



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  
7010 1870 0003 0902 0772

August 18, 2021

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

**Re: Petition for Annexation– Land Lot 1097, Parcel 004; Land Lot 1096, Parcel 001; Land Lot 1126, Parcels 001, 002, 003/ 19th District; 0 Burrow Trail; 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 petition for the five properties located at Burrow Trail, south of Oglesby Road (adjacent to C.H. James Parkway) into the City of Powder Springs.

The subject properties are currently zoned Light Industrial (LI) and are within an area identified as Industrial Compatible (IC) according to the Cobb County Future Land Use Map. A commercial use for trailer parking currently exists on the property which has not complied with the requirements from a previous Cobb County variance case, V-89, passed 9/13/2017. The variance allowed the operation of the site using gravel instead of an all-weather surface. The applicant information indicates that if the annexation passes the subject property would seek to continue the trailer parking use, which does not have a valid Cobb County permit to operate at this time.

Cobb County requests the City of Powder Springs place the following conditions on the site as a part of the annexation/ rezoning if approved:

1. Transportation:
  - a. Cobb DOT recommends Burrow Trail be converted to a right-in/right-out;
  - b. Cobb DOT recommends the developer coordinate with Cobb DOT to ensure that truck traffic is directed to and from Lewis Rd / CH James Pkwy, as Oglesby Rd is designated as “No Thru Truck”; and
  - c. The full length of public Right of Way on Burrow Trail is recommended to become City of Powder Springs maintenance responsibility
2. Site Plan Review:
  - a. Obtain a Land Disturbance Permit for the trailer parking operation.

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- b. Aerial photography of the subject property indicates that +/- 8.3 acres were cleared, graded, and graveled in 2017.
  - c. The applicant should submit civil engineering plans that complies with the applicable local and state environmental regulations.
3. Stormwater:
- a. No parking of vehicles or placement of fill or gravel within the 100-year floodplain.
  - b. Stormwater management will need to be provided if more than 5000 square feet of new parking area is created.
  - c. FEMA and NGMWPD requirements should be adhered to by the City of Powder Springs.
4. Cobb County Water Services:
- a. Water service for 0 Burrow Trail is provided by the existing CCWS water main in Burrow Trail.
  - b. 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.
  - c. 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.

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 Cobb County departments. If you have questions or need any additional information, please contact David Webb, Intergovernmental Coordinator at 770-528-2199.

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Notice of Non-Objection.**

Sincerely,



Lisa Cupid, Chairwoman

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, Community Development Director – Via Email  
Jason Gaines, Manager, Division of Planning and Economic Development- Via Email  
Pamela Mabry, County Clerk – Via Email  
Pam Conner, City Manager, City of Powder Springs– Via Email  
Tina Garver, AICP, Director of Community Development,  
City of Powder Springs– Via Email  
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

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Sincerely,

*Keli Gambrell*

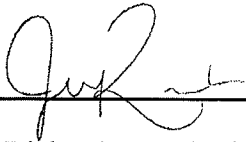
Keli Gambrell, District 1 Commissioner

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, Community Development Director – Via Email  
Jason Gaines, Manager, Division of Planning and Economic Development- Via Email  
Pamela Mabry, County Clerk – Via Email  
Pam Conner, City Manager, City of Powder Springs– Via Email  
Tina Garver, AICP, Director of Community Development,  
City of Powder Springs– Via Email  
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

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Sincerely,



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Jerica Richardson, District 2 Commissioner

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, Community Development Director – Via Email  
Jason Gaines, Manager, Division of Planning and Economic Development- Via Email  
Pamela Mabry, County Clerk – Via Email  
Pam Conner, City Manager, City of Powder Springs– Via Email  
Tina Garver, AICP, Director of Community Development,  
City of Powder Springs– Via Email  
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

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Notice of Non-Objection.**

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Sincerely,




JoAnn K. Birrell, District 3 Commissioner

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, Community Development Director – Via Email  
Jason Gaines, Manager, Division of Planning and Economic Development- Via Email  
Pamela Mabry, County Clerk – Via Email  
Pam Conner, City Manager, City of Powder Springs– Via Email  
Tina Garver, AICP, Director of Community Development,  
City of Powder Springs– Via Email  
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

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Notice of Non-Objection.**

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Sincerely,



Monique Sheffield, District 4 Commissioner

cc: Jackie McMorris, County Manager – Via Email  
Jimmy Gisi, Deputy County Manager – Via Email  
H. William Rowling, Jr., County Attorney- Via Email  
Brian Johnson, Senior Associate County Attorney, Via Email  
Jessica Guinn, Community Development Director – Via Email  
Jason Gaines, Manager, Division of Planning and Economic Development- Via Email  
Pamela Mabry, County Clerk – Via Email  
Pam Conner, City Manager, City of Powder Springs– Via Email  
Tina Garver, AICP, Director of Community Development,  
City of Powder Springs– Via Email  
Shaun Myers, Planning and Zoning Manager, City of Powder Springs– Via Email

**County Staff Comments- Powder Springs Annexation- 0 (unaddressed) Burrow Trail**

**Cobb County Water Services**

Water service for 0 Burrow Trail is provided by the existing CCWS water main in Burrow Trail.

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

**Planning- Historic Preservation**

I have no comment.

Mandy Elliott  
Planner III/Historic Preservation Planner  
Cobb County Community Development Agency  
Planning Division  
P. O. Box 649  
Marietta, GA 30064  
[www.cobbcounty.org](http://www.cobbcounty.org)  
770-528-2010

**Cobb County Fire Marshal's Office**

The Fire Marshal's Office has no objections.

Thanks,

*Matt Johnson*  
Special Events Captain / Deputy Fire Marshal  
Cobb County Fire & Emergency Services  
(O) 770.528.8175  
(C) 678.229.7084  
(F) 770.528.8320

**Cemetery Preservation**

No Comments

Helga Hong  
Cobb County Cemetery Preservation Commission



### **Stormwater Management**

The project appears to encroach into the regulatory floodplain.  
FEMA and NGMWRP requirements should be adhered to by the City.

Thanks  
Carl

L. Carl Carver, PE  
Engineer IV  
Cobb County Water System  
Stormwater Management Division  
680 South Cobb Drive  
Marietta, GA 30060-3113  
Office: (770) 419-6453

### **GIS**

No objections from a GIS/Addressing perspective.

Thanks,  
Brad Gordon  
GIS Supervisor  
Community Development - GIS Section  
Cobb County Government  
P (770) 528.2002

### **Cobb DOT**

- Cobb DOT recommends Burrow Trl be converted to a right-in/right-out;
- Cobb DOT recommends the developer coordinate with Cobb DOT to ensure that truck traffic is directed to and from Lewis Rd / CH James Pkwy, as Oglesby Rd is designated as "No Thru Truck"; and
- The full length of public Right of Way on Burrow Trl is recommended to become City of Powder Springs maintenance responsibility

Thank you,









Drew Raessler, P.E.  
Director

# De/Annexation Location Map

Powder Springs- August 2021-2nd Submission

19th District  
 Land Lot 1097,  
 Parcel 004  
 Land Lot 1096,  
 Parcel 001  
 Land Lot 1126,  
 Parcels 001, 002  
 003

## Legend

-  De/Annexed Areas
-  Acworth
-  Austell
-  Kennesaw
-  Marietta
-  Powder Springs
-  Smyrna
-  Unincorporated



0 312.5 625 1,250

