



# COBB COUNTY BOARD OF COMMISSIONERS

100 CHEROKEE STREET, SUITE 300  
MARIETTA GEORGIA 30090-7000  
Phone: (770) 528-3305 Fax: (770) 528-2606

Michael H. Boyce  
Chairman

CERTIFIED MAIL  
7015 0640 0001 4999 4973

March 9, 2020

The Honorable Al Thurman  
Mayor  
City of Powder Springs  
P.O. Box 46  
Powder Springs, Georgia 30127

**Re: Petition for Annexation– Land Lot 0869, 19th District, Parcel 0014, 2<sup>nd</sup> Section, 3441 Powder Springs Road, Cobb County, Georgia; Notice of Non-Objection.**

Dear Mayor Thurman:

We are in receipt of the above-referenced annexation and rezoning request. Please accept this response to the annexation proposal for 3441 Powder Springs Road. The subject property is currently zoned LI and is within areas identified as Neighborhood Activity Center on the northern half and Medium Density Residential on the southern half (NAC & MDR) according to the Cobb County Future Land Use Map. The applications indicate the site will be rezoned to Planned Unit Development – Residential (PUD-R), and be utilized for a quality, single-family residential community.

In summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb County Departments. Should you have any questions or need any additional information, please contact Jay Northrup, Intergovernmental Coordinator, at (770) 528-2199.

**Re: Petition for Annexation– Land Lot 0869, 19th District, Parcel 0014, 2<sup>nd</sup> Section, 3441 Powder Springs Road, Cobb County, Georgia; Notice of Non-Objection.**

Sincerely,



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Michael H. Boyce, Chairman

cc: Rob Hosack, County Manager – VIA E-mail  
Jackie McMorris, Deputy County Manager – VIA E-mail  
H. William Rowling, Jr., County Attorney- VIA E-mail  
Brian Johnson, Senior Associate County Attorney, VIA E-mail  
Jessica Guinn, Community Development Director – VIA E-mail  
Jason Gaines, Planning Division Manager – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Pam Conner, City Manager, City of Powder Springs  
Tina Garver, AICP, Director of Community Development, City of Powder Springs

**Re: Petition for Annexation– Land Lot 0869, 19th District, Parcel 0014, 2<sup>nd</sup> Section, 3441 Powder Springs Road, Cobb County, Georgia; Notice of Non-Objection.**

[signature page continued]

Sincerely,



JoAnn K. Birrell, District 3 Commissioner

cc: Rob Hosack, County Manager – VIA E-mail  
Jackie McMorris, Deputy County Manager – VIA E-mail  
H. William Rowling, Jr., County Attorney- VIA E-mail  
Brian Johnson, Senior Associate County Attorney, VIA E-mail  
Jessica Guinn, Community Development Director – VIA E-mail  
Jason Gaines, Planning Division Manager – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Pam Conner, City Manager, City of Powder Springs  
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**Re: Petition for Annexation– Land Lot 0869, 19th District, Parcel 0014, 2<sup>nd</sup> Section, 3441 Powder Springs Road, Cobb County, Georgia; Notice of Non-Objection.**

[signature page continued]

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisa Cupid", is written over a horizontal line.

Lisa Cupid, District 4 Commissioner

cc: Rob Hosack, County Manager – VIA E-mail  
Jackie McMorris, Deputy County Manager – VIA E-mail  
H. William Rowling, Jr., County Attorney- VIA E-mail  
Brian Johnson, Senior Associate County Attorney, VIA E-mail  
Jessica Guinn, Community Development Director – VIA E-mail  
Jason Gaines, Planning Division Manager – VIA E-mail  
Pamela Mabry, County Clerk – Via E-Mail  
Pam Conner, City Manager, City of Powder Springs  
Tina Garver, AICP, Director of Community Development, City of Powder Springs

## **Northrup, Jay**

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**From:** Davidson, Timothy  
**Sent:** Thursday, March 05, 2020 8:18 AM  
**To:** Northrup, Jay  
**Subject:** RE: ANNEXATION: for Review and Comment for 3441 Powder Springs Road, Powder Springs

**Water service for 3441 Powder Springs Road is provided by the existing CCWS water main in Powder Springs Road.**

**Wastewater for the parcel can be treated at the South Cobb WRF where there currently is sufficient capacity. Permit issuances are subject to continued WRF compliance with EPD discharge requirements.**

**Because CCWS will continue to own and maintain water and sewer facilities in public rights-of-way and public easements, there would be no infrastructure loss.**

Tim Davidson  
Cobb County Water System  
660 South Cobb Drive  
Marietta, GA 30060  
770-419-6312

ANNEXATION/REZONING

APPLICANT: Powder Springs

PETITION NO : \_\_\_\_\_ :

LL/LD: 869/19

PRESENT ZONING: LI

PETITION FOR: PUD-R :

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**TRANSPORTATION COMMENTS & RECOMMENDATIONS**

The following comments and recommendations are based on office review of the subject annexation/rezoning case:

Reviewed plans do not show detailed plans and/or specific uses. Additional concerns/comments will be provided after plans have been submitted to Cobb County via the formal Plan Review Process.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way along Powder Springs Road 50' from road centerline.

Recommend applicant construct a deceleration lane at proposed driveway entry along Powder Springs Road. Recommend applicant construct a deceleration lane at intersection of Powder Springs Road and Carter Road.

Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement.

Recommend curb, gutter and sidewalk entire property frontage along Powder Springs Road and Carter Road.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.









Plans to be submitted for Cobb County Plan Review and approval.

# Annexation Application From the City of Powder Springs

February 2020

19th District  
Land Lot 0869  
Parcels 0014

## Legend

-  Annexed Areas
-  Part In City
-  Acworth
-  Austell
-  Kennesaw
-  Marietta
-  Powder Springs
-  Smyrna
- Unincorporated

