

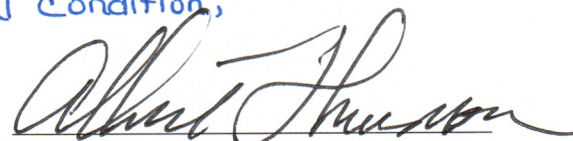
Memorandum

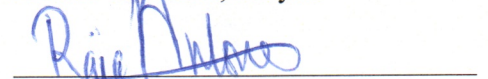
Subject: **PZ26-008: Application for Change in Zoning Conditions on property at 1048 Richard D. Sailors Parkway within Land Lot 800 and 829, of the 19th District, 2nd Section, Cobb County, Georgia.
PIN: 19082900180.**


Recommendation: Approve with conditions:

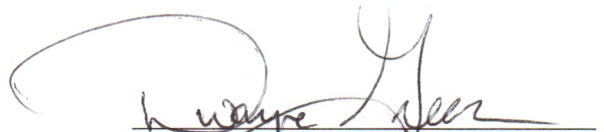
1. Architectural Design & Façade: The building shall feature a retail-oriented façade rather than a warehouse-style appearance. All building facades shall maintain a uniform architectural look and consistent material palette across the development. Applicant to follow the City of Powder Springs Design Guidelines (Adopted 10-07-2024)
2. Design Review Submittals: The applicant must submit 2–3 quality architectural elevations of the exterior design that specifically promote a retail aesthetic. The final rendering and design selection will be determined during the Land Development Permit (LDP) or formal design review process.
3. Parking Standards: On-site parking shall be strictly limited to the specific spaces and locations identified on the approved site plan.
4. Operational Restrictions: Outdoor storage of any materials or equipment is prohibited. The project must remain in constant compliance with the Nuisance provisions of the City/County Code.
5. Lighting Specifications: All exterior lighting must meet or exceed the technical specifications of the adjacent self-storage facility to ensure neighborhood consistency and mitigate light pollution.

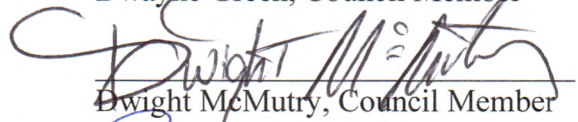
6. City Manager Pam Conner added an additional condition;
If there's any zoning condition that applies from the previous actions on these properties to the extent that they are not inconsistent with something they'll still apply.

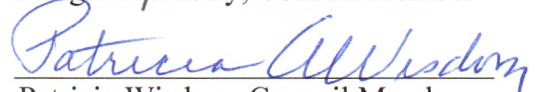

Albert Thurman, Mayor


Raja Antone, Council Member


Doris Dawkins, Council Member


Dwayne Green, Council Member


Dwight McMurtry, Council Member


Patricia Wisdom, Council Member

Attest: Jamara Newkirk, Deputy City Clerk
Kelly Axt, City Clerk

c: File