



COBB COUNTY
BOARD OF COMMISSIONERS

100 Cherokee Street, Suite 300
Marietta, Georgia 30090-7000
770.528.3305 • fax: 770.528.2606

Lisa Cupid
Chairwoman

CERTIFIED MAIL
7020 0090 0000 6545 4462

November 14, 2025

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

Re: Petition for Annexation –19th District, Land Lot 911, Parcel 040; 19th District, Southside of Flint Hill Road West of Sanders Road, Cobb County, Georgia; Notice of Non Objection with Stipulations

Dear Mayor Thurman:

We are in receipt of the above-referenced annexation request. Please accept this response to the annexation and rezoning proposal for the 5.76 acres of land located on the southern side of Flint Hill Road, west of Sanders Road. There are no county buildings or facilities on this property. This property is located within a large unincorporated island. Most of this property is currently zoned HI (Heavy Industrial), with approximately 1.26 acres designated as R-20 (Single Family Residential). The applicant is requesting to rezone the 1.26 acres to the LI (Light Industrial) zoning district to develop a towing dispatch office. The applicant intends to operate a wrecked motor vehicle compound on the existing HI (Heavy Industrial) zoned property. The applicant is using the 100% annexation method.

The Cobb County Future Land Use Plan designates this area as (PIA-IC) Priority Industrial Area with a subcategory of Industrial Compatible. Exhibit A of the HB 489 Intergovernmental Agreement allows the LI (Light Industrial) zoning district within this designated Industrial Compatible area. A wrecked motor vehicle compound is permitted within the HI (Heavy Industrial) zoning district with approval of a Special Use Permit. Heavy Industrial is not an allowable zoning district according to Exhibit "A" of the HB 489 Intergovernmental Agreement. However, the applicant intends to develop this portion of the land for a heavy industrial use, consistent with the existing county zoning district.

Based on this information, Cobb County does not object to the pending request with the following stipulation in accordance with the Intergovernmental Agreement and O.C.G.A. § 36-36-112:

Petition for Annexation –19th District, Land Lot 911, Parcel 040; 19th District, Southside of Flint Hill Road West of Sanders Road, Cobb County, Georgia; Notice of Non Objection with Stipulations

1. Applicants apply for a Special Use Permit on the HI (Heavy Industrial) portion of this request only;
2. All equipment and vehicle parts shall be stored within a fully enclosed building or structure. PS-UDC 4-330(a);
3. Vehicles shall be stored in a fully screened and fenced area on the lot. PS-UDC 4-330(b);
4. No retail and/or wholesale sales of new or used automobile parts and supplies.

In summary, please accept this letter as the County's formal **notice of non-objection with stipulations** to the proposed annexation. Please see the attached comments from the Cobb County departments below. If you have any questions or need additional information, please contact Donald Wells, Intergovernmental Coordinator, at (770) 528-2199 or donald.wells@cobbcounty.org.

Petition for Annexation –19th District, Land Lot 911, Parcel 040; 19th District, Southside of Flint Hill Road West of Sanders Road, Cobb County, Georgia; Notice of Non Objection with Stipulations

Sincerely,

Lisa Cupid, Chairwoman

cc: Jackie McMorris, County Manager – Via Email
Jimmy Gisi, Deputy County Manager – Via Email
H. William Rowling, Jr., County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney, Via Email
Jessica Guinn, AICP, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Pam Conner, City Manager, City of Powder Springs– Via Email
Thomas Neaves, Community Planning & Programs Specialist, City of Powder Springs- Via Email

Petition for Annexation –19th District, Land Lot 911, Parcel 040; 19th District, Southside of Flint Hill Road West of Sanders Road, Cobb County, Georgia; Notice of Non Objection with Stipulations

[signature page continued]

Sincerely,

Keli A. Gambrill

Keli Gambrill, District 1 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Jimmy Gisi, Deputy County Manager – Via Email
H. William Rowling, Jr., County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney, Via Email
Jessica Guinn, AICP Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Pam Conner, City Manager, City of Powder Springs– Via Email
Thomas Neaves, Community Planning & Programs Specialist, City of Powder Springs- Via Email

Petition for Annexation –19th District, Land Lot 911, Parcel 040; 19th District, Southside of Flint Hill Road West of Sanders Road, Cobb County, Georgia; Notice of Non Objection with Stipulations

[signature page continued]

Sincerely,

Erick Allen, District 2 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Jimmy Gisi, Deputy County Manager – Via Email
H. William Rowling, Jr., County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney, Via Email
Jessica Guinn, AICP, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Pam Conner, City Manager, City of Powder Springs– Via Email
Thomas Neaves, Community Planning & Programs Specialist, City of Powder Springs- Via Email

Petition for Annexation –19th District, Land Lot 911, Parcel 040; 19th District, Southside of Flint Hill Road West of Sanders Road, Cobb County, Georgia; Notice of Non Objection with Stipulations

[signature page continued]

Sincerely,



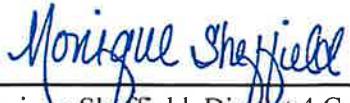
JoAnn K. Birrell
JoAnn K. Birrell, District 3 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Jimmy Gisi, Deputy County Manager – Via Email
H. William Rowling, Jr., County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney, Via Email
Jessica Guinn, AICP, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Pam Corner, City Manager, City of Powder Springs– Via Email
Thomas Neaves, Community Planning & Programs Specialist, City of Powder Springs- Via Email

Petition for Annexation –19th District, Land Lot 911, Parcel 040; 19th District, Southside of Flint Hill Road West of Sanders Road, Cobb County, Georgia; Notice of Non Objection with Stipulations

[signature page continued]

Sincerely,



Monique Sheffield, District 4 Commissioner

cc: Jackie McMorris, County Manager – Via Email
Jimmy Gisi, Deputy County Manager – Via Email
H. William Rowling, Jr., County Attorney- Via Email
Brian Johnson, Senior Associate County Attorney, Via Email
Jessica Guinn, AICP, Community Development Director – Via Email
Pamela Mabry, County Clerk – Via Email
Pam Conner, City Manager, City of Powder Springs– Via Email
Thomas Neaves, Community Planning & Programs Specialist, City of Powder Springs- Via Email

County Staff Comments and Recommendations

**Southside of Flint Hill Rd, west of Sanders Rd
City of Powder Springs**

Water System- Christopher Duggan

Water service for the proposed annexed properties is provided by the existing CCWS water main in Flint Hill Rd. Wastewater for the parcel is 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

Planning- Historic Preservation- Mandy Elliot

No Comment

Cobb County Fire Marshal's Office- Rock Toler

No Comment

GIS- Brad Gordon

No Comment

Code Enforcement- Brent Farrell

No Comment

County Staff Comments and Recommendations

**Southside of Flint Hill Rd, west of Sanders Rd
City of Powder Springs**

Cobb DOT-Wilson Collins

Flint Hill Road, classified as a Minor Collector, is located within the existing right-of-way and will continue to be owned and maintained by Cobb County. If additional adjacent parcels are annexed into the City of Powder Springs, Cobb DOT will reevaluate ownership and maintenance responsibilities at that time.

No known drainage infrastructure has been identified by Cobb DOT within or adjacent to Parcel PIN: 19091100040. Any existing or proposed drainage infrastructure located within the parcel or the adjacent right-of-way will become the responsibility of the City of Powder Springs upon annexation, transferring ownership and maintenance obligations accordingly.

Since Cobb DOT will retain ownership and maintenance responsibility for the existing right-of-way and no county-maintained drainage infrastructure is present, no infrastructure loss is anticipated at this time.

Site Plan Review- Dave Griffith

Cobb County issued a Land Disturbance Permit in 2019 for this parcel for the construction of a semi-truck parking facility. Site work took place intermittently for approximately two years. The project has been idle since then and the permit has now expired.

Cemetery Preservation Committee- Helga Hong

No comment



Annexation Location Map

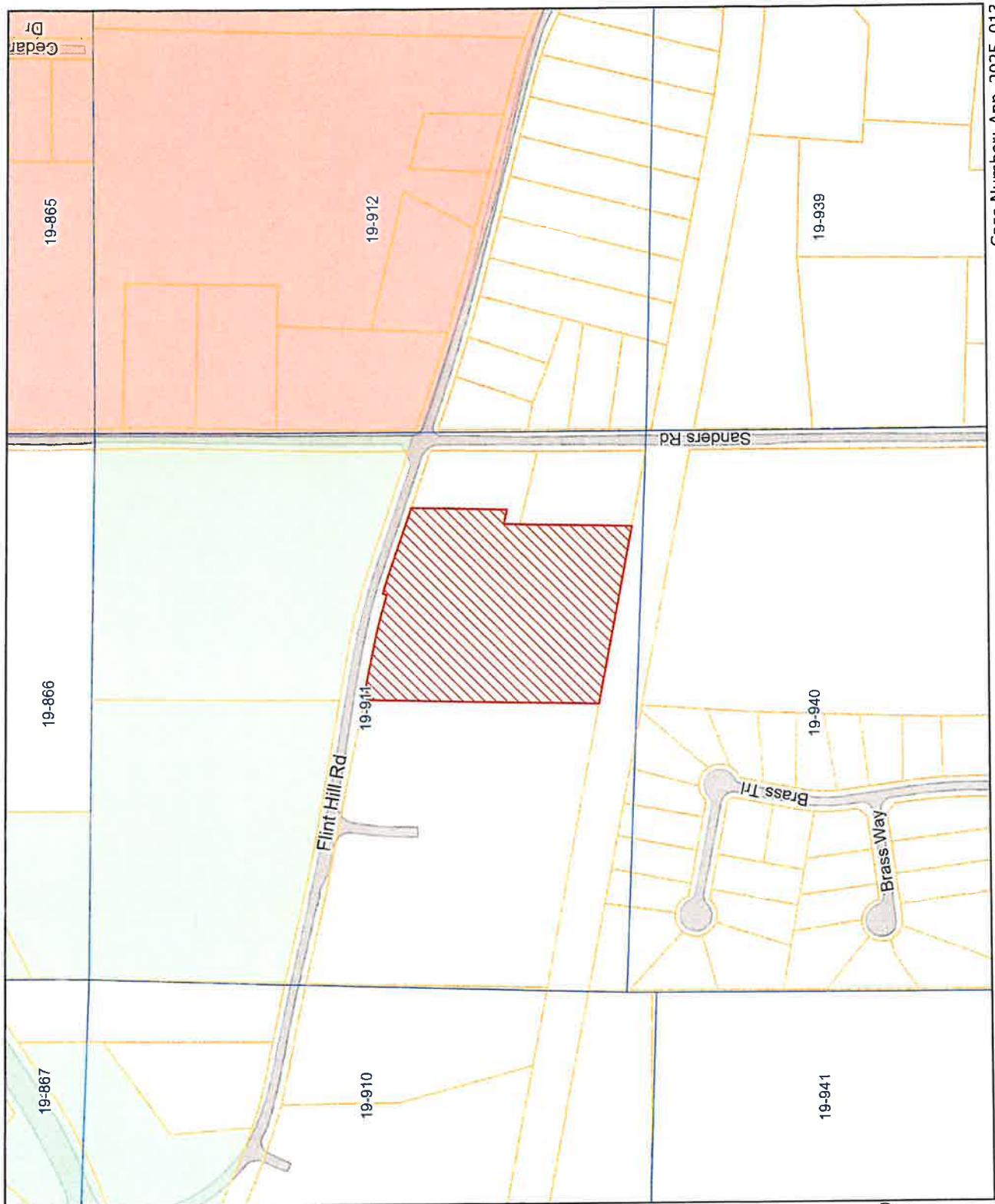
November 2025

19th District
Land Lots: 911
Parcel: 190911000040

Acreage: ≈ 10.41

Legend

- De/Annexations
- Acworth
- Austell
- Kennesaw
- Mableton
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Parcels



Case Number: Ann_2025_013