

3/25/2025

Re: **Written Analysis Responses**
0, 7100 CH James Pkwy Rezoning and Annexation
PEC+ Project No. 24297.00

Dear Community Development officials,

Please see below the responses to the Standards Governing the Exercise of the Zoning Power:

The following standards and factors are found to be relevant to the exercise of the city's zoning powers and shall govern the review of all proposed amendments to the official zoning map:

A. Whether the proposed zoning district and uses within that district are compatible with the purpose and intent of the comprehensive plan:

The proposed zoning district and uses within are compatible with the purpose and intent of the comprehensive plan. This site has been identified by the 2021 Comprehensive Plan Update as having a "Commercial Corridor" future land use. Appropriate zoning districts within that future land use include MXU, which is the proposed zoning for the site. Mixed use, community-scale retail and services, and residential development are appropriate uses for this area.

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 proposed new use would be in harmony with the use and usability of adjacent and nearby properties. This site, along a major vehicular thoroughfare, is slated for mixed use per the comprehensive plan. The site is an infill site that is proposed to be developed with multi-family housing and local commercial uses. The resulting development will be an appropriate transition from the busier roadway uses to the less-intense residential developments to the north and south.

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:

The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. Most of the nearby properties are already developed. As mentioned, this district will permit uses that, when sited between two residential areas, will create a desirable transition in land use intensity for the residential areas directly north and south. All uses will exist in harmony as identified by the comprehensive land use plan.

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

The property must be annexed into the city limits of Powder Springs and rezoned to a district that permits the appropriate land use intensity. The current zoning scheme, R-30 in unincorporated Cobb County, is outdated and impractical for a site this ideally situated. The site is a lingering island sandwiched between jurisdictions. The most rational future for this site is to be annexed into Powder Springs and converted into a zoning district that is identified as appropriate per the city's comprehensive plan, which in this case, includes MXU.

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:

There are adequate public facilities to serve the site. See the traffic analyses, will-serve utility letters, and school enrollment submitted with this application.

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 proposed zoning district and uses permitted within are supported by the comprehensive plan as well as current, on-the-ground conditions. As it stands, the site has never been developed to its highest, most efficient use and remains an important infill opportunity for the city. Annexing and rezoning this site in correspondence with the City of Powder Springs' comprehensive land use map is the most sensible, forward-thinking approach to developing this site.

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.

The proposed zoning district and uses within promote the health, safety, morals and welfare of the community. The development will create new housing for the area, which is desperately needed. The development will also create an attractive 'gateway to Powder Springs,' as it is right on the border between counties and located along a major highway. The development will also include ample green space open to the public as well as opportunities for new local businesses.

The applicant and owner respectfully request that the Powder Springs Mayor and City Council, Planning Commission and Planning Staff approve and support the Applicant's request to annex and rezone the subject property from R-30 (Cobb County) to MXU (Powder Springs) for the purposes of creating a new, high-quality, residential and commercial development. The developer and their representatives welcome the opportunity to meet with all interested parties and representatives.

Sincerely,

Hayley Todd

Zoning Manager, Planners and Engineers Collaborative, Inc.