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Sent: Thursday, June 11, 2026 2:41 PM

To: Kerisha Black <kblack@powderspringsga.gov>

Subject: Rezoning Hearing 4320 Brownsville Road

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Dear Kerisha,

Thank you so much for returning my call earlier – I truly appreciate it.

As stated earlier, I live in the subdivision Paris Manor, in particular, on Parkridge Drive and recently received a letter for a rezoning hearing. At tonight's work session, I was hoping this message would be passed along for consideration prior to the public meeting on the 22nd.

I am writing to provide comments for consideration regarding the proposed rezoning case that includes high-density apartments and commercial outparcels adjacent to existing R-20 single-family residential properties in unincorporated Cobb County.

I am not opposed to development in this area; however, I respectfully request that the design and conditions of approval carefully consider compatibility with surrounding residential uses and the preservation of existing community character. My comments are intended to support well-balanced development that integrates appropriately with neighboring jurisdictions and minimizes long-term impacts.

1. Buffers and Separation from Residential Properties

- Require a minimum **50-foot contiguous undisturbed zoning buffer** along all property lines adjacent to Cobb County residential parcels (Paris Manor) to preserve the existing residential character. 50-foot buffer off of the Georgia Power Easement – as landscaping cannot occur within a power easement.
- Ensure that any **sanitary sewer easements are located outside of the 50-foot undisturbed buffer** to maintain the integrity of the protective buffer.
- Require a **100-foot building setback** from all property lines adjacent to residential parcels in Cobb County. 100-foot setback off of the Georgia Power Easement.

2. Access Control and Compatibility

- Require that apartment and commercial areas be **fully fenced and gated along the power easements Paris Avenue, and Parkridge Drive** to prevent pedestrian cut-through traffic into residential neighborhoods.
- Restrict any vehicular or pedestrian access connections, including **emergency-only access**, to Paris Avenue or Parkridge Drive in order to protect existing residential streets from increased traffic and safety concerns. No access easement. Access to the parcel to be limited to Brownsville Road and C.H James Parkway.

3. Stormwater Management and Environmental Protection

- Require stormwater management ponds to be designed as **dry detention facilities** rather than wet ponds (micro pools) to avoid standing water, to reduce mosquito concerns, and improve safety.
- Require a **water quality treatment “treatment train” approach**, including water quality proprietary devices in addition to standard detention.
- Require installation of **trash racks at stormwater outfalls**, particularly given that the receiving stream is an impaired waterbody, to prevent debris and pollutant discharge into the ecosystem.

4. Building Height and Scale Compatibility

- The proposed apartment buildings appear to be approximately **four stories (45–55 feet)** in height. Given that adjacent homes are predominantly single-story ranch-style residences, I respectfully request that a **height transition or step-down requirement** be considered to better match the surrounding neighborhood context

and reduce visual impact. Achieved through height restrictions or larger building setbacks.

5. Lighting, Noise, and Residential Impacts

- Require that lighting and parking layouts be designed to **prevent headlights and spillover lighting from directly impacting adjacent residential properties** in Cobb County.
- Ensure adequate buffering to mitigate noise, activity, and long-term operational impacts.

6. Open Space and Future Use Clarity

- The site plan indicates ambiguous “open space for future commercial use.” Given its proximity to existing residential properties, I request that this area be **clearly defined and limited in allowable future uses**, with explicit protections against high-intensity uses such as data centers or similarly intensive commercial/industrial developments that would negatively impact surrounding neighborhoods.

In summary, while I understand the need for thoughtful development, it is critical that any approved plan includes meaningful protections to preserve the safety, environmental quality, and residential character of the surrounding community.

Thank you for your time and consideration. I respectfully request that these concerns be discussed during the work session and considered in any future action on this case.

All the best,

Hannah Meise