



Thompson Thrift
111 Monument Circle, Suite 1500
Indianapolis, IN 46204

June 27, 2025

Pam Conner, City Manager
City of Powder Springs
4426 Marietta St.
Powder Springs, GA 30127

Re: Annexation and Rezoning Application of Thompson Thrift
2025- 006 for a 25.09±-acre tract, to rezone from R-30 (county) to MXU (city). The property is located on CH James Pkwy, within Land Lots 671, 19th district, 2nd section, Cobb County, Georgia. PINs:19067100050 and 19067100020.

Dear Pam

As an authorized representative for this rezoning application, please allow this letter to serve as our initial stipulation letter incorporating staff comments and listing agreeable stipulations and conditions which will become part of the grant of approval for the requested rezoning and shall be binding upon the subject property.

1. Our mixed-use proposal includes a site plan showing a total of 320 luxury, multi-family dwelling units that feature quality resort style amenities (passive and active), community open space and walking trails yielding a density of 12.7 units per acre. The applicant will also be constructing 6,000 square feet of retail space on the bottom floor of Building One (as shown herein as Exhibit A) in accordance with MXU requirements, as well as providing a 5,000 square foot clubhouse and fitness center for the residents. The proposed residential community will provide 554 on-site parking spaces (including 48 detached garages) dedicated to the residents and their guests, in accordance with City of Powder Springs standards. The site plan submitted also provides 30 on-site parking spaces dedicated to the retail uses proposed in accordance with City of Powder Springs standards. The applicant is agreeable to a maximum building height of 4 stories for all residential buildings. Per section 2-21(j) of the Powder Springs UDC, contingent upon approval from Mayor and City Council, given that the vertically integrated 6,000 square feet of retail space will be constructed and issued a certificate of occupancy in conjunction with Building One, so long as construction has begun on Building One after initial land disturbance, applicant will have the ability to pull all building permits and begin construction on the remaining residential buildings in an effort to maximize efficiency in overall project construction schedule.

2. The architectural style of all residential buildings shall be constructed consistent with blended building materials that may include the application of stone, brick, hardi-plank, shake and board and batten as shown herein as Exhibit B. No vinyl materials will be used on the exterior portions of the proposed residential units. So long as the design plans of applicant are consistent with what's included in Exhibit B, the conditions of the Architectural design approval process (Section 5-15 of the Powder Springs UDC) shall be considered met and a rereview/reapproval of plans by the community development director and/or Mayor and City Council shall not be required.
3. The applicant agrees that all drives and roadways within the community will be privately owned and maintained. Applicant also agrees to ensure security, quality and long term maintenance of the property.
4. The applicant agrees to provide 5.27 acres of the site as protected community open space and walking trails. The applicant is also proposing a network of 5' and 6' wide sidewalks to access the Silver Comet Trail and connect to the Community Trail Head Park feature shown on the attached site plan.
5. The applicant agrees that all signage for the proposed community will be ground based, monument style signage that compliments the high quality, architectural style proposed for the project.
6. Lighting within the proposed community shall be environmentally sensitive, decorative, and themed to the architecture and style of the project.
7. All utilities servicing the residences within the proposed community shall be located underground.
8. All construction and employee vehicles and equipment will be parked, and otherwise located, on the property during the development of infrastructure and construction of the project and shall not be parked on or along US 278, Isley Stamper Road or Powder Springs Dallas Road. There will be no stacking of vehicles along any roadway waiting for entry onto the property. If a flagman is needed to facilitate safe access to the site by construction vehicles, one will be provided.
9. All stormwater infrastructure shall be constructed in accordance with the water quality requirements of the CWA - NPDES - NPS permit and City of Powder Springs water quality regulations, including the establishment of 75-foot buffer (50-foot undisturbed and 25-foot impervious surface setback) along select water features as shown on the site plan submitted.
10. Development and construction hours for the proposed project shall be limited to the following:
 - 7:00 AM to 7:00 PM Monday through Friday, April 1 through September 30,
 - 7:00 AM to 7:00 PM Monday through Friday, October 1 through March 31,
 - 8 AM to 4: 30 PM Saturday; and
 - No work on Sunday unless otherwise approved by the Mayor and Council of the City of Powder Springs.

11. Applicant to comply with all City of Powder Springs development standards and ordinances relating to project improvements.

Please do not hesitate to contact me if you have any questions or need additional information. We appreciate your assistance with this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Wood". The signature is fluid and cursive, with the first name "Kenneth" written in a larger, more prominent script than the last name "Wood".

Kenneth Wood, PE, Applicant's Representative
PEC, Inc.

cc:

Exhibit A – Site Plan

Exhibit B – SD Package