

# Memorandum

Subject: PZ 19—013  
Rezoning - NRC to CRC  
LL869, SE Corner of Carter Rd and Powder Springs Rd  
William Smith, Applicant

Date: **April 1, 2019**

1. Approval to rezone approximately 4.05 acres from Neighborhood Retail Commercial (NRC) to Community Retail Commercial (CRC) on property located at the intersection of Carter Road and Hopkins Road. Located in Land Lots 869, 19<sup>th</sup> Districts, Powder Springs, Georgia.
2. The stipulations and conditions set forth herein shall replace and supersede in full any prior zoning stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.
3. The Subject Property shall be developed conceptually to the submitted site plan, prepared by Hammerton Ventures LLC, which is being submitted concurrently herewith. Development of the site must be consistent with the Unified Development Code requirements.
4. Sidewalk shall be provided along Carter Road and Powder Springs Road consistent with Powder Springs sidewalk requirements.
5. The site plan will have one (1) curb cut for ingress and egress along Carter Road and up to two (2) curb cut for ingress and egress along Powder Springs Road as indicated on conceptual site plan. All road improvement must be fully developed in accordance with the Cobb County Department of Transportation requirements. Based on the site plan review, the original MOU between the applicant and the City may be revisited regarding the number of curb cuts for the development.
6. All buildings located on this the site must consist of 75% brick or stone, excluding the rear of the building adjacent to the residential subdivision. The remaining building material must be consistent with the standards outline in Article 5 of the Unified Development Code. Stucco will not be permitted. The gas station canopies and canopy support shall incorporate brick columns and/or pitched roof, subject to staff review. All other building material and color scheme must be consistent with Unified Development Code and Powder Springs approved color scheme. Architectural review will be conducted administratively by staff prior to the building permitting process. The design and color scheme of the gas station canopy is also subject to architectural review.
7. There shall be no left turn unto Powder Springs Road from the curb cut located at the center of the site (first access point going in an easterly direction on Powder Springs Road).

**SO MOTIONED** this 1st day of April, 2019.

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Albert Thurman, Mayor

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Patrick Bordelon, Council Member

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Doris Dawkins, Council Member

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Patricia Wisdom, Council Member

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Henry Lust, Council Member

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Thelma C. Farmer, Council Member

Attest: \_\_\_\_\_  
Kelly Axt, City Clerk