

Applicant: Stanley Martin Homes

Telephone No. [REDACTED]

Applicant's Address: 6285 Barfield Road, Suite 100, Sandy Springs, GA 30328

Property Location: 2820 Macedonia Road SW, Powder Springs, GA 30121

Land Lot No.: 716, 764, 765

Applicant is: [X] Property Owner [ ] Other: [ ] Attorney for Property Owner (Attach Owner's Authorization) [ ] Other Representative of the Owner (Attach Owner's Authorization)

Current Zoning: MXU

Type of Appeal

[X] Flood Protection Variance [ ] Change in Stipulations of Approval

Attachments

[X] Application Fee [X] Boundary Description [X] Review Checklist

[X] Maps or Drawings [ ] (Not Required) [ ] Other:

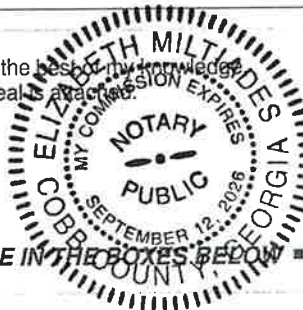
Description of Appeal

This application is for a floodplain variance. Disturbance of the floodplain is necessary to construct the referenced development as zoned. The disturbance of the floodplain in the form of fill will be minimized to an area of 0.08 acres and will be offset by an area of cut as shown in the attached grading exhibit.

I attest that this Application and its attachments are accurate to the best of my knowledge and that all written or reproducible evidence supporting my appeal is attached.

Sworn to and subscribed before me this 25 day of June, 2024

[Signature] Signature of Applicant (to be notarized)



[Signature] Notary Public

DO NOT WRITE IN THE BOXES BELOW

[ ] DRI [ ] Forms filed with ARC/DCA/GRTA on: [ ] Final determination received on:

Application Received Date:

Planning Commission

Public Hearing: Date:

Tabled Until: Date:

Mayor & Council

Public Hearing: Date:

Tabled Until: Date:

Returned to P.C. Date:

Scheduled for Public Hearing:

Planning Commission Date:

[ ] Appealed to MCC Date:

Mayor & City Council Date:

Action

[ ] Approved [ ] Approved with Changes [ ] Denied [ ] Stipulations Attached

Final Action

[ ] Approved [ ] Approved with Changes [ ] Denied [ ] Stipulations Attached

[ ] Signs Provided Date:

[ ] Newspaper Ad Date:

[ ] Affidavit Received Date:

Application Withdrawn

[ ] By Planning Director [ ] By P.C. or Mayor & Council

Date:

[ ] Without time restriction [ ] With Restriction: Cannot be refiled for 12 months



**Powder Springs**

**Review Checklist**

**FLOOD PROTECTION VARIANCE**

**Applicant:** Stanley Martin Homes Current Zoning: MXU

Property Location: 2820 Macedonia Road SW, Powder Springs, GA 30121 Land Lot No. 716, 764, 765

**Standards for approval**

Variances from the Code requirements relating to flood damage prevention may be approved under the following provisions:

Standard	YES	NO	Comments
Is the variance for the reconstruction, rehabilitation or restoration of a building listed on the National Register of Historic Places or the State Inventory of Historic Places, AND the proposed work will NOT result in the building losing its historical designation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Not applicable -- Not a listed historic building
a. Will this variance reduce the danger that materials may be swept onto other lands to the injury of others?	<input type="checkbox"/>	<input type="checkbox"/>	
b. Will this variance reduce the danger to life and property due to flooding or erosion damage?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Is the facility and its contents susceptible to flood damage?	<input type="checkbox"/>	<input type="checkbox"/>	If "YES," discuss what the effect of such damage is on the owner.
d. Does the facility provide services of importance to the community?	<input type="checkbox"/>	<input type="checkbox"/>	
e. Is it a necessity that the facility have a waterfront location, like a boat ramp or fishing pier?	<input type="checkbox"/>	<input type="checkbox"/>	
f. Are there no available alternative locations, not subject to flooding or erosion damage, for the proposed use?	<input type="checkbox"/>	<input type="checkbox"/>	
g. Is the use compatible with existing and anticipated development?	<input type="checkbox"/>	<input type="checkbox"/>	
h. Is there a relationship of the use to the comprehensive plan and flood plain management program for that area?	<input type="checkbox"/>	<input type="checkbox"/>	
i. Will safety of access to the property in times of flood for ordinary and emergency vehicles be maintained?	<input type="checkbox"/>	<input type="checkbox"/>	
j. Will there be an impact on flood conditions, either positive or negative?	<input type="checkbox"/>	<input type="checkbox"/>	Discuss: Expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
k. Will there be an impact on the cost of governmental services, whether an increase or decrease?	<input type="checkbox"/>	<input type="checkbox"/>	Discuss: Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

Prepared...Date: June 21st, 20 24 for Stanley Martin Homes Applicant   
 Date: \_\_\_\_\_, 20 \_\_\_\_ by \_\_\_\_\_ Powder Springs Staff   
 Date: \_\_\_\_\_, 20 \_\_\_\_ by Other: \_\_\_\_\_

Attach additional sheets as needed

**Sec. 10-32. General Criteria for Flood Hazard Area Variances.**

A flood hazard area variance shall be issued only when it has been determined that the following criteria have been met:

Standard	Yes	No	Comments
(a) Good and sufficient cause for the relief sought exists;	✓		In order to construct the development as zoned, this variance must be obtained. The disturbance of the flood area is minimized.
(b) Failure to grant the variance would result in exceptional hardship;	✓		Without this variance, the development will become prohibitive to construct due to cost.
(c) The variance is the least deviation from the standards of this article necessary to accomplish the objectives of the applicant and/or the minimum necessary to afford relief; and	✓		In order to accomplish the objective of the applicant, the floodplain impacts have been minimized and offset by mitigatory cut areas as shown in the attached grading exhibit.
(d) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, or creation of a nuisance.	✓		Granting of the variance will not result in increased flood heights, threats to public safety, extraordinary public expense, or creation of nuisance.
(e) No variance shall be issued within any designated floodway that would cause any increase in flood levels during the base flood discharge.	✓		No FEMA floodplain or floodway is impacted; the only impacts are to Powder Springs future conditions floodplain. No increase in flood levels are modeled as a result of the activity associated with this variance.

**Powder Springs**

**OWNER'S AUTHORIZATION**

This is to certify that (  I am    we are    I am the Corporate Secretary of a Corporation that is) the owner of a majority interest in the property that is the subject of the attached application.

By execution of this form, this is to authorize the person named as "applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following:

( Check each that applies and    cross out each that does not apply)

- Rezoning
- Special Use
- Appeal from Administrative Decision
- Special Exception
- Hardship Variance
- Flood Protection Variance

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\_\_\_\_\_  
\_\_\_\_\_

Date this Authorization becomes null and void: \_\_\_\_\_, 20 \_\_\_\_\_. (  Not applicable)


*[Signature]*  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

(Notarized)



(Notarized)

(Notarized)

(Notarized)

*[Handwritten Signature]*  
6/25/2024

Attach additional sheets as needed

**Corporations – attach copy of corporate resolution approving authorization**