



# City of Powder Springs

Community Development Department

4488 Pineview Drive,

Powder Springs, GA 30127

Phone 770-943-1666 / FAX 770-222-6935

[www.cityofpowdersprings.org](http://www.cityofpowdersprings.org)

## Powder Springs Application Form

## FLOOD PROTECTION VARIANCE

Applicant: Joseph McGorrey Telephone: [REDACTED]

Applicant Address: 910 Davis Bend, Alpharetta, Ga. 30004

Property Location: 4815 Innovative Way Land Lot: 1096, 1125, 1126, 1127, 1169

Applicant is:

- Property Owner
- Other
- Attorney for Property Owner (Attach Owner's Authorization)
- Other Representative of the Owner (Attach Owners Authorization)

**Current Zoning:** LI (Light Industrial)

**Type of Appeal:**

- Flood protection Variance
- Change in Stipulations of Approval

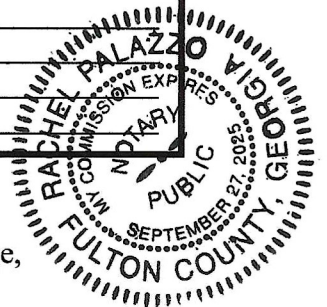
**Attachments**

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

**Description of Appeal**

- Additional pages explaining the Appeal are attached.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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

[Signature]  
Signature of Applicant (to be notarized)

Sworn to and subscribed before me this 28th day of April, 2023  
[Signature]  
Notary Public

-----DO NOT WRITE IN THE BOXES BEYOND THIS POINT-----

**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**Application Withdrawn:**

**Date:** \_\_\_\_\_

- By Planning Director
- By P.C. or Mayor and Council
- Without Time Restriction
- With Retriction: Cannot be refilled for 12 Months

Powder Springs

Review

FLOOD PROTECTION

Applicant: Joseph McGorrey

Telephone: [REDACTED]

Applicant Address: 910 Davis Bend, Alpharetta, Ga. 30004

Property Location: 4815 Innovative Way

Land Lot: 1096, 1125, 1126, 1127, 1169

Standards for Approval

Variances 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will this variance reduce the danger to life and property due to flooding or erosion damage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Is the facility and its contents susceptible to flood damage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If "YES," discuss what the effect of such damage is on the owner. <b>no structure, parking only.</b>
d. Does the facility provide services of importance to the community	<input checked="" 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 checked="" type="checkbox"/>	
f. Are there no available alternative locations, not subject to flooding or erosion damage, for the proposed use?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>no alternatives.</b>
g. Is the use compatible with existing and anticipated development?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
j. Will there be an impact on flood conditions, either positive or negative?	<input type="checkbox"/>	<input checked="" 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 checked="" 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: \_\_\_\_\_, 20\_\_ for \_\_\_\_\_ Applicant

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

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

Attach additional sheets as needed

**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:

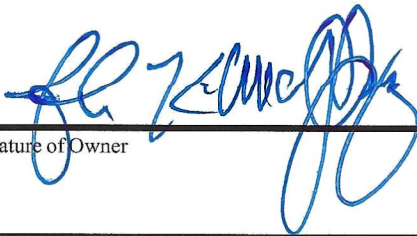
( Check each that applies and  cross out each that does not apply)

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

**Applicant:** Joseph McGorrey

Applicant's Address: 910 Davis Bend, Alpharetta, Ga. 30004  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

  
\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

(Notarized)  
(Notarized)  
(Notarized)  
(Notarized)



*Rachel Palazzo*  
4/28/23

**Attach additional sheets as needed**  
Corporations- attach copy of corporate resolution approving authorization.

Ms. Tina Garver  
City of Powder Springs Community Development

**Re: Flood Protection Variance – Description of Appeal – 20 West Transport partners LLC**

This letter is to be a description of the request for a flood protection variance for the project titled 20 West Transport Partners, LLC. The subject site is parcel ID 19112600010 and 19109600010 located at the dead end of Burrow Trail, City of Powder Springs, Georgia. For supporting documentation, please refer to construction plans titled 20 West Transport partners LLC prepared by The Southeast Civil Group dated 02/02/2023 as well as the Stormwater Management Report for 20 West Transport partners LLC prepared by The Southeast Civil Group dated 02/06/2023.

The project area is currently developed with areas graded and graveled for the use of truck storage. Some of these previous improvements are located within the FEMA mapped floodplain and floodway. The intent of the subject project is to provide an overall stormwater management plan for the previously developed site that will fulfill the stormwater management requirements of the City of Powder Springs. Since the subject site is currently located within the FEMA mapped floodplain and floodway, the proposed water quality ponds receiving runoff from the site must be as well.

Work within the FEMA mapped floodplain was analyzed, and the results are discussed in Appendix H of the Stormwater Management Report for 20 West Transport partners LLC prepared by The Southeast Civil Group dated 02/06/2023. The results show (1) a net cut of material from the floodplain, (2) no rise, and (3) no increase in velocity at the upstream and downstream bounding cross sections.

Please reach out with any questions.

Sincerely,



Michael Forlaw, P.E.  
The Southeast Civil Group  
8665 Baldwin Parkway  
Douglasville, GA 30134  
[REDACTED]

Cc: Joseph McGorrey



The Southeast Civil Group  
8665 Baldwin Parkway Douglasville, GA 30134  
[REDACTED]

[www.southeastcivilgroup.com](http://www.southeastcivilgroup.com)