

RESERVED FOR SUPERIOR COURT CLERK.



CHARLES C. FRANKLIN
GEORGIA REGISTERED LAND
SURVEYOR NO. 2143

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMP, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

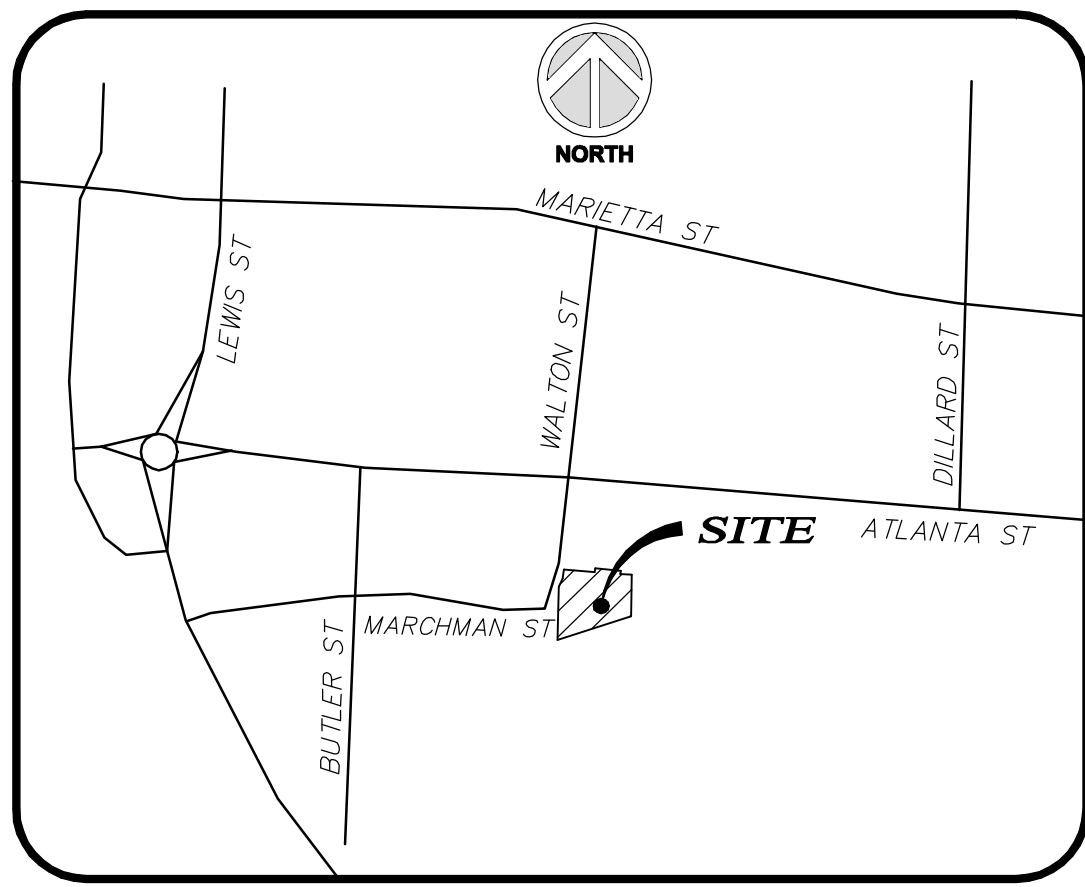
FOR REVIEW

CHARLES C. FRANKLIN, R.L.S. No. 2143

DATE

FINAL PLAT FOR: WALTON STREET TOWNHOMES

PROPERTY IS LOCATED
IN LAND LOT 902
OF THE 19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GEORGIA



VICINITY MAP

SITE NOTES

PROPOSED USE: SINGLE FAMILY TOWNHOMES
CURRENT ZONING - R-15
PARCEL ID#: 19090300290
SITE AREA- ±1.822 ACRES (79,346 SF.)
TOTAL LOTS - 12
MINIMUM LOT WIDTH- 75'
MAX BUILDING HEIGHT 35 FT/ 2 STORIES

BUILDING SETBACKS:

FRONT - 15'
REAR - 25'
SIDE - 25'
(MIN. 15' BETWEEN BUILDINGS PER
STIPULATIONS APPROVED BY THE MAYOR AND
COUNCIL.)

SURVEYOR'S CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 37,820 FEET, AND AN ANGULAR ERROR OF 13 SEC'S PER ANGLE POINT, WAS ADJUSTED USING COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,560,507 FEET.

FOR REVIEW

CHARLES C. FRANKLIN, R.L.S. 2143

DATE

COBB COUNTY WATER SYSTEM APPROVAL:

THIS PLAT, HAVING BEEN SUBMITTED TO COBB COUNTY WATER SYSTEM AND HAVING BEEN FOUND TO COMPLY WITH THE COBB COUNTY DEVELOPMENT STANDARDS IS APPROVED FOR RECORDING.

FOR REVIEW

COBB COUNTY WATER SYSTEM

DATE

CERTIFICATE OF FINAL PLAT APPROVAL:

ALL APPLICABLE REQUIREMENTS OF THE POWDER SPRINGS UNIFIED DEVELOPMENT CODE RELATIVE TO FINAL PLATS HAVING BEEN FULFILLED, APPROVAL OF THIS IS HEREBY GRANTED BY POWDER SPRINGS DIRECTOR OF COMMUNITY DEVELOPMENT AND IS ENTITLED TO BE RECORDED.

FOR REVIEW

DIRECTOR OF COMMUNITY DEVELOPMENT

DATE

NOTE: FOR SUBDIVISIONS INVOLVING PUBLIC IMPROVEMENTS, SIGNATURES OF APPROVAL OF THE DIRECTOR OF PUBLIC WORKS AND THE MAYOR OF POWDER SPRINGS ARE REQUIRED AND SHALL BE PROVIDED:

FOR REVIEW

DIRECTOR OF PUBLIC WORKS

DATE

FOR REVIEW

MAYOR, CITY OF POWDER SPRINGS

DATE

OWNERS CERTIFICATE AND DEDICATION:

I HEREBY CERTIFY THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, IN CONSIDERATION OF THE APPROVAL OF THIS PLAT AND OTHER VALUABLE CONSIDERATIONS, I RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS AND COBB COUNTY FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROPERTY SHOWN HEREON. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO HEREBY BIND OWNERS AND MYSELF SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENTS.

OWNERS NAME: CAPITAL CITY PROPERTIES LLC.

FOR REVIEW

OWNER'S ADDRESS: 3600 DALLAS HWY SW, SUITE 230-125, MARIETTA, GA 30064

DATE:

APPLICANT/DEVELOPER

CAPITAL CITY PROPERTIES
3600 DALLAS HWY SUITE 230-125
MARIETTA, GA 30064

OWNER

LEGACY STAR HOMES, LLC.
3935 ALLEN LANE
BUFORD, GA 30519

SURVEYOR

CENTERLINE SURVEYING AND LAND PLANNING, INC.
1301 SHILOH ROAD, SUITE 1210
KENNESAW, GEORGIA 30144
770-424-0028
cfranklin@centerlinesurveying.com

24 HOUR CONTACT

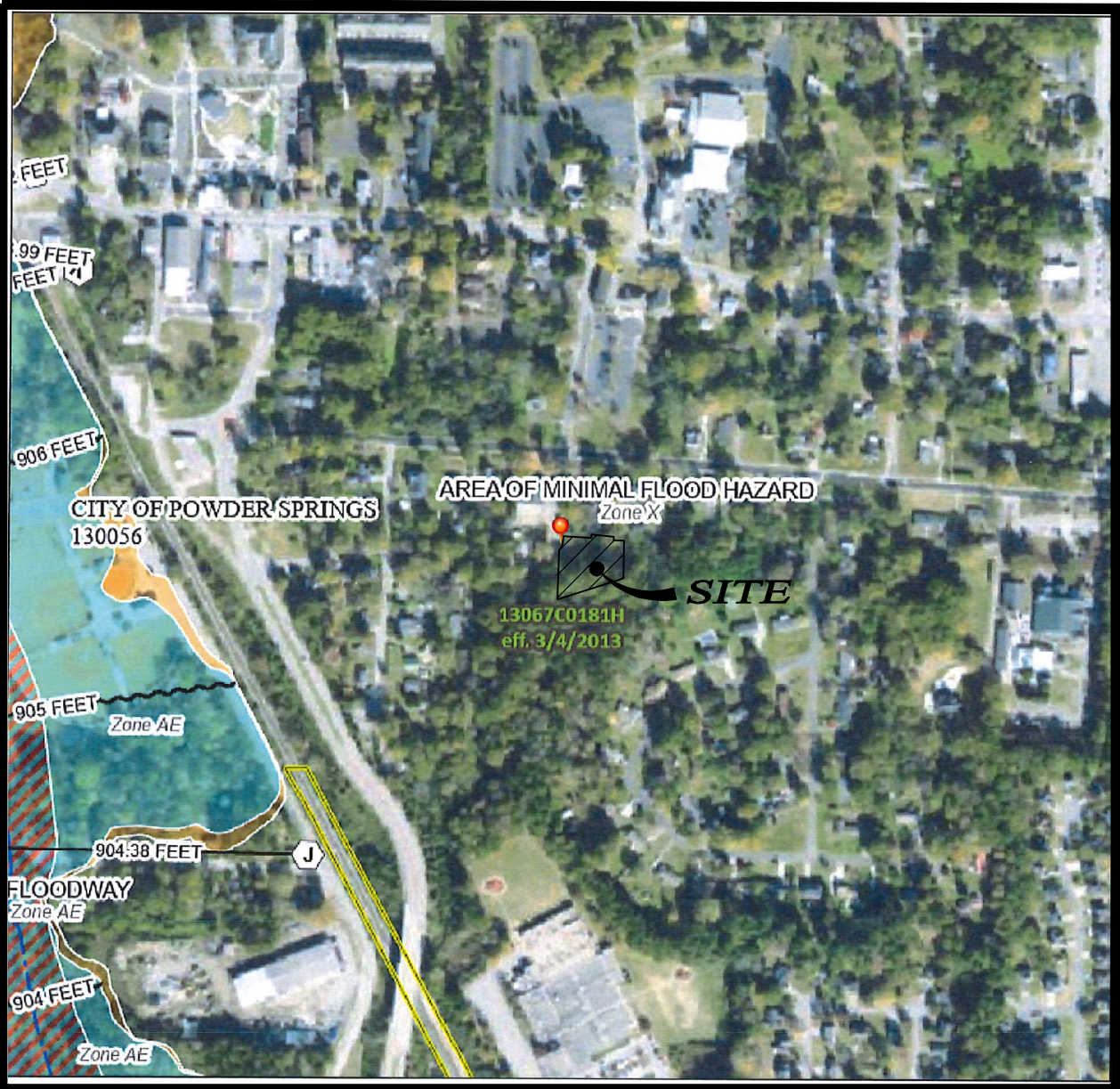
PETER BRIGHT
404-643-4793
peterbright@atltequities.com

SURVEY DATA:

TRAVERSE CLOSURE - 1:37,820
TOTAL ANGULAR ERROR - 13 SEC'S
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TRIMBLE R6 ROBOTIC TOTAL STATION
PLAT CLOSURE - 1:166,000
ALL MATTERS OF TITLE EXCEPTED.
DATE OF ORIGINAL FIELD WORK - AUGUST 12, 2021
BENCHMARK FOR THIS SITE IS THE TOP OF THE FIRE HYDRANT AT TOWNHOME 12
THE ELEVATION OF THE BENCHMARK IS 957.71
IRON PINS (#4 REBAR W/CAP) SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

FLOOD INFORMATION

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP #13067C0181H, DATED: MARCH 4, 2013



F.E.M.A MAP
N.T.S.

FIRE NOTES:

1. SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT COFMO. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ON-LINE AT WWW.COBBFMO.ORG
2. NO GATE SHALL BE INSTALLED WITHOUT FIRE MARSHALL APPROVAL
3. ANY STAIRS OR MEANS OF EGRESS COMPONENT SHOWN ON THESE PLANS IS OUTSIDE OF THE LAND DISTURBANCE PERMIT REVIEW PROCESS. ALL STAIRS AND OTHER MEANS OF EGRESS COMPONENT MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY FIRE MARSHAL'S OFFICE PRIOR TO CONSTRUCTION
4. ALL COBB COUNTY FIRE MARSHALL INSPECTIONS ARE REQUIRED TO BE SCHEDULED ON-LINE AT
5. ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (CCDS 503.01.02)

NOTES:

1. BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ANY ADJACENT LOT OR PUBLIC ROADWAY.
2. STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT OF WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.
3. THE OPEN CHANNEL DRAINAGE EASEMENTS (D.E.) SHOWN ARE NOT TO BE CONSTRUCTED AS EXACTLY IN LOCATION. THESE EASEMENTS ARE INTENDED TO PROVIDE AN AREA FOR FREE CONVEYANCE OR STORMWATER RUNOFF BETWEEN DRAINAGE STRUCTURES ON THE PROPERTY OR BETWEEN DRAINAGE STRUCTURES AND THE EXTERIOR PROPERTY LINE. THE LOCATIONS SHOWN ARE INTENDED LOCATIONS BUT ARE CONTINGENT UPON FINAL GRADING AND LANDSCAPING OF THE INDIVIDUAL LOTS.
4. THERE ARE NO KNOWN ENCROACHMENTS IN STORMWATER EASEMENTS.
5. HOA TO MAINTAIN LANDSCAPING IN THE RIGHT OF WAY.
6. GUEST PARKING IS THE RESPONSIBILITY OF THE HOA.

COBB COUNTY WATER SYSTEM NOTES:

1. NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.
2. WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-125.
3. WATER AND SEWER UTILITIES WITHIN THE CITY OF POWDER SPRINGS RIGHT OF WAY WILL BE DEDICATED TO COBB COUNTY AFTER THE ONE YEAR MAINTENANCE WARRANTY INSPECTION AND APPROVAL BY COWS.

COVENANT NOTE:

1. THIS PLAT IS SUBJECT TO COVENANTS SET FORTH IN THE SEPARATE DOCUMENTS DATED _____, 2025, WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK _____, PAGE _____, COBB COUNTY RECORDS.

THIS DRAWING AND ANY COPIES THEREOF ARE THE PROPERTY OF CENTERLINE SURVEYING AND LAND PLANNING, INC. AND SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART, OR OTHERWISE USED WITHOUT PERMISSION FROM CENTERLINE SURVEYING AND LAND PLANNING, INC.. NO WARRANTY, EXPRESSED OR IMPLIED, IS EXTENDED TO ANY UNNAMED THIRD PARTY.

CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STREET DATA	
STREET NAME	LINEAR FEET
LEGACY STAR CIRCLE	366.36

FIRE DEMO/CONSTRUCTION NOTES:

1. MAINTAIN ACCESS FOR FIRE APPARATUS TO ALL BUILDINGS UNDER CONSTRUCTION INCLUDING TIMES OF RAIN OR MUD. ROADS SHALL BE MAINTAINED AND MINIMALLY PROVIDED WITH CRUSHED STONE BASE AT 20" WIDE.
2. THE OWNER AND DEVELOPER SHALL DESIGNATE A FIRE PREVENTION PROGRAM SUPERINTENDENT IN ACCORDANCE WITH IFC 3308 AND NFPA 241. THE OWNER/DEVELOPER SHALL NOTIFY THE FMO PRIOR TO THE START OF CONSTRUCTION WITH THE NAME AND CONTACT INFORMATION FOR THE SUPERINTENDENT. THE SUPERINTENDENT SHALL BE FAMILIAR WITH IFC 3308 AND NFPA 241 AS ADOPTED BY THE STATE OF GEORGIA

THE OWNER HEREBY DESIGNATES PETER BRIGHT AS THE FIRE PREVENTION PROGRAM SUPERINTENDENT. THE ABOVE-- NAME PERSON SHALL BE RESPONSIBLE FOR COMPLIANCE WITH IFC CHAPTER 3300 IN ITS ENTIRETY AND NFPA 241-09. FAILURE TO COMPLY CAN RESULT IN STOP WORK ORDERS AND/OR CITATION.

NO STREET PARKING HAS BEEN
APPROVED FOR THIS DEVELOPMENT

PLAT PURPOSE STATEMENT:

THE PROJECT CALLS FOR THE CONSTRUCTION OF 12 TOWNHOUSE
UNITS ANS ASSOCIATED INFRASTRUCTURE TO SUPPORT PROPERTY.

LSF# 001298

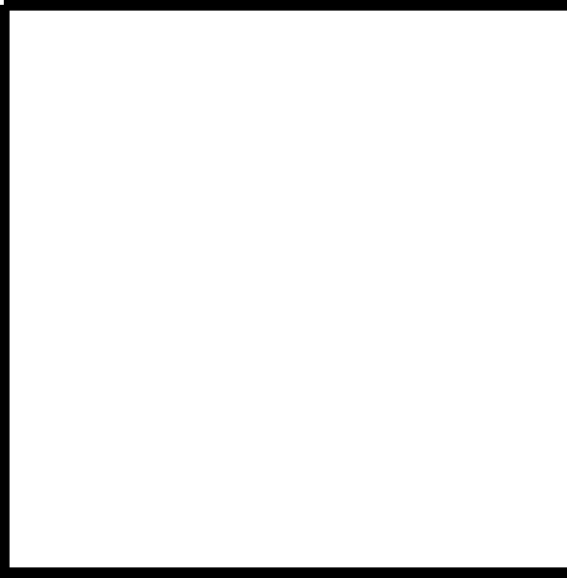
GEORGIA 811
UTILITIES PROTECTION CENTER, INC.
Know what's below.
Call before you dig.

centerline

Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2899

DRAWN BY: DJA CHECKED BY: CCF DATE: 10-3-2025 SCALE: 1" = 50' PROJECT No.: 725007-PP
SHEET No. 1 OF 3

NO.	DATE	REVISION	BY

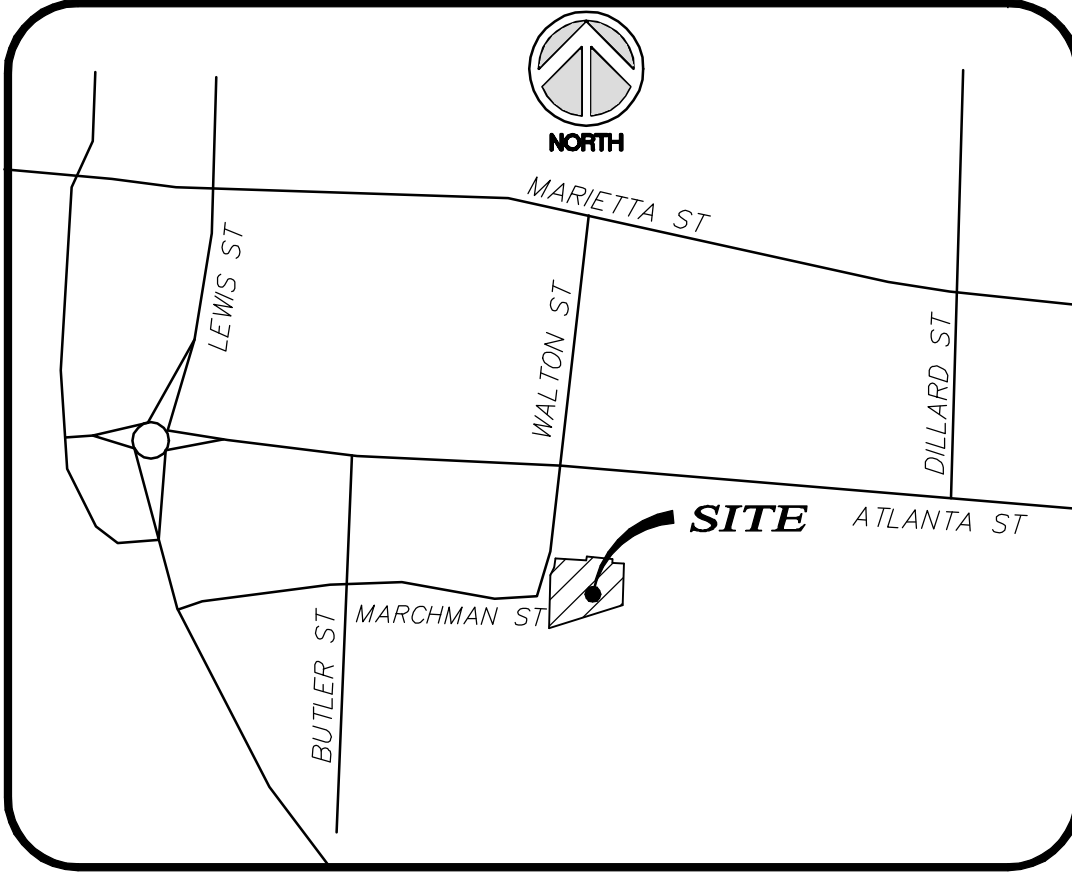


SITE NOTES
PROPOSED USE: SINGLE FAMILY TOWNHOME
CURRENT ZONING = R-15
PARCEL ID#: 19090300290
SITE AREA= ±1,822 ACRES (79,346 S.F.)
TOTAL LOTS = 12
MINIMUM LOT SIZE = 15,000 S.F.
MINIMUM LOT WIDTH = 75'
MAX BUILDING HEIGHT 35 FT/ 2 STORIES
BUILDING SETBACKS:
FRONT = 15'
REAR = 25'
SIDE = 25'
SIDE = 25'
(MIN. 15' BETWEEN BUILDINGS PER
STIPULATIONS APPROVED BY THE MAYOR
AND COUNCIL)

24 HOUR CONTACT
PETER BRIGHT
 404-643-4793
 peterbright@atlequities.com


SURVEYOR
CENTERLINE SURVEYING AND LAND PLANNING, INC.
1301 SHILOH ROAD, SUITE 1210
KENNESAW, GEORGIA 30144
770-424-0028
cfranklin@centerlinesurveying.com

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP #13067C0181H, DATED: MARCH 4, 2013



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	73.74'	9.49'	9.48'	N87°04'50"W
C2	62.50'	157.16'	118.91'	N16°16'39"W
C3	62.50'	137.36'	111.34'	S61°16'39"E
C4	22.00'	34.56'	31.11'	N43°18'54"W
C5	12.50'	31.43'	23.78'	N16°16'39"W
C6	12.50'	27.47'	22.27'	S61°16'39"E
C7	12.50'	19.63'	17.68'	S46°41'06"W

GRAPHIC SCALE



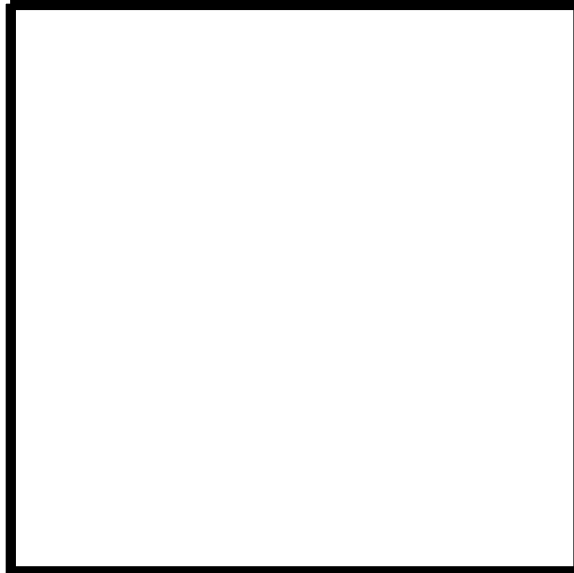
(IN FEET)
1 inch = 20' ft.

FINAL PLAT FOR:
WALTON STREET TOWNHOMES
PROPERTY IS LOCATED IN LAND LOTS 902
OF THE 19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GEORGIA

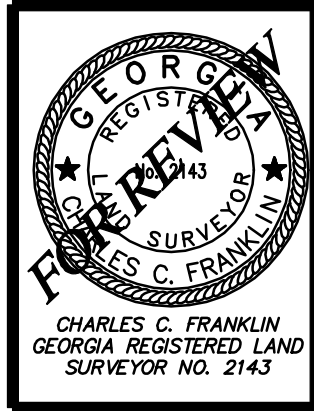
NO.	DATE	REVISION DESCRIPTION	BY

DRAWN BY: DJA
CHECKED BY: CCF
DATE: 10-3-2025
SCALE: 1" = 20'
PROJECT No.: 725007-FP

SHEET No.
2 OF 3



RESERVED FOR SUPERIOR COURT CLERK.



City Council	Meeting Minutes - Final	March 21, 2022
	<p>required. This stipulation is in addition to any code enforcement action taken on the property. One extension may be granted on this request subject to Mayor and Council approval for good cause shown.</p> <p>21. All streets shall be public streets.</p> <p>22. Entrance to subdivision be reviewed by City Engineers for location and required off site improvements.</p> <p>The motion carried by the following vote:</p> <p>Yes: 5 - Dawkins, Wisdom, Bordelon, Lust, and Green</p> <p>PZ 22--002 Rezoning Request: 4385 Walton Street. To consider rezoning from R-15 to PUD-R, the property within the 19th District, 2nd Section, Land Lot 903, Cobb County, Georgia.</p> <p><i>Peter Bright, of Capital City Properties LLC, discussed the redesigned site plans with regards to the buffers, site lines and aesthetics of the town homes. Mr. Bright addressed Ms. Boettcher's questions regarding traffic, hours of construction and rental units.</i></p> <p><i>Council Members asked the applicant to elaborate on the elevations of the building and the price point.</i></p> <p><i>Kim Boettcher, of 4309 Atlanta Street, expressed her concerns if a traffic study had been conducted, the hours of construction and if rentals are allowed.</i></p> <p><i>No other speakers for or against PZ 22-002.</i></p> <p>A motion was made by Bordelon, seconded by Dawkins, that this Rezoning PZ 22-002 be approved. A motion to APPROVE this rezoning request with the following conditions:</p> <p>1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning. The rezoning is from R-15 to PUD-R with total site acreage of approximately 1.85 acres.</p> <p>2. The applicant shall submit a revised site plan compliant with these stipulations for Administrative Review. The revised site plan shall be in substantial conformity to site plan prepared by Capital City Properties LLC, dated 02.01.2022. Site Plan must be consistent with PUD-R regulations and all other applicable regulations identified in the Unified Development Code. The revised site plan shall consider the addition premium amenities and staggering of units. The applicant shall agree to work with TSW (Comprehensive Plan Consultant) to revise the site plan, to determine amenities features, and architectural features of the structures, and shall pay a fee up to \$2500 for this review. Additionally, this review will include potential increased green space or rear entry units.</p> <p>3. The recreation areas shall feature premium amenities. Such area shall be developed with at least one recreational feature such as a pavilion, gazebo, picnic area, swimming pool, playground, or tennis courts in addition to the walking trails. Recreational areas must be outside of any floodplain area. Any recreation area must be located in an area with a slope of less than 15%; however, all recreation areas or applicable green space must meet ADA requirements for accessibility.</p>	
City of Powder Springs	Page 6	Printed on 4/5/2022

City Council	Meeting Minutes - Final	March 21, 2022
	<p>will be further identified during the Plan Review process.</p> <p>e. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.</p> <p>f. All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.</p> <p>g. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.</p> <p>h. The installation of landscaped front, side and rear yards.</p> <p>i. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to all tree protection measures and the adherence to same during the construction and build out of the Residential Community.</p> <p>13. A third-party management company shall be hired to manage the day-to-day operations of the HOA and shall also be responsible for the management of all Association monies as well as insuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.</p> <p>14. The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the site plan and the overall proposal as it proceeds through the Plan Review process and thereafter except for those that:</p> <p>a) Increase the density of the Residential Community.</p> <p>b) Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.</p> <p>c) Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.</p> <p>d) Change access locations to different rights-of-way.</p> <p>15. Walton Street Road frontages will be heavily and professionally landscaped with emphasis on maintaining or installing a screen of tall evergreens to obscure the visibility of the town homes from the street. Additionally, landscaping along road frontages may include the use of berms, fencing, and substantial plant material to provide for visual screening. All perimeter and roadway buffer areas will either be owned by the HOA or deed restricted with maintenance easements in favor of the HOA.</p> <p>16. Requirement for sidewalk and gutter to be developed along the Walton Street will be reviewed at the time of Land Disturbance Permitting; and where applicable shall connect to or improve what may already exist.</p> <p>17. Declarant or any builder construction homes within the proposed community must sell any such home for owner occupancy only. Thereafter, leasing of any units within the entire development, with a minimum lease term of one (1) year. The mandatory homeowners association must maintain records dealing with any lease within the development, and such records shall be subject to review by the City of Powder Springs personnel with regard to enforcement of this provision limiting the total number of leases within the Development to no more than 5%. The homeowner association shall agree to provide, upon request to the City of Powder Springs, and all information relating to existing leases at the time of any such request by the City. The City shall be named a third-party beneficiary entitled to enforce this provision of the covenants.</p> <p>18. Traffic impacts will be reviewed as part of the LDP process. Applicant agrees to off site improvements necessitated by this development. All streets shall be public streets.</p> <p>19. If the development on the site stalls for a period of 6 months or more, the site be replanted</p>	
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City Council	Meeting Minutes - Final	March 21, 2022
	<p>4. The site plan shall be subject to the review by the Fire Marshal's Office, and amended accordingly, for compliance with the following requirements:</p> <p>(i) Design of interior streets to provide appropriate access and maneuverability for public safety services and vehicles.</p> <p>(ii) Compliance with on street parking requirements.</p> <p>5. The approval of following variance requests are included with the approval of the rezoning request to PUD-R:</p> <p>1. Variance to Section 2-15. To allow an overall tract size of 1.85 acres</p> <p>2. Variance to Section 8-70 (b) to allow hammer head streets. A dead-end street other than a cul-de-sac shall not be allowed. Hammer heads on site plan considered dead ends.</p> <p>6. All residential units shall have two-car garages, and the parking pads/driveway in front of the garage shall be a minimum of 25-feet in length.</p> <p>7. The setback are as follows:</p> <p>Front: 15 feet from right-of-way</p> <p>Perimeter: 25 feet setback</p> <p>Between buildings: Minimum of 15 feet</p> <p>Design Review shall be conducted via Administrative Review.</p> <p>8. Units must be staggered to the extent required by code, they must provide some staggering or variation as approved by an Administrative Design Review.</p> <p>9. The architectural style and composition of the homes shall consist of traditional architecture on all sides, consistent with the product images submitted. Variety in the neighborhood will be provided using stone and different shades of brick, and by mixing front facades of 50% brick and 100% brick as shown in submitted product images. All side and rear elevation will contain brick or stone no less than 50% where exposed to the right-of-way. All elevation will contain no less than 50% the front facade. An administrative design review will be required.</p> <p>10. All areas located in the undisturbed stream buffer shall be placed in a conservation easement.</p> <p>11. The creation of a mandatory Homeowners' Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs") during the Plan Review process, which shall include, among other components, strict architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, open space areas, sidewalks, community areas, storm water detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.</p> <p>12. The submission of a landscape plan during the Plan Review process which shall be subject to review and approval by the Community Development Director. Additionally, the landscape plan shall include, but not necessarily be limited to, the following:</p> <p>a. Detention pond landscaping and screening plan for around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees.</p> <p>b. Planting plan for a twenty-five-foot (25') landscape buffer around the perimeter of the Subject Property.</p> <p>c. Compliance with landscape section renderings/elevations which will be submitted under separate cover during the Plan Review process.</p> <p>d. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degree Horticulturist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which</p>	
City of Powder Springs	Page 7	Printed on 4/5/2022

City Council	Meeting Minutes - Final	March 21, 2022
	<p>per a plan approved by the Community Development Director showing compliance with minimum tree canopy, street trees and buffer requirements.</p> <p>20. Any portion of the recreational area in the undisturbed buffer shall remain undisturbed. Any trail located in the impervious buffer shall be impervious.</p> <p>The motion carried by the following vote:</p> <p>Yes: 5 - Dawkins, Wisdom, Bordelon, Lust, and Green</p> <p>PZ 22--003 Rezoning Request: Lewis / Oglesby Road. To consider rezoning from CRC to PUD-R, the property located at 4596 Lewis Road and 4401 Oglesby Road (portion) and C.H. James parkway, within the 19th District, 2nd Section, Land Lots 1049 and 1050, Cobb County, Georgia.</p> <p><i>No discussion held. No speakers for or against PZ 22-003.</i></p> <p>A motion was made by Lust, seconded by Dawkins, that this Rezoning PZ 22-003 be tabled to April 18, 2022. The motion carried by the following vote:</p> <p>Yes: 5 - Dawkins, Wisdom, Bordelon, Lust, and Green</p> <p>ORD 22--001 Annexation Petition: Dugger Drive. To consider annexing into the city limits of Powder Springs, the property located at Austell Powder Springs Road, Dugger Drive, Smith Drive, and Frank Aikin Road within the 19th District, 2nd Section, Land Lots 1019 and 1020, Cobb County, Georgia.</p> <p>First Reading: 01/18/22 Second Reading: 02/07/22 - Tabled to 3/21/22</p> <p><i>Kevin Moore, Attorney for Dassey LLC, discussed the application of 33 acres in the County identified for annexation in the Comprehensive Plan.</i></p> <p><i>Associated action PZ 22-001.</i></p> <p>A motion was made by Lust, seconded by Wisdom, that this Ordinance 22-001 be adopted. The motion carried by the following vote:</p> <p>Yes: 5 - Dawkins, Wisdom, Bordelon, Lust, and Green</p> <p>PZ 22--001 Rezoning Request: Dugger Drive. To consider rezoning from R-20 and GC in the County and R15 in the City, to PUD-R in the City. The property located at Austell Powder Springs Road, Dugger Drive, Smith Drive, and Frank Aikin Road in the 19th District, 2nd Section, Land Lots 1019 and 1020, Cobb County, Georgia.</p> <p>Related Annexation Petition: ORD 22 - 001</p> <p><i>Kevin Moore, Attorney for Dassey LLC, discussed the applicants proposed application for 105 single family detached homes.</i></p> <p><i>No other speakers for or against PZ 22-001.</i></p> <p><i>Associated matter ORD 22-001.</i></p> <p>A motion was made by Lust, seconded by Green, that this Rezoning PZ 22-001 be approved. A motion to APPROVE with the following conditions:</p>	
City of Powder Springs	Page 9	Printed on 4/5/2022

centerline

Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA 30144
Phone: (770) 424-0028 Fax: (770) 424-2339

FINAL PLAT FOR:
WALTON STREET TOWNHOMES
PROPERTY IS LOCATED IN LAND LOTS 902
OF THE 19th DISTRICT 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN BY: DJA
CHECKED BY: CCF
DATE: 10-3-2025
SCALE: 1" = 20'
PROJECT No.:
725007-FP

SHEET No.
3 OF 3