

Native Development Group LLC
910 Davis Bend
Alpharetta GA 30004

July 26, 2021

BY EMAIL

Ms. Tina Garver

tgarver@cityofpowdersprings.org

The Community Development Dept.
4488 Pineview Drive
Powder Springs GA 30127

Re: LETTER OF INTENT – Powder Springs Annexation of Freeman Property at Oglesby and Burrow Trail Road, Powder Springs GA

Dear Ms. Garver:

It is our pleasure to submit this letter of intent to pursue the Annexation of 126.72 acres of real property located in Cobb County GA into the City of Powder Springs subject to the below noted requests for Annexation.

The Property

The Property consists of approximately 126.72 acres in 4 parcels located in Cobb County, GA located between Burrow Trail Road (County Access Road) and Oglesby Road of the CH James Parkway. The Property is currently vacant except for a previously approved Cobb County trailer storage operation that exists on approximately 15 acres of the property. The Property is currently zoned LI- Light Industrial by Cobb County. The Developer is also finalizing the acquisition a second approximate 10-acre parcel from another Landowner and requests several related items as part of this annexation as described below.

The Project

The Applicant proposes to build an approximate 338,550 SF logistics/distribution building on approximately 56 acres of the property. The planned parking for the building currently includes 196 auto parking spaces and 107 Trailer storage locations. The warehouse is configured in a rear load layout featuring multiple potential office locations. The building is designed to accommodate up to five tenants however, the building will be marketed and positioned for a single or two tenant lease-up. The building

site plan currently includes two access points out to Burrow Trail and a planned access point to Oglesby Road.

Additional Property – Tippens Parcel

The developer also has a contract out to purchase an approximate 10-acre parcel to the north/east of the property that would serve as the access point for the logistics center onto Oglesby Road. The additional 10-acre parcel is already in the City of Powder Springs but would need to be rezoned from its existing Commercial zoning to Light Industrial. This parcel is expected to yield an approximate 60,000 SF Warehouse/Business Service building that would also benefit the County's tax digest and attract other businesses.

VariANCES Requested

The Developer is seeking the following variances and or support from the City of Powder Springs in conjunction with this annexation:

1. Relocation of Existing Billboard on Property

The subject property currently has a double-faced billboard on the property that will need to be relocated for the developers planned distribution building. We request that the City of Powder Springs work with the Applicant to relocate the Billboard to a mutually agreed location on another area of the property or possibly another parcel on C.H. James parkway owned by J. Freeman.

2. Burrow Trail (County Access Road) VariANCES

a. Burrow Trail Improvements – Curb, Gutter and Sidewalks

Applicant requests that the City of Powder Springs waive the requirement for curb, gutter and sidewalk along Burrow Trail given the commercial nature of the development, anticipated lack of pedestrian mobility and the termination/dead end of the road into the trailer/storage operation. The estimated cost burden of these items would create an economic and competitive hardship for the development.

b. Burrow Trail Improvements – Acceleration / Deceleration Lane

Applicant requests that the City of Powder Springs waive any requirements on Burrow Trail for any acceleration or deceleration lanes entering the proposed industrial developments. The traffic will be limited to the developed properties and trailer storage areas only. Traffic from the Trailer storage area is limited to their destination only, is infrequent, and is not expected to have any impact on traffic levels.

3. Existing Trailer Storage Operation

A portion of the property currently operated as an independent trailer storage operation that was previously approved and permitted by Cobb County. Applicant requests that the operation continue to operate as permitted previously by Cobb County.

4. Stream Setback Relief for Tippens Property

Applicant requests that the City of Powder Springs provide stream setback relief on the 10-acre adjacent property stream for the 25-foot impervious setback and local/county 25' undisturbed stream buffer area, respecting the 25 foot state buffer. This will allow developer to provide increased fire department access on the smaller site.

Other Project Considerations / Applicant Requests

1. Access to Oglesby Road

The attached site plan reflects an additional access points from the developed properties out to Oglesby Road. This additional access points are important given the alternative access point when leaving the property on Burrow Trail/County Road that has an acute turning radius onto Lewis Road. Oglesby Road has already been improved to provide a left-hand turn onto Lewis Road for access to CH James Parkway. As part of this access request, Applicant requests that a current "No Trucks" sign be relocated further down Oglesby Road past the proposed building Entrance/Exit. To prohibit Over the Road Trucks from leaving the facility and heading South onto Oglesby, developer will work with the City of Powder Spring to shape the exit so that making a right onto Oglesby will not occur.

Additionally, the developer requests two additional access points to Oglesby Road that would serve the smaller, 60,000 Square foot building described earlier and a proposed convenience store at Oglesby and Lewis Road (See attached drawing illustrating the curb cuts requested).

GDOT Curb Cuts

Burrow Trail (County Access Road) currently serves as the access point to the property. However, the Burrow Trail Road area sits within a current GDOT right of way area along the entire length of the road from Lewis Road for another 2000 feet down Burrow trail to the trailer storage area. Applicant requests that the City of Powder Springs facilitate getting a minimum of three curb cuts off Burrow Trail for the Applicants use: two access points for the planned 338,550 warehouse building and an additional access point for the planned the planned 60,000 SF Building on the adjacent 10-acre property mentioned previously.

Impact to Powder Springs

The proposed logistics development project is expected to generate up to 200 jobs upon leasing of the building.

Based on a Land and Estimated Cost basis the Approximate \$30 Million building will ultimately generate an estimated \$275,000 in annual tax revenues of which approximately \$85,000 will inure to the City of Powder Springs. The Developer plans to seek a tax incentive bond vehicle from the City of Powder Springs Development Authority to make the building more competitive and attractive to high quality tenants that could temporarily reduce these amounts. However, it is the developer's experience that the developed project will draw little from City of Powder Springs resources for Fire, police and EMS and will not add to the school burden as an alternative residential project might.

Based on all the above attributes and considerations, we strongly believe that an annexation to the City of Powder Springs is warranted and will be a great addition to the area, providing needed jobs, tax revenues, with little impact on traffic and community resources.

If you have any questions about the above project, please contact Joseph K. McGorrey of Native Development Group, LLC at 404-666-8484 or jmcgorrey@natedevelopmentgroup.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joseph K. McGorrey". The signature is stylized and cursive.

Joseph K. McGorrey

Principal