OWNER'S CERTIFICATE AND DEDICATION CERTIFICATE OF FINAL PLAT APPROVAL I hereby certify that I am the owner of the land shown on this plat (or a duly authorized All applicable requirements of the Powder Springs Unified Development Code relative to final plats having been fulfilled, approval of this is hereby agent thereof) whose name is subscribed hereto. I acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, I do granted by the Powder Springs Director of Community Development and is hereby convey all streets and rights-of-way, water mains and sewer lines shown hereon in entitled to be recorded. fee simple to the City of Powder Springs and further dedicate to the use of the public forever all alleys, parks, watercourses, drains, easements, and public places hereon shown for the purposes and considerations herein expressed. In consideration of the approval of this

WALLACE M. PEARSON

D.B. 13754, PG. 4472 ZONED: R-30

 $N \sim F$

JAMES ROY STORY

D.B. 2437, PG. 346

ZONED: R-30

 $N \sim F$

MORRISON BARNETT

D.B. 14397, PG. 352 ZONED: R-30

 $N \sim F$ ROBERT BROWN 3 TERESA M. BROWN D.B. 13720, PG. 44

ZONED: R-30

final plat and other valuable considerations, I further 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; on account of the

roads, fills, embankments, ditches, cross drains, culverts, water mains, sewer liens, and

backwater, the collection and discharge of surface water, or the changing of courses of

streams. And further, I warrant that I own fee simple title to the property shown hereon and agree that the City of Powder Springs shall not be liable to me, my heirs, successors, or

assigns for any claims or damages resulting from the construction or maintenance of cross

drain extensions, drives, structures, streets, culverts, curbs, or sidewalks, the changing of

courses of streams and rivers, flooding from natural creeks and rivers, surface waters, and

any other matter whatsoever. 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.

Sebastian Drapac

▲ TO ENSURE COMPLIANCE WITH WATER/SEWER EASEMENT SETBACKS,

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

INDIVIDUAL SITE PLANS MUST BE SUBMITTED TO AND APPROVED BY THE

* AN INDIVIDUAL LOT SITE PLAN PREPARED ACCORDING TO THE REQUIREMENTS OF THE CITY OF POWDER SPRINGS MUST BE REVIEWED AND APPROVED

ISSUANCE OF BUILDING PERMIT: LOTS 103-107 & 120-121, WITH TRIANGLE

LOWEST FLOOR ELEVATIONS SHALL BE NO LESS THAN THREE (3') FEET ABOVE

LOWPOINT. AN ELEVATION CERTIFICATION, PREPARED BY A REGISTERED LAND

SURVEYOR, IS REQUIRED AFTER THE FOUNDATION HAS BEEN POURED.

VARIANCE WILL BE DEPICTED AT THE TIME OF HLP/BUILDING PERMIT

🌉 FOUNDATION FOOTING DESIGN HAS TO BE APPROVED BY A GEOTECHNICAL

** NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN TEN FEET OF

AND REAR SETBACKS, OR WITHIN TWO FEET ON SIDE SETBACKS. THE DEPARTMENT DIRECTOR MAY GRANT A VARIANCE TO THIS REQUIREMENT PROVIDED THAT IT CAN BE DEMONSTRATED TO HIS OR HER REASONABL

INSTALLATION OR MAINTENANCE WITHIN SAID EASEMENT, COBB COUNTY,

SATISFACTION THAT SUCH STRUCTURE WILL NOT IMPEDE FUTURE

SEE PLAT BOOK 276 PAGE 110 FOR ORIGINAL SIGNATURES

GEORGIA, OFFICIAL CODE \$ 122-123.

COBB COUNTY SEWER AND WATER SYSTEMS

THE EDGE OF A PERMANENT WATER OR WASTEWATER EASEMENT ON FRONT

SE LOT 110 WAS GRANTED IMPERVIOUS SETBACK VARIANCE. SAID

ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

THE 100-YEAR FLOOD HAZARD AREA OR 1 FOOT (1') ABOVE THE DOWNSTREAM ROAD

COBB COUNTY WATER SYSTEM FOR THE FOLLOWING LOTS PRIOR TO

Owner's name: CAMERON SPRINGS, LLC

Owner's address: 1123 Zonolite Road-Suite 30

Atlanta, GA 30306

SEE PLAT BOOK 276 PAGE 110 FOR ORIGINAL SIGNATURES

Phone: 404.596.8422

bridges within the proposed rights-of-way and easements shown; and on account of

SEE PLAT BOOK 276 PAGE 110 FOR ORIGINAL SIGNATURES

Director of Community Development

Date: _____

Mayor, City of Powder Springs

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:

SEE PLAT BOOK 276 PAGE 110 FOR ORIGINAL SIGNATURES

SEE PLAT BOOK 276 PAGE 110 FOR ORIGINAL SIGNATURES

 $N \sim F$

BRANDON RAKESTRAW

ZONED: R-30

D.B. 13731, PG. 558

Director of Public Works

TABLE OF DEDICATION STREET NAME LENGTH IN L.F. 1117.70' BIRCHHAVEN TRACE 747.89' WALNUT MILL LANE

ON SITE

P.O.B.

OPEN SPACE#10

APPROXIMATE LOCATION OF 20'

PERMANENT EASEMENT FOR SANITARY

INC. EASEMENTS WERE BEST FIT BY SKETCHES OF EASEMENT REQUIRED

SEWER BY WELKER & ASSOCIATES.

BY COBB COUNTY WATER SYSTEM.

BENCHMARK

ELEVATION=976.03

TOP OF FIRE HYDRANT

 $N \sim F$

CAMERON SPRINGS

N61°51'56"E

PHASE

LOY C. & PATRICIA STANCEL

D.B. 9522, PG. 123 ZONED: R-30

P.O.B.

PHASE III

NO STREET PARKING HAS BEEN

DEVELOPMENT

APPROVED FOR THIS

NO CEMETERIES, ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS ARE KNOWN TO EXIST ON SITE

BENCHMARK: RM 184 ELEV.= 935.86

CHISELED SQUARE ONE FOOT LOWER THAN TRACKS ON CONCRETE WINGWALL ON DOWNSTREAM RIGHT CORNER OF CSX RAILROAD BRIDGE, OVER POWDER SPRINGS CREEK

SURVEYORS CERTIFICATIONS 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, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore. the Mundersigned land surveyor certifies that this standards for property surveys in Georgia as Georgia Board of Registration for Professional gineers and Land Surveyors and as set forth

D.C.G.A. Section 15-6-67.

WALNUT MILL LANE (50' R/W)

75'IMPERVIOUS SETBACK

50'UNDISTURBED

BUFFER

_TOP OF FIRE HYDRANT

ELEVATION=961.52

N61°51'56"E 171.12'

CSX RAILROAD MORRIS RD

LOCATION MAP

	CUF	RVE TA	BLE	
CURVE	LENGTH	RADIUS	BEARING	CHOR
C1	26,54	100.00	S12°16'23'W	26.47
CS	46.95	100.00	S33°19′35″W	46.52
C3	37.99	100.00	\$57*39'32 " W	37.76
C4	39.84	100.00	S79°57′24°W	39.58
C5	26.55	600.00	S89°53′49 ° E	26,55
C6	28.76	650.00	S89°53′49 ′ E	28.76
C7	18.85	12.00	S46°22'15"W	16.97
C8	170.28	105.00	S45°05′18 ′ E	152,23
C9	97.18	275.00	N78°19'44"E	96.67
C10	1.06	125.00	N67°57′44 ′ E	1.06
C11	209.12	125.00	N19°47′32 ′ E	185.57
C12	1.86	175.00	N27°49'47"W	1.86
C13	67.82	175.00	N16°25′22″W	67.39
C14	68.13	175.00	N05*49'54"E	67.70
C15	66.67	175.00	N27°53′53 ′ E	66,26
C16	66.67	175.00	N49°43′30″E	66.26
C17	23,11	175.00	N64°25′19'E	23,10
C18	22.96	325.00	N70°13′44 ″ E	22.95
C19	72.22	325.00	N78°37′07 ° E	72.07
C20	19.67	325.00	N86°43′07 ″ E	19.67
C21	16.81	155.00	S88°26′27 ° E	16.80
css	65.26	155.00	S73°16′19 ′ E	64.78
C23	65.26	155.00	S49°08′51′E	64.78
C24	65.26	155.00	S25°01′22 ′ E	64.78
C25	38.77	155.00	S05°47′42″E	38.67
C26	18.85	12.00	N43°37′45°W	16.97
C27	75.66	50.00	S48°01′10″W	68,65
C58	2,19	12.00	200°33'22'E	2,19
C29	14.32	12.00	S39°58′34″E	13.49
C30	77.39	50.00	N29°49'44"W	69.89
C31	41.18	50.00	N38°06′21 ′ E	40.02
CSS	1225	E0.00	NOS+57/50/5	41.10

MINIMUM FINISHED FLOOR ELEVATIONS LOT # M.F.F.E.* -----____ ____ ____

·----

962.0

962.0

FLOOR ELEVATIONS LOT # M.F.F.E.* 954.0 952.0 949.4 949.4 946.6 946.6 946.5 946.5 946.5 946.5 946.5 130 964.0 *956.5 956.5* --------136 956.5

MINIMUM FINISHED

109 | ----* MINIMUM FINISHED FLOOR

108 —

* MINIMUM FINISHED FLOOR ELEVATION INCLUDES BASEMENT ELEVATIONS	
LEGEND	
Ø P.P. – POWER POLE	
C L.P LIGHT POLE	
Ø F.H.− FIRE HYDRANT	
M.H. − SANITARY SEWER MANHO	OLE
W/M W.M WATER METER	
G/M G.M GAS METER	
O RBS- REINFORCING BAR SET	
O RBF- REINFORCING BAR FOUND	7
O CTF- CRIMP TOP PIPE FOUND	
O OTF- OPEN TOP PIPE FOUND	
□ R/W MON RIGHT-OF-WAY M	ONUMENT
XTYPE OF FENCE	
O J.B JUNCTION BOX	
D.I DROP INLET / YARD INLE	T
ZO C.B CATCH BASIN	
==== R.C.P REINFORCED CONCRETE	PIPE
==== C.M.P CORRUGATED METAL F	PIPE
F.F.E FINISHED FLOOR ELEVA	1710N
₩ATER VALVE	
SOUTHERN BELL MANHOLE	
G GAS LINE	
-₩-O/H-OVERHEAD POWER LINES	
HWHEADWALL	
PBX POWERBOX	

CC SSE- COBB COUNTY SANITARY SEWER EASEMENT

FRONT BUILDING SETBACKS PER 19 MAY 2008 VARIANCE SETBACK **LOT NUMBER 30**¹ 25' 100-101 30¹ 102-109 25' 110-120 30' 121 130-136

GENERAL PLAT NOTES:

1.) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 11.859 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 351.485 FEET. TOPCON GTS-225 WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.

2.) BASED ON GRAPHICAL INTERPRETATION THIS PROPERTY IS SITUATED IN "ZONE A" AS DEPICTED ON THE NFIP FLOOD INSURANCE RATE MAP NO. 13067C 0177G, HAVING AN EFFECTIVE DATE OF 16 DEC 2008.

100 YEAR FLOOD ELEVATIONS AND LINE WERE ESTABLISHED FROM A FLOOD PLAIN REPORT FOR THE "STORY ROAD TRACT," DATED 23 JUNE 05, PREPARED BY WOODWARD CONSULTING, INC. AS OF REVISION NO.3 THE ABOVE LISTED FLOOD REPORT WAS UPDATED ON 05-15-15, LAST REVISED ON 06-10-15. THE 100 YEAR FLOOD PLAIN & ELEVATIONS HAVE BEEN CHANGED TO REFLECT THE UPDATED FLOOD REPORT.

3.) THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

4.) #4 REBAR FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED. 5.) COBB COUNTY DOMESTIC WATER AND SANITARY SEWER PROVIDED BY COBB COUNTY. ALL OTHER UTILITIES AND SERVICES MUST COMPLY WITH CITY OF POWDER SPRINGS UDC REGULATIONS.

6.) CITY OF POWDER SPRINGS AND/OR COBB COUNTY PERSONNEL AND/OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS.

7.) THIS PLAT IS SUBJECT TO THE PROTECTIVE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED 8-22-07, WHICH HEREBY BECOMES A PART OF THIS PLAT, RECORDED IN DEED BOOK 14528, PAGES 1271-1329, COBB COUNTY DEED RECORDS AND SIGNED BY THE

8.) OPEN SPACE AREAS #10, AND #11 HAVE BEEN RECORDED AS CONSERVATION EASEMENTS FOR CAMERON SPRINGS RESIDENTS IN DEED BOOK 15350 PAGES 3602—3615.

9.) INFORMATION PROVIDE BY A STATE WATERS DETERMINATION REPORT PREFORMED BY CORBLU ECOLOGY GROUP, DATED 22 MARCH 2016, CORBLU PROJECT NO.02-031016.

ALL OTHER FRONT SETBACKS ARE 35'

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.

SPACE#11 14550 中

0.33 AC

P.O.B.

(OPEN SPACE#11)

75'IMPERVIOUS

50'UNDISTURBED

25'UNDISTURBED

SETBACK

The field data upon which this plat is based has a closure precision of one foot in 11,859 feet, and an angular error of 03 per angle point, and was adjusted using

This plat has been calculated for closure and is found to be accurate within one foot

Geørgia Lønd Surveyor No.3301

REVISION NOTE 1 DATE: 10 July 2017 THIS PLAT SUPERCEDES PLAT RECORDED IN PLAT BOOK 276 PAGES 110-113. THE PURPOSE OF THIS REVISION IS TO: CHANGE THE FRONT SETBACKS FOR LOTS 94-108, 110-121, & 130-136 AS DESCRIBED IN A CITY OF POWDER SPRINGS COUNCIL MINUTES LETTER DATED MAY 19, 2008 GRANTING A VARIANCE TO STATED LOTS. THIS LETTER IS SHOWN ON SHEET 4 OF 4 OF THIS FINAL PLAT FOR PHASE III.

CHANGE THE MINIMUM FINISH FLOOR ELEVATION FOR LOT 136.

1/11/17 DATE

COBB COUNTY FIRE MARSHAL'S OFFICE SITE APPROVAL ONLY SEE PLAT BOOK 276 PAGE 110 FOR ORIGINAL SIGNATURES

 $N \sim F$

D.B. 2437, PG. 346

ZONED: R-30

JAMES ROY STORY

100YR FLOOD

SPACE#10

1.01 AC.

44003世

1.34 ACRES

PLAIN

JULY 18, 2016, A MINIMUM OF 20 FEET MUST BE MAINTAINED BETWEEN ALL HOUSES **CURRENT ZONING** R-15 CLUSTER

** AS PER THE COBB COUNTY FIRE MARSHALL, ON

SITE ANALYSIS - PHASE III TOTAL SITE ACREAGE PHASE III 16.26 ACRES TOTAL LOTS SHOWN 41 LOTS TOTAL SITE DENSITY 2.52 UNITS/ACR 3.41 ACRE OPEN SPACE REQUIRED (21%) OPEN SPACE PROVIDED

* PER ZONING CONDITIONS, LOTS REQUIRED TO HAVE A 30' UNDISTURBED BUFFER ADJACENT TO AN EXTERNAL PROPERTY LINE SHALL BE REQUIRED TO HAVE A 20' FRONT SETBACK

LOT CRITERIA	
INIMUM LOT AREA	11,250 S.F.
VERAGE LOT AREA	13,902 S.F.
MINIMUM LOT FRONTAGE	30 FEET
MINIMUM LOT WIDTH AT SETBACK	80 FEET
IINIMUM FRONT SETBACK*	35 FEET
MINIMUM REAR SETBACK	35 FEET
MINIMUM SIDE SETBACK10 FEET (MINIMUM 15'	BETWEEN HOUSES**)
MINIMUM HOUSE AREA	2,400 SF
MINIMUM CLUBHOUSE AREA	1,200 SF

EASEMENT LEGEND DEFINITION

C/L CURVE DATA

 $\langle 7 \rangle \mid L = 113.49'$

 $\triangle = 86^{\circ}42'08''$

T = 70.80'

 $\triangle = 96'20'24''$

T = 167.59'

 $\triangle = 20'14'49''$

T = 53.57'

 $\Delta = 92'55'06'$

R = 130.00

L = 210.83'

T = 136.80'

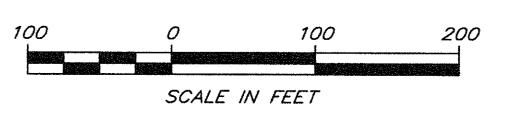
R = 300.00'

L = 106.01'

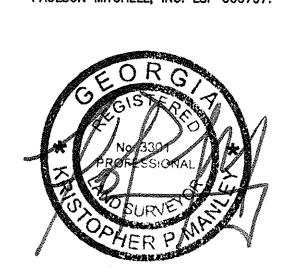
R = 150.00'

L = 252.22'

DRAINAGE EASEMENT S. S. E. SANITARY SEWER EASEMENT ACCESS EASEMENT WATER LINE EASEMENT FORCE MAIN EASEMENT



NOT VALID WITHOUT SEAL AND SIGNATURE. FOR THE FIRM PAULSON MITCHELL, INC. LSF 000797.



REVISIONS 01.26.16 CITY COMMENTS 03.25.16 CITY COMMENTS

06,07,16 CITY COMMENTS 06.21.16 CITY COMMENTS CITY COMMENTS 08.08.16 10.13.16 INTENTIONALLY DELETED STIPULATION No.25 7.10.2017 SEE REVISION NO.1

FIELD WORK DATE: SEPT2007 DRAFTING DATE: 03-03-2015 SCALE : 1"=100' DRAWN BY : NFA

CHECKED BY : DDR PROJECT NO. 2014150 (2003594) SHEET 1 OF 4 2014150v-FPIII.DWG

REGULAR CITY COUNCIL MEETING CITY OF POWDER SPRINGS MAY 2, 2005

Mayor Vaughn called the meeting to order at 7:00 PM. All members of City Council were present. Also present were City Attorney Ray Buday, City Clerk Betty Brady and Chief of Police Rick Richardson.

Invocation: Council Member Al Thurman.

Mayor Vaughn led the Pledge of Allegiance to the Flag.

Bob Farmer moved to approve the April 18, 2005 regular City Council meeting minutes. Tom Bevirt made the second. Approved 5 to 0.

MAYOR'S COMMENTS

Mayor Vaughn reminded everyone of the Town Hall meeting on Tuesday. May 3, 2005 at the Ford Center Reception Hall. The SPLOST presentation will begin at 6:30 PM. The Town Hall meeting will begin at 7:00 PM. Mayor Vaughn will be giving her State of the City address.

Mayor Vaughn announced the National Day of Prayer service at City Hall would be Thursday, May 5, 2005 at 12:00 noon. The First Baptist Church of Powder Springs will be in charge of the program.

Mayor Vaughn reported the City Sanitation Department collected approximately 240 tons of trash during the Reside With Pride Week during the week of April 18-22, 2005.

CITIZEN'S COMMENTS:

No one signed up to speak

CITY ATTORNEY:

City Attorney Ray Buday opened a public hearing for a Special Use Approval for Trinity Chapel/Reflections of Trinity, 4037 Austell-Powder Springs Road. The current zoning is CRC (Community Retail Commercial) and the request is to allow a general merchandise store at this location. Ms. Estelle Smith, Smyrna, Georgia, was present to represent the store. No one signed up to speak for or against the application. Ms. Smith stated all items in the store are donated: the store has been open for two years; merchandise is stored in the store building outside building, and at the church; and stated the store hours are 9:00 AM to 6:00 PM, Monday through Saturday. Ms. Smith stated all proceeds are used to support various missions.

Mr. Farmer inquired if school buses had been used for storage. He stated that he had received complaints about seeing school buses filled with items at this location. Ms. Smith stated the buses were there for a few days so they could be loaded with items that were sent to Mexico.

Mr. Buday reminded the Mayor and Council that the City does not have a specified time frame in the UDC for a Special Use Approval.

Ra Barr stated the Planning & Zoning Commission recommended approval unanimously.

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

> Regular City Council Meeting City of Powder Springs May 2, 2005

(C) Keith and Becky Lovyorn Property To install a black vinvl-clad chain link fence.

- The right by Mr. and Mrs. Lovvom, and their successors in title, to join, upon paying the same fees as paid by residents of the proposed subdivision, the homeowner association amenities package for the proposed development;
- To provide sewer access to the boundary line of the Lovvorn property with the subject property; Prior to construction of homes within the subdivision, to pay to the City of Powder Springs the
- sewer tap-on fee for this connection: To plant a staggered row of Leyland cypress trees on ten (10) foot centers on the Lovvorn side of the fence;
- Applicant agrees to remove four (4) trees, as marked by Mr. Lovvorn, on the property blocking the re-location of dog pens. Mr. and Mrs. Lovvorn will remove all pens and fencing on their
- property and applicant will remove the remainder; and There shall be an undisturbed buffer thirty (30) feet in width located along the rear of the proposed lot 19 during development and construction.

(D) Loy C, and Patricia Stansel Property:

- An undisturbed buffer thirty (30) feet in width along the rear of the lots adjacent to said property during development and construction of the proposed project. In the event any trees are removed as a result of necessary clearing or grading within such thirty (30) foot undisturbed buffer, such trees shall be replaced with either crepe myrtles or Leyland cypress of at least five (5) feet in height so that along the shared property line of the Stansel property and the proposed development there shall be a similar tree line maintained as that which exists today; and
- To provide sewer access, if desired, to the lowest elevation legally permitted at the boundary line between said property and the subject property. Said sewer access shall be in the form of a trunk line of at least eight (8) inches in diameter and with all necessary dedications to the appropriate governing authority so that no additional easements are necessary.

(E) David W. Meadows Property An undisturbed buffer thirty (30) feet in width along the rear of the lots adjacent to said property

- during development and construction of the proposed property; To provide sewer access, if desired, to the boundary line of said property with the subject property;
- The right to join, upon payment of the same fees as paid by residents of the proposed subdivision, the homeowner association amenities package for the proposed development; and A six (6) foot black, vinyl-clad chain link fence along the boundary, which fence may meander to allow preservation of trees.

MOORE INGRAM JOHNSON & STEELE

- To install a black, vinyl-clad chain link fence, six (6) feet in height along the entire Barnes boundary
- The right by Mr. Barnes, and his successors in title, to join, upon paying the same fees as paid by residents of the proposed subdivision, the homeowner association amenities package for the
- To provide sewer access to the boundary line of the Barnes property with the subject property Prior to construction of homes within the subdivision, to pay to the City of Powder Springs the sewer tap-on fee for this connection; and

Hand Delivered

MOORE INGRAM JOHNSON & STEELE

192 ANDERSON STREET BENJAMIN A WALDEN VICTOR P. VALMUS MARIETTA, GEORGIA 30060 SPPERY L DICKERSON ELIZABETH A. GUERRAN WWW.MJS.COM CHRISTOPHER D CLINNEL . MICHAEL VISCUSE' OF COUNSEL: PHELLAW, CHAN JOHNY L. SKELTON, JR CEDAR RIDGE OFFICE PARK MERECITH M. HILDY MARIETTA, DEORGIA 10061 DARRELL L. SUTTON 408N. CEDAR BLUFF ROAD (NOXVILLE, TENNÉSSEE 37923 KASI R, WHITAKER YELEPHONE (770) 478-1499 AUTUMNE, VEAZEY NICHOLAS J. PETERSON TELECOPIER (865) 802-0071 MI IN LAND COSTANCA ELECOPIER (770) 429-5631

4488 Pine View Drive Powder Springs, Georgia 30127 RE: Applications for Annexation and Rezoning Zoning Applicant: HomeLife Communities Group, Inc. Property Owners: Mildred Withrow Rudisill; Sansee M. Toombs: Wallace McSel Pearson; and Martha P. Evans

Renea Joyce Hackney; Quinn A. Evans; Property: 83.57± acres located on the southerly side of Angham Road; westerly side of Finch Road; and the northerly side of Story Road; Land Lots 807, 808, 820, and 821, 19th District, 2nd Section, Cobb County, Georgia

Dear Pam:

WILLIAM R. JOHNSON

ROBERT D. INGRAM

1, BRUN DNEIL

G. PHILLIP BECOS

ELDON L. BASHAM

MATTHEW J. HOWARD

COURTNEY M. MOORE

TANYA L CROSSE

Ms. Pamela B. Conner

City of Powder Springs

planning and Special Projects

JEREC, SMITH CLAYTON O, CARMACK KEVING, CARLOCK

ALEXANDERT, GALLOWAYILI

J. KEVIN MOORE ROONEY R. MICOLLOCH

As you know, this firm and the undersigned represent HomeLife Communities Group, Inc., the Applicant (hereinafter referred to as "Applicant"), and Mildred Withrow Rudisill; Sansee M. Toombs; Wallace McSel Pearson; Renea Joyce Hackney; Quinn A. Evans; and Martha P. Evans, the Property Owners (hereinafter collectively referred to as "Property Owners"), in their Applications for Annexation and Rezoning with regard to a total tract of 83.57 acres located on the southerly side of Angham Road, westerly side of Finch Road, and the northerly side of Story Road, in Land Lots 807, 808, 820, and 821, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property" or, alternatively, the "Property"). After conferences with planning and zoning staff, further conferences with area residents, reviewing the uses and zonings of surrounding properties, and the Planning and Zoning Commission Hearing, we have been authorized by the Applicant and Ms. Pamela B. Conner Planning and Special Projects City of Powder Springs

September 17, 2004

Property Owners to submit this letter of agreeable stipulations and conditions which, if the Applications for Annexation and Rezoning are approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Property. This letter shall supersede and replace in full those certain letters of agreeable stipulations and conditions, and supplements thereto, dated and filed June 28, 2004; July 14, 2004; July 16, 2004; and August 16, 2004. The referenced stipulations are as follows:

(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 on the Subject Property.

Regular City Council Meetin

two-year time frame for the Special Use Approval.

Nancy Arnold made the second. Approved 5 to 0.

Bob Farmer moved to approve with the stipulation that no more than five days be allowed for outside storage

(school buses, containers or any type outside storage). Nancy Arnold amended Mr. Farmer's motion to give a

Ms. Smith reported the store has an outside storage that is leased. The storage is next to the building and is not

Ray Buday opened a public hearing for James S. McTyre, 4018 Lindley Road. The application is for rezoning

requesting the automotive end be rezoned to light industrial for rental purposes; there will not be an increase in

automotive section and there is room for deliveries by tractor-trailer trucks. Planning & Zoning Commission

recommended approval unanimously. Ra Barr moved to approve. Al Thurman made the second. Approved 5

Ray Buday reported the rezoning request for Lynn Wilson, 4041 Lawler Drive, from LI to HI was withdrawn at

application, with prejudice. Ra Barr made the second. Approved 4 to 0. Mrs. Arnold abstained from the vote

Ray Buday presented an application for annexation/de-annexation and rezoning for Homelife Communities for

John Moore, Attorney for the applicant, was present. Mr. Moore reported that the Cobb County Commissioners,

at their last meeting, passed a resolution in support of the annexation/de-annexation at this location. Mr. Moore

stated that he has not received a copy of the resolution yet, but that he attended the Commission meeting, where

Chairman Olens made the second and approved 5 to 0). Mr. Buday stated that if resolution is not received from

approximately 5.6 acres and the de-annexation is approximately 5.6 acres. Mr. Moore stated the stipulations are

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 on the subject property.

Rezoning of the subject property shall be from the R-30 and R-80 zoning categories (Cobb County) to

the R-15 Cluster and R-30 zoning categories (City of Powder Springs) with referenced to that certain

To plant a staggered row of Leyland cypress trees on ten (10) foot centers on the Barnes side of the

To install a black, vinvl-clad chain link fence, six (6) feet in height along the entire Parker boundary

The right by Mr. and Mrs. Parker, and their successors in title, to join, upon paying the same fees as

To provide sewer access to the boundary line of the Parker property with the subject property;

Prior to construction of homes within the subdivision, to pay to the City of Powder Springs the

To plant a staggered row of Leyland cypress trees on ten (10) foot centers on the Parker side of the

Applicant agrees to convey by Quitclaim Deed to Mr. and Mrs. Parker that portion of the subject

immediately adjacent to the Parker property on the north. Said conveyance to be made prior to

property, being a strip approximately thirty (30) feet by three hundred (300) feet and located

24. Applicant agrees that it shall allocate the sum of \$11,400 to the mandatory homeowners association

account, Additionally, at the time of the turnover, there shall be no existing debt owning by the

26. Applicant agrees to the construction of sidewalks on both sides of all streets within the proposed

27. Applicant agrees to comply with all Cobb County and City of Powder Springs Stormwater Management

28. All setbacks and buffer areas may be penetrated for purposes of utilities and stormwater management

29. Applicant agrees to comply with all Cobb County and City of Powder Springs development standards

and ordinances relating to project improvements, except as approved by the Mayor and City Council.

30. If applicant, or an affiliated entity of applicant, is not the developer of the proposed subdivision or is no

the builder of the homes therein, then any substituted developer or builder must obtain the approval of

contained within the referenced covenants, shall be for the homeowners association to maintain such

Transportation, and other authorities having jurisdiction thereof with regard to the construction of a left

turn lane at Old Dallas Highway (in the direction going westerly from the City) onto Finch Road and

31. If Applicant constructs detention facilities as a part of the stream crossings, the responsibility, as

facilities and applicant shall provide to the City of Powder Springs a release and hold harmless

32. Applicant agrees to work with the City of Powder Springs, the Cobb County Department of

33. Applicant agrees to loop all water lines within the development, excepting only cul-de-sacs.

Intentionally Deleted from the Unified Development Code of the City of Powder Springs as amended

the Mayor and City Council; such approval shall not be unreasonably withheld.

which sum shall be deposited into the homeowners association account at the turnover of the amenity

and common areas to the association. This sum shall be in addition to any sums then remaining in said

paid by residents of the proposed subdivision, the homeowner association amenities package for the

the resolution was passed by the Cobb County Commissioners (Commissioner Kesting made the motion and

Mr. Moore gave an overview of a plat of the proposed annexation/de-annexation. The annexation is

property located on Finch Road and Story Road. Mr. Buday opened the public hearing. No one signed up to

auto repair shop. James McTvre. Lost Mountain Road, Powder Springs, was present. No one signed up to speak

from CRC (Community Retail Commercial) to LI (Light Industrial) and a Special Use Approval for a general

for or against the application. Mr. McTyre stated he has owned the business for 32 years. He stated he is

traffic; there are no EPA issues; there are no leases at the present time; there will be no expansion of the

the request of Mr. Wilson. Tom Bevirt moved to allow Mr. Wilson's request to withdraw the rezoning

City of Powder Springs

attached to the building.

due to the business relationship.

speak for or against the rezoning application.

Cobb County, the de-annexation is null.

The stipulations are as follows:

Regular City Council Meeting

(G) Michael and Kim Parker Property

sewer tap-on fee for this connection;

obtaining a land disturbance permit.

requirements applicable to the subject property.

34. Applicant agrees that there shall be no pump or lift station.

agreement as to such facilities

City of Powder Springs

May 2, 2005

Page six

as listed in a letter from him to the City dated April 27, 2005.

May 2, 2005

- (2) Rezoning of the Subject Property shall be from the R-30 and Heavy Industrial ("HI") zoning categories (Cobb County) to the R-15 Cluster and R-30 zoning categories (City of Powder Springs) with reference to that certain revised Zoning Plan prepared for HomeLife Communities Group, Inc. by Paulson Mitchell Incorporated dated April 15, 2004, last revised August 20, 2004.
- (3) Applicant proposes rezoning of the Subject Property within the City of Powder Springs as follows:

(a) R-15 Cluster - 64.99 acres; and

(b) R-30- 18.58 acres: (Pearson, Toombs, and Hackney tracts designated as Out Parcel Nos. 1, 2, and 3).

The proposed category of R-30 is a comparable City of Powder Springs zoning category with the current Cobb County zoning category of the referenced out parcels.

(4) The 64.99 acre tract (hereinafter "Subdivision") shall be developed for a single-family residential community containing a maximum of one hundred thirty-two (132) units for a net density of 2.05 units per acre.

MOORE INGRAM JOHNSON & STEELE

Ms. Pamela B. Conner Planning and Special Projects City of Powder Springs September 17, 2004

> (5) All residences constructed in the proposed Subdivision shall be traditional or European in styling and architecture and shall have a minimum of 2,400 square feet of heated living area, ranging upward to 3,000 square feet and greater.

- (6) Front facades of the residences within the proposed Subdivision shall be brick, stone, stacked stone, stuccotype, masonry siding, cedar shake shingles, or combinations thereof.
- (7) Additionally, the front facades and home elevations shall be varied so that no facade is repeated on either side of any residence or directly across from any residence.
- (8) Applicant agrees that all residences within the proposed Subdivision shall have two-car garages.
- (9) Applicant agrees that there shall be no split-foyer plans within the proposed Subdivision; nor shall there be any vinyl siding placed on the exterior of the residences. (10) The minimum lot size of the proposed Subdivision shall be
- 11,250 square feet, with an overall approximate average lot size of 13,650 square feet. (11) All lots in the proposed Subdivision shall have the following building setbacks:
 - (a) Front setback Thirty-five (35) feet;
 - (b) Rear setback Thirty-Five (35) feet; and

(c) Side setback - Ten (10) feet (minimum fifteen (15) feet

The above shall apply except as expressly otherwise set forth herein.

between structures)

Regular City Council Meeting City of Powder Springs May 2, 2005 Page three

revised Zoning Plan prepared for HomeLife Communities Group, Inc. by Paulson Mitchell Incorporated

- dated December 17, 2004. Applicant proposes rezoning of the subject property within the City of Powder Springs as follows:
- (a) R-15 Cluster 74.17 acres; and (b) R-30-5.60 acres:
- (Designated on Zoning Plan as Story Tracts 1 & 2).
- 4. The 74.17 acre tract (hereinafter "Subdivision") shall be developed for a single-family residential community containing a maximum of one hundred fifty-two (152) units for a net density of 2,05 units ver acre.
- . All residences constructed in the proposed subdivision shall be traditional or European in styling and architecture and shall have a minimum of 2,400 square feet of heated living area, ranging upward to 3,000 square feet and greater.
- Front facades of the residences within the proposed subdivision shall be brick, stone, stacked stone, stucco-type, masonry siding, cedar shake shingles, or combinations thereof.
- Additionally, the front facades and home elevations shall be varied so that no facade is repeated on either side of any residence or directly across from any residence.
- 3. Applicant agrees that all residences within the proposed subdivision shall have two-car garages Applicant agrees that there shall be no split-foyer plans within the proposed subdivision; nor shall there be any vinyl siding placed on the exterior of the residences.
- 10. The minimum lot size of the proposed subdivision shall be 11,250 square feet, with an overall approximate average lot size of 13,650 square feet. In the event of any conflict between the Zoning Plan referenced herein and the minimum, the minimum shall control.
- 11. All lots in the proposed subdivision shall have the following building setbacks:
- (a) Front setback Thirty-five (35) feet:
- (b) Rear setback Thirty-Five (35) feet: and (c) Side setback - Ten (10) feet
- (Minimum fifteen (15) feet between structures). The above shall apply except as expressly otherwise set forth herein.
- 12. All front, rear, and side yards of the residences to be constructed within the proposed subdivision shall
- 13. The entrance to the proposed subdivision shall be ground-based, monument style signage and shall be heavily and professionally landscaped; and shall be irrigated
- 14. Applicant agrees to the creation of a mandatory homeowners association consistent with up-scale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas contained within the proposed subdivision, and

specifically, the entire frontages of the subject property along Angham Road, Story Road, and Finch

5. Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules. and regulations applicable to the proposed subdivision, in perpenuity, which shall include a provision requiring a third-party management company which shall be responsible for the upkeep and maintenance of all common area, conservation easement area, in-ground irrigation system, landscaped area, amenity area, fences, and lighting within the proposed subdivision. Applicant agrees to submit to the Mayor and Council for review the protective covenants for the proposed subdivision. The Mayor and Council shall have the right to approve such covenants, which approval may not be unreasonably

Regular City Council Meeting City of Powder Springs May 2, 2005 Page seven

- 35. Applicant agrees that it shall strictly enforce the covenants during the period of its control of the
- 36. Applicant agrees that it shall provide prospective homebuyers with a copy of the covenants at the time
- f execution of the sales contract and at the time of closing. 37. Applicant agrees that the homeowners shall not be responsible for any financial losses on the amenity package during the period of time during which applicant has control of the homeowners association
- 38. All fences to be installed as set forth herein may meander to preserve trees. 39. Applicant joins with area residents in requesting a four-way stop at Finch Road and Story Road.

Stipulation #6 and Stipulation #33 were amended as follows:

#6 - Front facades of the residences within the proposed subdivision shall be brick, stone, stacked stone, concrete stucco, cementitious siding, cedar shake shingles, or combinations thereof.

#33 Applicant agrees to loop all water lines within the development

The public hearing was closed.

Mr. Buday presented the second reading of Ordinance 2005-03 to annex parcels of property within the unincorporated area of Cobb County to the corporate limits of the City of Powder Springs and to de-annex certain parcels of property with the corporate limits of the City of Powder Springs to the unincorporated areas of Cobb County (legal descriptions attached) and a legal requirement to be met is that Cobb County passes resolution that proves the de-annexation and annexation of parcels as described has been met by a vote of the Cobb County Commission. Bob Farmer moved to approve the annexation/de-annexation. Ra Barr made the second. Approved 5 to 0.

Ra Barr moved to approve the rezoning request from R-30 to R-15 Cluster for the annexed property as stipulated above with all amendments. Tom Bevirt made the second. Approved 5 to 0.

Ray Buday presented Resolution 2005-18 to authorize the Mayor to enter into a professional services contract with the Atlanta Regional Commission for a study of salary scales for City of Powder Springs employees. The cost of the service is \$60 per fulltime employee for a total of approximately \$4,200. Mayor Vaughn stated there are funds in the budget for this study. The study should be completed by July 1, 2005. Nancy Arnold moved to approve. Ra Barr made the second. Approved 4 to 1. Bob Farmer opposed.

Ray Buday presented Resolution 2005-19 to authorize the Mayor to execute a Community Development Block Grant Multi-year Cooperation Agreement beginning January 1, 2006 and for three years. The agreement is between the City of Powder Springs and Cobb County. Al Thurman moved to approve. Bob Farmer made the second. Approved 5 to 0.

Ray Buday presented the second reading of Ordinance 2005-13 to amend the Code of Ordinances as follows: Section 10-53 (c) of the Code of Ordinances of the City of Powder Springs shall be amended to read as follows:

(c) The operation of motorized construction equipment and the performance of outdoor construction and/or demolition activity on any building, structure, road or project shall be prohibited during the following times

MOORE INGRAM JOHNSON & STEELE

Ms. Pamela B. Conner Planning and Special Projects City of Powder Springs September 17, 2004

> (12) All front and side yards of the residences to be constructed within the proposed Subdivision shall be

- (13) The entrance to the proposed Subdivision shall be groundbased, monument style signage and shall be heavily and professionally landscaped; and shall be irrigated.
- (14) Applicant agrees to the creation of a mandatory homeowners association consistent with up-scale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas contained within the proposed Subdivision, and specifically, the entire frontages of the Subject Property along Angham Road Story Road, and Finch Road.
- (15) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed Subdivision, in perpetuity, which shall include a provision requiring a third-party management company which shall be responsible for the upkeep and maintenance of all common areas, in-ground irrigation system, landscaped areas, amenity area, fences, and lighting within the proposed Subdivision. Applicant agrees to submit to the Mayor and Council for review the protective covenants for the proposed Subdivision. The Mayor and Council shall have the right to approve such covenants, which approval may not be unreasonably withheld. The approval is required prior to the issuance of building permits for the homes to be constructed. excepting only, any model homes.
- (16) Amenities within the proposed Subdivision shall consist of active and passive recreation, as follows: (a) Pool;

Regular City Council Meeting City of Powder Springs May 2, 2005

- .6. withheld. The approval is required prior to the issuance of building permits for the homes to be constructed, excepting only, any model homes,
- 17. Amenities within the proposed subdivision shall consist of active and passive recreation, as follows:
- (b) Clubhouse with a minimum of 1,200 square feet to contain pool-related space, meeting room, and restroom facilities; the exterior of which shall be consistent of that specified for the homes;
- (c) Two (2) tennis courts (lighted with timer).
- 18. There shall be open space consisting of approximately 15.58 acres (21 percent) as shown and reflected on the referenced Zoning Plan. The open space area shall be used for active and passive recreational purposes, including walking/nature trails, picnicking, and like purposes. Any such walking/nature trails shall be comprised of natural materials; for example, wood chips.
- 19. While not a condition to the grant of the within rezoning request, Applicant agrees to convey to the City of Powder Springs, either by deed of gift or by conservation easement, a perpetual green space of the open space hereinabove referenced, said open space to be subject to an easement for the benefit and enjoyment of the residents of the proposed subdivision.
- 20. The utilities servicing the residences within the proposed subdivision shall be underground. 21. For those lots adjacent to the Norfolk Southern Railway line (proposed lots 25, 26, and 27), there shall be a fifty (50) foot undisturbed buffer adjacent thereto during development and construction of the
- 22. There shall be a thirty (30) foot undisturbed buffer during development and construction, as shown and reflected on the referenced revised Zoning Plan, together with a reduction of the front setbacks for each lot to which the buffer applies, to twenty (20) feet.

23. Applicant agrees to the following with regard to adjacent property owners: (A) James R. Story Property:

To install a black, vinyl-clad, chain link fence, six (6) feet in height along the entire Story boundary with the subject property.

(B) Steven A. Amandolia Property:

- An undisturbed buffer thirty (30) feet in width on the rear of the lots adjacent to the Amondolia Property during development and construction of the proposed project;
- ii) To install a black, vinyl-clad chain link fence, six (6) feet in height along the entire Amandolia boundary with the subject property iii) To cut back or remove red-tip buses from the Amandolia property; iv) The right by Mr. Amandolia, and his successors in title, to join, upon paying the same fees as
- paid by resident of the proposed subdivision, the homeowner association amenities package for To provide sewer access to the boundary line of the Amandolia property with the subject property at a location on Mr. Amandolia's westerly boundary in the area shown on Exhibit "A"
- attached hereto: vi) Prior to construction of homes within the subdivision, to pay to the City of Powder Springs the
- sewer tap-on fee for this connection; and vii) To plant a staggered row of Leyland cypress trees on ten (10) foot centers on the Amandolia

Regular City Council Meeting City of Powder Springs

Monday through Saturday from 6:00 PM until 7:00 AM during Eastern Standard Time and from 7:00 PM until 7:00 AM during Eastern Daylight Time, and all day Sunday. This provision shall not apply if the noise control administrator determines that the loss or inconvenience that would result to any party in interest is of such a nature as to warrant special consideration. In such cases, the noise control administrator may grant a renewable permit for a period not to exceed ten (10) days for this work to be done, but in no case shall any such work contemplated herein be performed between the hours of 10:00 PM and 7:00 AM.

Mr. Buday stated violation fines to be determined by the Municipal Judge

Tom Bevirt moved to approve. Ra Barr made the second. Approved 5 to 0.

COUNCIL REPORTS:

Al Thurman reported that he helped the Keep Powder Springs Beautiful Committee plant flowers in the City

Nancy Arnold congratulated Billy Higgs for his twenty years of service to the City. She stated her appreciation to Mr. Higgs as well as all the Public Works employees.

Bob Farmer - no report.

Page eight

Tom Bevirt reminded everyone of the Town Hall meeting on May 3, 2005. Mr. Bevirt stated he is proud of the City of Powder Springs for having open meetings that the citizens can attend and encouraged participation.

Ra Barr stated he is in agreement with Mr. Bevirt about open meetings in the City. Mr. Barr also congratulated Billy Higgs for his twenty years of service to the City.

Mayor Vaughn called for an executive session to discuss a personnel matter as well as a legal matter. Bob Farmer moved to go into executive session after a five-minute recess. Al Thurman made the second. Approved

The City Council meeting adjourned at 8:00 PM.

MOORE INGRAM JOHNSON & STEELE

Ms. Pamela B. Conner Planning and Special Projects City of Powder Springs September 17, 2004

> facilities; the exterior of which shall be consistent of that specified for the homes; and

(c) Two (2) tennis courts (lighted with timer). (17) There shall be open space consisting of approximately 13.6 acres (21 percent) as shown and reflected on the referenced Zoning Plan. The open space area shall be used for active and passive recreational purposes, including walking/nature trails, picnicking, and like purposes. Any such walking/nature trails shall be

comprised of natural materials; for example, wood chips. (18) While not a condition to the grant of the within rezoning request, Applicant agrees to convey to the City of Powder Springs, either by deed of gift or by conservation easement, a perpetual green space of the open space hereinabove referenced, said open space to be subject to an easement for the benefit and enjoyment of the

(19) The utilities servicing the residences within the proposed Subdivision shall be underground

(20) For those lots adjacent to the Norfolk Southern Railway

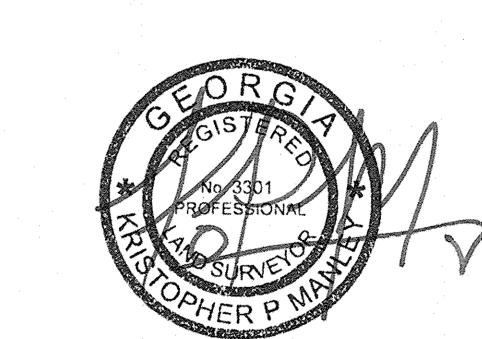
line (proposed lots 39, 40, and 41), there shall be a

residents of the proposed Subdivision.

fifty (50) foot undisturbed buffer adjacent thereto during development and construction of the proposed (21) There shall be a thirty (30) foot undisturbed buffer during development and construction for proposed lots 1 through 11, or any lots against that boundary, together

(22) Applicant agrees to the following with regard to adjacent

NOT VALID WITHOUT SEAL AND SIGNATURE, FOR THE FIRM PAULSON MITCHELL, INC. LSF 000797



CITY COMMENTS 03.25.16 CITY COMMENTS 06.07.16 CITY COMMENTS CITY COMMENTS CITY COMMENTS INTENTIONALLY DELETED STIPULATION No.25

FIELD WORK DATE: SEPT2007 DRAFTING DATE: 03-03-2015

CHECKED BY : DDR

SHEET 2 OF 4 2014150v-FPIII.DWG

7.10.2017 SEE REVISION NO.1

DRAWN BY : NFA PROJECT NO. 2014150 (2003594)

REVISIONS

with a reduction of the front setbacks for each lot to

twenty (20) feet.

Ms. Pamela B. Conner Planning and Special Projects City of Powder Springs September 17, 2004

- (A) James R. Story Property:
- i) To install a chain link fence, six (6) feet in height along the entire Story boundary with the Subject Property. That portion of the fencing along the boundary of proposed lots 123 through 12. shall be black, vinyl-clad chain link fencing.
- (B) Steven A. Amandolia Property:
- i) An undisturbed buffer thirty (30) feet in width on the rear of the lots adjacent to the Amandolia Property during development and construction of the proposed project;
- ii) To install a black, vinyl-clad chain link fence, six (6) feet in height along the entire Amandolia boundary with the Subject Property;
- iii) To cut back or remove red-tip bushes from the Amandolia Property;
- iv) The right to join, upon paying the same fees as paid by residents of the proposed Subdivision, the homeowner association amenities package for the proposed development;
- v) To provide sewer access to the boundary line of the Amandolia Property with the Subject Property;
- vi) Prior to construction of homes within the Subdivision, to pay to the City of Powder Springs the sewer tap-on fee for this connection; and
- vii) To plant a staggered row of leyland cypress trees on ten (10) foot centers on the Amandolia side of

MOORE INGRAM JOHNSON & STEELE

Ms. Pamela B. Conner Planning and Special Projects City of Powder Springs Page Eleven September 17, 2004

c: Mayor and City Counci.

- Mr. Steven A. Amandolia Mr. David Cagle
- Mr. Norris P. Connor Mr. David W. Meadows Mr. Dan Padgett
- Mr. James R. Story Mrs. Crystal Walker

HomeLife Communities Group, Inc.

MOORE INGRAM JOHNSON & STEELE

Ms. Pamela B. Conner Planning and Special Projects City of Powder Springs September 17, 2004

(8.6)

- An undisturbed buffer thirty (30) feet in width along the rear of the lots adjacent to said properties during development and construction of the proposed project;
- To provide sewer access, if desired, to the boundary line of said properties with the Subject Property; and
- iii) The right to join, upon payment of the same fees as paid by residents of the proposed Subdivision, the homeowner association amenities package for the proposed development.
- Loy C. and Patricia Stansel Property:
 - An undisturbed buffer thirty (30) feet in width along the rear of the lots adjacent to said property during development and construction of the proposed project. In the event any trees are removed as a result of necessary clearing or grading within such thirty (30) foot undisturbed buffer, such trees shall be replaced with either crepe myrtles or leyland cypress of at least five (5) feet in height so that along the shared property line of the Stansel property and the proposed development there shall be a similar tree line maintained as that which exists today.
- ii) To provide sewer access, if desired, to the lowest elevation legally permitted at the boundary line between said property and the Subject Property. Said sewer access shall be in the form of a trunk line of at least eight (8) inches in diameter and with all necessary dedications to the appropriate governing authority so that no additional easements

MOORE INGRAM JOHNSON & STEELE

- Ms. Pamela B. Conner Planning and Special Projects City of Powder Springs September 17, 2004
 - (E) <u>David W. Meadows Property</u>:
 - An undisturbed buffer thirty (30) feet in width along the rear of the lots adjacent to said property during development and construction of the proposed project;
 - ii) To provide sewer access, if desired, to the boundary line of said property with the Subject
 - iii) The right to join, upon payment of the same fees as paid by residents of the proposed Subdivision, the homeowner association amenities package for the proposed development; and
 - iv) A six (6) foot black, vinyl-clad chain link fence along the boundary, which fence may meander to allow preservation of trees.
 - (23) Applicant agrees that it shall allocate the sum of \$10,000 (\$75 per residence) to the mandatory homeowners association, which sum shall be deposited into the homeowners association account at the turn-over of the amenity and common areas to the association. This sum shall be in addition to any sums then remaining in said
 - (24) Intentionally Deleted from the Unified Development Code of the City of Powder Springs as amended by Ordinance No. 2010-10 dated March 1, 2010.
 - (25) Applicant agrees to the construction of sidewalks on at least one side of all streets within the proposed Subdivision. 100
 - (26) Applicant agrees to comply with all Cobb County and City of Powder Springs Stormwater Management requirements applicable to the Subject Property.

MOORE INGRAM JOHNSON & STEELE

Ms. Pamela B. Conner Planning and Special Projects City of Powder Springs Page Nine September 17, 2004

- (27) All setbacks and buffer areas may be penetrated for purposes of utilities and stormwater management
- (28) Applicant agrees to comply with all Cobb County and City of Powder Springs development standards and ordinances relating to project improvements, except as approved by the Mayor and City Council.
- (29) If Applicant, or an affiliated entity of Applicant, is not the developer of the proposed Subdivision or is not the builder of the homes therein, then any substituted developer or builder must obtain the approval of the Mayor and City Council; such approval shall not be unreasonably withheld.
- (30) If Applicant constructs detention facilities as a part of the stream crossings, the responsibility, as contained within the referenced covenants, shall be for the homeowners association to maintain such facilities and Applicant shall provide to the City of Powder Springs a release and hold harmless agreement as to such
- (31) Applicant agrees to work with the City of Powder Springs. the Cobb County Department of Transportation, and other authorities having jurisdiction thereof with regard to the construction of a left turn lane at Old Dallas Highway (in the direction going westerly from the City) onto Finch Road and Angham Road.
- (32) Applicant agrees to loop all water lines within the development, excepting only cul-de-sacs.
- (33) Applicant agrees that there shall be no pump or lift
- (34) Applicant agrees to realign the access from Story Road a little more to the west to give more depth to lots 1

MOORE INGRAM JOHNSON & STEELE

Ms. Pamela B. Conner Planning and Special Projects City of Powder Springs Page Ten September 17, 2004

- (35) Applicant agrees that it shall strictly enforce the covenants during the period of its control of the nomeowners association.
- (36) Applicant agrees that it shall provide prospective homebuyers with a copy of the covenants at the time of execution of the sales contract and at the time of

+((U428855)

1-721 L'019/018 L-252

(37) Applicant agrees that the homeowners shall not be responsible for any financial losses on the amenity package during the period of time during which Applicant has control of the homeowners association.

We believe the requested zoning, together with the revised Zoning Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the existing conditions of the area and the properties and owners thereof surrounding the proposed development The proposed residential community shall be of the highest quality, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly yours, MOORE) INGRAM, JOHNSON & STEELE, LLP

- Mr. Michael F. Parker Mr. Loy C. Stansel Mr. Thomas C. Payne
- Brad M. Wolfe, Esq. Slutzky, Wolfe and Bailey

REGULAR CITY COUNCIL MEETING CITY OF POWDER SPRINGS SEPTEMBER 20, 2004

Mayor Vaughn called the meeting to order at 7:00 PM. All members of the City Council were present with the exception of Tom Bevirt, who is out due to illness. Also present were City Attorney Ray Buday, and City Manager Lisa Bryant. Celeata Williamson was present to fill in for City Clerk Betty Brady who was absent due to the death of her Father.

Invocation: Mayor Vaughn. Mayor Vaughn led the Pledge of Allegiance to the Flag.

Ra Barr moved to approve the August 16, 2004 regular City Council meeting minutes. Al Thurman made the second. The minutes were approved by a vote of 3 to 1. Bob Farmer abstained due to not being present at the meeting. MAYOR'S COMMENTS

Congratulated Helen Norman, the Powder Springs Business Association, the South Cobb Rotary Club and the City of Powder Springs for a very successful Powder Springs Day. Mayor Vaughn congratulated Council Member Nancy Arnold, who was the Grand Marshal. Mayor Vaughn extended condolences to City Clerk Betty Brady and Audio Visual Technician Rickie Geiger in the death of their father, Emmett Geiger, who passed away Saturday, September 18, 2004. Mayor Vaughn also expressed sympathy to Mr. Geiger's wife (Mama Geiger). daughters Barbara and Shirley and also his son, Mickey. Mrs. Vaughn asked everyone to please

Mayor Vaughn presented the Public Safety Appreciation Week Proclamation. Public Safety Week will be October 4 - 10, 2004. Mayor Vaughn commended Chief of Police Rick Richardson as well as the Officers who serve under him. Mayor Vaughn administered the Oath of Office to Helen Norman and David Goddard for the Ford

Board. Terms to expire 8/18/06. Bob Farmer moved to re-appoint James Dugger to the Personnel Advisory Board. Ra Barr made the second. Approved 4 to 0. Mayor Vaughn administered the Oath of Officer to Mr. Dugger and to Cindy Campbell. Members Gene Jackson and James Dugger appointed Ms. Campbell to the Personnel Advisory Board.

Mayor Vaughn presented a Proclamation for Constitution Week (September 17-23, 2004) for the Andrew Houser Chapter of Daughters of American Revolution. Ms. Mae O'Shields, member o the DAR, was present and gave a brief overview of the DAR Chapter. Mayor Vaughn recognized the Honorable Georgia State Senator Steve Thompson, who is a candidate for re-election. Senator Thompson stated he has been honored to serve the citizens of the City of Powder Springs and would be proud to continue to serve the citizens of Powder

Mayor Vaughn entertained a motion to table Item 6 (e) Lindsey Tippins/MDC Homes rezoning public hearing. Bob Farmer moved to table Item 6 (c) until October 18. 2004 City Council meeting. Nancy Arnold made the motion. Approved 4 to 0. Mayor Vaughn entertained a motion to table Item 6 (f) Opal H. Isley rezoning public hearing. Al Thurman moved to table Item 6 (f) Opal H. Isley rezoning until October 18, 2004 City Council

Regular City Council Meeting City of Powder Springs September 20, 2004

Joyce A. Corn, Finch Road, signed up to speak. Ms. Corn spoke about her concerns about the HomeLife Communities Group, Inc. proposed development on Finch Road, Story Road and Angham Road.

same as presented before. Mr. Jones stated this issue has been addressed in the stipulation letter. Dan Padgett signed up to speak concerning the HomeLife Communities Group, Inc. proposed development, but chose not to speak.

Ms. Rhonda Small, Hiram-Lithia Springs Road, signed up to speak concerning the HomeLife Communities Group, Inc. proposed development. Ms. Small gave her concerns about this proposed David Cagle, 3564 Finch Road, signed up to speak concerning the HomeLife Communities Group, Inc.

proposed development. Mr. Cagle spoke in favor of the proposed development. Farrell Conner, 3560 Finch Road, signed up to speak concerning the HomeLife Communities Group, Inc. proposed development. Mr. Conner spoke in favor of the proposed development.

Ray Buday presented a request for a Special Use Approval for a package store for Balbir Singh Sahdra to be located at 4400 Brownsville Road. The public hearing was held at the last regular City Council meeting. Mr. Parks Huff, Attorney, representing Mr. Sahdra was present and gave a brief review of the application. Mr. Huff stated there would be no signs in the front windows, other than the name of the

signage in the windows. Mayor Vaughn also stated the applicant has agreed to the hours of operation and no video games. Mr. Huff stated the applicant had agreed to the following hours of operation: Monday through Thursday, 10:00 AM to 10:00 PM and Friday and Saturday 10:00 AM to 11:45 PM. A. Thurman made the second. Approved 4 to 0.

package store. Bob Farmer moved to approve the request with the above stipulation concerning to

Ray Buday presented a rezoning request, and opened the public hearing, for Priske-Jones Southeast, Inc. for property located at Brownsville Road and CH James Parkway and Powder Springs-Dallas Road. The rezoning request is from HI and R30 to CRC and R15 Cluster. Mr. Parks Huff, Attorney for the applicant was present. Brad Jones, President of Priske-Jones Southeast, presented the rezoning request and drawings outlining the development and renderings of the proposed development. Mr. Jones introduced Jim Knight, Division Manager of Priske-Jones Southeast and also John Walker who did the traffic study. Mr. Jones also introduced Tom Markevic, builder. Mr. Jones stated they would come back to the City for final approval of a site plan.

Parks Huff, Attorney for the applicant was present and gave a brief review of the Priske-Jones Southeast Company and that he has represented this company for several years and that they are a very diligent

Regular City Council Meeting City of Powder Springs September 20, 2004

Page three After Mr. Jones' overview of the stipulation letter dated September 20, 2004 and Mr. Huff's remarks, Mayor Vaughn expressed her concerns about the streetscape and that the elevation of the homes is not the

be built. Mr. Jones stated they are proposing the Crastsman concept. Ra Barr stated his concern about the porches, as shown on the Village at Barrett rendering and that the

Caldwell-Cline rendering doesn't show large and deep front porches. Mr. Jones stated they are trying to establish Crastsman Americana Traditional houses. Mr. Barr stated prior discussion has been concerning the concept of the streetscape Mr. Jones had presented with the houses relatively close together and with

Mayor Vaughn inquired about car garages. Mr. Jones stated the garages will be accessed by an alley on the 50-foot wide lots and the other lots would be 60-feet wide with the garage would be on the front Al Thurman inquired about the build out time of the commercial section. Mr. Jones stated that marketing would take place immediately after the project is approved.

Nancy Arnold inquired about Priske-Jones experience has been in other developments and how quickly they have been completed. Mr. Jones stated it takes time to get the drawings approved for the intersection on C H James Parkway; building the bridge over the creek; process the drawings for the bridge to FEMA would pursue the first phase of residential; the site work would be done at the same time; should be able to start the first buildings on the commercial in 2006.

Al Thurman inquired about the time frame for the overall project. Mr. Jones stated about four years. Bob Farmer inquired if without the C H James Parkway intersection, would this be a dead issue? Mu Jones stated that he feels they are at 90% approval from the GA DOT. Mr. Jones stated the rezoning is conditioned upon the C H James Parkway intersection. Mr. Farmer inquired about the project renderings,

would it be both renderings? Mr. Jones stated that he is offering all renderings as a visual representation

of the architectural style and that all the homes will have the Craftsman appearance and style and the

various elements as presented. The Planning & Zoning Commission recommended approving.

After much more discussion, Bob Farmer moved to approve the rezoning, including an accepted letter of stipulations dated September 20, 2004 (attached) and with letter of rendering, along with the following

1. Design and construction of the houses shall be consistent with the craftsman style specifically depicted in a rendering provided to the Mayor and City Council by the applicant.

Regular City Council Meeting City of Powder Springs September 20, 2004

JHM: CC

Nancy Arnold made the second. Approved 4 to 0.

Mr. Buday presented the second reading of Ordinance 2004-27 to annex property located in Land Lots Bob Farmer inquired if the Caldwell-Cline rendering presented tonight would be the concept of houses to \ 807, 808, 820 and 821. The applicants are HomeLife Communities Group, Inc. for property owners Mildred Withrow Rudisill, Quinn A. Evans, Martha P. Evans, Wallace McSel Pearson, Sansce M. Toombs, and Renea Joyce Hackney and the property is located south of Angham Road, west of Finch Road and north of Story Road and involves approximately 83 acres. The Public Hearing was concluded

> Mr. Buday stated that there are two items involved on the agenda that pertains to this annexation request. There is also a rezoning request application for the above property and that the public hearing was held at the August 16, 2004 regular City Council meeting and the decision was tabled until the September 20, 2004 meeting. If the Mayor and City Council approve the annexation application, the rezoning application will be considered.

John Moore, Attorney for the applicant, stated the total tract is 83.57 acres. In the proposed R15 is 64.99 acres and the balance is almost 20 acres. Two rezonings are requested. They are R15 Cluster and an R30 of the remaining property and it will all be rezoned as R30. A portion of the Hackney property is zoned HI. Ms. Hackney has agreed that her remaining property, not in the subdivision, to be annexed as R30. There will be no Heavy Industrial property remaining.

Mr. Moore stated that all surrounding property owners have been contacted and are not opposing the

After discussion by the Mayor and City Council, Bob Farmer moved to approve Ordinance 2004-27 for the annexation. Al Thurman made the second. Approved 4 to 0.

Al Thurman moved to approve the rezoning with the attached accepted letter of stipulations dated September 17, 2004 including the following item changes to the September 17, 2004 letter of stipulations: 1. Item #10 - In the event of any conflict between the site plan and the minimum, the minimum shall

2. Item #12 - Rear yards will be sodded. 3. Item #16(b) - Clubhouse area will be 1,200 square feet. 4. Item 25 - Construction of sidewalks will be on both sides of the streets.

Nancy Arnold made the second. Approved 4 to 0. Ray Buday presented a Special Use application for Grace Baptist Church, Inc./Rev. Ken Martin, President/Pastor, for property located at 5790 Powder Springs-Dallas Road to allow the use of modular building for additional office space in the rear of the existing office building. Mr. Wood, Associate Pastor, was present to speak on behalf of Grace Baptist Church. The Planning & Zoning Commission unanimously recommended approval. Nancy Arnold moved to approve. Bob Farmer made the second.

NOT VALID WITHOUT SEAL AND SIGNATURE. FOR THE FIRM PAULSON MITCHELL, INC. LSF 000797.



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J O T 9 L

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01.26.16	CITY	COMMENTS
03,25,16	CITY	COMMENTS
06.07.16	CITY	COMMENTS
06.21.16	CITY	COMMENTS
08.08.16	CITY	COMMENTS
10.13.16	INTEN	TIONALLY
DELETED	STIPULATI	ON No.25
7400047		

7.10.2017 SEE REVISION NO.1

FIELD WORK DATE: SEPT2007 DRAFTING DATE: 03-03-2015 SCALE : 1"=100' DRAWN BY : NFA

CHECKED BY : DDR PROJECT NO. 2014150 (2003594) SHEET 3 OF 4

2014150v-FPIII.DWG

Regular City Council Meeting City of Powder Springs September 20, 2004

Ray Buday presented a Special Use application for Riverside Church of God/Charles L. Gann, Sr. Pastor, for property located at 3470 Florence Road to allow permanent use of a manufactured unit and temporary use of a second manufactured unit. The Planning & Zoning Commission recommended approval by a

vote of 6 to 1. Ray Buday presented a Special Use Approval application for warehousing and storage and a Variance request, for setback requirements, for Pete Marchetti/William Bryan Matthews, located in Lots 8, 9 & 10 Florence Circle, Florence Industrial Park. Mr. Marchetti of PODS, Inc. was present and gave explanation of the requests. The Variance request is for reduction in front yard setback. Mr. Marchetti stated that this would be a 2 or 3 phase project. The first phase would be 53,400 sq ft building. There will be currently seven employees, including Mr. Marchetti. Mr. Marchetti stated 15 to 20 parking spaces would be sufficient, including handicap parking. The UDC requires 65 parking spaces. Following Ra Barr's comments, Mr. Marchetti stated he understands that he may apply for a variance, at no cost, to reduce the number of parking spaces. The Planning & Zoning Commission unanimously recommended approval. Ra Barr moved to approve. Al Thurman made the second. Approved 4 to 0.

Ray Buday presented Resolution 2004-28 authorizing the Mayor and the City of Powder Springs to execute a certain contract for planning services assistance to conduct the 10-year update to the Comprehensive Plan as required by the Georgia Planning Act of 1989. Mr. Buday stated the City of Powder Springs must update its Comprehensive Plan in accordance with new minimum planning standards in order to maintain Qualified Local Government Status and submit the proposed update to the Department of Community Affairs and the Atlanta Regional Commission by January 2006. Mr. Buday also stated that Resolution 2004-28 would authorize Buxton and Company to perform economic development and market analyses for commercial areas within the City.

City Manager Lisa Bryant stated the City would not be entering into a contract with Buxton Company at the present time. Buxton Company is to attend the September 29th Agenda Work Session to make a presentation.

Nancy Arnold reported the Comprehensive Plan update would cost \$169,000. She also stated the City budgeted \$190,000 for the update, and including the Buxton Plan, would be under budget. Nancy Arnold moved to authorize the Mayor to execute the contract with Robert and Company and with

approval of the presentation by Buxton Company, execute the contract with Buxton Company. Al Thurman made the second. Approved 4 to 0. Ray Buday presented the second reading of Ordinance 2004-31 to adopt changes to the Unified Development Code to permit additional uses in certain zoning districts, with prescribed restrictions, and to prohibit certain other uses, and to adopt changes to the Powder Springs City Code pertaining to pawn shop licenses. After discussion by the Mayor and City Council, Bob Farmer moved to table for further

review until the first meeting in October. Nancy Arnold made the second. Tabled by a vote of 4 to 0. Ray Buday opened the public hearing and presented the first reading of Ordinance 2004-32 to expand the boundaries of the jurisdiction of the Downtown Development Authority for a large area, basically tracts

Regular City Council Meeting City of Powder Springs

September 20, 2004

on both sides of Lewis Road, Land Lots 975, 976, 1024, 1022, 1023, down to C H James Parkway. This would allow the DDA to exercise their powers in this area. No one signed up to speak. The public hearing was closed. COUNCIL REPORTS

Nancy Arnold expressed sympathy to the Geiger family. Mrs. Arnold stated Powder Springs Day was

wonderful and was her pleasure to be the Grand Marshal. Mrs. Arnold also reported nine-year old Matt

meeting. Ra Barr made the second. Approved 4 to 0.

Landau was injured by falling from a float and stated she wishes for him a speedy recovery. Mrs. Arnold thanked the volunteers that were sworn in and for their willingness to serve the City. Bob Farmer expressed sympathy to the Geiger family and stated Betty has been with the City for a long time and stated she is in his prayers. Mr. Farmer stated Powder Springs Day was very successful and that he enjoyed serving as judge of the parade floats and reported Boy Scout Troop #723 was chosen as winner for having the best float; 2nd place winner was Jesus Christ of Latter Day Saints; and 3rd place

winner was the Dairy Queen. Mayor Vaughn recognized Shannon Chappell, Rickie & Teresa Geiger's daughter, and thanked her for filming the meeting. Mayor Vaughn also thanked Celeata Williamson for taking the minutes for Betty Brady in her absence.

Al Thurman extended his condolences to the Geiger family. Mr. Thurman reported Nancy Arnold was a great Grand Marshal in the Powder Springs Day parade. Ra Barr expressed his condolences to the Geiger family. Mr. Barr stated the Powder Springs Day and

parade was very successful. Thanked David Goddard, Helen Norman, Cindy Campbell and James Dugger for their willingness to serve the City as volunteers. CITY MANAGER REPORT:

Approved 4 to 0.

Lisa Bryant requested approval for an emergency repair for Macedonia Road in the amount of \$24,980.00. Ms. Bryant stated the repair had begun and should be completed soon. Ms. Bryant stated the low bid was from Rakestraw Pipeline, Inc. in the amount of \$24,980.00. Two bids were received: Rakestraw Pipeline, Inc. - \$24,980.00 and Fricks Construction, Inc. - \$26,427.50. Ms. Bryant recommended awarding the bid to Rakestraw Pipeline, Inc. in the amount of \$24,980.00. Ra Barr moved to approve awarding the bid to Rakestraw Pipeline, Inc. Al Thurman made the second.

Nancy Arnold requested that City Staff, in the future, to please be very careful about checking out all the reasons why something might happen and everything that might have happened before we agree to pay for something of this magnitude.

Regular City Council Meeting City of Powder Springs September 20, 2004

Page seven Lisa Bryant presented bids for a mini track hoe excavator for the Public Works Department as follows: L B Smith - \$30,600.00; Metrac - \$31,870.00; and Yancey Brothers - \$35,455.00. Ms. Bryant stated \$64,400.00 was budgeted for this item. Ms. Bryant recommended awarding the bid to the low bidder, L. B. Smith in the amount of \$30,600.00. Ms. Bryant also announced the cost of the trailer would be approximately \$2500.00. Nancy Arnold moved to approve awarding the bid to L. B. Smith in the amount of \$30,600.00. Al Thurman made the second. Approved 4 to 0.

Al Thurman moved to go into executive session for a personnel matter. Nancy Arnold made the second. Approved 4 to 0.

Minutes taken by Celeata Williamson Minutes compiled by Betty Brady, City Clerk

Mayor Vaughn adjourned the meeting at 9:30 P.M.

NO STREET PARKING HAS BEEN APPROVED FOR THIS

DEVELOPMENT

PROPERTY LINE DESCRIPTION

PHASE III ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 820 AND 821 OF THE 19TH DISTRICT, CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA.

BEGINNING AT A 3/4" OPEN TOP PIPE FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 808, 809, 820 AND 821: THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 809 AND 820 NORTH 89 DEGREES 20 MINUTES 17 SECONDS WEST, 132.00 FEET TO A #4 REBAR SET; SAID POINT BEING THE POINT OF BEGINNING:

THENCE LEAVING SAID LAND LOT LINE COMMON TO LAND LOTS 809 AND 820 SOUTH 01 DEGREES 09 MINUTES 52 SECONDS EAST, 142,28 FEET TO A #4 REBAR SET; THENCE SOUTH OI DEGREES OG MINUTES 52 SECONDS EAST, 50.00 FEET TO A #4 REBAR SET: THENCE ALONG A CURVE TO THE LEFT. AN ARC DISTANCE OF 50.57 FEET. SAID CURVE HAVING A RADIUS OF 650.00 FEET AND BEING SUBTENDED BY A CHORD OF 50.56 FEET. AT NORTH 86 DEGREES 36 MINUTES 23 SECONDS EAST, TO A #4 REBAR SET: THENCE SOUTH 05 DEGREES 37 MINUTES 21 SECONDS EAST. 148.42 FEET TO A #4 REBAR SET; THENCE SOUTH 89 DEGREES 44 MINUTES 27 SECONDS EAST, 85.22 FEET TO A #4 REBAR SET; THENCE NORTH 67 DEGREES 14 MINUTES OO SECONDS EAST, 355.21 FEET TO A #4 REBAR SET; THENCE NORTH 61 DEGREES 51 MINUTES 56 SECONDS EAST, 50.00 FEET TO A #4 REBAR SET: THENCE NORTH 28 DEGREES 08 MINUTES 04 SECONDS WEST, 36.34 FEET TO A #4 REBAR SET: THENCE NORTH 61 DEGREES 51 MINUTES 56 SECONDS EAST, 171.12 FEET TO A #4 REBAR SET; THENCE SOUTH 28 DEGREES 08 MINUTES 04 SECONDS EAST, 80.00 FEET TO A #4 REBAR SET; THENCE SOUTH 03 DEGREES 15 MINUTES 38 SECONDS EAST, 132.57 FEET TO A #4 REBAR SET; THENCE SOUTH 05 DEGREES 49 MINUTES 54 SECONDS WEST, 121.86 FEET TO A #4 REBAR SET; THENCE SOUTH 23 DEGREES 15 MINUTES 54 SECONDS WEST. 121.57 FEET TO A #4 REBAR SET: THENCE SOUTH 42 DEGREES 19 MINUTES 53 SECONDS EAST, 247.68 FEET TO A #4 REBAR SET; THENCE NORTH 89 DEGREES 18 MINUTES 22 SECONDS WEST, 680.39 FEET TO A #4 REBAR FOUND AT LAND LOT LINE COMMON TO LAND LOTS 820 AND 821: THENCE NORTH 86 DEGREES 05 MINUTES 11 SECONDS WEST, 741.65 FEET TO A #4 REBAR SET: THENCE NORTH OO DEGREES 23 MINUTES 04 SECONDS WEST, 430.64 FEET TO A #4 REBAR SET; THENCE SOUTH 89 DEGREES 20 MINUTES 05 SECONDS EAST, 30.60 FEET TO A #4 REBAR FOUND: THENCE NORTH OO DEGREES 42 MINUTES 52 SECONDS EAST, 200.05 FEET TO A #4 REBAR FOUND AT THE LAND LOT LINE COMMON TO LAND LOTS 809 AND 820; THENCE ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 809 AND 820 SOUTH 89 DEGREES 20 MINUTES 17

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECONDS EAST, 578.91 FEET TO A POINT; SAID POINT BEING THE POINT OF

SAID PARCEL OR TRACT CONTAINING 16.26 ACRES (708,413 S.F.)

OPEN SPACE #10

Approved 4 to 0.

OVERALL PROPERTY LINE DESCRIPTION ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 821 OF THE 19TH DISTRICT, 2ND SECTION, CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA, AND

BEGINNING AT AN 3/4" OPEN TOP PIPE FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 808, 809, 820 AND 821; THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 820 AND 821 SOUTH OO DEGREES 05 MINUTES 48 SECONDS WEST. 672.73 FEET TO A #4 REBAR FOUND: THENCE LEAVING SAID LAND LOT LINE COMMON TO LAND LOTS 820 AND 821, SOUTH 89 DEGREES 18 MINUTES 22 SECONDS EAST, 147.54 FEET TO A #4 REBAR SET; SAID POINT BEING THE POINT OF BEGINNING.

THENCE NORTH 68 DEGREES 23 MINUTES 54 SECONDS EAST. 287.41 FEET TO A #4 REBAR SET; THENCE NORTH 54 DEGREES 21 MINUTES 28 SECONDS EAST, 121.57 FEET TO A #4REBAR SET; THENCE SOUTH 42 DEGREES 19 MINUTES 53 SECONDS EAST, 247.68 FEET TO A #4 REBAR SET: THENCE NORTH 89 DEGREES 18 MINUTES 22 SECONDS WEST, 532.85 FEET TO A #4REBAR SET; SAID POINT BEING THE POINT OF

SAID TRACT OR PARCEL CONTAINS 1.01 ACRES (44,003 S.F.).

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OPEN SPACE #11

OVERALL PROPERTY LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 820 OF THE 19TH DISTRICT. 2ND SECTION, CITY OF POWDER SPRINGS, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 3/4" OPEN TOP PIPE FOUND AT THE LAND LOT CORNER COMMON TO

LAND LOTS 808, 809, 820 AND 821; THENCE ALONG THE LAND LOT LINE COMMON TO LAND LOTS 820 AND 821 SOUTH OO DEGREES 05 MINUTES 48 SECONDS WEST, 672.73 FEET TO A #4 REBAR FOUND: THENCE LEAVING SAID LAND LOT LINE COMMON TO LAND LOTS 820 AND 821. NORTH 86 DEGREES 05 MINUTES 11 SECONDS WEST, 245.28 FEET TO A #4 REBAR SET; SAID POINT BEING THE POINT OF BEGINNING.

THENCE NORTH 86 DEGREES 05 MINUTES 11 SECONDS WEST, 208.80 FEET TO A #4 REBAR SET; THENCE NORTH 35 DEGREES 28 MINUTES 05 SECONDS EAST, 163.55 FEET TO A #4REBAR SET: THENCE SOUTH 37 DEGREES 33 MINUTES 55 SECONDS EAST, 186.02 FEET TO A #4 REBAR SET; SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 0.33 ACRES (14,550 S.F.).

NO STREET PARKING HAS BEEN

APPROVED FOR THIS

DEVELOPMENT

Monday, February 6, 2017

3. Approval of Minutes

4. Mayor's Comments

6. Citizens Comments

7. City Attorney

City of Powder Springs

A. Consent Agenda

5. Public Reports | Presentations

2. Invocation and Pledge of Allegiance

No Discussion Held.

The motion earried by the following vote:

Yes: 5 - Sarvis, Budson, Dawkins, Wisdom, and Bordelon

Mayor Thurman had no comments.

No Public Reports | Presentations

responsibility not the City's.

House was also open to the public.

1. Call to Order

City of Powder Springs

Meeting Minutes - Final

7:00 PM

Invocation and Pladge led by Dr. Richard Walker, Senior Pastur of Macland Baptist Church.

A motion was made by Sarvis, seconded by Bordelon, that these minutes were approved.

Stan Kaady, 3453 Barnwood Place, Powder Springs, GA 30127 addressed the Mayor and Council in favor of Downtown Redevelopment. Mr. Kaady made reference to comments made by a former Council Member in the MDL Mr. Kaady stated the City's current business climate. is also attributable to the former administration's policy and practices but at the heart of a business succeeding is the business owner making it work - business success in the individuals

Ms. Nancy Farmer, addressed the Mayor and Council regarding the success of Super Sunday at the Museum skitting over 50 individuals came through to see the City museum and the Carriage

NOTE: Ms. Farmer was not on the sign-in sheet but allowed to speak via the Mayor's approval.

City Council

City Council Minutes 01/17/17 City Council Work Session 2/01/17

a 136

Dear Ms. Garver, Please accept this letter as justification for revised MFE's on select lots for each phase. The following will provide the desired and appropriate MFE as well as reflect the asbuilt lowest elevation of adjacent top of

curb or where basement lots are anticipated we have provided the asbuilt elevation of the lowest grade at

the rear of the property. In the case of lots abutting flood areas we provided the 100 year flood elevation.

PHASE LOT# MFE LOWEST ADJACENT ELEVATION 145.0 MAX WQ PONDING ADJACENT 938.0 AT REAR OF LOT 934.0 AT REAR OF LOT • 74-75 950.0 AT REAR OF LOT 950.0 AT REAR OF LOT 944.0 AT REAR OF LOT **•** 138 • 139-140 956.0 954.3 LPCB, 952.3 LOW SIDE OF LOTS 956.0 948.0 REAR OF LOT

925.3 LPCB (MFE on origiplat 977.5) typo **a** 21 937.2 LOW SIDE OF LOT AT CURB 938.9 LOW SIDE OF LOT AT CURB a 48 958.0 AT REAR OF LOT 156.0 AT REAR OF LOT 50.0 AT REAR OF LOT 48.0 AT REAR OF LOT 43.55 FLOOD ELEVATION

No. 18316 1180 Bells Ferry Road, Marietta, GA 30066 · Phone: 770-451-7453 · Facsimile: 770-455-3955

In my opinion the elevations proposed are appropriate to protect the homes from potential stormwater

City of Powder Springs Council Winutes - Final City Council

955.4 LPCB (MFE on origiplat 953.5) typo

Patricia C. Vaughn Council Members: Rosalvn Neal Thomas Bevirt City of Powder Springs 4484 Mariella Street

Powder Springs, GA

Ra Barr, Al Thurman, Bob Farmer Monday, November 3, 2008 Council Chambers

1. Call to Order

The Mayor called the meeting to order at 7:10 p.m. All Council Members were present, also present were City Altorney Richard Calhoun, City Manager Charles Nickerson, City Clerk Dawn Davis and Chief Rick

Invocation and Pledge of Allegiance Reverend Ray Vaughn of Flint Hill United Methodist Church in Hiram

Georgia gave the invocation. Gub Scout Troop 760 presented the colors and led the Pledge of Allegiance. Approval of Minutes for October 20, 2008 City Council Meeting

Al Thurman made a motion to approve, Rosalyn Neal seconded, motion carried 4/1 (Bob Farmer abstained since he was not present for the meeting.)

Mayor's Comments

City of Powder Springs

4484 Marietta Street

Powder Springs, GA 30127

Council Chambers

Printel on 2/26/2017

Mayor Vaughn asked everyone to remember the family of Junior Rainwater. Mr. Rainwater was the Mayor of Powder Springs in 1956 and he passed away last week. She also extended her sympathy to Marshall Small, a Powder Springs Police Officer, who recently lost his father, Earl Small, in an accident.

The Mayor reminded people to vote on November 4. She said that the Volunteer Banquet would be on November 10th and on November 11th was Veterans Day. There would be two events in the city on Veterans' Day: 1- the Woodmen of the World were donating a flag pole to the Ron Anderson Recreation Center and the dedication ceremony would be held at 11 a.m. in front of the Ron Anderson Recreation Center: 2-the American Legion would hold a ceremony at noon at the Veterans' Memorial at the Ford Center.

Mayor Vaughn also stated that she and Councilman Ra Barr had Page 1 Printed on 11/28/2008

City Council

4484 Marietta Street

Rosalyn Neal, Thomas Bevirt Ra Barr, Al Thurman, Bob Farmer Monday, May 19, 2008 7:00 PM

1. Call to Order The Mayor called the meeting to order at 7:00 pm. All Council Members were present with the exception of Tom Bevirt. Also present were City Attorney Richard Calhoun, City Manager Charles Nickerson, City Clerk Dawn Davis, Jesus Davila, Special Projects Assistant for Zoning and Major Mark Weaver of the Powder Springs Police Department.

Invocation and Pledge of Allegiance Rosalyn Neal gave the invocation and the Mayor led the Pledge of Allegiance

> Af Thurman made a motion to approve the minutes from the regular City Council Meeting on May 5, 2008. Rosalyn Neal seconded, motion carried 4/0. Bob Farmer made a motion to approve the minutes from the May 14, 2008 Special Meeting of the City Council. Rosalyn Neal seconded, motion carried 4/0.

Mayor's Comments

City of Powder Springs

City Council

Cilizens Comments

Consent Agenda

Regular Agenda

City of Povider Springs

Meeting Minutes - Final

A RESOLUTION APPROVING AND AUTHORIZING CERTAIN

OTHER PURPOSES.

approved.

City of Powder Springs

A RESOLUTION APPROVING AND RATIFYING ACTIONS OF CITY

MANAGER TO PERFORM EMERGENCY REPAIRS RELATED TO A

SEWER SPILL; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR

cost of \$5,506.38.

Approval of Minutes

The Mayor congratulated McEachern High School Track Team for winning the State Championship. She stated that one of the team members is the National Champion. The Mayor also congratulated Dr. Phillip Page on being named South Cobb Citizen of the

Mayor Vaughn announced that the week of May 19 through 24 was Public Works Week. Mayor Vaughn and the Council presented Dawn Davis, City Clerk, with an Above and Beyond Award and thanked her for all she does for them.

altended a fund raiser event for the Puckett that raised money for their

Mr. Brian Eckart, 3195 Lancer Street, spoke to the Council about a

drainage ditch in his backyard. He stated that the ditch is for the

purpose of stormwater run-off and that has created a problem with

snakes. He asked if the City could provide any assistance in resolving

this problem. The Mayor asked Mr. Nickerson to look into the matter.

for installation of sidewalks for 1) Carter Road from Powder Springs

Creek Drive to Pine Grove Drive; and 3) on Pine Grove Drive from

Road to the existing sidewalk; 2) on Powder Springs Road from Deer

1. That the hours of operation shall be limited to 8:00 am to 11:00 pm.

Richard Calhoun opened a Public Hearing for items PZ-08-059 and

PZ-08-057. No one spoke for or against these items. Mr. Calhoun

Ra Barr made a motion to approve the consent agenda, Rosalyn

City Council

City of Powder Springs

2. That no expansion of the parking area or building occur.

PW-08-1029 Purchase of two (2) D-R 30" 17 HP Commercial Brushmower for a total

B. PW-08-1030 Bid Award to Lewallen Construction Compnay in an amount of \$73,245

Powder Springs Road to the existing sidewalk

First United Methodist Church of Powder Springs

First United Methodist Church of Powder Springs

Approval with the following stipulations:

Neal seconded, motion carried 5/0.

Rezoning from LRO & CBD to R-15

4294 Atlanta Street

4294 Atlanta Street

Land Lot 903

PZ-08-057 Special Use - Ancillary Church Services/Uses

Monday through Sunday.

closed the public hearing.

February 6, 2017

Printed on 2/20/2917

LL 903

Council Minutes - Final

City of Powder Surings

Bob Farmer moved to approve the application, Rosalyn Neal seconded, motion carried 4/0.

City Council Council Minutes - Final November 3, 2008 PH 08-1006 Public Hearing, Capital Improvements Element Update Mr. Calhoun opened the public hearing. No one was present to speak

*F. PZ-08-027 Public Hearing, Change in stipulations of rezoning of the May 2, 2005 approval,

for or against this matter. Mr. Calhoun closed the hearing. RES0 08-057 A resolution authorizing the Mayor to submit the annual update of the Capital Improvements Element and Short Term Work Program for the five year period of 2009 to 2013. Bob Farmer made a motion to approve, Ra Barr seconded, motion carried 5/0.

Rezoning from MDR to LRO Edith Page-Gude 3710 Lynn Drive

Rosalyn Neal made a motion to allow the applicant to withdraw her application for rezoning, Al Thurman seconded, motion carried 5/0. H. PZ-08-048 Special Use Approval for group personal care home Edith Page-Gude

3710 Lynn Drive Rosalyn Neal made a motion to allow the applicant to withdraw her application, Bob Farmer seconded, motion carried 5/0.

PZ-08-061 Change in conditions of rezoning Sidewalks along amenities area. Atreus Homes/Cameron Springs Subdivision Land Lot 807, 808, 820, 821 and 822

Ra Barr made a motion to approve with the following stipulations: 1. That the application be subject to the stipulations approved by Mayor and City Council on May 2, 2005 except as herein modified. 2. That sidewalks be provided on both sides of all roads including cul-de-sacs with the exception of the cul-de-sac which contains the amenities area. 2. The sidewalk ending on the right side of the amenities area cul-de-sac have a handicap ramp installed in order to allow a handicapped person to move freely between the sidewalk and the Tom Bevirt seconded, motion carried 4/1 (Rosalyn Neal opposed)

PZ-08-062 Architectural design review for the Inverness Model B for Lot 86 by McCar Homes located on Creekside Lane, Land Lot 1028.

November 3, 2008 Frank Hayes, Construction Manager presented their design for which they were asking for approval. Mayor Vaughn asked if this would be the last change they would request and they stated that there would not be any other requests. She also calified that the bricks on the two homes would be different colors. McCar Homes assured her that they would. Mr. Farmer asked if the house they were submitting for approval is exactly what they planned to build with the addition of the shutters and they stated that it was. Mayor Vaughn asked that the pictures presented at the meeting be made part of the official record. Ra Barr made a motion to approve the design review with the

following stipulations 1. That the plans be substantially in accordance with the elevations submitted for staff review entitled "Inverness Elevation B. Revision #2008-02" as prepared by McCar Homes and the rendering entitled "inverness Elevation B for Lot 86" preparer unknown. Elevation and rendering date stamped received 11-03-08 and attached to the minutes are color photos "Exhibit A" submitted and date stamped

Farmer's and Ms. Neal's comments. Tom Bevirt: Mr. Bevirt stated that he had attended the Ward 2 meeting

and thought that it was a very good meeting. He said that he hopes that we can incorporate some of the elements of that ward meeting into the city-wide Town Hall meeting. Mr. Bevirt also asked everyone to vote tomorrow and to be sure to vote for the other items on the ballot and not just for the President of the United States. He said that those were

February 6, 2017

City Council

City of Povider Springs Page 6 Printed on 11/28/2008

February 6, 2017

Privated on 2/26/2017

8. City Manager and City Council Reports

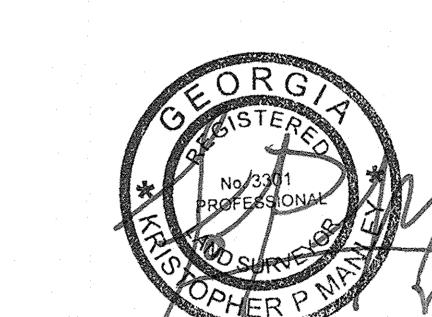
Tuesday, February 7 at 6:30 PM at the Ford Center.

Meeting Minutes - Final

Council Member Wisdom encouraged everyone to attend the Springs in Motion meeting on

Council Member Bordelon thanked the City's valunteers and the City's Business Liaison Team

NOT VALID WITHOUT SEAL AND SIGNATURE. FOR THE FIRM PAULSON MITCHELL, INC. LSF 000797.



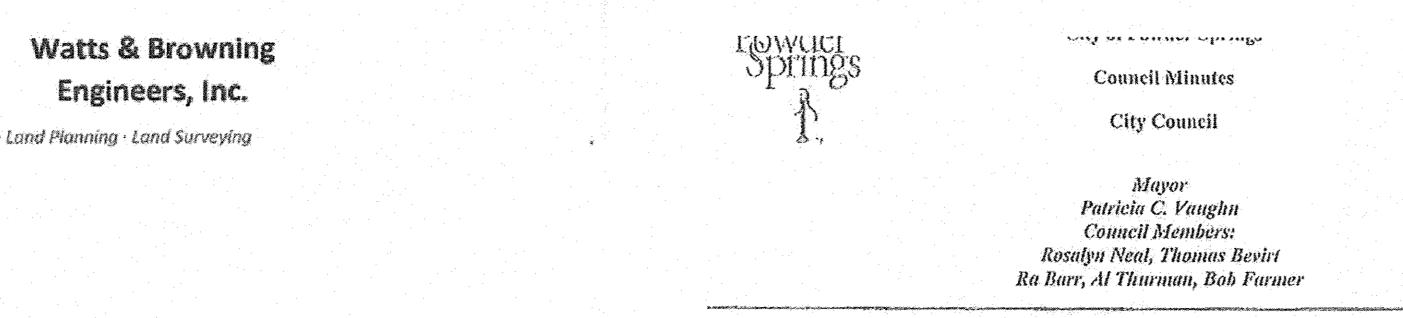
REVISI(SNC	
01.26.16	CITY	COMMENTS
03.25.16	CITY	COMMENTS
06.07.16	CITY	COMMENTS
06.21.16	CITY	COMMENTS
08.08.16	CITY	COMMENTS
10.13.16	INTEN	TIONALLY
DELETED	STIPULATI	[DN No.25]

FIELD WORK DATE: SEPT2007
DRAFTING DATE: 03-03-2015
SCALE : 1"=100'
DRAWN BY : NFA

CHECKED BY : DDR

<u>RFSO</u>	A RESOLUTION APPROVING AND AUTHORIZING CERTAIN	adopted.	Motion to approve with the following conditions:	Conneil Member Sarvis thanked the Museum volunteers for their hard work. Mr. Sarvis stated
17-012	ANNEXATIONS TO THE CITY OF POWDER SPRINGS BY LOCAL ACT	Approval of the Consent Agenda		the museum should be open more than 10 hours per week.
	OF THE GEORGIA GENERAL ASSEMBLY; AND FOR OTHER	Approvator the Consent Agenda	1. Applicant to submit Deed Acknowledgement language and exhibit (for review and approval	
	PURPOSES.	No Discussion Held on Vote. RESO 17-016 was moved to the Regular Agenda prior to the	by Commulty Development Director) to be included an final plat and all notifies all future	Mayor Tingman thanked Ms. Farmer and Mr. Kaady for their comments
	appraved.	reading of the Consent Agenda by request of Council Member Sarvis.	owners of both the undisturbed buffer and impervious surface setback adjacent to protected state waterways for lots 75 and 110.	
		A motion was made by Hudson, seconded by Sarvis, to approve the Consent Agenda. The	2. Applicant to prepare exhibit (for review and approval by Community Development	No other reports given.
<u>RESO</u>	A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A	motion carried by the following vote:	Director) demonstrating buffer averaging protection along the subject state waterway that	9. Executive Session, if called for purposes of Real Estate, Litigation or Personnel
<u>17-013</u>	CERTIFICATE OF AGREEMENT FOR THE ALLOCATION AND	Yes: 5 - Sarvis, Hudson, Dawkins, Wisdom, and Bordelon	provides expanded impervious surface protection of at least 15 additional feet (total).	Matters
	DISTRIBUTION OF PROCEEDS FROM THE TITLE AD VALOREM TAX;		Applicant, Chris Cole on behalf of DR Horton Homes, was in attendance and agreed to the	
	PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.	B. Regular Agenda Public Hearing	sixted conditions,	No Executive Session Held
	approved.			10. Adjournment
		ORD 17-002 AN ORDINANCE TO AMEND THE BUDGET FOR FISCAL YEAR 2017	No discussion was held by Mayor and Conneil.	
RESO_	A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN	RELATING TO RECEIPTS AND ALLOCATIONS OF FINES AND	A motion was made by Bordelon, seconded by Dawkins, that this Variance PZ 17-003 was	A motion was made by Hudson, seconded by Dawkins, that this adjournment was
17-014	AGREEMENT OR OTHER DOCUMENTS REQUIRED BY THE	FORFEITURES, THE LOCAL MAINTENANCE AND IMPROVEMENT	approved with stated conditions. The motion carried by the following vote:	approved. The metion carried by the following vote:
	WINSHAPE FOUNDATION TO CONDUCT THE 2017 ANNUAL	GRANT PROCEEDS AND FORD CENTER EXPENSES; TO ESTABLISH	Yes: 5 - Sarvis, Hudson, Dawkins, Wisdom, and Bordeion	Yes: 5 - Sarvis, Hudson, Dawkins, Wisdom, and Bordelon
	RETREAT; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER	AN EFFECTIVE DATE; TO REPEAL CONFLICTING ORDINANCES; AND		그녀를 하면 느꼈다. 양면을 살아보고 한 이 이 아마는 이 아이는 그들은 그렇게 된다. 그는 그는 그는 그는 그는 그는 그는 그는 그를 하는 것이다.
	PURPOSES.	FOR OTHER PURPOSES.	RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A	<u>이 사람이 되었다. 아이랑 남편한 인물 등은</u> 아이들은 되었다. 이탈 회원 하게 하게 하는 사람들은 사람들은 사람들은 사람들이 되었다.
	approved.	1st Reading 2/6/17 2nd Reading 2/20/17	17-016 CONTRACT TO PLACE AN ADVERTISEMENT IN THE ATLANTA	
		First Reading Only - No Discusssion Held.	BRAVES OFFICAL YEARBOOK FOR THE 2017 BASEBALL SEASON;	
<u>RESO</u>	A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A		PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.	
<u>17-015</u>	CONTRACT WITH INTERDEV TO DEVELOP AN OPEN DATA PORTAL		RESO 17-016 was moved to the Regular Agenda from the published Consent Agenda prior to	도시에 있다. 그 이 그리고 하는데 되고 있는데 되지 않는데 되었다. 그리고 있는데 그리고 있는데 그리고 있는데 그리고 있는데 하는데 그리고 있는데 그리고 있는데 그리고 있는데 그리고 있는데 그리고
	IN ORDER TO DISSEMINATE INFORMATION TO CITIZENS OF		the reading of the Consum Agunda on 2/6/17 by request of Council Member Sarvis.	
	POWDER SPRINGS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR		No Discussion Held with the Vote.	마이를 하는 지역 한 시간 사람들이 사용하는 사람들이 되었다. 이 사람들은 사람들은 사람들이 사용하는 사람들이 되었다. 사람들은 사람들은 사람들은 사람들은 사람들은 사람들이 사용하는 사람들은 사람들이 사용하는 사람들은 사람들이 사용하는 것이 되었다.
	OTHER PURPOSES.		그는 사람들은 사람들이 가장 하는 사람들은 사람들이 되었다. 그는 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은 사람들은	
	approved.		A motion was made by Hudson, seconded by Bordelon, that this Resolution 17-016 was approved. The motion carried by the following vote:	
			Yes: 3 · Hudson, Dawkins, and Bordelon	연구들은 이번 경우 그는 그 이번째 한 것 같아는 그 이번에는 그를 받는다고 있다. 그는 사람들은 그를 받는다는 것 같아.
RESO_			* cs. 3 - riteson, Dawkins, and Bongelon	
17-017	A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE AN		No: 2 - Sarvis, and Wisdom	
	AGREEMENT WITH ITS LANDSCAPING MAINTENANCE COMPANY,			
	LANDCARE, FOR THE REMOVAL OR TRIMMING OF TREES AND			
	BRUSH IN CERTAIN AREAS OF THE CITY; PROVIDING FOR AN			
	EFFECTIVE DATE; AND FOR OTHER PURPOSES.			

Printed on 2/2022017



City Council Powder Springs, GA 30127 Citizens Comments No one signed up to speak. 6. City Attorney

Consent Agenda RESO 08-028 A resolution authorizing the Mayor to execute a contract with Total Development Inc., Conneil Chambers for the relocation of the water line on Oglesby Road for an amount not to exceed \$10,800.

RESO 08-029 A resolution authorizing the Mayor to execute a contract with Chatfield Contracting, Inc., for the construction of a concrete storage bin for the Public Works Department for an amount not to exceed \$9,675.

Council Minutes

RESO 08-031 A resolution anthorizing the Mayor to execute a contract with Ralph Ardito's Ditching and Pipeline Co. for the Repair/Replacement of an existing storm drain located at 3559 Ten Oaks Circle. For an amount not to exceed \$5,475.

RES0 08-033 A resolution authorizing the Mayor to execute a contract with Centre for Strategic Management for the development of a strategic plan for the city, for an amount not to exceed \$20,000.

Ra Bar made a motion to approve the Consent Agenda. There was no discussion,

Rosalyn Neal seconded, motion carried 4/0. E. AL-08-01 Public Hearing, Alcohol License, Pacer Fuels LLC, 3265 Florence Road

Mr. Smith opened the Public Hearing. Janice Ferguson and Paul Tomaszewski, the applicants were present. No one spoke against the application. Ms. Ferguson and Mr. Tomaszewski explained that the original alcohol license was issued in 1999 to Pacer Fuels Retail, LLC. She stated that for the last seven years they have been operating two separate businesses, Pacer Puels Retail, Inc and Pacer Puels, LLC. Ms. Ferguson explained that the two companies were being merged and were operating as Pacer Fuels, LLC. Since the Code of Ordinances does not allow transfers of licenses from one entity to another, they were applying for a new license. Mr. Smith closed the public hearing.

City Council

May 19, 2008

102, 121 and 139 as well as lots 94-99, 31-33, 137 & 138 (highlighted in green on the

35, 36, 40, 50, 51, 59, 84, 85, 100, 101, 110 through 120, and 140 through 151 City Manager (highlighted in pink on the site plan). 2. That a minimum front setback of 30' be provided for lots 28, 37, 39, 41, 49, 52, 53,

May 19, 2008

City Council

Rosalyn Neal: Ms. Neal congratulated McEachern track team. 1. That the minimum front setback be as shown on the zoning plan entitled "Cameron Springs" dated 04-15-08 except that a minimum front setback be provided as indicated Al Thurman: Mr. Thurman thanked Ms. Davis for her hard work. below. That a minimum front setback of 25' be provided for lots 9, 10, 16, 17, 29, 30,

motion carried 3/2.

City Council Reports

City of Powder Springs

Adjournment

City Council

Rosalyn Neal made the motion to adjourn, Ra Barr seconded, motion carried 4/0.

Council Minutes

front setback (highlighted in yellow on the site plan). .

6. That the building permits reflect the above conditions.

Veterans Memorial at 11AM on May 26, 2008.

Bob Farmer: Mr. Farmer did not have anything to report.

Council Minutes - Final

Rosalyn Neal made the motion to adjourn, Al Thurman seconded,

important races that needed everyone's attention

motion carried 5/0. Meeting adjourned at 7:50 p.m.

Mr. Nickerson did not have a report.

Tom Bevirt: Mr. Bevirt was not present.

sethack be required for lot 58.

3. That a minimum front settback of 30' be provided for lots 20 through 27, 42 through

48, 72 through 76, 79, 103 through 108 and 130 through 136 (highlighted in blue on the

4. That per the original zoning stipulations dated May 5, 2005 all lots required to have

5. That per the special exception variance dated May 7, 2008 a minimum 32' front

setback be required for lot 55; that a minimum 30' front setback be required for lot 56;

that a miminimum?' front setback be required for lot \$7; and that a minimum 25' front

7. That all previous stipulations be in full force and effect except as herein modified.

Ra Barr made a motion to approve the rezoning with the stipulations as read by the

City Attorney Steve Smith and incorporated with the highlighted copy of the map

with the minutes, Al Thurman seconded, a tie vote was cast, Rosalyn Neal and Bob

Farmer opposed and Ra Barr and Al Thurman in favor of the application. The

Mayor voted in favor of the change in stipulations as read by the City Attorney,

Ra Barr: Mr. Barr reminded everyone of the Memorial Day Ceremony in front of the

a 30 ft undisturbed buffer during development and construction: there shall be a 20 ft.

May 19, 2008

City of Pawder Springs

Council Minutes

807, 808, 809, 820, 821, 822, Story Road LLC.

allow four cars to be parked in the driveways.

Code and it needed to be rectified.

the initial rezoning application.

exception of the requirement of a cistern.

there was already an issue with cars being parked on the street.

and Special Exception to reduce front set backs Cameron Springs Subdivision, Land Lot

Mr. Smith opened the public hearing. The applicant, Mr. Chad Locklear and Mr. John

Moore, attorney for Cameron Springs were present. Ms. Joyce Corn, 4016 Finch Road

Mr. Moore explained that since the City did not have a method of amending previous

zoning, they had to apply for this change in stipulations as a rezoning. Mr. Moore further

explained that since they were building larger homes on this property than had been first

proposed, they needed to request that the setbacks be amended. He stated that several

potential buyers had made requests to build the houses closer to the street in order to

allow for larger back years. Mr. Moore stated that all of the setback requests would still

Ms. Corn stated that since this was a rezoning application she was requesting that the

applicant be made to have 40% of the subdivision as green space as per our Code that was

passed in December 2007. Ms. Walker explained that since some of these homes would

have five and six bedrooms parking would definitely be an issue. She also stated that

Mr. Farmer stated that there appeared to be a major conflict in the Unified Development

Mr. Barr stated that it would not be fair to the applicants to make such a stipulation after

Mr. Thurman asked Mr. Moore if they were in agreement with the recommendations

made by the Planning and Zoning Commission. Mr. Moore said that they were with the

Mr. Smith closed the public hearing and read the proposed stipulations as follows:

and Crystal Walker, 4081 Finch Road, signed up to speak against the application.

received 11-03-08. Tom Bevirt seconded, motion carried 4/4 (Rosalyn Neal opposed).

7. City Council Reports

Al Thurman: Mr. Thurman expressed appreciation to Mr. Nickerson and staff for the successful Wart 2 meeting that had taken place on October 23, 2008 at the Ron Anderson Recreation Center.

Bob Farmer: Mr. Farmer stated that it was good to be back from his vacation. He encouraged everyone to vote and that was important to cast our ballots. He asked that people attend the Veteran's Day ceremonies. Rosalyn Neal: Ms. Neal thanked Gub Scout Troop 760 for leading the Pledge of Allegiance and stated that they did a good job. She also

stated that during Reside with Pride week the Public Works Department had collected 50 to 75 bicycles. She said that Tommy and Teresa Rogers of Powder Springs fix these bikes and distribute to children at Ra Barr: Mr. Barr also encouraged everyone to vote. He diltoed Mr.

City of Powder Springs Page 4 Printed on 11/28/2008

Meeting Minutes - Final

variance and fustification for granting the variance for the three identified lats,

Mr. Chris Cale on behalf of DR Horion Homes stated for Mayor and Council the requested

Variance - Front Setback and Impervious Stream Buffer

Staff recommends approval with the stated conditions below.

PZ 17--003 DR Horton Cameron Springs Lots 37, 75 and 110

City Conneil

City of Powder Springs

Meeting Minutes - Final February 6, 2017

ORD 17-001 AN ORDINANCE ALLOWING CHANGES TO THE CITY'S PERSONNEL POLICY MANUAL BY RESOLUTION: RATIFYING PRIOR RESOLUTIONS WHICH AMENDED SAID PERSONNEL POLICY MANUAL; REPEALING CONFLICTING ORDINANCES; AND FOR OTHER PURPOSES.

1st Reading 1/17/17 2nd Reading 2/6/17

Printed on 2/20/2017

City of Powder Springs

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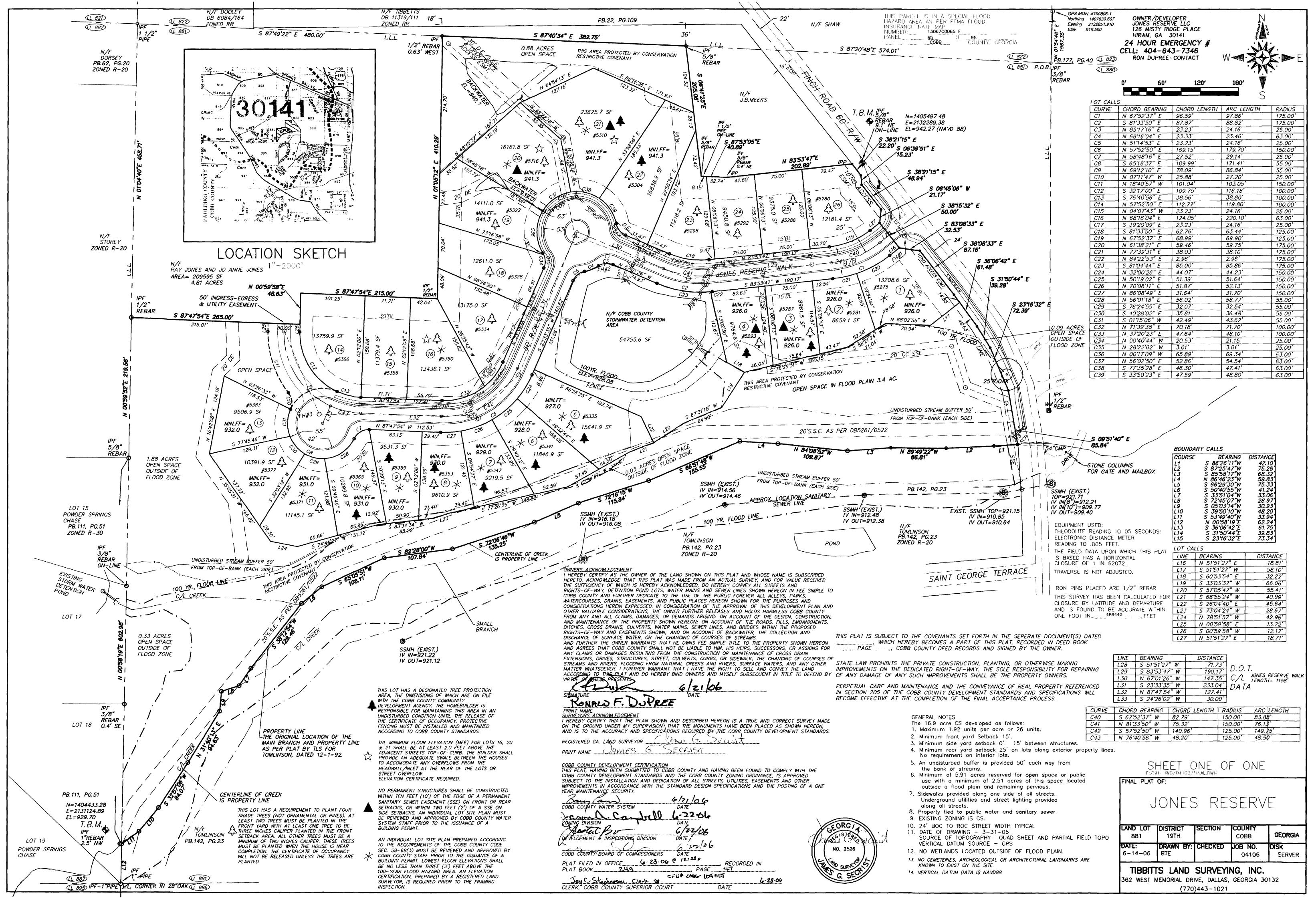
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SHEET 4 OF 4

2014150v-FPIII.DWG



Filed in office 11-6-86 I HEREBY CERTIFY THAT THE PLAN SHOWN & DESCRIBED THIS PLAT HAVING BEEN SUBMITTED TO COBB COUNTY HEREON IS A TRUE AND CORRECT SURVEY MADE ON THE AND HAVING BEEN FOUND TO COMPLY WITH THE MASTER Plat Broke 111 Base 51 GROUND UNDER MY SUPERVISION, THAT THE MONUMENTS PLAN. THE COBB COUNTY SUBDIVISION REGULATIONS AND gay C. Stephenson, Clarks HAVE BEEN PLACED AS SHOWN HEREON AND IS TO THE THE COBB COUNTY ZONING REGULATIONS IS APPROVED ACCURACY AND SPECIFICATIONS REQUIRED BY THE COBB SUBJECT TO THE INSTALLATION AND DEDICATION OF Prot. Cav. Sook 4/96 page 360 COUNTY SUBDIVISION REGULATIONS. ALL STREETS, UTILITIES, EASEMENTS AND OTHER IMPROVENIENTS IN ACCORDANCE WITH THE STANDARD DESIGN SPECIFIC ATIONS. GA. REGISTERED CAND SURVEYOR. DATE ENGINEERING DEPT. THE OWNER OF THE LAND SHOWN ON THIS PLAT ACKNOW-LEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL 823 SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON **E E** / තිකට SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED RUAD A 95 *8*97 896) 893 THIS PLAT SUPERCEDES THE PLAT RECORDED IN P.B. 10G PG. 40. THE REVISION MADE IS THE COMBINATION OF EQTS 8 & 9 AND LOTS 16 \$ 17. 954 JAMES ROY STOREY 956 DEVELOPMENT CONTROL DEPT. 5 89°20'08"E 1050.27 278.4' 162.9' LOCATION MAP SITE RAN REO'D SCACE: /" = 2000' 37,166 4 22,1324 ZZ 8340 THIS PLAT HAS BEEN APPROVED FOR INDIVIDUAL 30, ZG9¢ 3850 SEPTIC TANK SYSTEMS, EXCEPT AS NOTED, & SITE FLAM! INDIVIDUAL SEPTIC TANK PERMITS WILL BE SITE PLAN REGIO REQ'D ISSUED UPON RECEIPT OF INDIVIDUAL PLOT PLANS SHOWING THE SEPTIC TANK SYSTEM 149.7' D= IN A SUITABLE PLACE ON THE LOT THIS 4th DAY OF Feb 1986 COUNTY HEALTH OFFICER M 20,103 # 22.5/24 - our-\$04P,55 SITH PLAN PHOTO SEWER ONLY SITE PAN REGIO SITE PLAN REQ'O N84°26'N 587"39'E (17) 181.2 181.8 4Z,11Z # 23,054. \$ 23,215 # This parcel of land // Is not in the flood N8940E hazard area as per panel _/2 of the official Cobb County Flood Hazard SITE FLAN NO005 Maps adopted July, 1977 and pre-RIDING ROOD pared by the U.S. Corps of Engineers. 30,0074 (18) 5651 AREA : 19.91 AC. ZONED R-20 21,484 \$ MIN. HOUSE SIZE: 1250 # 31.471 \$ Filed In Office 2-17-86

Plat Book 106 Page 40

Jay C. Stepleman, clerk ZO, 537¢ (20) SITE RON C.C. 883 L.C. 882 RED'D L.C.88Z 2000 1100 1100 1000 1025' 100.00 279.6 1000' 100.8 105.0' L.C.895 N 83° 40' 15"H 6.6.894 1313 93' 4.4.895 WEYMAN C. EIDSEN 200 E CURVE DATA All bearings are calculated from angles turned The Field Data upon which this plat was GRAPHIC SCALE and are based upon an observed magnetic based has a Closure Precision of one foot in No. DECTA bearing. 10,000 + Feet, and an Angular error of 10-15-85 REVISIONS 11-6-80 Per Angle Point, and was adjust 70°35'02" 155.41' 191.45 110.00 ed using Crandall's rule 1"=100" FINAL PLAT SCALE 43°40'38" 212.10 85.00' 161.69' DRAWN BY K.A. S OF CHECKED BY J. C. G 69029'55" 158.57 110.00' 192.34 POWDER SPRINGS THIS SURVEY WAS RUN USING A 14057'38" 571.211 75.00' 149.15' TOPCON GTS-2 S/N WITH A SINGLE PRISM AND A 100' STEEL TAPE. CHASE 98°28'25" 150.86' 175.00 259.28 GASKINS SURVEYING CO. LOCATED IN L.C.'S 882 \$883 This survey has been Calculated for closure by 32°08'55" 242.93' 136,311 70.00' latitudes and departures and is found to be 19 TH DISTRICT, EMPSECTION accurate within one foot in 25,000+ feet. 1266 POWDER SPRINGS RD. COBB COUNTY & EOREIA MARIETTA . GEORGIA

PHONE 424 - 7168