



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.

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

DATE

APPLICANT/DEVELOPER

DAVID PEARSON COMMUNITIES
2000 FIRST DRIVE, SUITE 400.
MARIETTA, GA 30062

SURVEYOR

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

OWNER

FIRST CENTER INC.
2000 FIRST DRIVE, SUITE 400.
MARIETTA, GA 30062

24 HOUR CONTACT

DOUG PATTEN, CPSEC, CESSW
770-294-1974
doug@davidpearsoncommunities.com

SURVEY DATA:

TRAVERSE CLOSURE - 1:29,071
ANGULAR ERROR - 20 SEC's
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TRIMBLE R6 ROBOTIC TOTAL STATION
PLAT CLOSURE - 1:3,560,507
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 LOT 103 AND THE DETENTION POND.
THE ELEVATION OF THE BENCHMARK IS 964.70

IRON PINS (#4 REBAR W/CAP) SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

FLOOD INFORMATION

THIS PHASE IS NOT WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA
MAP #13067C01776G, DATED: DECEMBER 12, 2008.

FINAL PLAT FOR: NATUREWALK PHASE 1

PROPERTY IS LOCATED
IN LAND LOTS 821 & 882
OF THE 19th DISTRICT, 2nd SECTION
CITY OF POWDER SPRINGS
COBB COUNTY, GEORGIA

PHASE 1 PARKING SUMMARY	
ON STREET PARKING	
REQUIRED	
34 UNITS X 0.5 SPACES PER UNIT = 17 SPACES	
PROVIDED	
17 SPACES	

PHASE 1 RECREATION AREA/ GREEN SPACE	
OPEN SPACE #1	0.165 ACRES
TOTAL 0.165 ACRES	

PRIVATE STREET DATA	
STREET NAME	LINEAR FEET
TWIN SPRUCE LOOP	389.99
SLEEPY MEADOW DRIVE	1,160.33

FIRE NOTES:

- SITE PLAN APPROVAL DOES NOT INCLUDE TANKS. TANKS SHALL BE PERMITTED SEPARATELY AT COMFIT. INSPECTIONS ARE REQUIRED TO BE SCHEDULED ON-LINE AT WWW.COBBFMO.ORG
- NO GATE SHALL BE INSTALLED WITHOUT FIRE MARSHALL APPROVAL
- 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
- ALL COBB COUNTY FIRE MARSHALL INSPECTION ARE REQUIRED TO BE SCHEDULED ON-LINE AT
- ALL FIRE LINES SHALL BE DUCTILE IRON CONFORMING TO ANSI A21.51 OR AWWA C151 (CCODS 503.01.02)

NOTES:

- BUILDER ON EACH LOT SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING AND ADJACENT LOT OR PUBLIC ROADWAY.
- 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.
- 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 OF 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.
- THERE ARE NO KNOWN ENCROACHMENTS IN STORMWATER EASEMENTS.
- HOA TO MAINTAIN LANDSCAPING IN THE RIGHT OF WAY.
- GUEST PARKING IS THE RESPONSIBILITY OF THE HOA.

COBB COUNTY WATER SYSTEM NOTES:

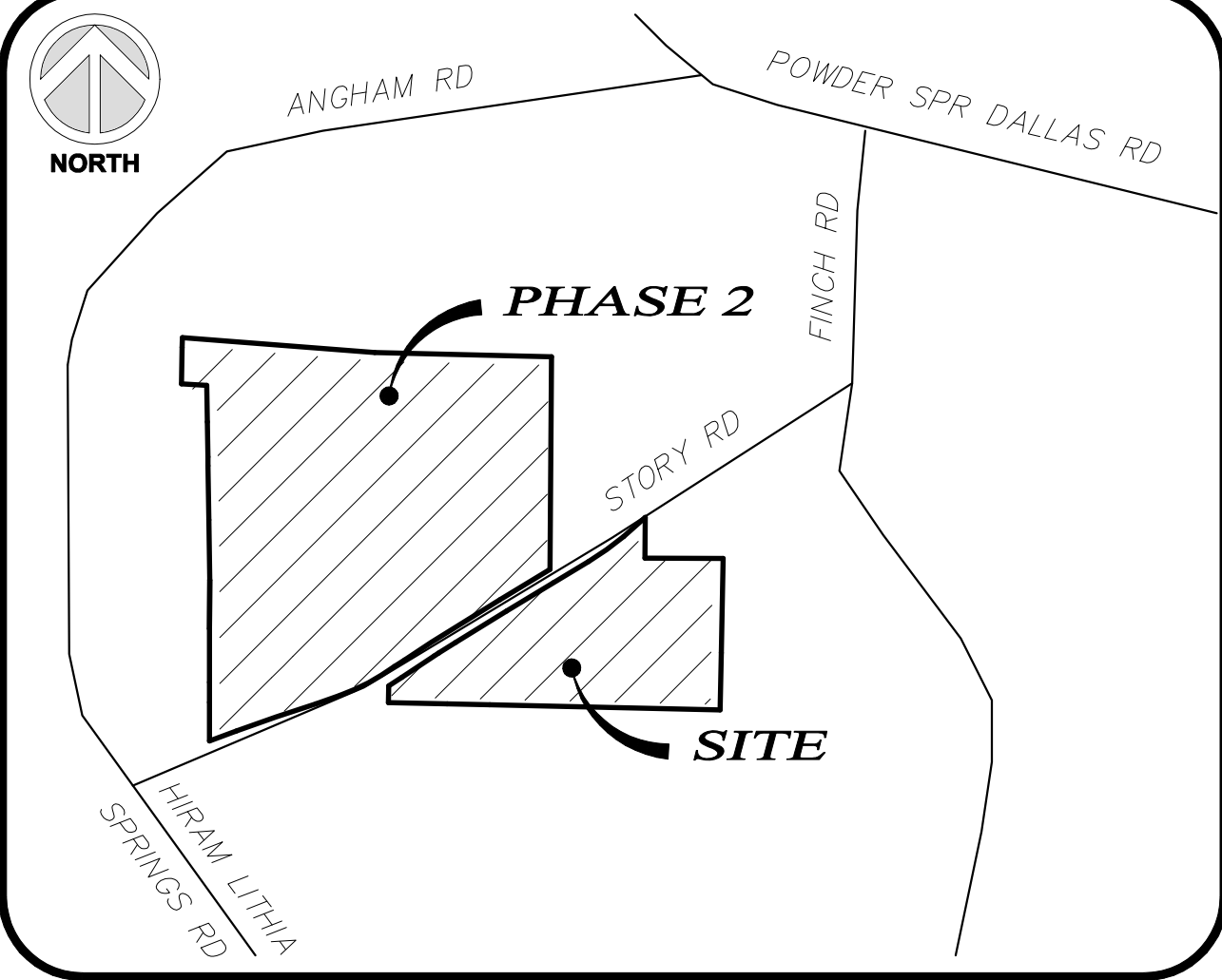
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN (10') FEET OF THE EDGE OF A PERMANENT COBB COUNTY WATER OR SANITARY EASEMENT ON FRONT OR REAR SETBACKS, OR WITHIN TWO (2') FEET ON SIDE SETBACKS, PER COUNTY CODE 122-123.
- WATER METERS SHALL NOT BE INSTALLED BEHIND ENCLOSED FENCES, IN PAVED DRIVEWAYS OR IN PAVED PARKING AREAS PER COUNTY CODE SEC. 122-125.
- 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.

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.

DRAWN BY: DJM
CHECKED BY: CCF
DATE: 10-24-2024
SCALE: 1" = 50'
PROJECT No.: 1024004-TP
SHEET No.

1 OF 3

NO.	DATE	REVISION	BY



VICINITY MAP

FIRE DEMO/CONSTRUCTION NOTES:

- 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
- 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 AS THE FIRE PREVENTION PROGRAM SUPERINTENDENT, THE ABOVE-NAMED 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 PURPOSE PF THIS PLAT IS TO SHOW THE UTILITIES FOR SINGLE FAMILY HOMES AND SUBDIVIDE THE OVERALL TRACT INTO SINGLE FAMILY LOTS.

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.
Know what's below.
Call before you dig.

GEORGIA 811
UTILITIES PROTECTION CENTER, INC.
Call before you dig.

LSF# 001298

centerline
Surveying and Land Planning, Inc.
1301 SHILOH ROAD, SUITE 1210, KENNESAW, GA. 30144
PHONE: (770) 424-0028 FAX: (770) 424-2399

RESERVED FOR SUPERIOR COURT CLERK:

SITE NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING - PRD (P2- 22-004, APRIL 2022)
PARCEL ID#: 19088200380
PHASE 1 AREA- ±11.314 ACRES (492,836 SF.)
PHASE 1 OPEN SPACE AREA- 0.165 ACRES (7,192 SF)
DENSITY AREA - 3.01 LOTS PER ACRES
TOTAL LOTS - 34
MINIMUM LOT SIZE - 8,000 S.F.
AVERAGE LOT SIZE - 11,135 S.F
MAX BUILDING HEIGHT 35 FT/ 2 STORIES

BUILDING SETBACKS:

PERIMETER - 35'
FRONT - 15'
REAR - 20'
SIDE - 5'
A MIN. OF 10' BETWEEN HOMES IS PERMITTED ONLY ON LOTS WITH HOUSE ELEVATIONS FOR 3 CAR GARAGES. OTHERWISE A DISTANCE OF 15' IS REQUIRED BETWEEN STRUCTURES (ZONING STIP, #6)

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 29,071 FEET, AND AN ANGULAR ERROR OF 20 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.

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

DATE

COBB COUNTY WATER SYSTEM APPROVAL:

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

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.

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:

DIRECTOR OF PUBLIC WORKS

DATE

MAYOR, CITY OF POWDER SPRINGS

DATE

OWNERS CERTIFICATE AND DEDICATION:

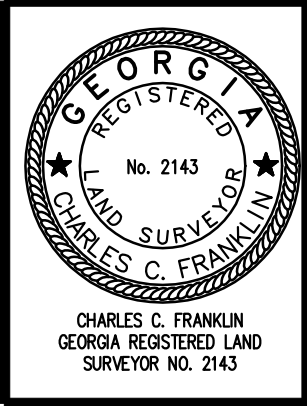
I HEREBY CERTIFY THAT I OWN FEE SIMPLE TITLE TO THE PROPERTY SHOWN ON THIS PLAT (OR A DULY AUTHORIZED AGENT THEREOF) WHOSE NAME IS SUBSCRIBED HERETO. I ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, IN CONSIDERATION OF THE APPROVAL OF THOSE PLAT AND OTHER VALUABLE CONSIDERATIONS, I RELEASE AND HOLD HARMLESS THE CITY OF POWDER SPRINGS 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: DAVID PEARSON COMMUNITIES:

OWNER'S ADDRESS: 2000 FIRST DRIVE, SUITE 400. MARIETTA, GA 30062

DATE: _____

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



FLOOD INFORMATION

THIS PHASE IS NOT WITHIN A FEMA 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAP #13067C01776G, DATED: DECEMBER 12, 2008.

RESERVED FOR SUPERIOR COURT CLERK.

SITE NOTES

PROPOSED USE: SINGLE FAMILY RESIDENTIAL
CURRENT ZONING: RPD (PZ- 22-004, APRIL 2022)
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OWNER

FIRST CENTER INC.
2000 FIRST DRIVE, SUITE 400.
MARIETTA, GA 30062

24 HOUR CONTACT

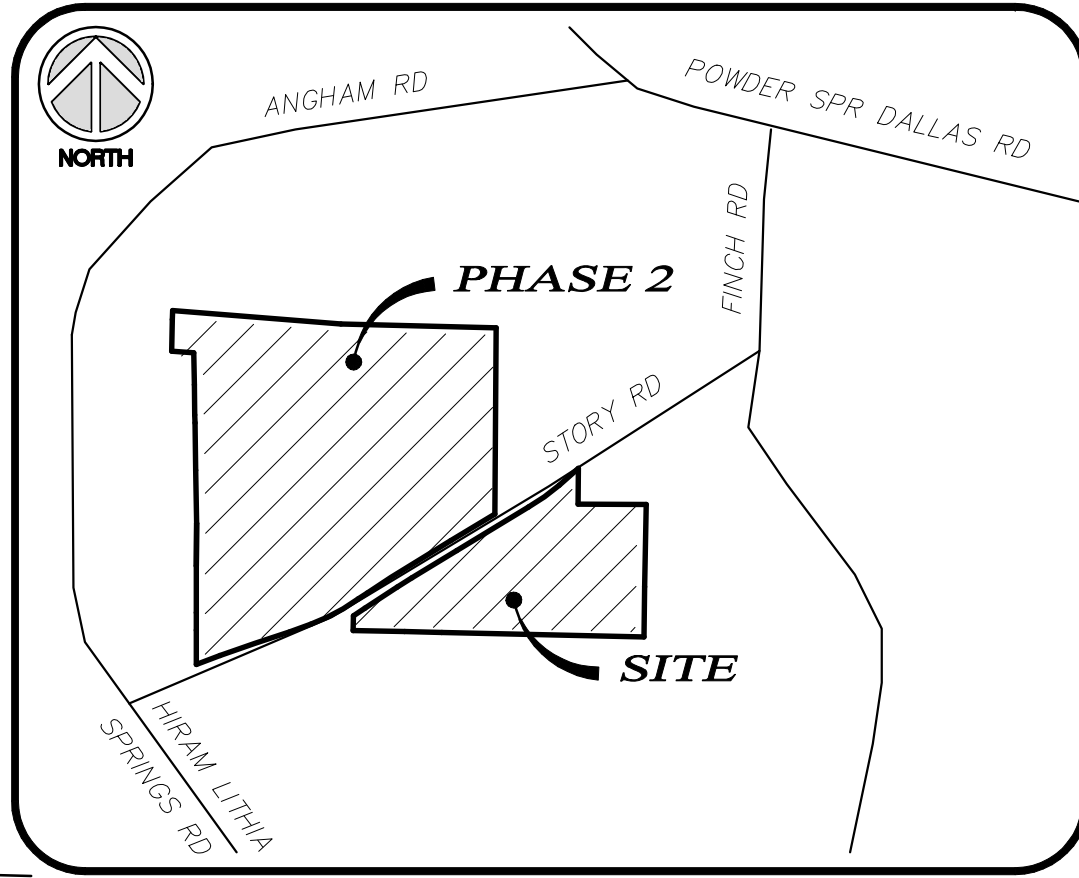
DOUG PATTEN, CPSEC
770-294-1974
doug@davidpearsoncommunities.com

APPLICANT/DEVELOPER

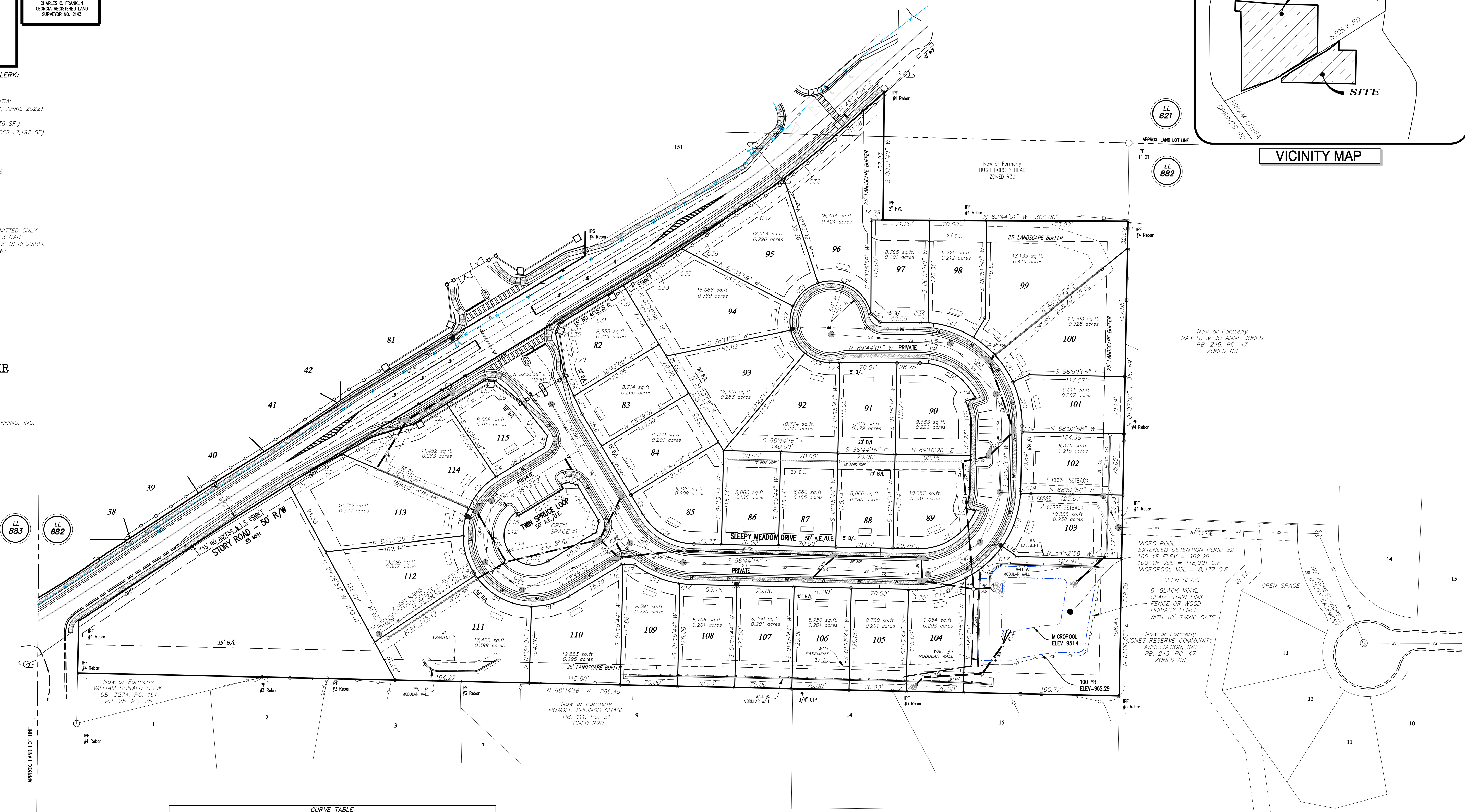
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VICINITY MAP



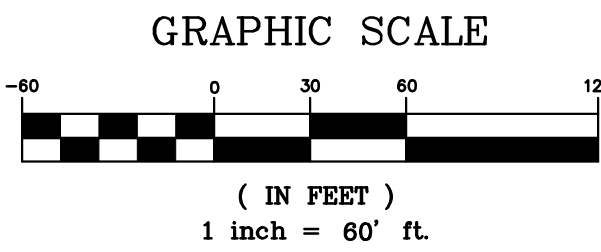
LEGEND

- FIRE HYDRANT
- WATER VALVE
- FENCE
- STORM PIPE
- DOUBLE WING CATCH BASIN
- SINGLE WING CATCH BASIN
- JUNCTION BOX
- PEDESTAL INLET (PI)
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- IRON PIN FOUND
- IRON PIN SET (#4 Rebar W/Cap)
- PROPERTY CORNER
- ADDRESS
- HLP HOUSE LOCATION PLAN

CURVE TABLE				CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD	BEARING	CURVE	RADIUS	LENGTH
C1	18828.22'	22.31'	22.31'	S58°03'35"W	C21	125.00'	39.40'
C2	18811.02'	48.32'	48.32'	S58°36'38"W	C22	125.00'	34.72'
C3	18811.02'	13.01'	13.01'	S58°42'14"W	C23	125.00'	59.04'
C4	85.00'	1.05'	1.05'	S58°27'46"W	C24	125.00'	9.35'
C5	85.00'	51.67'	50.88'	S40°41'42"W	C25	50.00'	84.59'
C6	85.00'	34.62'	34.38'	S11°36'54"W	C26	50.00'	43.12'
C7	85.00'	46.19'	45.62'	S15°36'59"E	C27	50.00'	29.89'
C8	85.00'	3.61'	3.61'	S32°23'55"E	C28	50.00'	33.77'
C9	85.00'	81.33'	78.26'	S61°01'25"E	C29	50.00'	34.23'
C10	85.00'	48.59'	47.93'	N75°11'51"E	C30	75.00'	84.24'
C11	35.00'	54.98'	49.50'	S76°10'58"E	C31	62.50'	30.59'
C12	35.00'	51.97'	47.33'	S11°21'31"W	C32	62.50'	24.71'
C13	125.00'	59.49'	58.93'	S67°38'52"E	C33	75.00'	90.35'
C14	125.00'	16.26'	16.25'	S85°00'37"E	C34	75.00'	75.34'
C15	125.00'	62.93'	62.27'	N76°50'24"E	C35	3864.65'	34.20'
C16	125.00'	44.09'	43.86'	N52°18'46"E	C36	3864.65'	68.09'
C17	125.00'	15.61'	15.60'	N38°37'49"E	C37	990.93'	83.59'
C18	125.00'	69.93'	69.02'	N19°01'59"E	C38	990.93'	50.68'
C19	125.00'	4.11'	4.11'	N02°03'34"E	C39	18828.22'	77.35'
C20	125.00'	55.69'	55.23'	N11°38'49"W	C40	946.02'	59.85'

LINE TABLE			LINE TABLE		
LINE	DISTANCE	DIRECTION	LINE	DISTANCE	DIRECTION
L1	52.62'	N60°58'00"E	L18	22.16'	N54°56'48"W
L2	43.20'	N60°58'00"E	L19	7.02'	S01°07'02"W
L3	51.47'	N72°40'36"E	L20	21.32'	S65°35'21"W
L4	43.36'	S58°30'25"W	L21	27.64'	S31°36'49"W
L5	11.11'	N85°58'59"W	L22	14.83'	S47°36'12"E
L6	40.62'	S50°26'24"E	L23	11.29'	N89°44'01"W
L7	53.50'	S38°04'30"E	L24	12.64'	N72°17'08"E
L8	14.65'	S13°50'33"W	L25	12.49'	S75°26'25"E
L9	1.70'	N31°10'58"W	L26	27.91'	S31°10'58"E
L10	1.41'	N86°27'06"W	L27	24.50'	S24°17'11"E
L11	6.80'	N58°49'02"E	L28	28.29'	S24°17'11"E
L12	13.73'	S76°09'27"E	L29	53.64'	S11°55'33"E
L13	14.14'	S13°49'02"W	L30	11.12'	N23°29'50"E
L14	1.70'	N31°10'58"W	L31	50.82'	S58°55'13"W
L15	5.37'	S31°10'58"E	L32	36.68'	S58°57'22"W
L16	5.50'	S31°10'58"E	L33	50.42'	S59°00'20"W
L17	15.03'	N86°27'06"W	L34	4.40'	S58°51'54"W
L35			L35		

CENTERLINE OF ROAD CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C#1	100.00'	100.45'	54.92'	96.28'	S59°57'37"E
C#2	100.00'	157.33'	100.25'	141.60'	N46°11'23"E
C#3	100.00'	158.56'	101.50'	142.47'	N44°18'29"W
C#4	60.00'	94.25'	60.00'	84.85'	S13°49'02"W
C#5	60.00'	94.25'	60.00'	84.85'	S76°10'58"E
C#6	200.00'	22.67'	11.35'	22.66'	N55°34'10"E



centerline

Surveying and Land Planning, Inc.

FINAL PLAT FOR NATUREWALK PHASE 1

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN BY: DJA
CHECKED BY: CCF
DATE: 10-24-2024
SCALE: 1" = 60'
PROJECT No.: 1024004-PP



RESERVED FOR SUPERIOR COURT CLERK.



City of Powder Springs

City of Powder Springs
3420 Marietta Street
Powder Springs, GA 30127

Meeting Minutes - Final

City Council

Mayor

Albert Thurman

Council Members:

Henry Lant, Doris Dawkins, Douglas Green, Patrick Bordelon, Patricia Wisdom

Monday, April 18, 2022 7:00 PM Patricia Vaughn Cultural Arts Center & VIA ZOOM

Onsite at Patricia Vaughn Cultural Arts Center - 4181 Atlanta Street

Pre-Meeting 6:30pm

Join Zoom Meeting - <https://us06wch.zoom.us/j/88598163228>

Meeting ID: 885 981 6328 Dial: 1-929-205-6099

1. Call to Order

Mayor Thurman called the meeting to order at 7:00 pm. Council Members Dawkins, Green, Lant and Wisdom were present on site. Council Member Bordelon was absent for the meeting. Also present were City Attorney Richard Calhoun (Via Zoom), City Attorney John Livingston, City Manager Pam Comer and City Clerk Kelly Ast was via Zoom.

Staff in attendance: Lance Caldwell, Tina Garver, Sham Myers, Tamara Newkirk, Travis Sims, Bill Tanks and Joe Wilson.

2. Invocation and Pledge of Allegiance

Invocation was led by Council Member Green and the Pledge of Allegiance by Council Member Lant.

3. Approval of Minutes

City Council Agenda Minutes 04/04/2022
Special Called Work Session Minutes 04/12/2022
City Council Work Session Minutes 04/13/2022

No discussion held.

A motion was made by Dawkins, seconded by Wisdom, that Council Agenda Minutes 04/04/22, Special Called Work Session Minutes 04/12/22 and Council Work Session Minutes 04/13/22 be approved. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, Lant, and Green

4. Mayor's Comments

Mayor Thurman congratulated local native Tremayne, Anderson Jr., and mentioned the Town Hall meeting on the budget at the Ford Reception Hall Tuesday evening.

City of Powder Springs Page 1 Printed on 5/2/2022

City Council Meeting Minutes - Final April 18, 2022

5. Public Reports | Presentations

2022-006

Proclamation

Mayor Thurman along City Council Members honored Powder Springs resident, 2022 NFL Super Bowl Champion Tremayne Anderson Jr., for his professional career and commitment to excellence by reading a Proclamation during April 18th as Tremayne Anderson Jr. Day.

6. Citizens Comments

Jonathan Brown, 4299 Steadford Road, expressed his excitement for the proposal to have a skate park in the City.

Don Dahl, 5217 Carrington Park Drive, voiced his concerns with a proposed multi-family development near his neighborhood.

Anam Walidh, 5360 Carrington Park Drive, made comments on a proposal for rezoning near her neighborhood and asked that these decisions be made with care and thoughtfulness.

Clyde Helles, 4051 Wylie Lane, shared his unpleasant experience and concerns with code enforcement as it relates to his matter. He also stated he had not been treated fairly.

7. City Attorney

A. Consent Agenda

RESO 22-016

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH CALIFORNIA SKATEPARKS TO COMPLETE A SKATEPARK WITHIN THE SILVER COMET LINEAR PARK UNDER THE 2016 SPECIAL PURPOSE LOCAL OPTION SALES TAX PROGRAM, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

approved.

RESO 22-054

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH LANDCARE TO PERFORM LANDSCAPING AND GROUNDS MAINTENANCE SERVICES AT CERTAIN PUBLIC PROPERTIES FOR THE ANNUAL AMOUNT OF \$177,025, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

approved.

RESO 22-055

A RESOLUTION ACCEPTING AND AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE SOUTH COBB ARTS ALLIANCE FOR THE USE OF THE FORD CENTER RECEPTION HALL FOR A CHRISTMAS MARKET IN DECEMBER 2022, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City of Powder Springs Page 2 Printed on 5/2/2022

City Council Meeting Minutes - Final April 18, 2022

approved.

RESO 22-056

A RESOLUTION AUTHORIZING THE TEMPORARY CLOSURE OF ROADS IN THE DOWNTOWN ON JUNE 19, 2022 TO ACCOMMODATE THE FIRST ANNUAL JUNETEENTH CELEBRATION AT THURMAN SPRINGS PARK, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

approved.

RESO 22-057

A RESOLUTION APPROVING AND RATIFYING THE MAYOR'S SIGNATURE TO EFFECT REPAIRS AT THE CITY'S ELECTRONIC SIGN AT NEW MACLAND AND RICHARD D SAILORS PARKWAY, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

approved.

RESO 22-058

A RESOLUTION UPDATING THE CITY OF POWDER SPRINGS FEE SCHEDULE, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

approved.

RESO 22-059

A RESOLUTION ACCEPTING THE DEDICATION OF STREETS AND OTHER ITEMS CONTAINED WITHIN SWEETWATER LANDING SINGLE FAMILY RESIDENTIAL DEVELOPMENT, EXPRESSLY DISCLAIMING THE ACCEPTANCE OF OTHER ITEMS, PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

approved.

RESO 22-061

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH EAST COAST GRADING TO RESURFACE CERTAIN ROADS THROUGHOUT THE CITY FOR THE AMOUNT OF \$84,463.80, PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

approved.

Approval of the Consent Agenda

A motion was made by Dawkins, seconded by Wisdom, to approve the Consent Agenda as read by City Attorney Richard Calhoun. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, Lant, and Green

B. Regular Agenda | Public Hearing

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)

City of Powder Springs Page 3 Printed on 5/2/2022

City Council Meeting Minutes - Final April 18, 2022

and C.H. James parkway, within the 19th District, 2nd Section, Land Lots 1049 and 1050, Cobb County, Georgia.

No discussion held.

A motion was made by Lant, seconded by Green, that this Rezoning PZ 22-003 be tabled to May 16, 2022. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, Lant, and Green

AL-22-001

Alcohol license hearing - Skint Chestnut Brewery

No discussion held.

A motion was made by Lant, seconded by Dawkins, that this Alcohol License 22-001 be tabled to May 2, 2022. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, Lant, and Green

ORD 22-002

Annexation Petition: 5550 and 5556 Story Road. To consider annexing into the city limits of Powder Springs, the property located within land lots 820, 821, 883, 882 of the 19th District, 2nd Section, and Cobb County, Georgia.

First Reading: 01/18/22 Second Reading: 02/7/22 - tabled to 3/21/22 - tabled to 4/18/22

Kevin Moore, Attorney for David Pearson Communities, Inc., provided an overview of the annexation application. He stated the City had annexed property in adjacent Cameron Springs in early 2000s.

No discussion held.

A motion was made by Lant, seconded by Dawkins, that this Ordinance 22-002 be adopted. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, Lant, and Green

PZ 22-004

Rezoning Request: 5550 and 5556 Story Road. To consider rezoning from R-30 in the County to PUD-R in the City. The property is located within land lots 820, 821, 883, 882 of the 19th District, 2nd Section, and Cobb County, Georgia.

Related Annexation Petition: ORD 22 - 002

Kevin Moore, Attorney for David Pearson Communities, Inc., provided an overview of the rezoning application of 117 detached family homes with full amenities including pool and recreation areas.

Briette Landrum, 5811 Hiram Lithia Springs Road, shared her opposition to the development based on the size of the homes not being large enough with green space between homes.

Doug Landrum, 5811 Hiram Lithia Springs Road, shared his concerns with the homes being too close together.

Joyce Corn, 4016 Finch Road, shared her disbelief in the traffic control report and stated that her road can't handle additional traffic.

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ORD 22-007

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO PERMITTED AND SPECIAL USES IN ARTICLE 2, USE DEFINITIONS IN ARTICLE 3 AND SPECIAL USE PROVISIONS IN ARTICLE 4 CONCERNING AIRCRAFT (DRONE) LAND AREAS, NUMBER OF BUILDING STORIES ALLOWED AND ZONING DISTRICTS WHERE MULTIFAMILY DEVELOPMENT MAY OCCUR; TO REPEAL CONFLICTING CODE PROVISIONS, TO PROVIDE AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

First Reading: 4/4/2022, Second Reading: 4/18/2022.

Tina Garver, Community Development Director, provided an overview of the proposed amendments to allow dense acreage delivery as special use in CRC districts; removing stories limitations in residential districts already governed by building height; and allowing multi-family special use approvals in CRC districts.

No discussion held.

A motion was made by Dawkins, seconded by Green, that this Ordinance 22-007 be adopted. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, Lant, and Green

MOT 22-012

CITY MANAGER RECOMMENDS TO APPOINT ERIC MYERS TO THE POSITION OF AGENCY DIRECTOR OF INFRASTRUCTURE AND DEVELOPMENT.

Pam Comer, City Manager, provided an overview of Eric Myers' experience in Public Service. Mr. Myers has over 25 years of government experience to include 15 years at City and County levels; extensive experience in Community Development, SFLUST and securing bonds for Transportation. He is a Georgia Tech Graduate with a Bachelor in Industrial Engineering and a Masters of Science in Public Policy. Mrs. Comer recommends his starting salary at \$110,000 and would oversee the Public Works, Community Development and eventually IT departments.

A motion was made by Dawkins, seconded by Wisdom, that this Motion to approve Eric Myers as Agency Director of Infrastructure and Development be approved. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, Lant, and Green

8. City Manager and City Council Reports

Pam Comer, City Manager, addressed earlier statements and confirmed that there was no construction at Carrington Park, but a homeowner was conducting core samples. Mrs. Comer stated that the City did issue a stop work order until a full investigation has been completed.

Council Member Green had no heard reports and shared his delight at Powder Springs native Tremayne Anderson Jr.'s professional success.

Council Member Dawkins wished everyone had a good Easter Sunday and welcomed them for joining online and in person.

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Council Members asked Mr. Moore to address the statements made with regards to noise and traffic control.

Kevin Moore did address the statements and concerns made by the opposing speakers.

No other speakers for PZ 22-004.

A motion was made by Lant, seconded by Green, that this Rezoning PZ 22-004 be approved. A motion to APPROVE with the following conditions:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatever 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 Single-Family Residential (R-30, Cobb County) to PUD-R in the City on property located at 550 and 5556 Story Road, with total site acreage of approximately 49.77 acres.

2. The Subject Property shall be developed in substantial conformity to that certain revised site plan, prepared by Centerline Surveying and Land Planning David Pearson Communities, Inc., dated 04/07/2022. A modified site plan shall be submitted for Administrative Review if it is determined that additional State Waters are located on the site. The applicant shall agree to work with TSW (Comprehensive Plan Consultant) to revise the site plan and architectural features of the structures and shall pay a fee up to \$2800 for this review.

3. All areas located in the undisturbed stream buffer shall be placed in a conservation easement. A split rail fence and sign delineating the stream buffer shall be required where back yards meet the undisturbed stream buffer.

4. An open space management plan shall be prepared and submitted by the subdivider and must be approved by the community development director prior to the issuance of a development permit for the conservation subdivision.

5. The construction of a maximum number of 117 single-family residential homes at an overall maximum density of 2.25 dwelling units per acre.

6. The setbacks are as follows:
Front: 15 feet from right-of-way. Front setbacks shall be staggered throughout the development subject to staff approval. Distance to garages shall be a minimum of 22 feet from the back of each or sidewalk.

Side: 5 feet. A minimum of 10 feet between homes is permitted only on lots with house elevation for 3 car garages, and otherwise a distance of 15 feet is required between structures.

Rear: 20 feet

7. Lots with 5-foot side setbacks shall require a series of surface inlets to catch down spouts that release into the HDPE pipe located along the rear property line or into constructed swale. All homes shall have similar directional swales or pipes provided, as depicted on lot detail plan showing typical storm water flow patterns, dated 2-18-22.

8. The architectural style and composition of the homes shall consist of traditional architecture on all sides. Variety in the neighborhood will be provided by the use of stone and brick of different shades.

All elevation shall contain no less than 50% brick on the front facade.

All side and rear elevation visible from the right-of-way shall contain brick or stone no less than 50% where exposed to the right-of-way.

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A brick water table shall be required on the side elevations of all interval units.

9. The amenities package within the proposed subdivision shall be of a premium standard, and shall consist of active and passive recreation. The amenities package shall be subject to administrative review and shall contain the following minimum requirements:

i. A clubhouse to contain premium features such as: an event room, a kitchen, co-working office space, a fully equipped fitness center, restroom facilities, and pool related space. The exterior of which shall be consistent with the rest of the homes.

ii. A pool

iii. Two (2) lighted tennis courts, or a full-sized basketball court, or pickle ball courts.

iv. The open space shall be used for active and passive purposes, including nature trails, pocket parks, picnicking, and like purposes. Any such nature trails shall consist of natural materials, ex. mulch.

10. No more than 50% of building permits for the subdivision will be issued prior to the completion of the amenity, as evidenced by a certificate of completion.

11. All areas located in the undisturbed stream buffer shall be placed in a conservation easement. A split rail fence and sign delineating the stream buffer shall be required where back yards meet the undisturbed stream buffer.

12. 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.

13. 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:

a. Landscaping and screening around the proposed detention and water quality areas with Cryptomeria, Arborvitae and/or other evergreen trees. Detention water quality areas located adjacent to existing residential properties or visible from public right of way shall be landscaped for the purposes of visual screening and aesthetics.

b. A twenty foot (25') undisturbed buffer around the perimeter of the Subject Property, or if disturbance is necessary, such buffer shall be landscaped for purposes of visual screening.

c. Compliance with landscape section renderings/elevations which will be submitted under separate cover during the Plan Review process.

d. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a licensed Horticulturalist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.

e. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.

f. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.

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g. The installation of landscaped front, side, and rear yards.

h. 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.

14. 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.

15. Subject to recommendations from the City of Powder Springs' Engineers and/or the City's consultants concerning hydrology, storm water management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:

a. Providing the City Engineer and/or the City's consultants with a Hydrology Plan for the Subject Property during the Plan Review process.

b. Verifying all points of discharge with respect to detention/water quality.

c. Compliance with the protections required under State and Local Law concerning adjacent and on-site stream bank buffers.

16. 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:

a) Increase the density of the Residential Community.

b) Relocate a structure closer to the property line of adjacent property which is zoned the same or is more restrictive zoning district.

c) Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.

d) Change access locations to different rights-of-way.

17. Road frontages will be heavily and professionally landscaped which may include the use of berms, fencing, and substantial plant material to provide for visual screening.

18. All perimeter and roadway buffer areas will either be owned by the HOA or deed restricted with maintenance easements in favor of the HOA.

19. 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 homeowners 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.

20. Traffic impacts will be reviewed as part of the Land Disturbance Permit process.

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Applicant agrees to complete and pay for all off-site improvements necessitated by this development. All streets shall be public streets.

21. If the development on the site shall for a period of 6 months or more, the site be replanted per a plan approved by the Community Development Director showing compliance with minimum tree canopy, street trees and buffer requirements.

The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, Lant, and Green

PZ 22-008

Variance Request: 5550 and 5556 Story Road. To consider Variance Requests to the following sections of Unified Development Code: Table 3-2 to reduce side setbacks; Sec. 15 - 108 (a) to reduce the minimum required conservation area for a Conservation Subdivision.

No discussion held.

A motion was made by Lant, seconded by Wisdom, that this Variance PZ 22-008 be Withdrawn without Prejudice. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, Lant, and Green

ORD 22-009

Ordinance. Annexation Petition: 5001 Hill Road. To consider annexing into the city limits of Powder Springs, the property located 5001 Hill Road within the 19th District, 2nd Section, Land Lots 955, Cobb County, Georgia. PIN: 19095300060

First Reading: 04/18/2022 Second Reading: 05/02/2022

ORD 22-009 was a first reading only. No action was taken.

PZ 22-017

Design Review - 3805 Powder Springs Storage Powder Springs Road

Tina Garver, Community Development Director, provided an overview of proposed architectural designs and hours of operation of self storage facility.

Council asked if there will be enough space to allow proper maneuvering of large trucks and will the project be completed prior to the Powder Springs access road completion.

A motion was made by Lant, seconded by Wisdom, that this Design Review PZ 22-017 be approved. A motion to approve with stipulations:

1) Building shall be substantially consistent with architectural drawings dated 2/21/2022. Front 100% brick, Sides are 50% brick with fiber cement siding, Rear is brick wainscot along the bottom and siding on the rest of the elevation. No rooftop equipment.
2) Maximum Floor Area Ratio (FAR) of 0.75.
3) Loading areas will be at the side and rear of the building, subject to staff review.
4) Lighting plan to be subject to staff review and shall include downward lights.
5) Hours of operation are M-F: 9:30am-6pm, Saturday: 9:00am -5:30pm, Sunday: closed. Customers have keypad access at all hours.

The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom, Lant, and Green

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ORD 22-012

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO PERMITTED AND SPECIAL USES IN ARTICLE 2, USE DEFINITIONS IN ARTICLE 3 AND SPECIAL USE PROVISIONS IN ARTICLE 4 CONCERNING AIRCRAFT (DRONE) LAND AREAS, NUMBER OF BUILDING STORIES ALLOWED AND ZONING DISTRICTS WHERE MULTIFAMILY DEVELOPMENT MAY OCCUR; TO REPEAL CONFLICTING CODE PROVISIONS, TO PROVIDE AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

First Reading: 4/4/2022, Second Reading: 4/18/2022.

Tina Garver, Community Development Director, provided an overview of the proposed amendments to allow dense acreage delivery as special use in CRC districts; removing stories limitations in residential districts already governed by building height; and allowing multi-family special use approvals in CRC districts.

No discussion held.

A motion was made by Dawkins, seconded by Green, that this Ordinance 22-007 be adopted. The motion carried by the following vote:

Yes: 4 - Dawkins, Wisdom