



COBB COUNTY BOARD OF COMMISSIONERS

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Michael H. Boyce
Chairman

CERTIFIED MAIL
7015 0640 0001 4999 4980

March 9, 2020

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

Re: Petition for Annexation– Land Lot 0680 and 0727, 19th District, Parcels 1906800005, 19068000060, 19068000070 and 19072700100, 2nd Section, 3111, 3121, 3131 Old Lost Mountain Road & 4434 Macedonia Road, Cobb County, Georgia; Notice of Non-Objection.

Dear Mayor Thurman:

We are in receipt of the above-referenced annexation and rezoning request. Please accept this response to the annexation proposal for 3111, 3121, 3131 Old Lost Mountain Road and 4434 Macedonia Road. The subject property is currently zoned R-20 and is within an area identified as Low Density Residential (LDR) according to the Cobb County Future Land Use Map. The applications indicate the site will be rezoned to Planned Unit Development – Residential (PUD-R), and be utilized for a single-family residential community.

This response cannot be made without expressing the concern that the fact that neighboring lots were not included in the annexation could cause confusion over service delivery. So, in summary, please accept this letter as the County's formal **notice of non-objection** to the proposed annexation. Please see the attached comments from the Cobb County departments. Should you have any questions or need any additional information, please contact Jay Northrup, Intergovernmental Coordinator, at (770) 528-2199.

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Sincerely,




Michael H. Boyce, Chairman

cc: Rob Hosack, County Manager – VIA E-mail
Jackie McMorris, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Jason Gaines, Planning Division Manager – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Pam Conner, City Manager, City of Powder Springs
Tina Garver, AICP, Director of Community Development, City of Powder Springs

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[signature page continued]

Sincerely,



JoAnn K. Birrell

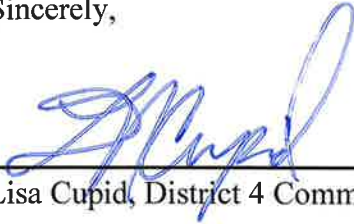
JoAnn K. Birrell, District 3 Commissioner

cc: Rob Hosack, County Manager – VIA E-mail
Jackie McMorris, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
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[signature page continued]

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lisa Cupid', is written over a horizontal line.

Lisa Cupid, District 4 Commissioner

cc: Rob Hosack, County Manager – VIA E-mail
Jackie McMorris, Deputy County Manager – VIA E-mail
H. William Rowling, Jr., County Attorney- VIA E-mail
Brian Johnson, Senior Associate County Attorney, VIA E-mail
Jessica Guinn, Community Development Director – VIA E-mail
Jason Gaines, Planning Division Manager – VIA E-mail
Pamela Mabry, County Clerk – Via E-Mail
Pam Conner, City Manager, City of Powder Springs
Tina Garver, AICP, Director of Community Development, City of Powder Springs

Northrup, Jay

From: Davidson, Timothy
Sent: Thursday, March 05, 2020 8:21 AM
To: Northrup, Jay
Subject: RE: ANNEXATION: for Review and Comment for 3111, 3121, 3131 Old Lost Mountain Road and 4434 Macedonia Road, Powder Springs

Water service for 3111, 3121, 3131 Old Lost Mountain Road and 4434 Macedonia Road is provided by the existing CCWS water mains in Macedonia Road and Old Lost Mountain Road.

Wastewater for the parcels can be 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.

Tim Davidson
Cobb County Water System
660 South Cobb Drive
Marietta, GA 30060
770-419-6312

ANNEXATION/REZONING

APPLICANT: Powder Springs

PETITION NO : _____ :

LL/LD: 680/19, 727/19

PRESENT ZONING: R-20

PETITION FOR: PUD-R :

**TRANSPORTATION COMMENTS &
RECOMMENDATIONS**

The following comments and recommendations are based on office review of the subject annexation/rezoning case:

Reviewed plans do not show detailed plans and/or specific uses. Additional concerns/comments will be provided after plans have been submitted to Cobb County via the formal Plan Review Process.

Old Lost Mountain Rd and Macedonia Rd are both classified as a major collector road. R/W does not appear to meet the minimum requirements.

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way along Old Lost Mountain Road 40' from road centerline. b) donation of right-of-way along Macedonia Road 40' from road centerline.

Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement.

Recommend curb, gutter and sidewalk entire property frontage along Old Lost Mountain Road.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Plans to be submitted for Cobb County Plan Review and approval.









Annexation Application From the City of Powder Springs

February 2020

19th District
Land Lots 0680
& 0727

Parcels 0005, 0006,
0007 & 0010

Legend

-  Annexed Areas
-  Part In City
-  Acworth
-  Austell
-  Kennesaw
-  Marietta
-  Powder Springs
-  Smyrna
- Unincorporated

