



City of Powder Springs

4484 Marietta Street, Powder Springs, GA 30127

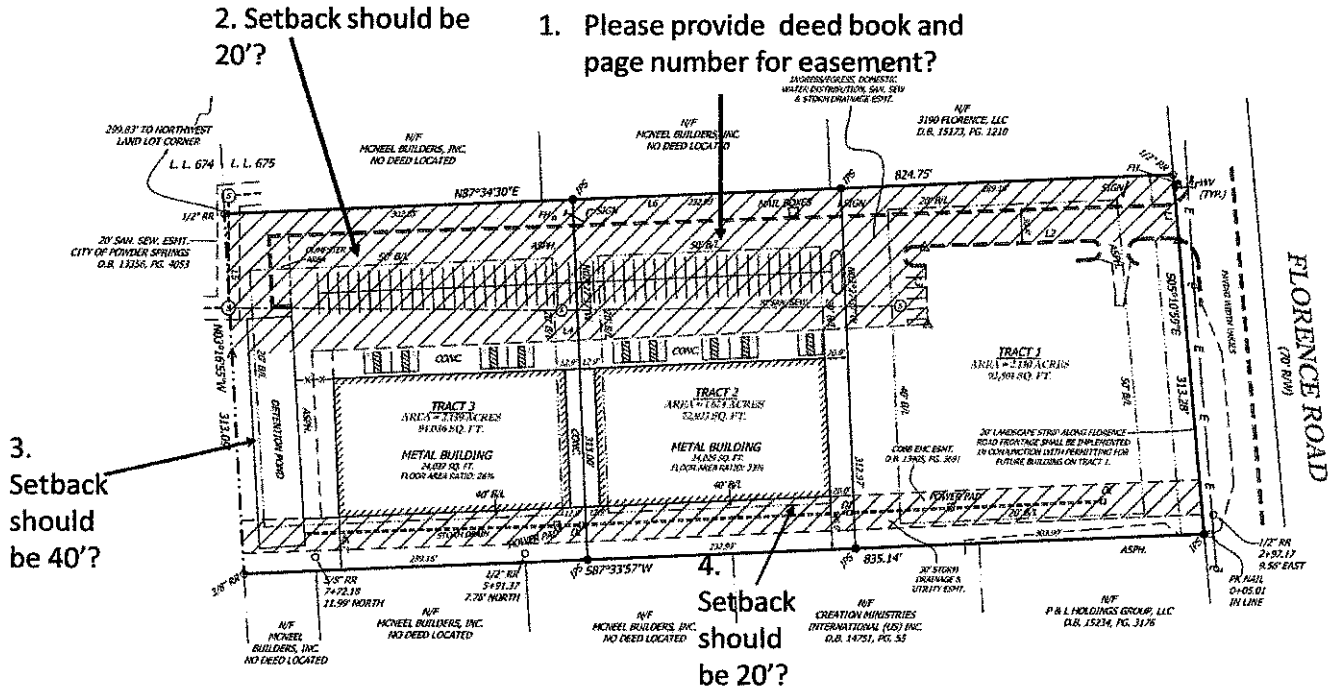
Phone 770-943-1666 / FAX 770-222-6935

www.cityofpowdersprings.org

August 9, 2019

Subject: 2nd Staff Comments
Reference: 3180 Florence Rd

Dear Roy Sparks:



5. Storm-water detention easement- will be required before plat approval.
6. Access easement required before plat approval.
7. Please provide 20' landscape stripe along Florence Road.
8. Please include building height for tract 1 and 2. Maximum 50'.

9. Please include the minimum and maximum parking requirement

Office minimum 1 per 300 square feet maximum 1 per 200

Warehouse minimum 1 per 2000 square feet maximum 1 per 1500 square feet

11. Track 2 and 3 has exceeded the maximum parking requirement.

12. Please replace plat certification with

CERTIFICATE OF FINAL PLAT APPROVAL	
All applicable requirements of the Powder Springs Unified Development Code relative to final plats having been fulfilled, approval of this is hereby granted by the Powder Springs Director of Community Development and is entitled to be recorded.	
_____ Director of Community Development	Date: _____
Note: For subdivisions involving public improvements, signatures of approval of the Director of Public Works and the Mayor of Powder Springs are required and shall be provided:	
_____ Director of Public Works	Date: _____
_____ Mayor, City of Powder Springs	Date: _____

Public hearing required before recording plat: Variance required

1. Tract 2: Reduction in the west side setback line from ³⁰20 feet to 12.9 feet.

2. Tract 3: Reduction in the ^{East}west side setback line from ⁵⁰20 feet to 12.9 feet.

3. Parking lot landscape requirement (Section 12-54).

4. Track 2 and 3: Vary from road frontage requirement (Table 2-4).

5. Parking space variance for lot 2 and 3. Parking Lot has exceeded maximum requirement.

Please submit your response and revised plans at your earliest convenience. Feel free to contact me at 770-943-8001 ext. 307 if you have any questions.

- cc: Tina Garver, Zoning Administrator
 Dwayne Eberhart, Director, Public Works Department
 Shauna Wilson-Edwards, Special Projects coordinator for Zoning and Plan Review