

Memorandum

Date: May 4th, 2026

To: Mayor Albert Thurman and Powder Springs City Council

From: Thomas Neaves

Subject: STAFF REPORT for Annexation, Rezoning, and Special Use at 2650 Powder Springs Road & 3470 Crane Drive

PZ: ORD 26 – 004 Annexation – An ordinance to annex 3.104 acres from the unincorporated areas of Cobb County at 2650 Powder Springs Road & 3470 Crane Drive to the corporate limits of the City of Powder Springs. PIN: 19078900180, 19078900220, and 19078900130

PZ 26 – 013 Rezoning - Request to rezone 3.104 acres at 2650 Powder Springs Road & 3470 Crane Drive from NRC and R-20 to Community Retail Commercial (CRC). PIN: 19078900180, 19078900220, and 19078900130

PZ 26 – 014 Special Use - Request for special use to allow a convenience store with fuel pumps at 2650 Powder Springs Road & 3470 Crane Drive. PIN: 19078900180, 19078900220, and 19078900130

~~**[WITHDRAWN]** PZ 26 – 016 Variance – Request for variance to allow for off-street parking lot lighting in excess of 12 footcandles at 2650 Powder Springs Road & 3470 Crane Drive. PIN: 19078900180, 19078900220, and 19078900130~~

Background:

QuikTrip Corporation, in the care of Makenna Juntti, has requested the annexation and subsequent rezoning of 3.104 acres of property located at 2650 Powder Springs Road and 3470 Crane Drive into the corporate limits of the City of Powder Springs. The properties are located in unincorporated Cobb County and lie contiguous to Powder Springs' corporate boundary along the western border of parcel 19078900180. Blackstock Properties, LLC, owner of 2650 Powder Springs Road and Persaud Enterprises, Inc, owner of 3470 Crane Drive, have authorized these annexation and rezoning requests. The two western properties with Crane Drive addresses are zoned R-20 Single-Family Residential by Cobb County while the eastern property with the Powder Springs Road address is zoned NRC Neighborhood Retail Commercial by Cobb County. All lots are currently wooded with consistent tree coverage throughout the site. The County submitted a Notice of Non Objection for this annexation on April 6th, 2026.

QuikTrip Corporation has submitted a request to rezone all three subject properties to CRC Community Retail Commercial. A special use request accompanies this rezoning application to allow a convenience store with fuel sales.

Recent zoning history on the subject properties includes the rezoning of 2650 Powder Springs Road in 2020 from R-20 to NRC to allow a one story 7,000 square foot office/retail building (Z-01-2020). The project was never constructed.

Location:



2650 Powder Springs Road & 3470 Crane Drive within Land Lot 789 of the 19th District, 2nd Section of Cobb County, Georgia, Parcels 130, 180, and 220. The properties are located south of Crane Drive and north of the intersection of Ernest Barrett Parkway and Powder Springs Road PIN: 19078900180, 19078900220, and 19078900130.

Request:

The proposed convenience store will be 6,445 square feet with an associated 6,743 square foot fueling canopy containing 7 double-sided auto fueling positions and a total of 14 fuel pumps. Submitted elevations show one entrance/exit point to the store, a walk-up window, limited outdoor seating, multiple emergency exit points, and an automated ice kiosk in the exterior face of the store. Vehicular access to the site is proposed from a driveway along Crane Drive as well as one additional curb cut along Ernest Barrett Parkway. Parking will be provided by 42 off-street parking spaces, 2 of which are ADA compliant. While the trash enclosure was initially located near Crane Drive, the current site plan has been revised to move it to the opposite side of the rear parking area and closer to Ernest Barrett Parkway.

***Note:** The Applicant has withdrawn their original variance request to allow parking lot lighting in excess of the maximum 12 footcandles allowed for commercial off-street parking lots.

***Note:** A revised set of preliminary plans with a “plotted” date of 4/29/2026 was received from the Applicant on April 30th, 2026, and is referred to in this report as “the current plans” and/or “the current site plan”.

Analysis:

Per UDC Sec. 2-22, Table 2-3, a convenience store with fuel pumps is a special use in the CRC district and subject to specific use provisions as outlined in UDC Sec. 4-150 below:

- a) *All gasoline or other fuel pumps, where permitted, shall be located at least 40 feet from the side or rear property line and at least 25 feet from any public right-of-way.*
- b) *Fuel pumps must be located at least 100 feet from any residential zoning district boundary.*
- c) *Convenience stores with fuel pumps in the CRC zoning district must meet the requirements below. Exceptions to these requirements may be considered as a special use by the mayor and council.*
 1. *Minimum size. Convenience store associated with fuel pumps is 4,500 square feet.*
 2. *Development requirements. The convenience store with fuel pumps must be part of an overall commercial development with separate buildings for restaurant or retail uses. The convenience store with fuel pumps shall not exceed 50 percent of the development site and must be constructed concurrent with the other uses.*

The Applicant’s current site plan satisfies all distance requirements of UDC Sec. 4-150 (a) and (b) and the minimum square footage for a convenience store required of UDC Sec. 4-150(c)(1.). The convenience store is not part of an overall commercial development, per UDC Sec. 4-150(c)(2.), and requires special use approval by Mayor and Council.

Cobb County returned the following response on April 6th, 2026 regarding notice of the annexation and rezoning applications:

“We are in receipt of the above-referenced annexation request. Please accept this response to the annexation and rezoning proposal for the 3.07 acres of land located on the north side of the intersection of Ernest Barrett Parkway and Powder Springs Road, southwest of Crane Drive.

There are no county buildings or facilities on this property. The subject property has the required contiguity with an existing incorporated City of Powder Springs island. No unincorporated islands would be created or extended with the proposed annexation. This property tract is currently wooded and zoned NRC (Neighborhood Retail Commercial) and R-20 (Single Family). The applicant is requesting to rezone to CRC (Community Retail Use) to develop and operate a Convenience Store with Fuel Sales. The applicant is using the 100% annexation method.

The Cobb County Future Land Use Plan designates this parcel as a Community Activity Center. The proposed City of Powder Springs zoning of CRC is acceptable because the intersecting roads having at least an arterial and collector roadway, according to Appendix A of the expired HB 489 Intergovernmental Agreement. The applicant is proposing a 6,445-square-foot convenience store with 7 fuel pumps.

Although this request appears to comply with OCGA Section 36-36-20 regarding the definition of a "contiguous area," Cobb County reaffirms its previous position that the annexation located on the north side of Macedonia Road, west of Ernest Barrett Parkway, just north of this tract, should not have occurred pursuant to the 100% method. Approval of that petition using County-owned property as a pathway of contiguity without annexing said property has resulted in the incorporation of an island of Powder Springs. Approval of this application, along with two (2) previously approved annexations, expanded this city island and created a legal unincorporated island due to the unnatural path utilized to establish contiguity.

*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 the Cobb County departments below. If you have any questions or need additional information, please contact Donald Wells, Intergovernmental Coordinator, at (770) 528-2199 or donald.wells@cobbcounty.gov."*

The UDC provides criteria for rezoning and special use decisions. Analysis of these criteria is provided below:

Criteria for Rezoning Decisions:

- a. **Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan.**

The Community Retail Commercial zoning district sought under this application is intended to accommodate commercial uses serving a citywide or regional market and is typically designated on properties abutting and with access to major arterial streets and at intersections of arterial streets with other major roads. These intentions align with the following Economic Development Objectives of the City's 2021 Comprehensive Plan:

Objective 1.6 // Work with regional businesses looking to expand to Southwest Cobb County.

Objective 5.1 // Annex nearby unincorporated lands to help increase the tax digest and attract new jobs into the city.

b. Whether the proposed zoning district and uses permitted within that district are suitable in view of the zoning and development of adjacent and nearby property.

The Applicant seeks to rezone the subject property to the Community Retail Commercial zoning district. A comprehensive list of the uses permitted within this district can be found in UDC Sec. 2-22, Table 2-3, and consists primarily of commercial uses, with limited residential, institutional, industrial, and miscellaneous uses.

All other properties located directly at the intersection of Powder Springs Road and Ernest Barret Parkway are commercially zoned by Cobb County or the City of Mableton and commercially developed. Nearby businesses include a Walmart Supercenter, a Lidl grocery store, a Waffle House restaurant, and a Goodwill thrift store. The Community Retail Commercial district sought for the subject property is suitable in view of its location at this significant commercialized intersection.

c. Whether the existing use or usability of adjacent or nearby property will be adversely affected by one or more uses permitted in the requested zoning district.

Staff are unable to produce a definitive list of all potential adverse impacts that permitted Community Retail Commercial uses may have on adjacent properties. However, both the Unified Development Code (UDC) and the Powder Springs Code of Ordinances establish site design, dimensional, and operational standards intended to mitigate potential impacts associated with commercial development. These standards address, among other factors, noise, lighting, odors, pedestrian safety, and vehicular safety. Additional discussion of these requirements is provided in the criteria outlined below.

d. Whether there are substantial reasons why the property cannot or should not be used as currently zoned.

The two western parcels with Crane Drive addresses are zoned R-20 Single-Family Residential by Cobb County, while the eastern parcel with a Powder Springs Road address is zoned NRC Neighborhood Retail Commercial. Staff believe the parcel zoned NRC could be developed under its current zoning; however, the site's location at the intersection of two arterial roadways is inconsistent with the "*relatively small neighborhood service area*" envisioned for the NRC district, as defined in Section 134-213 of the Official Code of Cobb County. In contrast, the R-20 zoning applied to the two western parcels is intended primarily for single-family residential use, which would be

inconsistent with Cobb County’s Community Activity Center future land use designation.

The Applicant has stated the following on this point: *“The future land use denoted for this area within the Comprehensive Plan is commercial. The current designation of NRC and residential is not fully in conformity with the proposed future of this corridor.”*

e. Whether public facilities such as roads, schools, water and sewer utilities, and police and fire protection will be adequate to serve the proposed zoning district and uses permitted.

The Powder Springs Police Department has confirmed that the City will have adequate police service for the subject property.

The following comments have been received from Cobb County representatives regarding public facilities:

Cobb County Water System Representative Christopher Duggan commented: *“Water service for the proposed annexed properties is provided by the existing CCWS water mains in Ernest Barrett Pkwy. Wastewater for the parcel is 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 loss.”*

Cobb County Department of Transportation representative Wilson Collins commented: *“DOT has reviewed the City of Powder Springs annexation case. Upon annexation, the drainage infrastructure shown in the attached graphic—located within Parcel PIN:19078900180, 3470 CRANE DR, and 2650 POWDER SPRINGS RD will become the responsibility of the City, transferring ownership and maintenance obligations accordingly. The attached graphic illustrates the known drainage infrastructure located within the new boundary. No other infrastructure is anticipated to be transferred.”*



The use of Crane Drive for uses permitted in the Community Retail Commercial district must first receive approval from the Cobb County DOT.

- f. Whether the proposed zoning district and uses permitted within that zoning district are supported by new or changing conditions not anticipated by the comprehensive plan or reflected in the existing zoning on the property or surrounding properties.**

The subject property does not have a future land use designation under the City of Powder Springs' 2021 Comprehensive Plan. The rezoning of the subject properties to Community Retail Commercial is supported by the Cobb County Future Land Use map, as evidenced in the following comment received from by Donald Wells, Planner III and Intergovernmental Coordinator for Cobb County Community Development Department on April 6th, 2026: *"The Cobb County Future Land Use Plan designates this parcel as a Community Activity Center. The proposed City of Powder Springs zoning of CRC is acceptable because the intersecting roads having at least an arterial and collector roadway, according to Appendix A of the expired HB 489 Intergovernmental Agreement."*

- g. Whether the proposed zoning district and uses permitted within that zoning district reflect a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right to unrestricted use of property.**

Per UDC Sec. 2-26(a), the proposed Community Retail Commercial district is intended to *"accommodate commercial uses serving a citywide or regional market"*. The Applicant proposes this rezoning to accommodate a convenience store with fuel pumps with the anticipation of serving the public traveling through the intersection, both from the City of Powder Springs and the larger region. The Unified Development Code provides numerous standards by which any proposed development must comply, including those permitted within the Community Retail Commercial district. Staff are of the opinion that the proper application of these standards will yield a reasonable balance on the subject property between the promotion of the public health, safety, morality and general welfare and the right to unrestricted use of property.

Criteria for Special Use Decision:

- a. Whether the proposed special use is consistent with the stated purpose of the zoning district in which it will be located.**

This special use application is submitted concurrently with an application to rezone the subject property to Community Retail Commercial (CRC) district. Per UDC Sec. 2-26(b), the stated purpose and intentions of the CRC district are as follows:

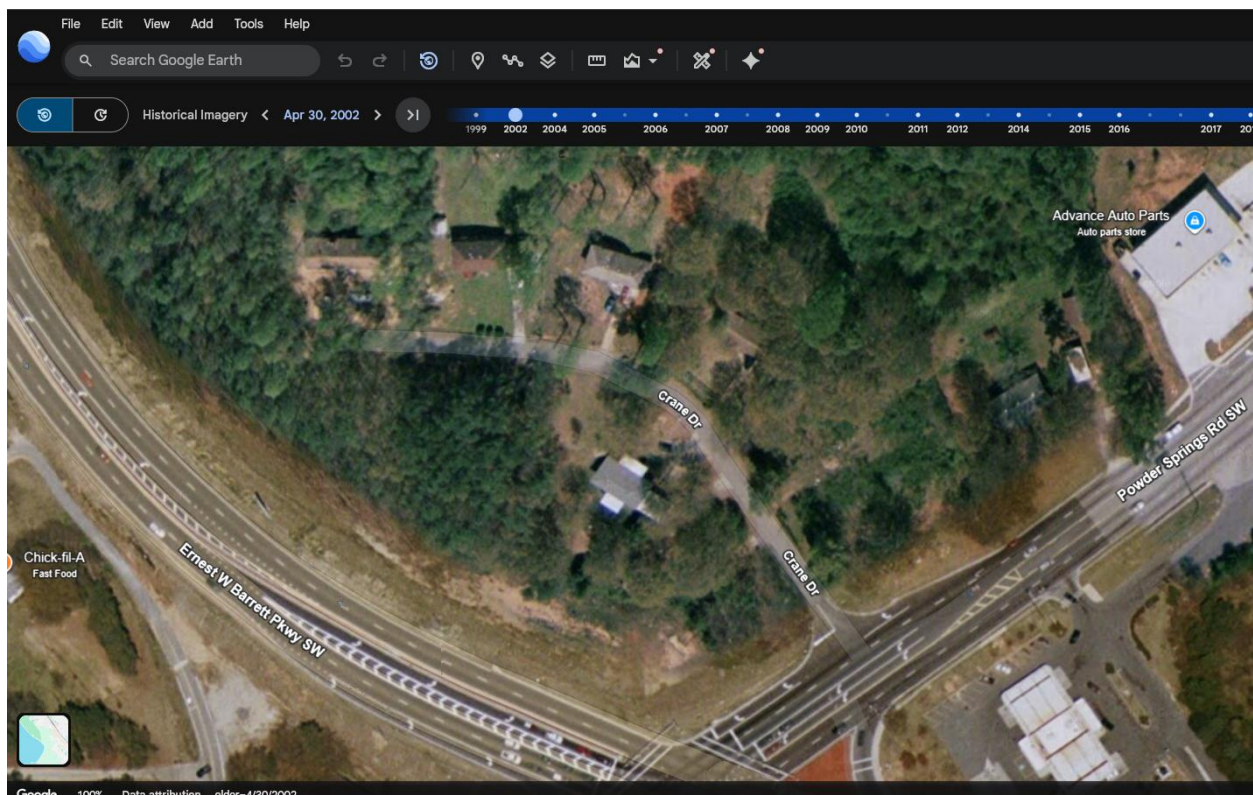
“The CRC Zoning District is established to accommodate commercial uses serving a citywide or regional market. This zoning district is typically if not exclusively designated on properties abutting and with access to major arterial streets and at intersections of arterial streets with other major streets, where development nodes can be supported by the regional transportation network. Higher density residential uses in certain locations may be permitted.”

The use will accommodate a regional market and is located at the intersection of two arterial streets. Staff find that the proposed convenience store with fuel pumps is consistent with the purpose of the CRC district.

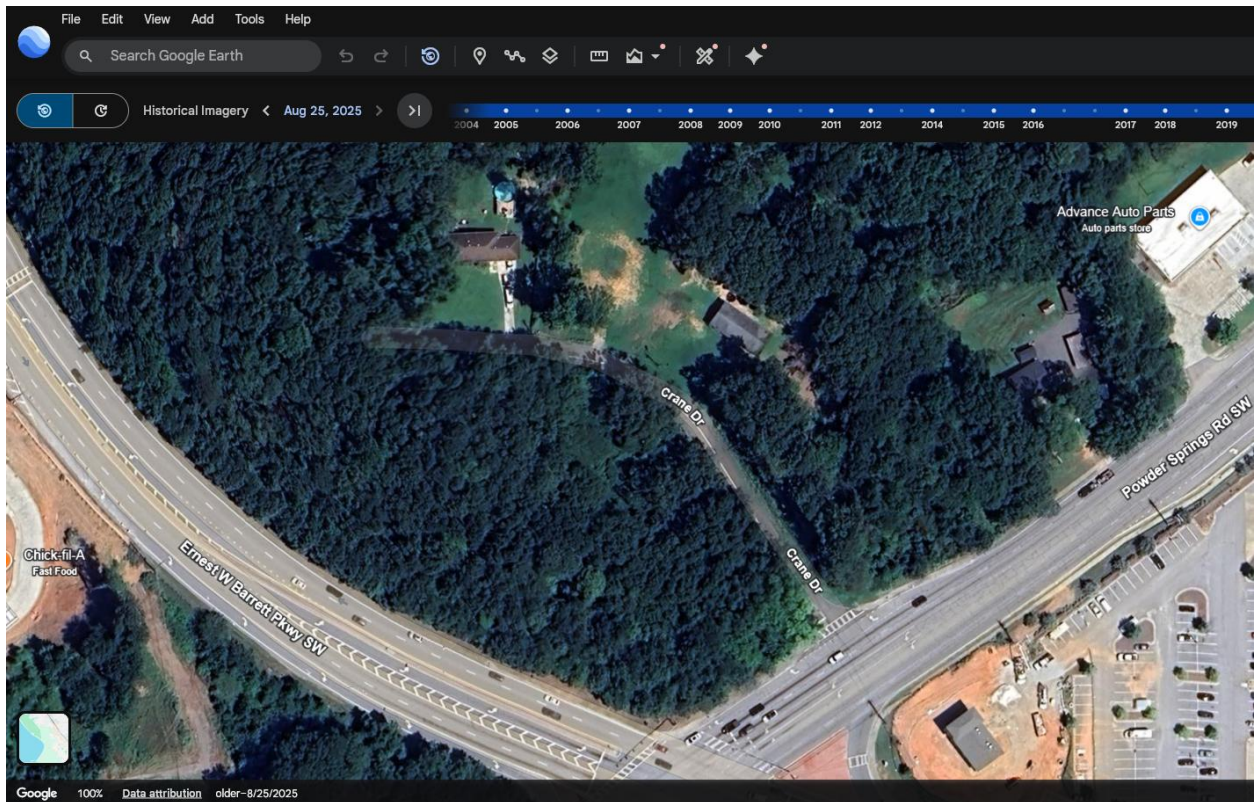
b. Whether the establishment of the special use will impede the normal and orderly development of surrounding property for uses predominate in the area.

Properties to the south, east, and west of the subject property are predominantly developed as commercial and located on the intersection of two arterial streets. Staff do not anticipate impediment to the normal and orderly development of these properties as a result of the establishment of the proposed special use.

5 properties located along Crane Drive to the north of the subject property are currently zoned R-20 Single-Family Residential District with Cobb County. According to Google Earth historical imagery (see below), 4 out of these 5 properties contained what appear to be single-family residences as of April 30th, 2002. According to Google Earth historical imagery, only 2 out of these 5 properties contained single-family residences as of August 25th, 2025 (see below).

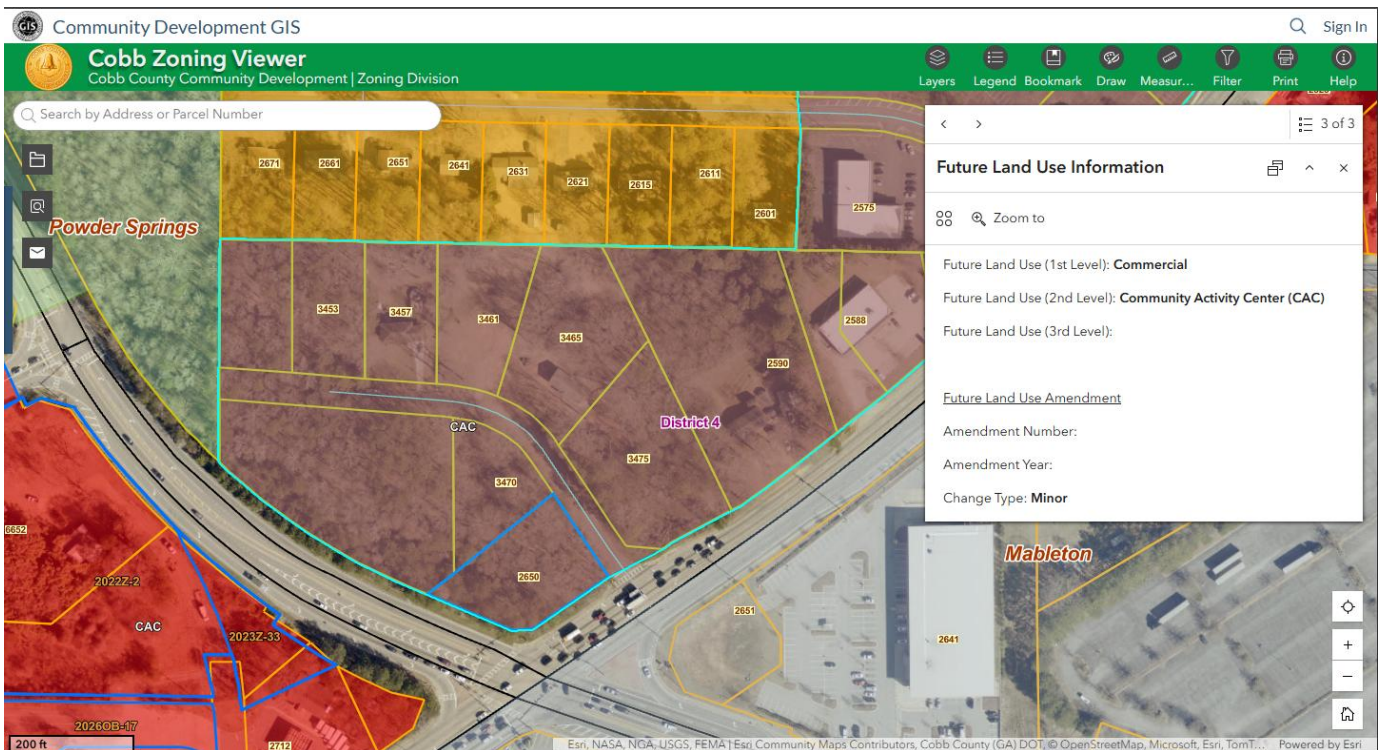


Google Earth Historical Imagery, 4/30/2002



Google Earth Historical Imagery, 8/25/2025

All properties fronting Crane Drive share the Cobb County Future Land Use designation of Community Activity Center (see below). This designation identifies Community Retail Commercial as a compatible zoning category.



Cobb County Community Development GIS: Future Land Use

Considering historic development trends along Crane Drive and Cobb County's future land use designation of all properties on the street as Community Activity Center, staff do not anticipate impediment to the normal and orderly development of these properties as a result of the establishment of the proposed special use.

c. Whether the location and character of the proposed special use are consistent with a desirable pattern of development in general.

The proposed convenience store with fuel pumps will be located at the intersection of two arterial streets and will provide fuel, hot food, and other retail items to the travelling public. The character of the proposed special use is consistent with the commercial development already in existence in the area surrounding and emanating from this intersection. See analysis in Special Use criterion "b." above for additional information.

d. Whether the type of street providing access to the use is or will be adequate to serve the proposed special use.

Comments shared with the Applicant by Cobb County DOT on April 22nd, 2026 recommended, *"...that Crane Drive be improved to support commercial traffic between Powder Springs Road and the Crane Drive driveway."*

The subject property fronts the following streets: Ernest Barrett Parkway, an arterial roadway with 4 travel lanes and multiple dedicated turn lanes; Powder Springs Road, an arterial roadway with 4 travel lanes and multiple dedicated turn lanes; and Crane Drive, a dead-end local roadway with 2 travel lanes. All 3 streets are under the jurisdiction of the Cobb County Department of Transportation. The Official Code of Cobb County contains the following definitions for these functional street classifications, per Sec. 106-91:

"Arterial means a street or road whose primary function is to carry through traffic over relatively long distances between major areas of the county, or across the county, while retaining a secondary function of providing access to abutting land."

"Local street means a street or road whose primary function is to provide access to abutting land while also providing for local traffic circulation. Local streets include any public street or road not classified as a freeway, arterial, or collector in the county's thoroughfare plan."

The Applicant proposes site access from Ernest Barrett Parkway and Crane Drive, both of whose functional classifications support "access to abutting land". The Applicant proposes improvements to enhance vehicular safety and efficiency along these roadways, to include a right-in/right-out intersection at Powder Springs Road and Crane Drive, the extension of the existing right turn lane along Powder Springs Road, and the construction of a dedicated right turn lane along Ernest Barrett Parkway. All roadway improvements shall require approval by the Cobb County Department of Transportation.

A mixed-use development was approved on August 19th, 2024, for the approximately 16.57-acre property adjacent to the subject site located at 6652 Ernest Barrett Parkway (Resolution 2024-120). UDC Sec. 5-36 requires that abutting properties of compatible uses shall provide inter-parcel access to facilitate the movement of motor vehicles and pedestrians from site to site without forcing all movement onto abutting highways and public roads. Staff find that such a connection between the proposed convenience store with fuel pumps and the adjacent mixed-use development would be beneficial to the public and recommend that, if approved, the Applicant shall pursue an inter-parcel connection.

To prevent unnecessary traffic along the end of Crane Drive, staff recommend the installation of a sign along Crane Drive near the proposed driveway to inform drivers that the roadway beyond this point is a dead end with no turnaround and is intended for local residential access only. Any such sign shall first obtain the approval of the Cobb County DOT before being installed in the Crane Drive right-of-way.

e. Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.

Vehicular site access is provided via an entry/exit proposed along Crane Drive and a right-in/right-out proposed along Ernest Barrett Parkway. The current site plan shows a 32-foot driveway throat width onto Crane Drive, which complies with UDC Sec. 6-23 limits. All site access requires approval from the Cobb County Department of Transportation, with whom the Applicant is currently coordinating. The Applicant also proposes improvements to the existing Crane Drive / Powder Springs Road intersection, to include its conversion to a right-in/right-out configuration and the extension of the right turn lane along Powder Springs Road. The Applicant has stated that a full traffic impact study (“TIS”) will be conducted for the proposed development, although no traffic generation or analysis data has been provided by the Applicant at this time. Comments shared with the Applicant by Cobb County DOT on April 22nd, 2026 recommended a *“full traffic study (Submittal 2) for the development... Analysis should include Crane Drive and Site Driveway intersection.”*

Proposed parking space dimensions are 9 ½ ft wide by 20ft deep and meet UDC Sec. 6-54 minimum parking space dimensions. Parking requirements are satisfied with 42 total parking spaces, 2 of which are ADA accessible.

Regarding pedestrian circulation, new sidewalk will be provided along the Ernest Barrett Parkway and Crane Drive rights-of-way with direct pedestrian access to the site provided mid-development along the Ernest Barrett Parkway right-of-way. UDC Sec. 6-42(d) requires direct pedestrian access to the site also be provided along Crane Drive: *“The internal sidewalk system shall connect to the public sidewalk system along streets and highways, where it exists or is planned.”* Additionally, UDC Sec. 6-42(f) requires *“Where*

pedestrian circulation crosses vehicular routes, a change in grade, materials, textures or colors, or appropriate striping or demarcation, shall be provided to emphasize the point of intersection between pedestrians and vehicles and improve its visibility and safety. For example, brick pavers and other special paving materials can help to distinguish pedestrian walkway surfaces from vehicular access ways.” As portrayed in the current site plan, pedestrian access to the site appears to comply with UDC pedestrian circulation requirements. It should be noted that a bike rack is proposed along the front of the convenience store building, providing for convenient and secure vehicle storage for the bicycling public.

Final site plan approval is subject to Cobb County Fire Department review to determine whether adequate access for emergency vehicles is provided.

f. Whether public facilities such as schools, water or sewer utilities and police or fire protection are or will be adequate to serve the use.

The Powder Springs Police Department has confirmed that the City will have adequate police service for the proposed convenience store with fuel sales use.

The following comments have been received from Cobb County representatives regarding public facilities:

Cobb County Water System Representative Christopher Duggan commented: “Water service for the proposed annexed properties is provided by the existing CCWS water mains in Ernest Barrett Pkwy. Wastewater for the parcel is 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 loss.”

Cobb County Department of Transportation representative Wilson Collins commented: “DOT has reviewed the City of Powder Springs annexation case. Upon annexation, the drainage infrastructure shown in the attached graphic—located within Parcel PIN:19078900180, 3470 CRANE DR, and 2650 POWDER SPRINGS RD will become the responsibility of the City, transferring ownership and maintenance obligations accordingly. The attached graphic illustrates the known drainage infrastructure located within the new boundary. No other infrastructure is anticipated to be transferred.”



Staff are of the opinion that public facilities are adequate to serve the proposed use.

- g. Whether refuse, service, parking and loading areas on the property will be located or screened to protect other properties in the area from such adverse effects as noise, light, glare, or odor.**

Crane Drive currently contains two single-family dwellings, one of which sits across Crane Drive from the proposed convenience store site. The Applicant states that, *“Refuse, service, parking, and loading areas on the property will be located or screened in order to protect other properties in the area from adverse noise, light, glare, or odor”* and that the Applicant will provide *“...an enhanced landscape strip exceeding the typical requirements along that [Crane Drive] frontage.”* The current site plan shows a varying 5ft to 10ft distance from the parking lot curbing to the Crane Drive right-of-way in which landscaping is to be provided. Current landscape plans received 4/30/2026 show that the applicant proposes landscaping along Crane Drive in the form of a double row of shrubs with canopy trees interspersed at a varying interval of 20 - 35 feet on center. While this arrangement of shrubs and canopy trees does exceed the requirements of a landscape strip per UDC Sec. 12-52, staff are of the opinion that this configuration will not provide adequate light and sound mitigation for neighboring residential properties.

Along this section of Crane Drive, which requires special screening considerations, staff recommend the following screening and landscaping elements, arranged from the proposed parking lot toward the Crane Drive property line: an 8-foot-tall engineered acoustic barrier; one row of evergreen trees with a minimum height of eight feet and branches extending to the ground; one row of evergreen shrubs with a minimum height of six feet; and canopy trees planted at the intervals shown on the current landscape

plan. The engineered acoustic barrier should provide high performance in both Sound Transmission Class (STC) and Noise Reduction Coefficient (NRC) to effectively block sound transmission and absorb reflected noise. The barrier should be professionally installed to eliminate gaps, using overlapping or gasketed joints and a method to seal the base of the panels to the ground. Staff find that these measures, or a comparable combination of alternatives, are necessary to adequately mitigate sound and light impacts on surrounding residential properties, given the relatively small width of screening area provided along Crane Drive on the current site plan.

The Applicant has stated that the northwest portion of the site, located outside the limits of disturbance shown on the current site plan, will remain undisturbed and under QuikTrip ownership for as long as QuikTrip operates the convenience store with fuel pumps. Staff find that the retention of undisturbed vegetation in this area will provide light and sound screening benefits to surrounding property owners on Crane Drive. Not including any necessary disturbance for the establishment of an inter-parcel connection, staff recommend that the northwest area of the site outside of the limits of disturbance shown on the current site plan remain in an undisturbed state until the commercial rezoning of and cessation of residential uses on 3453, 3457, 3461, and 3465 Crane Drive.

The current site plan has been revised to move the on-site trash enclosure to the opposite side of the rear parking area and closer to Ernest Barrett Parkway. Staff find this to be a suitable location, as it is a sufficient distance from residential properties along Crane Drive. Staff recommend that the emptying of the proposed trash enclosure shall be limited to regular daylight hours. Operations on the site shall comply with the Code of Ordinances Article IV. Noise Regulation at all times, with special consideration paid to sound level limitations for nearby residential properties. See Code of Ordinances Sec. 10-51.

Regarding site lighting, the applicant shall submit a lighting plan as part of the Land Disturbance permitting process, to be reviewed and approved by staff. The Applicant has stated that outdoor lighting for the site will not exceed 1 footcandle at the property line along Crane Drive. Staff concur with this limitation to minimize light pollution affecting surrounding residential properties. Any lighting proposed for vehicle parking areas shall be arranged, located or screened to direct light away from adjoining residential uses and shall not cause glare on any abutting property or street, per UDC Sec. 6-60(a). Exterior lighting shall comply with all design review requirements of UDC Sec. 5-38, excepting the outcome of the concurrent variance request. Architectural lighting shall comply with all design review requirements of UDC Sec. 5-58. The variance request filed concurrently with this special use application has been withdrawn by the Applicant. All off-street parking lot lighting shall comply with the limit of 12 footcandles, per UDC Sec. 5-38(f).

- h. Whether the hours and manner of operation of the special use will have adverse effects on other properties in the area.**

Hours of operation are proposed at 24 hours per day, 7 days per week. Regarding the manner of operation, the proposed convenience store will include a kitchen for the preparation of hot foods with a walk-up window primarily intended for mobile app orders. While the store and fuel pumps are intended to operate 24 hours per day, the food service kitchen will maintain the hours of 6AM to 10PM. The store will maintain between 1 and 8 employees per shift, dependent on store volume.

While staff are unable to conclusively determine whether the proposed special use would result in adverse impacts to surrounding properties, the proposed 24-hour operation and the anticipated increase in traffic volumes at the Crane Drive entrance warrant careful consideration, particularly with respect to landscaping, screening, and lighting along the property's Crane Drive frontage. It should be noted, however, that the subject property and the properties located directly across the Crane Drive right-of-way all share the Cobb County Future Land Use designation of Community Activity Center (CAC). This designation identifies Community Retail Commercial as a compatible zoning category.

i. Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties.

The Applicant proposes the construction of a single-story convenience store with a fueling canopy listed at between 18 ½ft and 25 ½ft tall. Both structures adhere to maximum height limits for the Community Retail Commercial district and the minimum setback requirements from the public rights-of-way of Powder Springs Road, Ernest Barrett Parkway, and Crane Drive. The area immediately surrounding this roadway intersection is dominated by single-story commercial developments of comparable height, size, and location. The proposed development will be compatible with the existing commercial developments located at this intersection.

According to the Cobb County Tax Assessor's records, Crane Drive contains (2) single-family dwellings. Both structures are single-story, ranch-style homes. The proposed convenience store is of a comparable height, size, and location to the existing structures on Crane Drive. While the proposed fueling canopy is taller than these homes, its location at the front of the property, along the arterial roadway of Powder Springs Road, and directly across Crane Drive from another commercially zoned property contribute to its overall compatibility with the area.

Recommendation:

Approval of the Annexation, Rezoning, and Special Use Applications on the condition of full compliance with all code requirements and the following:

1. Installation of the following screening and landscaping elements along Crane Drive, from the proposed driveway to the end of the area to be developed, arranged in order from the proposed parking lot toward the Crane Drive property line:
 - An 8-foot-tall engineered acoustic barrier;
 - One row of evergreen trees with a minimum height of eight feet and branches extending to the ground;
 - One row of evergreen shrubs with a minimum height of six feet;
 - Canopy trees planted at the intervals shown on the landscape plan dated 4/29/2026 and submitted to Staff 4/30/2026.

The engineered acoustic barrier shall provide high performance in both Sound Transmission Class (STC) and Noise Reduction Coefficient (NRC) to effectively block sound transmission and absorb reflected noise. This barrier shall be professionally installed to eliminate gaps, using overlapping or gasketed joints and a method to seal the base of the panels to the ground. Staff shall review and provide approval for the barrier chosen.

2. Except for disturbance required for the establishment of an inter-parcel connection, the northwest portion of the site lying outside the limits of disturbance depicted on the current site plan shall remain in an undisturbed condition until the commercial rezoning of, and the cessation of residential uses upon, 3453, 3457, 3461, and 3465 Crane Drive.
3. Submittal and approval of a landscape plan to include undisturbed areas, screening areas, front and side landscape strips, interior parking lot landscaping, and general landscaping provisions shall be required.
4. Submittal and approval of a photometric plan for exterior and architectural lighting on the subject property shall be required and shall meet the following:

- Outdoor lighting shall not exceed 1 footcandle at the property line along Crane Drive.
 - Any lights used to illuminate a parking area shall be arranged, located or screened to direct light away from any adjoining residential use and shall not cause glare on any abutting property or street, per UDC Sec. 6-60(a).
 - Exterior lighting shall comply with all design review requirements of UDC Sec. 5-38.
 - Architectural lighting shall comply with all design review requirements of UDC Sec. 5-58.
5. Per UDC Sec. 5-36, the Applicant shall pursue an inter-parcel connection with the adjacent mixed-use development to be developed at 6652 Ernest Barrett Parkway.
 6. Appropriate pedestrian access and demarcation shall be provided to comply with UDC pedestrian circulation requirements, per UDC Sec. 5-39 and UDC Sec. 6-42.
 7. Emptying of the proposed trash enclosure on the site shall be limited to regular daylight hours. Operations on the site shall comply with the Code of Ordinances Article IV. Noise Regulation at all times.
 8. Pursuant to Cobb County Department of Transportation approval, the Applicant shall install a sign along Crane Drive in the vicinity of the proposed driveway to inform drivers of the following information: dead-end road, no turn around, for local resident access only.
 9. All signage on the subject site must receive a separate permit.