

Memorandum

Subject: **PZ26-013 Request to rezone a 3.104 acres at 2650 Powder Springs Road & 3470 Crane Drive from NRC and R-20 to Community Retail Commercial (CRC). PIN: 19078900180, 19078900220, and 19078900130**

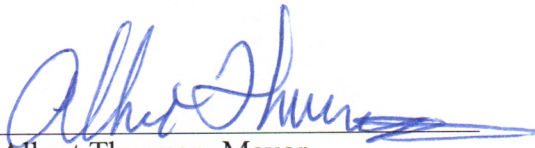
Date: June 1st, 2026

Recommendation: Approve with conditions:

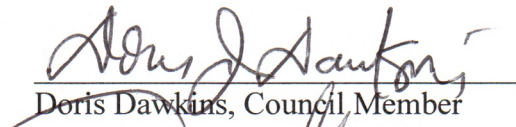
1. As depicted in the current landscape plan (received 6/01/2026), installation of the following screening and landscaping elements along Crane Drive, extending from the northeastern limits of disturbance to the proposed driveway entrance on Crane Drive, arranged sequentially from the proposed parking area toward the Crane Drive property line:
 - a. An 8-foot-tall solid privacy fence; to be professionally installed to eliminate air gaps in construction, use overlapping joints, and extend all the way to the ground.
 - b. One continuous row of evergreen trees with a minimum height of eight feet and branches extending to the ground; to be planted at close spacing to minimize gaps.
2. Except for disturbance required for the establishment of an inter-parcel connection, the northwest portion of the site lying outside the limits of disturbance depicted on the current site plan (received 6/01/2026) shall remain in an undisturbed condition until the commercial rezoning of, and the cessation of residential uses upon, 3453, 3457, 3461, and 3465 Crane Drive.
3. Submittal and approval of a landscape plan to include undisturbed areas, screening areas, front and side landscape strips, interior parking lot landscaping, and general landscaping provisions shall be required.
4. Submittal and approval of a photometric plan for exterior and architectural lighting on the subject property shall be required and shall meet the following:
 - a. Outdoor lighting shall not exceed 1 footcandle at the property line along Crane Drive.

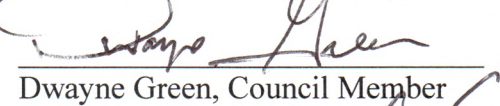
- b. Any lights used to illuminate a parking area shall be arranged, located or screened to direct light away from any adjoining residential use and shall not cause glare on any abutting property or street, per UDC Sec. 6-60(a).
 - c. Exterior lighting shall comply with all design review requirements of UDC Sec. 5-38.
 - d. Architectural lighting shall comply with all design review requirements of UDC Sec. 5-58.
- 5. Per UDC Sec. 5-36, the Applicant shall pursue an inter-parcel connection with the adjacent mixed-use development to be developed at 6652 Ernest Barrett Parkway.
 - 6. Appropriate pedestrian access and demarcation shall be provided to comply with UDC pedestrian circulation requirements, per UDC Sec. 5-39 and UDC Sec. 6-42.
 - 7. Emptying of the proposed trash enclosure on the site shall be limited to regular daylight hours. Operations on the site shall comply with the Code of Ordinances Article IV. Noise Regulation at all times.
 - 8. Pursuant to Cobb County Department of Transportation approval, the Applicant shall install a sign along Crane Drive in the vicinity of the proposed driveway to inform drivers of the following information: dead-end road, no turn around, for local resident access only.
 - 9. All signage on the subject site must receive a separate permit.

SO RESOLVED this 1st day of June 2026.

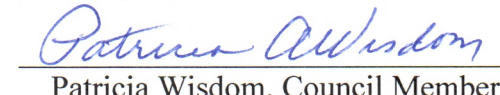

Albert Thurman, Mayor

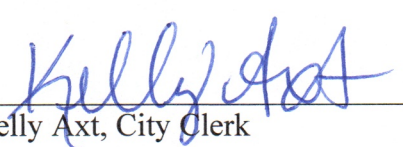

Raja Antone, Council Member
No vote


Doris Dawkins, Council Member


Dwayne Green, Council Member


Dwight McMurry, Council Member


Patricia Wisdom, Council Member

Attest: 
Kelly Axt, City Clerk

c: File