood damage?	<input type="checkbox"/>	<input type="checkbox"/>	If "YES," discuss what the effect of such damage is on the owner.
d. Does the facility provide services of importance to the community?	<input type="checkbox"/>	<input type="checkbox"/>	
e. Is it a necessity that the facility have a waterfront location, like a boat ramp or fishing pier?	<input type="checkbox"/>	<input type="checkbox"/>	
f. Are there no available alternative locations, not subject to flooding or erosion damage, for the proposed use?	<input type="checkbox"/>	<input type="checkbox"/>	
g. Is the use compatible with existing and anticipated development?	<input type="checkbox"/>	<input type="checkbox"/>	
h. Is there a relationship of the use to the comprehensive plan and flood plain management program for that area?	<input type="checkbox"/>	<input type="checkbox"/>	
i. Will safety of access to the property in times of flood for ordinary and emergency vehicles be maintained?	<input type="checkbox"/>	<input type="checkbox"/>	
j. Will there be an impact on flood conditions, either positive or negative?	<input type="checkbox"/>	<input type="checkbox"/>	Discuss: Expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
k. Will there be an impact on the cost of governmental services, whether an increase or decrease?	<input type="checkbox"/>	<input type="checkbox"/>	Discuss: Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

Prepared...Date: May 25, 2024 for Blue River Dev. Applicant

Date: \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ Powder Springs Staff

Date: \_\_\_\_\_, 20\_\_\_\_ by Other: \_\_\_\_\_

Attach additional sheets as needed

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

**Applicant:** Blue River Development

Applicant's Address: 3715 DaVinci Court

Suite 300

Norcross, Ga 30092

Date this Authorization becomes null and void: \_\_\_\_\_, 20 \_\_\_\_ ( Not applicable)

\_\_\_\_\_  
(Notarized)

Signature of Owner Brett R. Barrom  
R.B.B.  
(Notarized)

Signature of Owner Robert B. Barrom RBB  
(Notarized)

Signature of Owner \_\_\_\_\_  
(Notarized)

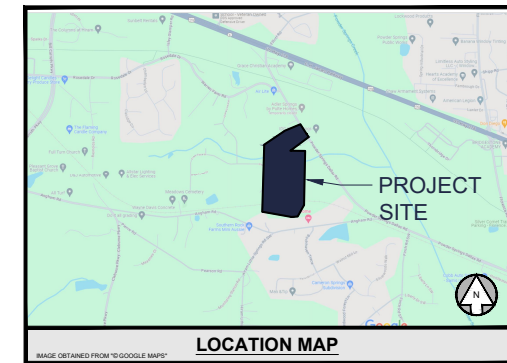
Signature of Owner \_\_\_\_\_  
(Notarized)



Attach additional sheets as needed

Corporations – attach copy of corporate resolution approving authorization

Drawing name: C:\Users\jgaskins\OneDrive\Documents\Gaskins+LeCraw\Dropbox\Shared\Federal\Engineering\02970002 - Blue River - 5551 Powder Springs Rd - Powder Sgr\GASCONS\FR0000000 - 06 - SITE - 42 bas.dwg 5551 Floodplain Vairmor Jun 02, 2024 12:10pm by: dcmn



PREPARED IN THE OFFICE OF:



© 2024 GASKINS + LECRAW, INC.  
1266 POWDER SPRINGS RD SW  
MARIETTA, GA 30064  
PHONE: [REDACTED]  
www.gaskinslecrow.com

PEF008127

REVISIONS:

REV #	DATE	BY	CHECKED BY	DESCRIPTION
1	05/01/24	DJC	DJC	MODIFIED OVERALL LAYOUT

CLIENT  
**BLUE RIVER DEVELOPMENT**  
3715 DAVINCI COURT, SUITE 300, NORCROSS, GA 30092

PROJECT  
**5551 POWDER SPRINGS DALLAS ROAD**  
5551 POWDER SPRINGS DALLAS ROAD  
LAND LOTS 734, 735, 746 & 747, DISTRICT 19, SECTION 2  
POWDER SPRINGS, COBB COUNTY, GEORGIA

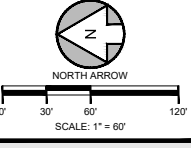
SEAL:

FOR  
INFORMATIONAL  
PURPOSES ONLY

6/2/2024  
CALL BEFORE YOU DIG



SCALE & NORTH ARROW:



DESIGN INFO:

DRAWN BY:	DJC
DESIGNED BY:	DJC
REVIEWED BY:	DLS
JOB #:	02970002
DATE:	05.25.2024

EXHIBIT "E"



TECHNICAL DATA  
TRAVERSE PRECISION: 1/NA  
ANGLE CORRECTION: NA  
SURVEY ADJUSTMENT: NA  
EQUIPMENT: TOPCON GTS-48  
PLAT PRECISION: 1/2,179,766

LEGEND

- CORNER MONUMENTATION:
  - CORNER SET WITH A 1/2" STEEL REINFORCING ROD
  - CORNER FOUND (1/2" REINFORCING ROD)
  - ▲ UNMONUMENTED CORNER
  - CORNER TO BE SET WHEN CONSTRUCTION PERMITS
- x — x — FENCE LINE
- RR = STEEL REINFORCING ROD
- OTP = OPEN TOP WATER PIPE
- CTP = CRIMPED TOP WATER PIPE
- PP = POWER POLE = "D"
- C/L = CENTERLINE
- R/W = RIGHT OF WAY
- LAND LOT LINE = - - - - -

FLOOD STATEMENT

I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 13067 C0065 F EFFECTIVE DATE: AUGUST 18, 1996

THE MAP GRAPHICALLY DEPICTS THE SUBJECT PROPERTY TO LIE IN ZONES "A" & "X"

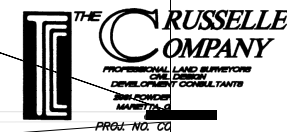
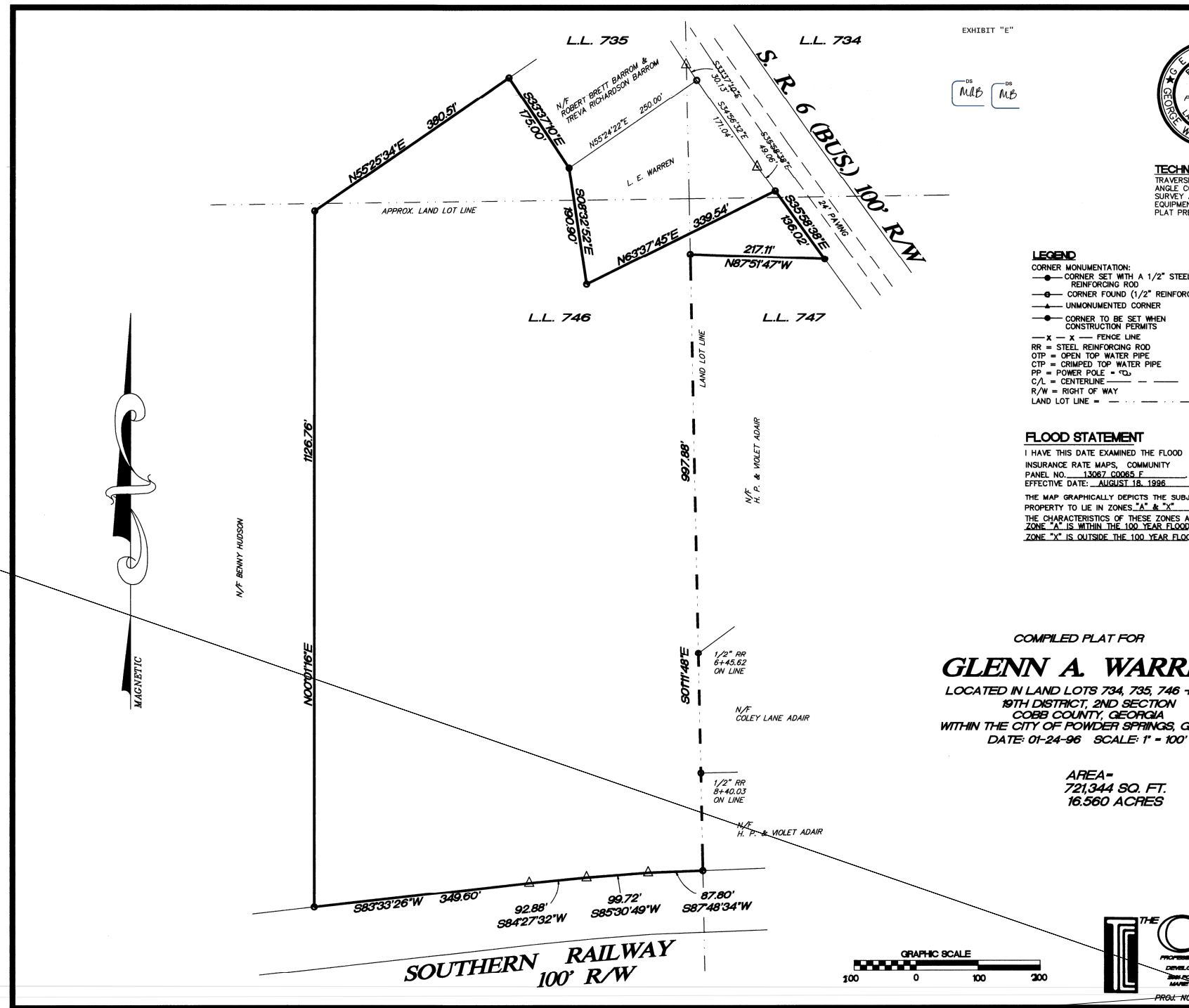
THE CHARACTERISTICS OF THESE ZONES ARE ZONE "A" IS WITHIN THE 100 YEAR FLOOD PLAIN ZONE "X" IS OUTSIDE THE 100 YEAR FLOOD PLAIN

COMPILED PLAT FOR

**GLENN A. WARREN**

LOCATED IN LAND LOTS 734, 735, 746 + 747  
19TH DISTRICT, 2ND SECTION  
COBB COUNTY, GEORGIA  
WITHIN THE CITY OF POWDER SPRINGS, GEORGIA  
DATE: 01-24-96 SCALE: 1" = 100'

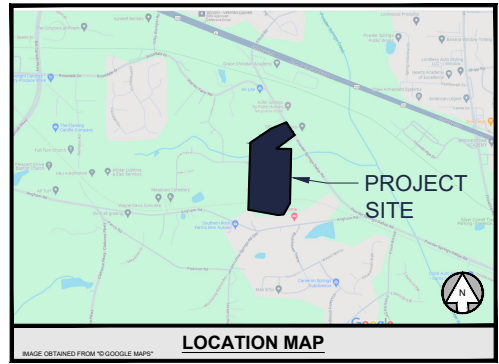
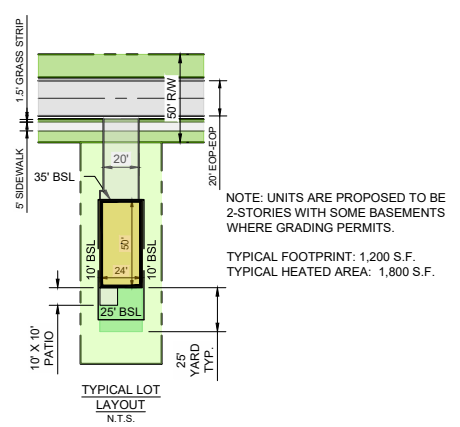
AREA =  
721,344 SQ. FT.  
16.560 ACRES



PARCEL AREA TABLE		
Parcel	Area (Sq. Ft.)	Area (Acres)
1	9,562 Sq. Ft.	0.22 AC
2	7,278 Sq. Ft.	0.17 AC
3	7,274 Sq. Ft.	0.17 AC
4	8,114 Sq. Ft.	0.19 AC
5	7,257 Sq. Ft.	0.17 AC
6	7,253 Sq. Ft.	0.17 AC
7	8,726 Sq. Ft.	0.20 AC
8	11,095 Sq. Ft.	0.25 AC
9	12,283 Sq. Ft.	0.28 AC
10	8,813 Sq. Ft.	0.20 AC
11	7,091 Sq. Ft.	0.16 AC
12	6,738 Sq. Ft.	0.15 AC
13	6,740 Sq. Ft.	0.15 AC
14	6,742 Sq. Ft.	0.15 AC
15	7,596 Sq. Ft.	0.17 AC
16	7,359 Sq. Ft.	0.17 AC
17	11,516 Sq. Ft.	0.26 AC
18	9,181 Sq. Ft.	0.21 AC
19	7,640 Sq. Ft.	0.18 AC
20	7,915 Sq. Ft.	0.18 AC
21	9,441 Sq. Ft.	0.22 AC
22	12,478 Sq. Ft.	0.29 AC
23	9,885 Sq. Ft.	0.23 AC
24	7,818 Sq. Ft.	0.18 AC

PARCEL AREA TABLE		
Parcel	Area (Sq. Ft.)	Area (Acres)
25	6,750 Sq. Ft.	0.15 AC
26	6,750 Sq. Ft.	0.15 AC
27	6,750 Sq. Ft.	0.15 AC
28	6,750 Sq. Ft.	0.15 AC
29	6,750 Sq. Ft.	0.15 AC
30	6,750 Sq. Ft.	0.15 AC
31	6,221 Sq. Ft.	0.14 AC
32	6,162 Sq. Ft.	0.14 AC
33	6,354 Sq. Ft.	0.15 AC
34	6,357 Sq. Ft.	0.15 AC
35	6,554 Sq. Ft.	0.15 AC
37	6,465 Sq. Ft.	0.15 AC
38	6,592 Sq. Ft.	0.15 AC
39	6,491 Sq. Ft.	0.15 AC
40	6,457 Sq. Ft.	0.15 AC
41	6,359 Sq. Ft.	0.15 AC
42	6,037 Sq. Ft.	0.14 AC

PARCEL AREA TABLE		
Parcel	Area (Sq. Ft.)	Area (Acres)
Amenity	9,573 Sq. Ft.	0.22 AC
OPEN SPACE A	35,348 Sq. Ft.	0.81 AC
OPEN SPACE B	230,805 Sq. Ft.	5.30 AC
OPEN SPACE C	6,225 Sq. Ft.	0.14 AC
OPEN SPACE D	16,422 Sq. Ft.	0.38 AC
OPEN SPACE E	5,411 Sq. Ft.	0.12 AC
OPEN SPACE F	37,118 Sq. Ft.	0.85 AC
OPEN SPACE G	15,022 Sq. Ft.	0.34 AC
STORM MGMT.	18,658 Sq. Ft.	0.43 AC



Amenity and Open Space Summary			
Total Site Area, ac	18.22		
Flood Plain Area, ac	4.32	23.7%	
Required Open Space	3.64	20.0%	
	Area, ac	% Credit	% Area
Open Space Amenity Credit	0.22	0.25	0.06
Stormwater Mgmt.	0.43	0.50	0.22
Open Space A - Flood Plain	0.81	0.50	0.41
Open Space B - Flood Plain	5.30	0.50	2.65
Open Space C	0.14	1.00	0.14
Open Space D	0.38	1.00	0.38
Open Space E	0.12	1.00	0.12
Open Space F	0.80	1.00	0.80
Open Space G	0.34	1.00	0.34
Total	8.54		3.66

### ZONING PLAN DISCLAIMER

- THE ZONING PLAN REPRESENTED HEREIN IDENTIFIES A SCHEMATIC DESIGN RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS. THE FEASIBILITY OF THIS PLAN WITH RESPECT TO OBTAINING CITY, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION OF THE SITE AND VERIFICATION OF THE ZONING ORDINANCES AND DEVELOPMENT REGULATIONS ALONG WITH PROMISEMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
- THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON THE AVAILABILITY OF ADDITIONAL INFORMATION.
- THIS ZONING PLAN WAS PREPARED WITHOUT BENEFIT OF A CURRENT SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL INVESTIGATION, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. THE LOCATION OF ANY JURISDICTIONAL WATERS, WETLANDS, UNDERGROUND UTILITIES AND/OR SPECIMEN TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

### NOTES

- ALL EXISTING DATA, TOPOGRAPHY, PROPERTY BOUNDARIES, FLOOD PLAIN ELEVATIONS, CREEK LOCATION AND OTHER EXISTING FEATURES WERE TAKEN DIRECTLY FROM OR DERIVED FROM COBB COUNTY, GA GIS DATA.
- THE STREAM LOCATION DEPICTED WAS APPROXIMATED USING CONTOUR DATA OBTAINED BY COBB COUNTY GIS.
- FLOOD PLAIN SHOWN IS BASED ON OVERLAIN IMAGERY FROM COBB COUNTY GIS DATA. NO FLOOD STUDY INFORMATION IS AVAILABLE TO SHOW THE ACTUAL FLOOD BOUNDARY LIMITS AS THEY RELATE TO THE GROUND TOPOGRAPHY.
- THIS PROJECT WILL IMPACT THE 100 YEAR FLOODPLAIN. A FLOOD PLAIN IMPACT ANALYSIS WILL BE REQUIRED FOR THE DEVELOPMENT OF THE FINAL PLANS FOR THIS PROJECT.
- THIS PROJECT WILL IMPACT BOTH STATE AND LOCAL STREAM BUFFERS. A STREAM IMPACT STUDY AND STREAM BUFFER VARIANCES WILL BE REQUIRED TO IMPLEMENT THIS CONCEPT PLAN.

### SITE SUMMARY

SITE AREA	
SITE AREA:	18.22 ACRES (793,850 S.F.)
IMPERVIOUS AREA:	4.37 AC (24.0%)
PERVIOUS AREA:	13.84 AC (76.0%)
OPEN SPACE REQ'D (20% SITE AREA):	3.64 AC (20.0%)
OPEN SPACE (SEE OPEN SPACE TABLE):	3.66 AC (20.0%)
FLOOD PLAIN:	4.32 AC (23.7%)
TOTAL LOT AREA:	7.39 AC (40.6%)

ZONING CLASSIFICATION	
JURISDICTION:	CITY OF POWDER SPRINGS
CURRENT ZONING:	R-30
ADJACENT ZONING:	R15, R15C, R30
PROPOSED ZONING:	PUD-R

BUILDING SETBACKS	
FRONT:	35'
SIDE:	10'
REAR INTERNAL:	25'
REAR TO ADJACENT PROPERTY:	35'

LOT SUMMARY	
HEATED SF PER UNIT:	1,800 S.F.
LOTS:	42
DWELLING UNITS PER ACRE:	2.31 DU/AC

PARKING SUMMARY	
PARKING REQ.:	(MIN) 2 SPACES/UNIT.
	2 FOR EACH LOT PLUS 2 FOR KIOSK
PARKING PROV.:	2 X 42 + 2 = 86 SPACES
STANDARD STALL DIMENSIONS:	9' x 20'
MIN. DRIVE WIDTH:	20' EOP-EOP

WALL SUMMARY	
WALL A:	426 L.F. - 3,808 SF
WALL B:	345 L.F. - 3,016 SF
TOTAL WALLS:	771 L.F. - 6,824 SF



### REVISIONS

NO.	DATE	BY	DESCRIPTION
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CLIENT  
**BLUE RIVER DEVELOPMENT**  
3715 DAVINCI COURT, SUITE 300, NORCROSS, GA 30092

PROJECT  
**5535 POWDER SPRINGS DALLAS ROAD**  
5535 POWDER SPRINGS DALLAS ROAD  
LAND LOTS 734, 735, 746 & 747, DISTRICT 19, SECTION 2  
POWDER SPRINGS, COBB COUNTY, GEORGIA

SEAL:  
FOR INFORMATIONAL PURPOSES ONLY



### DESIGN INFO:

DRAWN BY:	DJC
DESIGNED BY:	DJC
REVIEWED BY:	DLS
JOB #:	02970002
DATE:	05.25.2024

01 ZONING PLAN