

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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February 15, 2019

(Architectural Rendering/Elevation)

VIA EMAIL:

Ms. Tina Garver, AICP
Community Development Director
City of Powder Springs
4488 Pineview Drive
Powder Springs, 30127

Re: Application of Olympia Homes, Inc. to Rezone a 3.1 ± Acre Tract from R-15 to MDR, Land Lots 869 & 870, 19th District, 2nd Section, Powder Springs, Georgia. (No. PZ 18-032)

Application of Olympia Homes, Inc. for a Special Use Permit to allow the requested density of 7.74 units per acre for the proposed Townhome Community. (No. PZ 18-033)

Application of Olympia Homes, Inc. for Variances to allow a reduction in the front setback from thirty-five (35') to six feet (6'); to waive the side setback from ten feet (10') to 0 lot line for Attached Townhomes; and, to waive the minimum lot size for a fee-simple townhouse lot. (No. PZ 19-006)

Dear Ms. Garver:

As a follow-up to my January 17, 2019 revised stipulation letter which included the submission of a revised site plan, attached is a color rendering/elevation, depicting the architectural style of the townhomes which will be constructed by Olympia Homes.

As you can see, the architectural style and composition of the townhomes shall consist of a mixture of brick, stacked stone and Hardipanel and/or Hardiplank consistent with the standards of Article 5 of the UDC.

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VIA HAND DELIVERY & EMAIL :

Ms. Tina Garver, AICP
Community Development Director
City of Powder Springs
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Please do not hesitate to contact me should you or the City's Staff require additional information on documentation prior to the Planning Commission public hearing scheduled for February 25, 2019. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.
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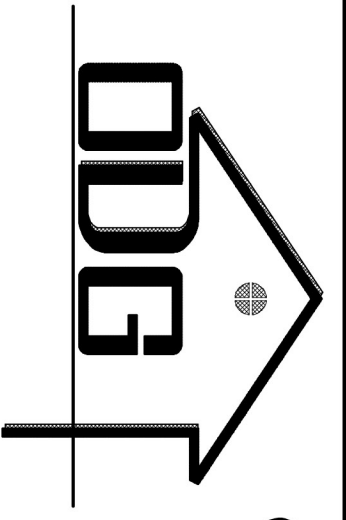
GLS, Jr./klk
Attachment

cc: Honorable Al Thurman, Mayor (via email w/attachment)
Members, Powder Springs City Council (via email w/attachment)
Members, Powder Springs Planning Commission (via email w/attachment)
Ms. Pam Conner, City Manager (via email w/attachment)
Ms. Kelly Axt, CMC, City Clerk (via email w/attachment)
Ms. Shauna Wilson-Edwards, Special Projects Coordinator for Zoning and Plan Review (via email w/attachment)
Mr. Alex Almodóvar, MPA, Permitting & Development Coordinator (via email w/attachment)
Mr. David Meyer, RLA (via email w/attachment)
Olah Design Group (via email w/attachment)
Olympia Homes, Inc. (via email w/attachment)



HOPKINS ROAD
OLYMPIA HOMES

CONCEPTUAL STREETSCAPE



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