

CITY
OF
POWDER SPRINGS



COMMUNITY
ENHANCEMENT
MASTER
PLAN

SUMMARY MEMORANDUM
The Community Enhancement Master Plan
City of Powder Springs, Georgia

September 1996

1.0 EXISTING INVENTORY

1.1 Study Area Locations:

Powder Springs, Georgia is located in southwest Cobb County. It is north of Austell and Interstate 20 (I-20); and southwest of Marietta, Smyrna and Interstate 285 (I-285). The focus of this Community Enhancement Master Plan is at two levels - the City-wide study area and the Downtown study area. The City-wide study area represents the City limits of Powder Springs in its entirety. Currently, the City encompasses approximately five square miles (3,200 acres). However, the current City limits are fragmented and frequently interrupted by pockets of unincorporated Cobb County. As a result, some of the proposed community enhancement improvements have been indicated in the unincorporated areas in order to establish continuity in the proposed network of improvements for Powder Springs. General boundaries for the City-wide study area include Moon Road to the north, the Austell City Limits near Oglesby Road to the south, Noses Creek to the east and the Cobb/Paulding County line to the west. For the second study area, specific attention has been focused on the historic downtown area along Marietta and Atlanta Streets. General boundaries for the Downtown study area include Red Oak Drive and the proposed Powder Springs Parkway to the north, Compton Circle to the south, Sharon Drive and Ponderosa Lane to the east and the existing Powder Springs Park to the west. Please reference the Map entitled "*Study Area Locations*."

1.2 Future Annexation Plan:

The City's future annexation plan, as proposed by the *Powder Springs Draft Annexation Plan*, represents a bold long-term annexation effort. If the City, which is currently close to five square miles, expands to the area indicated on the proposed future annexation plan, it will increase its area more than six times to more than twenty-five square miles (approximately 16,000 acres). The proposed future annexation boundaries include approximately Macland Road to the north, Hiram-Lithia Springs Road and Hollowman Road to the southwest, the City of Austell limits to the southeast, Macedonia Road, Powder Springs Road and Noses Creek to the east and the Cobb/Paulding County line to the west. Please reference the Map entitled "*Future Annexation Plan*."

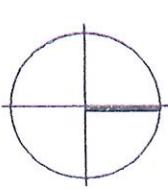
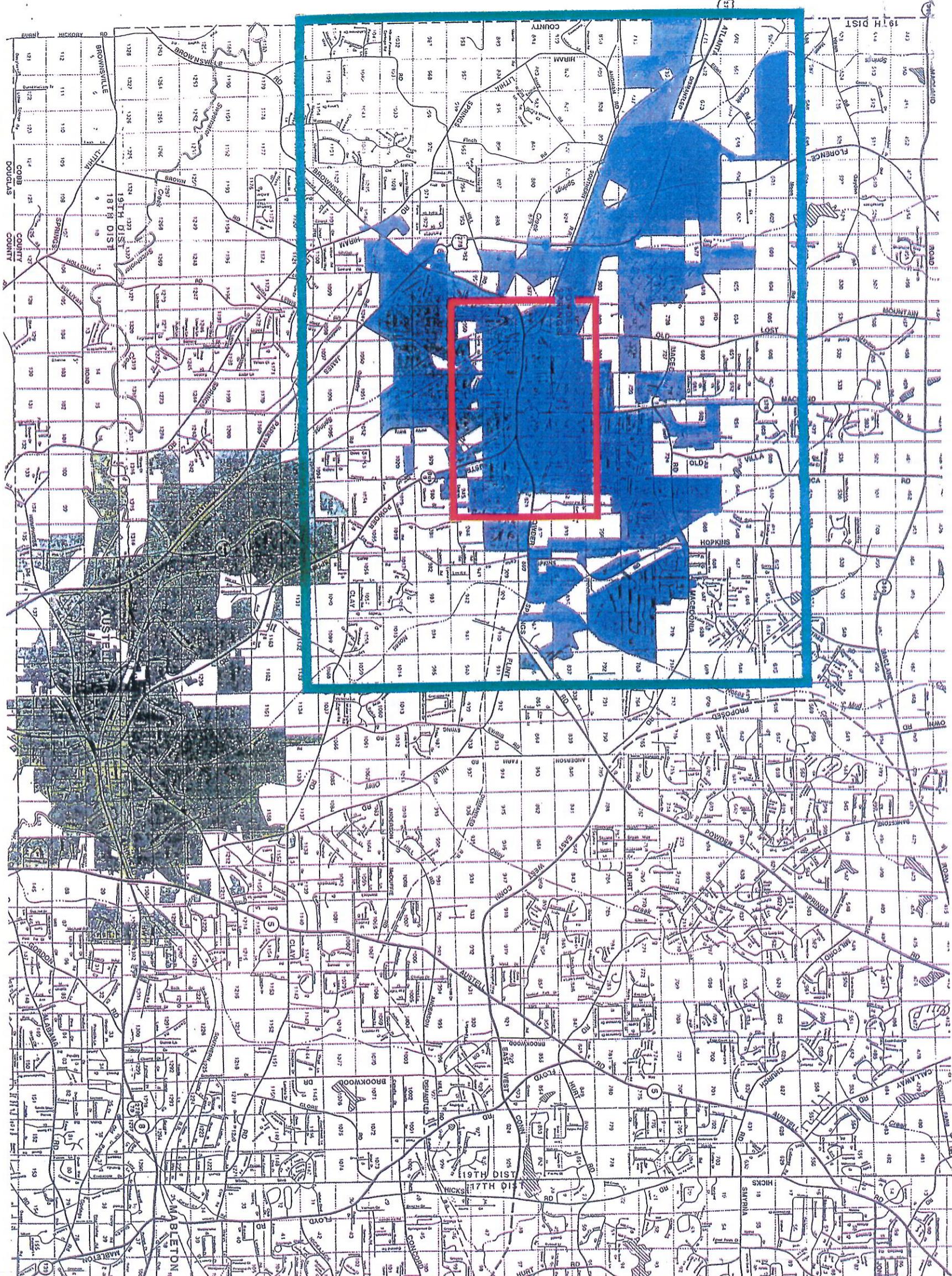
1.3 Existing Zoning Plan:

The City of Powder Springs is zoned residential east of Old Lost Mountain Road and Brownsville Road. This residential zoning category includes low, medium and high density residential and Planned Unit Developments (PUDs). In addition, smaller pockets of commercial, office/institutional, Central Business District (CBD), industrial and public facilities/parks zoning categories exist within the City limits. To the

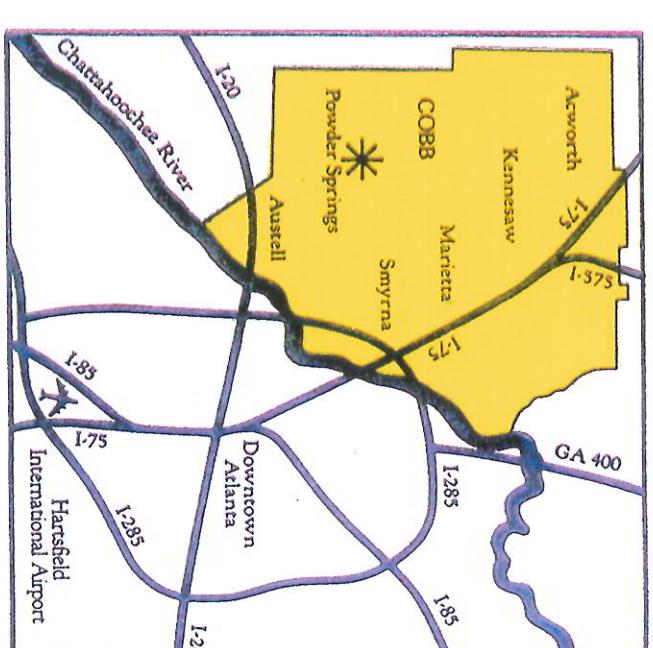


STUDY AREA LOCATIONS COMMUNITY ENHANCEMENT MASTER PLAN

City of Powder Springs, Georgia



NOT TO SCALE

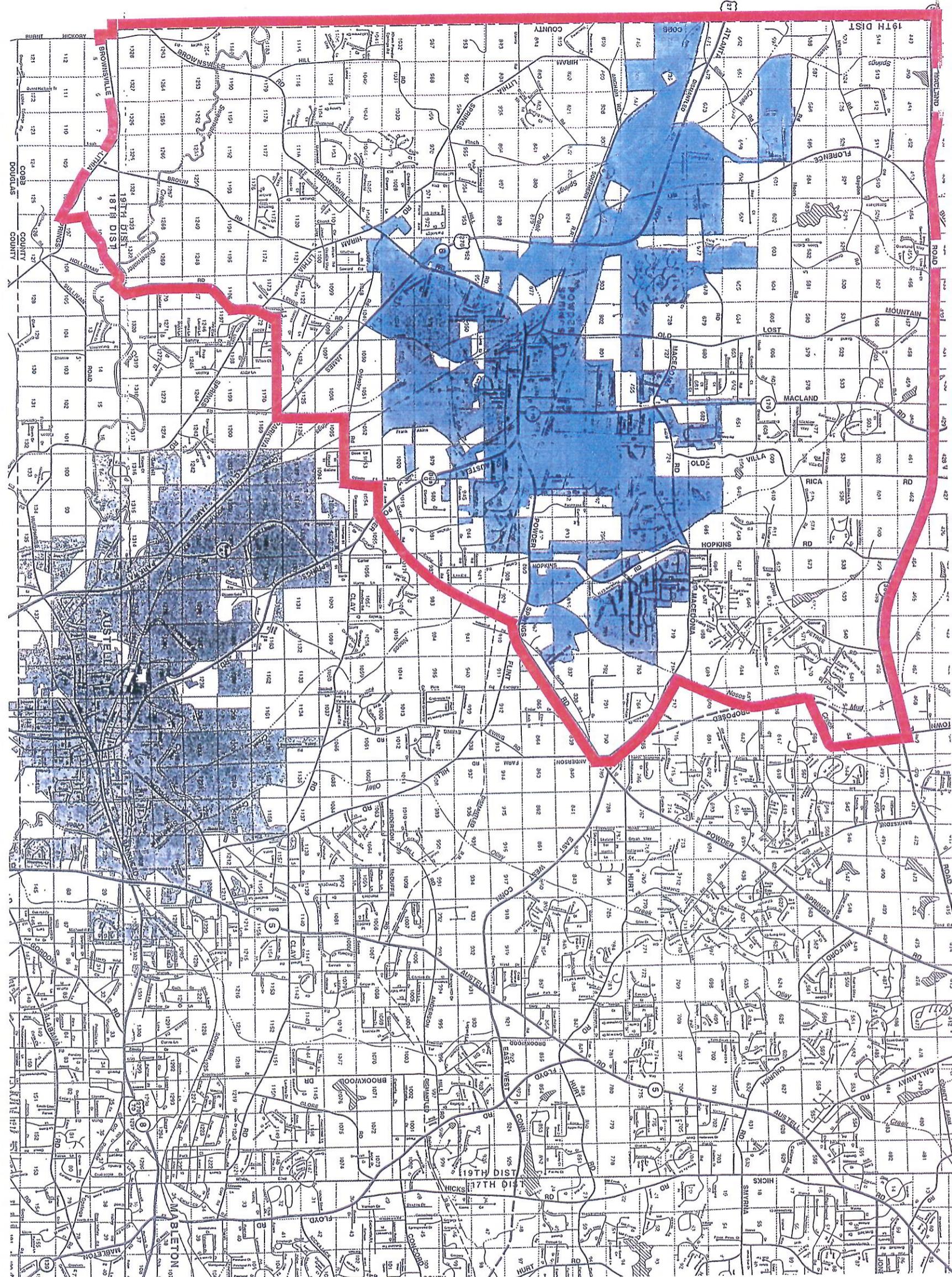


REGIONAL LOCATION MAP:

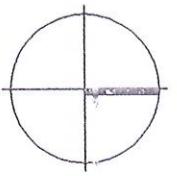


FUTURE ANNEXATION PLAN

City of Powder Springs, Georgia



NOT TO SCALE



west of Old Lost Mountain Road and Brownsville Road the City is zoned primarily as industrial. However, several areas of low density residential, PUD, commercial and office/institutional are the exception. Please reference the Map entitled "*Existing Zoning Plan*."

1.4 Existing Land Use:

Approximately Sixty-five percent (2,200 acres) of Powder Springs' 3,200 acres of land with development potential is currently in use. The primary focus of the City as a bedroom community is reflected in its land use pattern. Residential uses occupy more than eighty percent of all developed land and represent the dominant use in every geographic sector. The 'vacant' land use category appears to represent the second highest land use pattern. A significant amount of vacant land in Powder Springs is zoned as industrial. Undeveloped industrially zoned land includes 400 acres along the north side of U. S. Highway 278 (C. H. James Parkway) from Old Lost Mountain Road to Elliott Road, and over 200 acres between Frank Akins Road and the Thornton Connector. Only seven percent (90 acres) in the industrial zone are actually developed. This industrial activity is currently concentrated on Powder Springs Road at Lindley Road, along Fambrough Drive and along Lewis Road. Presently, there are 177 acres of undeveloped land zoned for residential use. In addition, for the purpose of this study, all land used for agriculture is also considered undeveloped. Commercial and office uses comprise approximately eleven percent of developed land. Public uses account for nearly eight percent of the total developed area (Source: *City of Powder Springs Draft Comprehensive Plan*). Please reference the Map entitled "*Current Land Use*" (Map Source: *City of Powder Springs Draft Comprehensive Plan*).

1.5 Future Land Use:

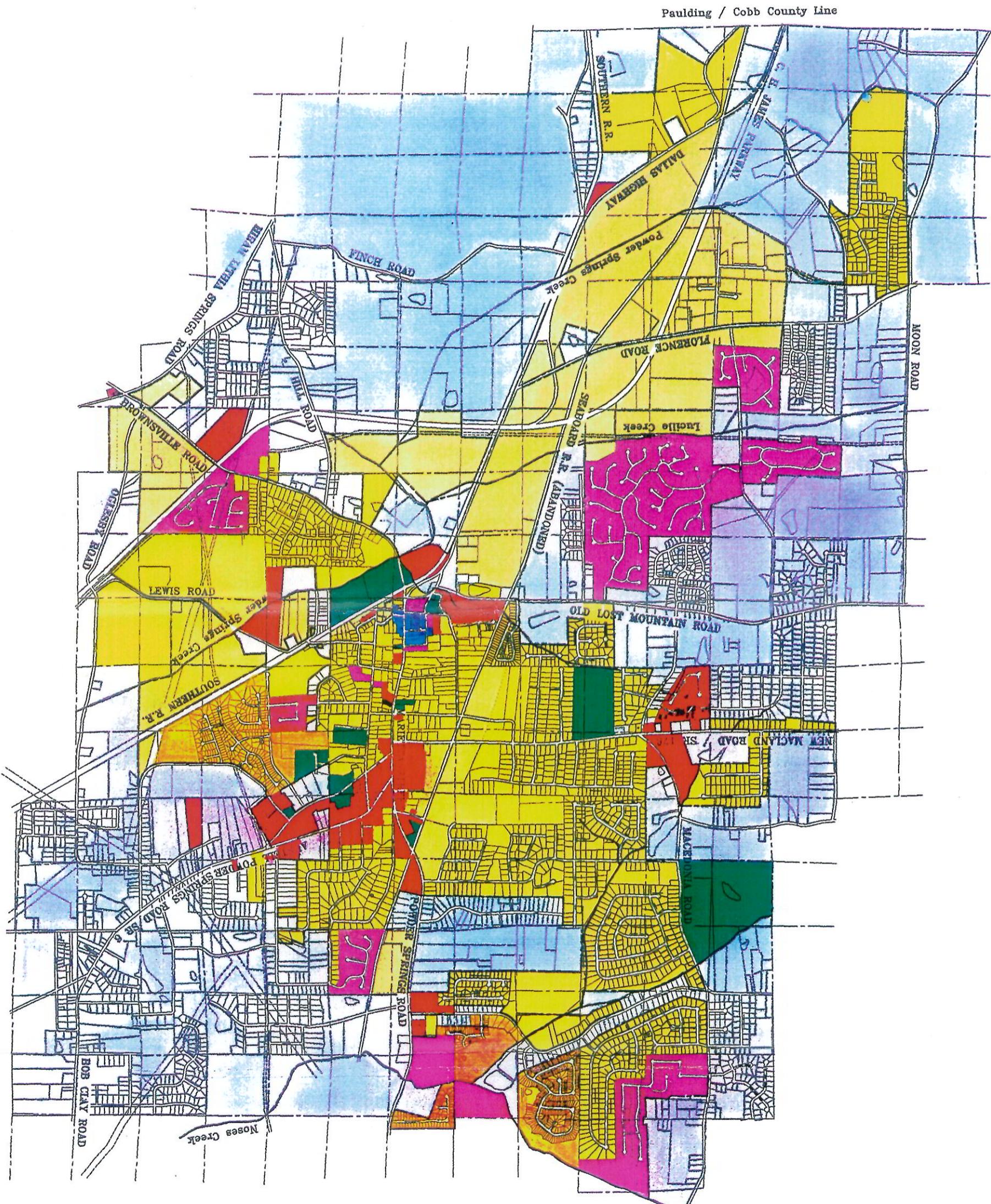
The Future Land Use Plan, prepared by Lott Engineers and adopted by the City on February 19, 1996, indicates absolutely no vacant or agriculture land uses. Again, the predominant use is in the residential category in the form of very low, low and medium density residential land uses. The second largest future land use category indicated is in the community activity center category. In order of hierarchy, small pockets of other future land uses lie within the: industrial compatible area, commercial service/institutional, neighborhood activity center, open space/recreation and downtown activity center land use categories. Please reference the Map entitled "*Future Land Use Plan*" (Map Source: *City of Powder Springs Draft Comprehensive Plan*).

1.6 Public Property:

City, County and Federal public property exists within the City limits of Powder Springs. These public properties comprise approximately 110 acres. The City's public property includes the Powder Springs Park (which is leased to Cobb County through the year 2028) along Brownsville Road, the City Parking Lot along Marietta Street, the Old Elementary School along Atlanta Street, the Old Town Square, City Hall, the City Cemetery bisected by Old Austell Road, the Public Works Facility at the end of Spring Industrial Drive and a large property west of Hopkins Road with a portion fronting on Wild Horse Creek. The County's public property within the City limits includes Wild Horse Creek Park and Tapp Middle School along Macedonia



EXISTING ZONING PLAN COMMUNITY ENHANCEMENT MASTER PLAN City of Powder Springs, Georgia

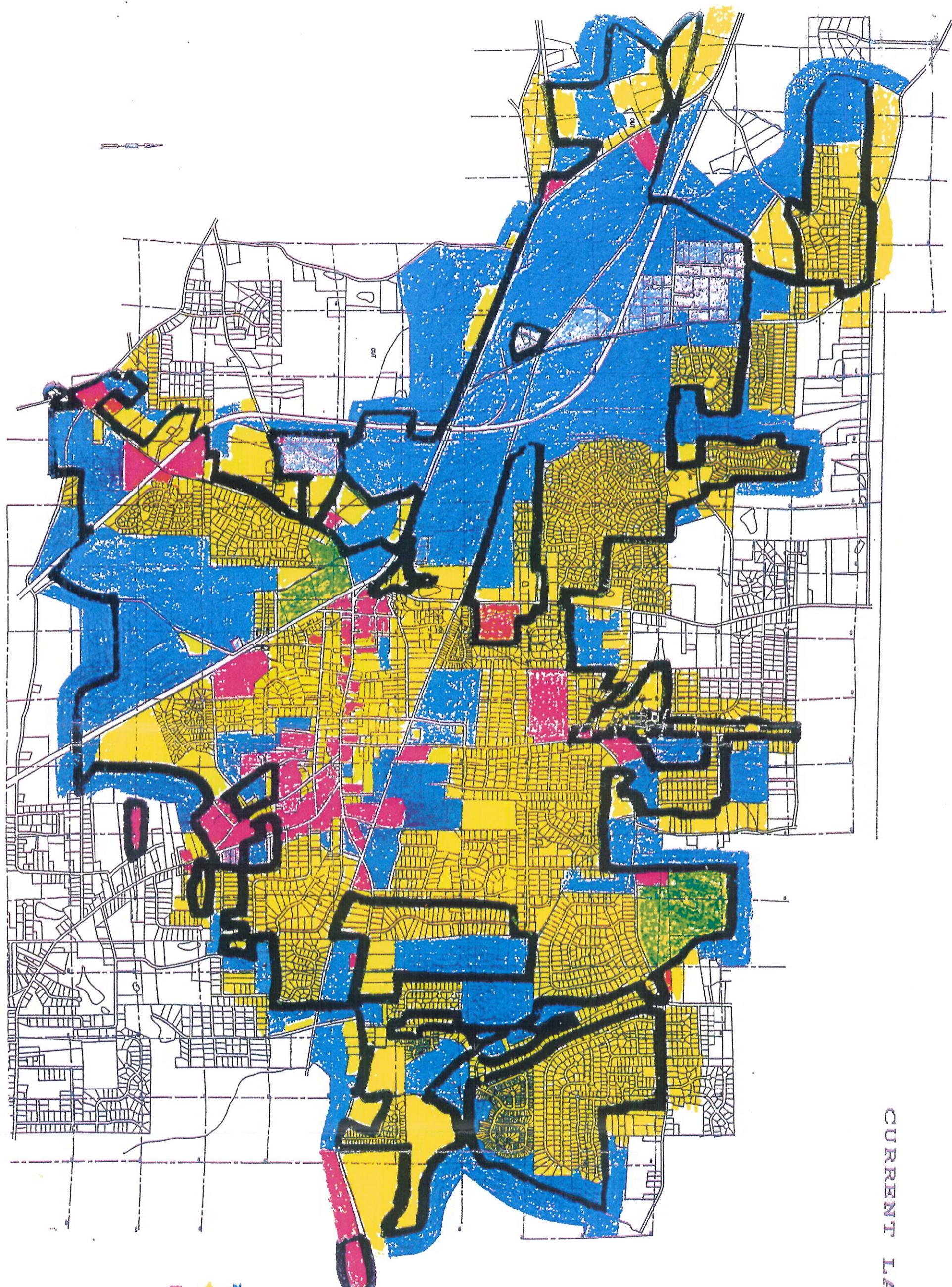


LEGEND:

- LOW DENSITY RESIDENTIAL (R-15, R-20, R-30, R-4)
- MID DENSITY RESIDENTIAL (RD, FST SIMPLE/DET.)
- HIGH DENSITY RESIDENTIAL (RM)
- PLANNED UNIT DEVELOPMENT (PUD)
- COMMERCIAL (NS, GC)
- CENTRAL BUSINESS DISTRICT (CBD)
- OFFICE INSTITUTIONAL (C)
- INDUSTRIAL (IL, HI)
- PUBLIC FACILITIES/ PARKS (P)
- UNINCORPORATED COBB COUNTY



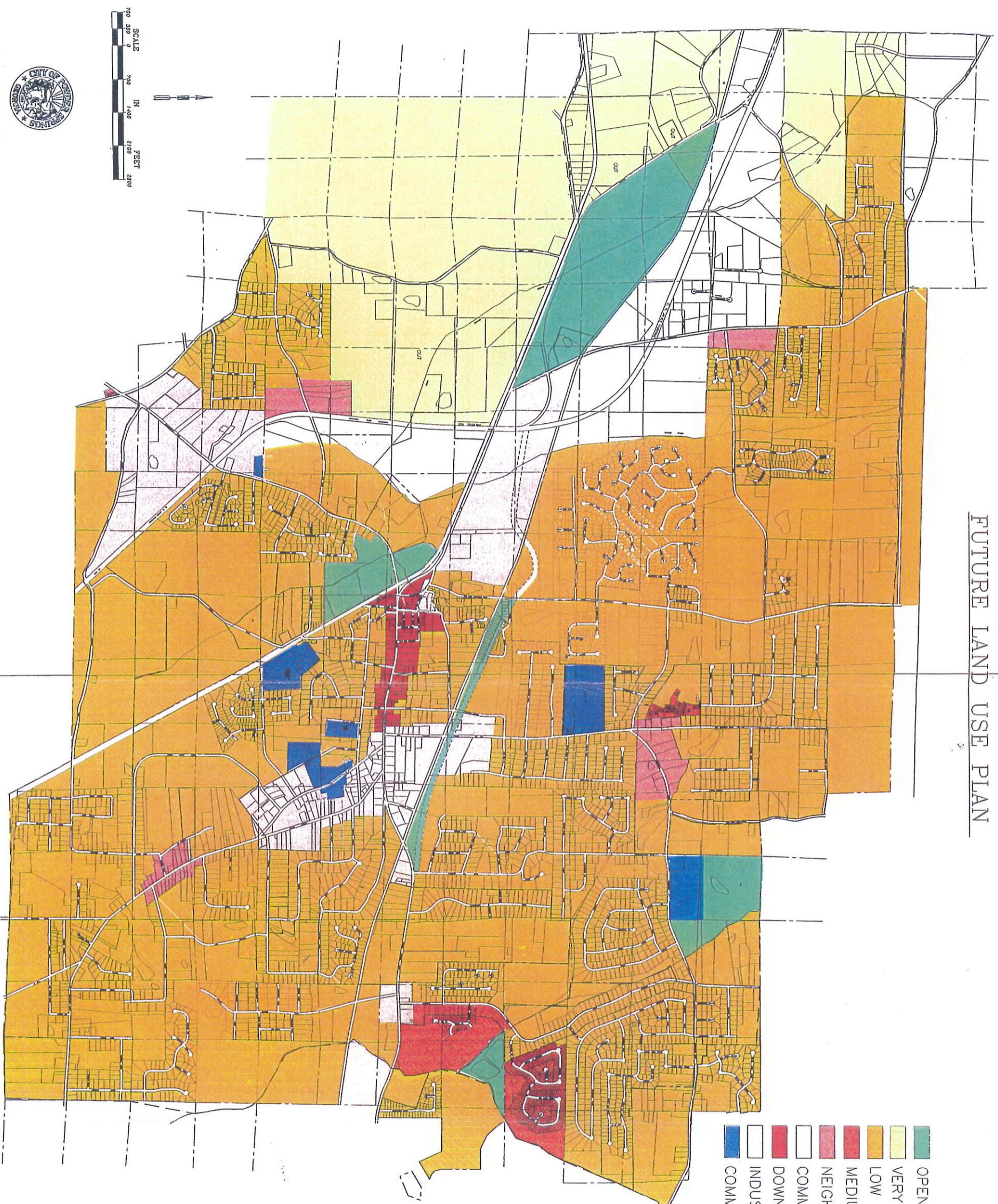
CURRENT LAND USE



FUTURE LAND USE PLAN

LEGEND

- OPEN SPACE/ RECREATION
- VERY LOW DENSITY RES. (0-1 DUA)
- LOW DENSITY RES. (1-3 DUA)
- MEDIUM DENSITY RES. (3-6 DUA)
- NEIGHBORHOOD ACTIVITY CENTER
- COMMUNITY ACTIVITY CENTER
- DOWNTOWN ACTIVITY CENTER
- INDUSTRIAL COMPATIBLE AREA
- COMM. SERVICE/INSTITUTIONAL



THE CITY OF
POWDER SPRINGS, GEORGIA

ADOPTED FEBRUARY 19, 1998
Prepared By
Lott Engineers
4450 Marietta Street, SW, Suite D
Powder Springs, Georgia 30075
Telephone: (770) 943-8775

Road, the new Powder Springs Elementary School along Grady Grier Drive, Compton Elementary School and the new Fire Station along New Macland Road, the old Fire Station along Austell Powder Springs Road and the Powder Springs Branch of the Cobb County Public Library along Marietta Street. Federal property within the City limits consists of the U. S. Post Office currently located along Old Austell Road (soon to be relocated along Old Dallas Highway). Please reference the Map entitled "*Public Property*."

1.7 Existing and Proposed Transportation Patterns:

Seven major thoroughfares currently cross through portions of Powder Springs. These primary circulation routes include Marietta Street (Ga. 6 Business), Powder Springs Road, Austell Powder Springs Road, New Macland Road (Ga. 176), Brownsville Road, C. H. James Parkway (U. S. 278) and Old Dallas Highway. A new major connector, referred to as Powder Springs Parkway, is proposed from Powder Springs Road to C. H. James Parkway. Roadway shoulder widening and sidewalk improvements that are part of the new connector project extend along New Macland Road from Marietta Street to Red Oak Drive and along Old Lost Mountain Road from Old Dallas Highway to just north of the proposed Powder Springs Parkway itself. This connector, which will classify as a primary circulation route, will bypass traffic north of the CBD in order to help alleviate traffic congestion through Powder Springs along Marietta Street. This proposed circulation route is scheduled to begin construction in 1997. Another major thoroughfare improvement is scheduled along Brownsville Road in the form of shoulder widening and sidewalks. Secondary thoroughfares through Powder Springs include Florence Road and Bob Clay Road. Tertiary circulation routes through Powder Springs include Old Lost Mountain Road, Shipp Road, Macedonia Road and Hopkins Road.

Problematic and/or difficult roadway intersections were identified at the intersections of Marietta Street with Old Austell Road, Powder Springs Road with Marietta Street and Marietta Street with Brownsville Road. The latter two intersections are, however, currently scheduled to be redesigned and improved. Two other problematic and/or difficult intersections are the at-grade intersections with the active Norfolk Southern railway at Lewis Road and Brownsville Road. The Norfolk Southern Rail Road, which is one of Georgia's busiest rail lines, operates at a traffic density of sixty to seventy million gross tons per mile and literally bisects Powder Springs. Should the proposed Norfolk Southern Intermodal facility in Austell become a reality, serious consideration to redesign and improve these at-grade roadway/rail intersections should be investigated.

Six potential new City gateway locations have been studied for this project. They include the intersections of New Macland Road with Glenn Road, Powder Springs Road at the Noses Creek Bridge, Austell Powder Springs Road with Old Austell Road, Lewis Road with C. H. James Parkway, Brownsville Road with C. H. James Parkway, and the new Powder Springs Parkway with C. H. James Parkway. A potential location for a proposed Cobb County Gateway is indicated along the C. H. James Parkway at the Cobb/Paulding County line. Please reference the Map entitled "*Existing and Proposed Transportation Patterns*."

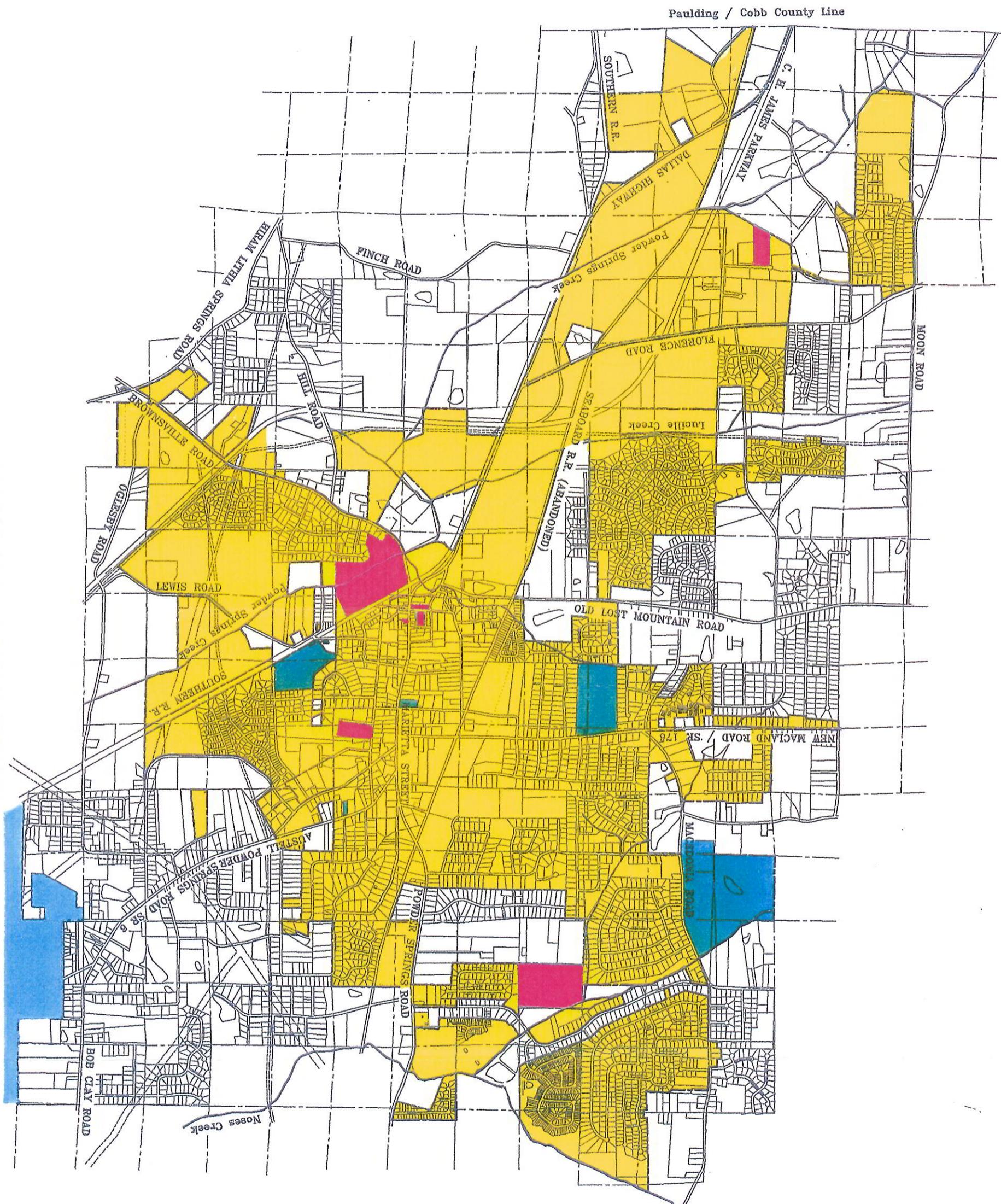
PUBLIC PROPERTY

COMMUNITY ENHANCEMENT MASTER PLAN

City of Powder Springs, Georgia



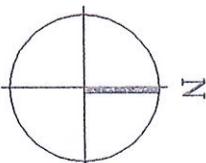
PBSI
POST
BUCKLEY,
SCHUH &
JERNIGAN,
INC.



LEGEND:

- CITY PROPERTY
- COUNTY PROPERTY
- FEDERAL PROPERTY
- POWDER SPRINGS CITY LIMIT
- AUSTELL CITY LIMITS

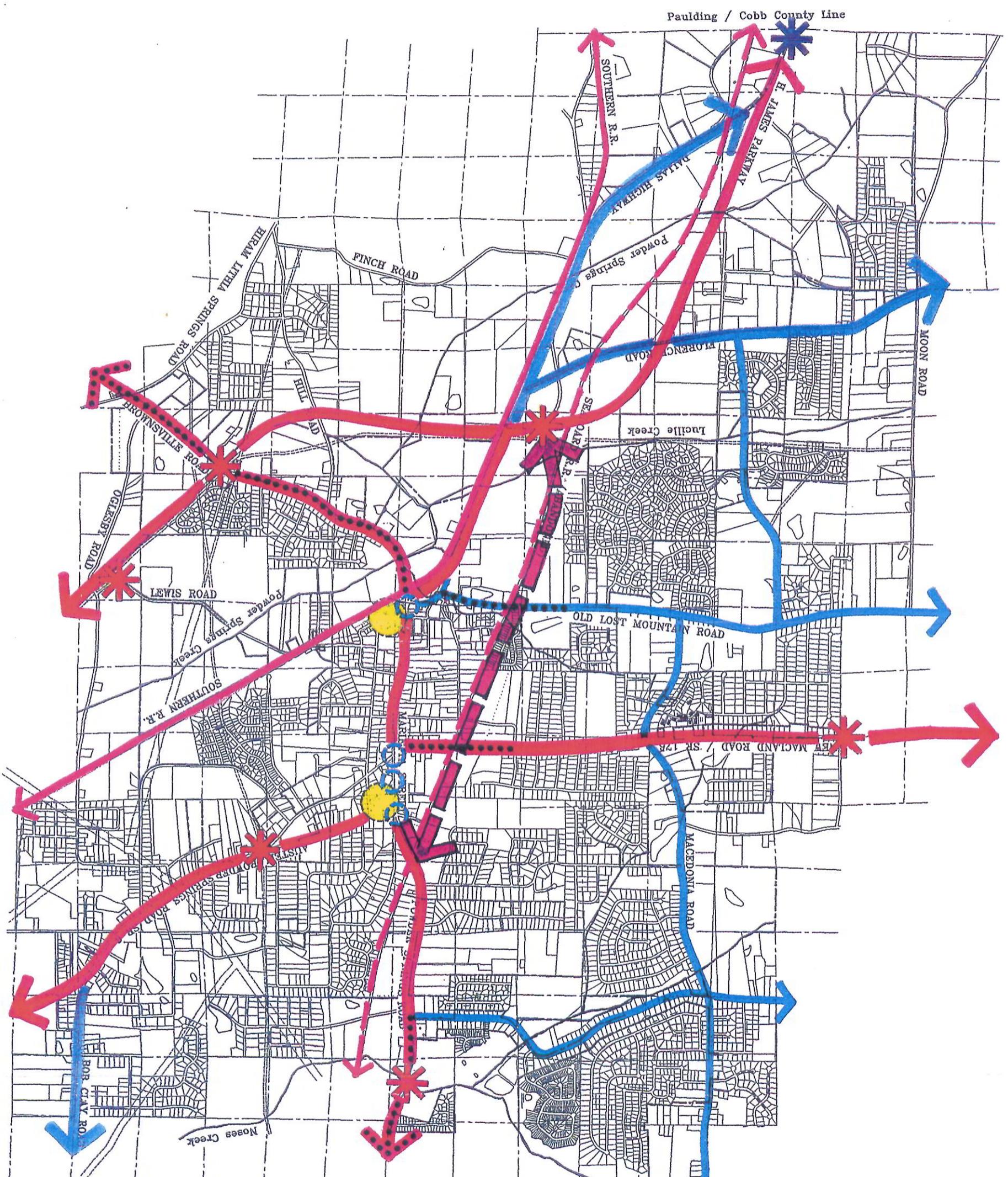
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EXISTING AND PROPOSED TRANSPORTATION PATTERNS COMMUNITY ENHANCEMENT MASTER PLAN

City of Powder Springs, Georgia



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1.8 Existing Drainage Patterns:

Powder Springs is located in the Piedmont Section of northwest Georgia. The area is relatively flat with topographic elevations ranging from 880 feet above Mean Sea Level (MSL) to just greater than 1020 feet above MSL. Several ridge lines generally run in a north-south direction through the City. These run along Hiram-Lithia Springs Road on the southwestern side of the City; and along New Macland Road, Old Lost Mountain Road and Austell Powder Springs Road through the middle of the City. An east-west ridge line also runs through the City along the abandoned CSX/Seaboard Coastline Railroad corridor. This ridge line averages a rise of just eight to ten feet. The low elevations between these ridges are the locations of Noses, Wildhorse, Lucille and Powder Springs Creeks.

One special note of interest is that the Norfolk Southern Railway corridor through Powder Springs is not located along a ridge line. Historically, most railroads and roadways in the U. S. were built along ridges (thus, the term "highway"). The decision for the Norfolk and Southern Railway to divert from the ridge line probably stems from Powder Springs' past heyday as a medicinal and therapeutic springs tourist resort. Please reference the Map entitled "*Existing Drainage Patterns*."

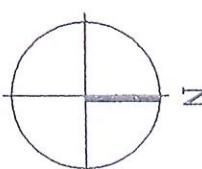
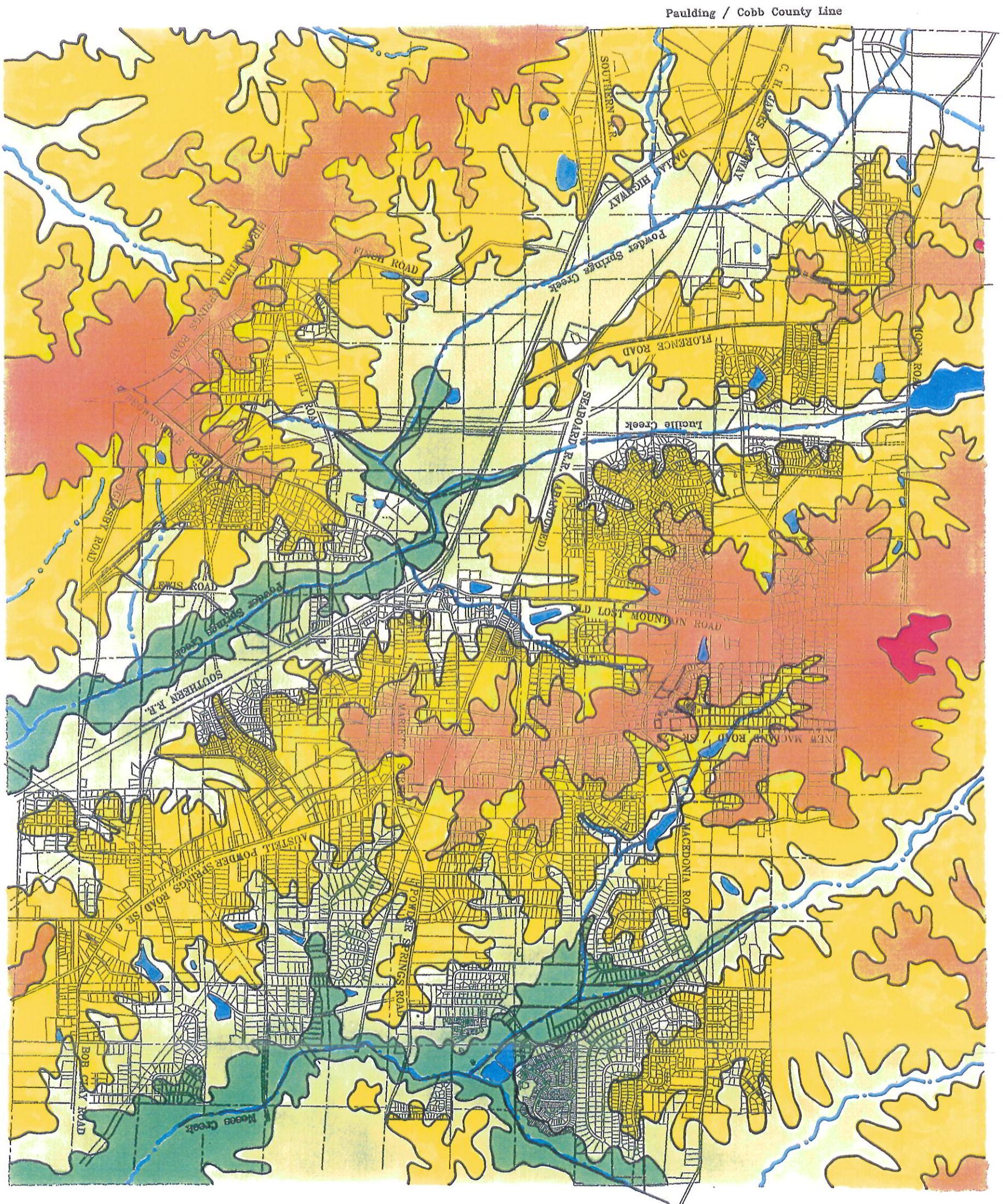
1.9 Existing Floodplains and Potential Wetlands:

Four major one-hundred year floodplain areas run through Powder Springs; they run along Noses, Wildhorse, Lucille and Powder Springs Creeks. Noses Creek affects the area east of Hopkins Road and the Whispering Glen, Wildhorse Hills and Caley Mills subdivisions. South of Powder Springs Road, a one-hundred year floodplain area branches up into the Sharon Drive neighborhood. Wildhorse Creek impacts areas along the western edge of Hopkins Road and the Lancer subdivision. Flooding tends to be the greatest at the point where Wildhorse Creek flows into Noses Creek. Lucille Creek impacts the area between Old Lost Mountain Road and Florence Road, including western portions of the Country Walk subdivision. Once again, flooding tends to be the greatest where Lucille Creek flows into the Powder Springs Creek just northwest of downtown and the Norfolk Southern Railroad. A five-hundred year floodplain area extends up a small Lucille Creek tributary into the downtown neighborhood east of Old Lost Mountain Road. Powder Springs Creek impacts both southern and western portions of the City. To the south, it impacts Lewis Road and the existing Powder Springs Park. To the west, Powder Springs Creek impacts the industrial area (which is predominantly vacant) north of Old Dallas Highway, the C. H. James Parkway and west of Florence Road.

Potential wetlands, as researched from United States Geological Survey (USGS) Maps, are also found along these four creek corridors. Areas of major potential wetlands are indicated along the northern portion of Noses Creek just south of Macedonia Road. Along Wildhorse Creek, potential wetlands are west of Hopkins Road where Wildhorse Creek flows into Noses Creek. Potential wetlands are indicated along Lucille Creek north and south of the abandoned CSX/Seaboard Coastline Railway and east of the C. H. James Parkway. A large potential wetland area exists along the Powder Springs Creek between Old Dallas Highway and the abandoned railway. Additionally, other potential wetlands indicated along Powder Springs Creek are in the area parallel to the Norfolk Southern Railway from approximately Brownsville Road, through the existing Powder Springs Park, to Lewis Road. Please reference the Map entitled "*Existing Floodplains and Potential Wetlands*."



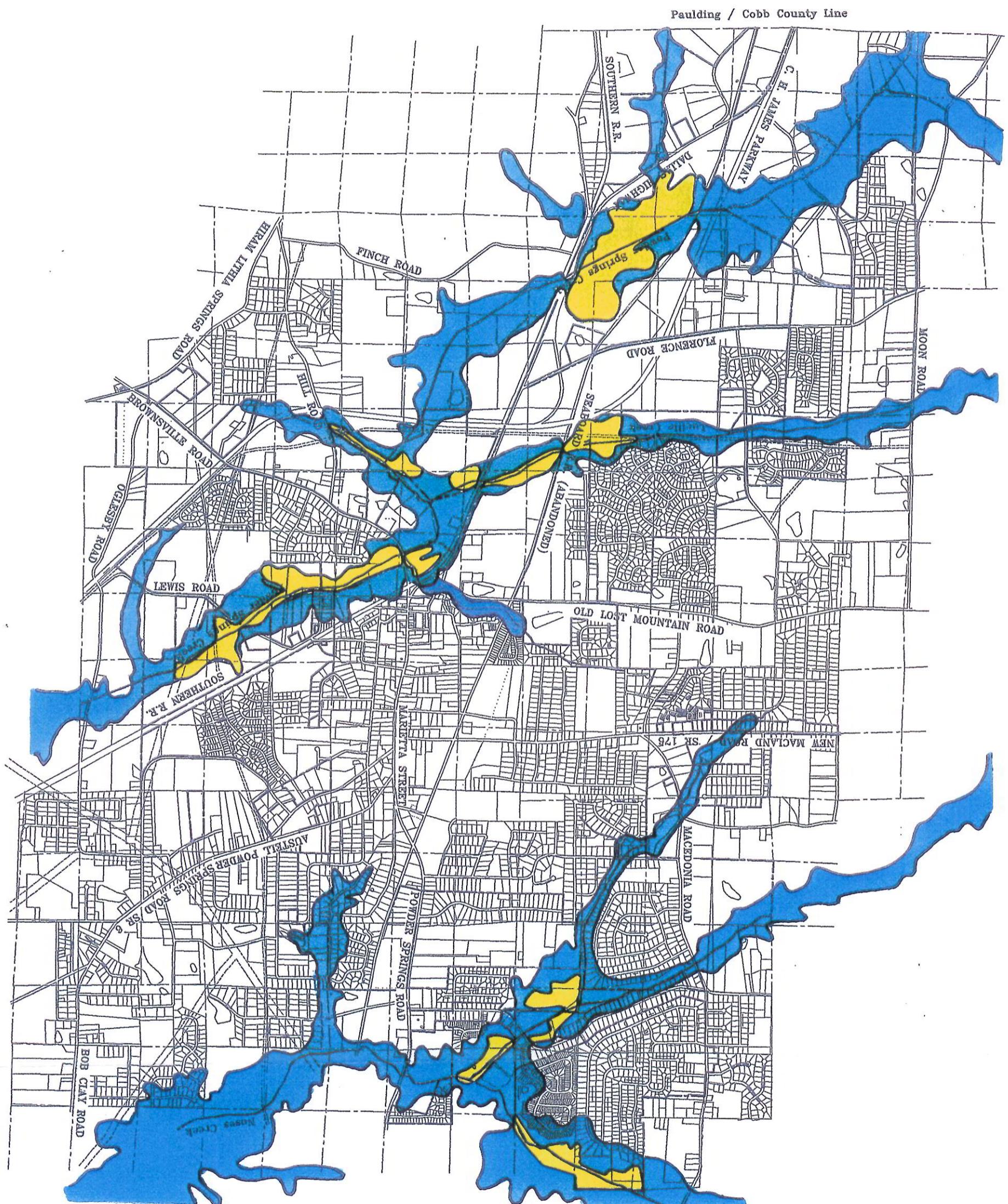
EXISTING DRAINAGE PATTERNS
COMMUNITY ENHANCEMENT MASTER PLAN
City of Powder Springs, Georgia





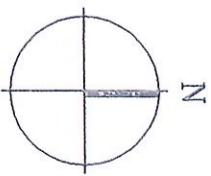
PBSI
POST,
BUCKLEY,
SCHUH &
JERNIGAN,
INC.

EXISTING FLOODPLAINS AND POTENTIAL WETLANDS COMMUNITY ENHANCEMENT MASTER PLAN City of Powder Springs, Georgia



LEGEND:

- 100 YEAR FLOODPLAIN
- 500 YEAR FLOODPLAIN
- POTENTIAL WETLAND



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1.10 Archaeological and Historic Sites:

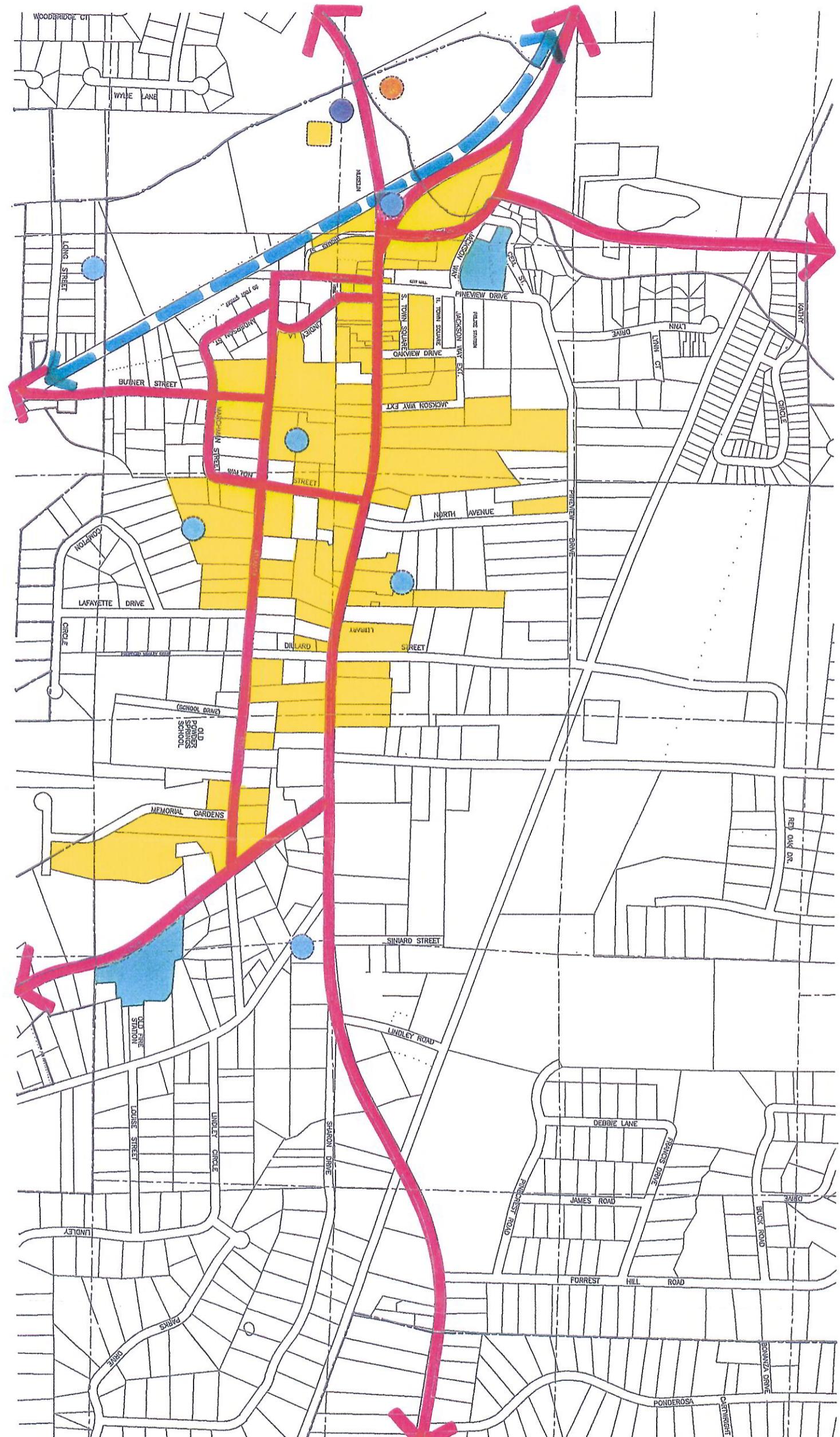
While there are some Indian archaeological sites along Noses Creek, the majority of historic and archaeological sites (both man-made and natural) can be located on the enlarged downtown plan portion of the Enhancement Master Plan. Powder Springs, originally chartered as Springville in 1839, was well known for its seven medicinal and therapeutic springs. Fourteen minerals were identified in the spring water. These include silica, chlorine, sulphur trioxide, carbon dioxide, sodium oxide, potassium oxide, lime, magnesia, phosphorus pentoxide, arsenic, hydrogen sulphide, alumina, ferric oxide and lithia. While Powder Springs' water is mineral-laden similarly to Lithia Springs' water, it could not be bottled since it did not have the necessary "keeping" properties. Today, only one historic spring is preserved. It is located in the existing Powder Springs Park. The other six historic springs, which are not preserved, are located: (1) across from the Lovinggood House between Old Dallas Highway and Brownsville Road; (2) behind the Homer Scott Home on Atlanta Street; (3) behind the L. C. Lawler home on Marietta Street; (4) behind the Naomi Marshall Home on Long Street; (5) behind the W. R. Tapp Home on Marietta Street; and (6) in the drainage ditch along Austell Powder Springs Road across from the Wise Buy Store. In addition, as the water table in the Powder Springs area remains quite high, a new spring has recently emerged on the five-acre parcel along Brownsville Road just north of the existing Powder Springs Park.

Historic major roadways through Powder Springs include Marietta Street, Powder Springs Road, Old Austell Road, Atlanta Street, Old Dallas Highway, Old Lost Mountain Road, Depot Street, Butner Street, Anderson Street, Marchman Way, and the portions of Walton and Dillard Streets between Marietta and Atlanta Streets. Marietta Street, in the 1920s, was a dirt road lined with large oak trees whose canopy completely covered the street. Two historic railways ran through Powder Springs. These include the Norfolk Southern Railroad running north-south and the Seaboard Coastline Railroad running east-west. At one time both rail companies had depots in Powder Springs. The Norfolk Southern Railroad still regularly runs freight trains through the City, while the Seaboard Coastline Railroad has been abandoned. In addition, neither depot building exists today.

Historic buildings, which are mostly residential in character, are indicated in the downtown area primarily along Marietta and Atlanta Streets. A small historic commercial core to the City still exists along Marietta Street between Depot Street and Oakview Drive. To date, only one building in Powder Springs is on the National Trust for Historic Preservation's Register of Historic Places. Powder Springs' first cemetery was located just north of the City's current City Hall. This City cemetery, now the historic Baptist Cemetery, was also the site of the Missionary Baptist Church constructed in 1835. Powder Springs' earliest marked grave in this cemetery has the date of 1841. The current City Cemetery, which is bisected by Old Austell Road, is also very historic. The earliest section of this cemetery lies east of Old Austell Road and west of the old Fire Station. The Please reference the Map entitled "*Archaeological and Historical Sites*."

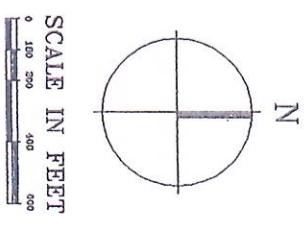


ARCHAEOLOGICAL AND HISTORICAL SITES COMMUNITY ENHANCEMENT MASTER PLAN City of Powder Springs, Georgia



LEGEND:

- ABANDONED HISTORICAL SPRING LOCATIONS
- EXISTING PRESERVED SPRING LOCATION
- HISTORIC BUILDING SITES
- HISTORIC STREETS OR MAJOR ROUTES
- HISTORIC RAILWAY LINES
- EXISTING SPRING LOCATION
- HISTORIC CEMETERY



SCALE IN FEET
100 200 300 400 500

1.11 Summary Chronology of Powder Springs' Development History:

- 1819 The Powder Springs community is a settlement of a few log houses clustered around seven mineral-laden springs.
- 1828 Gold is discovered around the springs.
- 1835 The Missionary Baptist Church is constructed adjacent to the now existing Baptist Cemetery along Old Lost Mountain Road.
- 1838 Cherokee Indians in the Powder Springs area are relocated to Oklahoma as part of the famous Trail-of-Tears March.
- 1838 The community opens its first sawmill.
- 1839 On December 29th the community incorporates as "Springville" in honor of the medicinal springs that were the center of the community. Also, the first frame house is erected and the first post office is established.
- 1840 The Springville Academy is first incorporated (on property which is now the site of the Baptist Cemetery).
- 1841 The Missionary Baptist Church becomes constituted as the Springville Baptist Church of Christ. This year also represents, as known to date, the earliest marked grave in Powder Springs.
- 1843 The Springville Methodist Church and Meeting Hall is constructed on Austell Road bringing, for the first time, Methodism to Powder Springs.
- 1848 The Springville Lodge Number 153 of Free and Accepted Masons is founded.
- 1850 The City charter is repealed and the Midway Presbyterian Church is organized.
- 1851 The Primitive Baptist Church is constructed. It resulted as more-fundamental members of the church split from the original church group established in 1835.
- 1859 The City is reincorporated as "Powder Springs" in honor of the mineral-laden springs which were then famous for turning the surrounding sand gunpowder black.
- 1859 The Official City Limits are established as one-half mile in every direction from the residence of Dr. A. Reynolds.
- 1866 The Ivies home is built, today the oldest remaining in Powder Springs.
- 1870 The Powder Springs School building, also known as the Academy, is constructed on Atlanta Street (now the site of the home of Mrs. Homer Scott).
- 1870s The town is established as a self-sufficient farm community whose chief crop is cotton.
- 1875 The Petree-Goodwin-Tumlin-Jones House is constructed at the intersection of Macland and Petree Roads.
- 1880 The Selman-Tapp-Moore-Gantt House is constructed on Powder Springs Road.
- 1888 Powder Springs' population consists of 350 citizens. Also, the Norfolk Southern Railroad and Depot comes to Powder Springs. It connects through Rome, Georgia and later, Chattanooga, Tennessee. Today, the rail is still active but no longer provides passenger service to Powder Springs.
- 1893 The New Hope and Liberty Hills Schools are established for the education of black students.
- 1894 The Confederate Veterans Association Infantry holds a picnic at the Pavilion in Powder Springs Park.
- 1896 The Macedonia Church is first established.
- 1900 The Butner-Bodiford House, the Middlebrooks-Littlefield House, the Camp-Boyd House all on Marietta Street and the Turner House on Old Lost Mountain Road are constructed.

1902 The Seaboard Coastline Railroad is constructed (now abandoned) with a Depot in Powder Springs. It connects Atlanta to Birmingham. Also, the Mother Stovall House is constructed on Marietta Street.

1904 The Powder Springs Bank is first chartered.

1906 The Charlie Camp House is constructed.

1908 The 7th District Agricultural and Mechanical (A&M) School opens on 208 acres just outside of Powder Springs.

1910 The *Powder Springs Pioneer*, its first newspaper, is established. Powder Springs' population consists of 500 citizens.

1913 The Leake-Lovinggood House is constructed on Marietta Street.

1915 The boll weevil arrives in Georgia devastating Powder Springs' cotton economy. Also, the Florence-McTyre-Conlon House, the Florence House (today the Lindley-Bellamy Funeral Home) and the McTyre-Hunter-Herrigel House are all constructed on Marietta Street.

1916 The Henry Varner Farmhouse is constructed.

1917 The *Powder Springs Enterprise Newspaper* is established.

1918 The Lovinggood farm is established near Powder Springs. At the time, the sixty acres purchased for \$3,600 represented the highest price ever paid for land in the area.

1920 Marietta Street through Powder Springs is a dirt road lined with large oak trees whose canopy completely covers the street and the Powder Springs School on Atlanta Street is moved to its present location. Also, the Harry C. Miller House is constructed.

1921 The *Powder Springs Advertiser*, its third newspaper and the Farmers' Cooperative Cheese Factory are both established. Also, Powder Springs receives its first electric lighting.

1923 The Farmers' Cooperative Cheese Factory closes as a result of inability to compete against Wisconsin cheese farmers.

1925 The Lonnie Mobley House is constructed.

1927 Powder Springs paves its first road to the northern limits of Austell.

1928 The G. M. Hardage House is constructed.

1931 The Coats and Clark Thread Mill is established in Clarksdale. Although outside of Powder Springs, between 1933 and 1983 it employs 600 of Powder Springs' residents.

1932 Powder Springs is connected to Atlanta with a completely paved road.

1933 The Babb House is constructed.

1940 The Mimosa Garden Club of Powder Springs is established.

1943 The Bell Bomber Plant is established nearby in Cobb County and employs many Powder Springs' residents.

1948 The State closes the A&M School and it becomes the John McEachern Public High School - the State's only privately endowed public high school.

1950 The Powder Springs population consists of 619 citizens.

1951 Lockheed-Georgia comes to Cobb County. It brings a substantial number of new residents to the community and employs many existing residents. The City begins to develop as a "bedroom community" for those employed in Marietta and Atlanta.

1952 High school students at the Atlanta Street school are sent to the new consolidated South Cobb High School and the existing facility becomes strictly an elementary school.

1960 The Powder Springs population consists of 746 citizens.

1969 A new Powder Springs Bank is established, which later becomes the Cobb County Bank.

1970 The Powder Springs population consists of 2,559 citizens and the City establishes its first sewage and sanitation system.

1970s Lancer Subdivision, the City's first large-scale unified subdivision is built.

1978 The Powder Springs Industrial Development Authority is organized to encourage and shape business development within the City.

1975 The Powder Springs population consists of 2,970 citizens.

1978 Powder Springs adopts its first Zoning Ordinance and establishes a Historic Preservation Zoning District.

1980 The Powder Springs population consists of 3,381 citizens and the Cobb County Bank becomes the First Atlanta Bank.

1984 The Seven Springs Historical Society is formed.

1985 The Seven Springs Museum in Powder Springs Park is established.

1986 The New City Hall is built on the Town Square.

1987 Powder Springs constructs the Old Town Square at a cost of approximately seven million dollars and the Historic Preservation Zoning District is repealed by the Mayor and City Council with the adoption of a new Zoning Ordinance.

1989 The Herb Garden at the Seven Springs Museum is planted by the Mimosa Garden Club and the Public Works Facility is built on Spring Industrial Drive. Also, CSX abandons the Seaboard Coastline Railway which runs east-west through Powder Springs.

1990 The Powder Springs population consists of 7,118 citizens and the Petree-Goodwin-Tumlin-Jones House (circa 1875) burns.

1991 The Public Safety Building/Police Department is built on Pine View Drive.

1993 The Butterfly Garden, also planted by the Mimosa Garden Club, is added to the Herb Garden at the museum.

1996 The first major Fourth of July event is held at the Old Town Square.

1996 Powder Springs, with planning consultants Post, Buckley, Schuh & Jernigan, Inc. prepares a City-wide and Downtown Community Enhancement Master Plan.

2.0 GOALS AND OBJECTIVES

The following list of goals and objectives has been established for the project. The goals and objectives were developed from the citizen public participation planning workshop, the Powder Springs Business Association meeting and various City Council / Steering Committee workshops during the course of this Community Enhancement Master Plan:

- 1.0 Define and/or establish a "*hometown*" image for Powder Springs.
- 2.0 Retain and enhance the "*small town*" qualities and characteristics.
- 3.0 Develop a plan to manage growth:
 - 3.1 Review and revise, as necessary, the current Zoning Ordinance.
 - 3.2 Establish new ordinances to address landscaping, signage, sidewalks, open space preservation, historic preservation, creek/stream buffers, etc.
 - 3.3 Define the town's boundaries; review and revise the City's Annexation Plan.
 - 3.4 Establish "*gateways*" at major entry points.
- 4.0 Address traffic and transportation issues and opportunities:
 - 4.1 Construct the Powder Spring Parkway.
 - 4.2 Complete improvements at downtown intersections.
 - 4.3 Identify important future transportation improvement opportunities.
 - 4.4 Prepare plans for the landscape enhancement of primary roadway corridors.
- 5.0 Organize and enhance "*Downtown*" Powder Springs:
 - 5.1 Consider a Business Improvement District.
 - 5.2 Provide streetscape improvements downtown.
 - 5.3 Organize three to four major events downtown each year (i.e. 4th of July, Powder Springs Day, etc.).
 - 5.4 Encourage / promote new businesses to locate downtown (i.e. specialty retail - ice cream shop and sporting goods store, restaurants, professional offices, etc.).
- 6.0 Provide additional and/or improve the existing "*quality-of-life*" amenities such as:
 - 6.1 Greenways / Bikeways / Rail-To-Trail facilities.
 - 6.2 Sidewalks.
 - 6.3 Parks / recreation and open space.
 - 6.4 Outdoor gathering areas (i.e. amphitheater, new plazas, etc.).
 - 6.5 Additional civic/cultural facilities.
- 7.0 Emphasize Powder Springs' unique cultural heritage:
 - 7.1 Revisit the Downtown Historic District zoning designation.
 - 7.2 Support the Seven Springs Historical Museum.
 - 7.3 Promote Powder Springs Day.
 - 7.4 Include a summary of the City's history in welcome packages for new residents.
 - 7.5 Conduct/sponsor outreach and education programs in the local elementary schools.
 - 7.6 Recognize/restore the other historic springs.

3.0 MASTER PLAN

The Community Enhancement Master Plan, which started originally as a City gateway and landscaping study, has evolved into a much broader planning assignment. The City, which has been called the "last small town in Cobb County," recognizes the value of having a City-wide Community Enhancement Plan to guide its future growth and development. A conscious attempt was made, as part of the overall design concept, to create a well-connected network of sidewalks, multi-use paths and bike facilities throughout the City.

3.1 City-wide Community Enhancement Master Plan:

This plan illustrates the proposed locations of all City and County gateways; existing sidewalks; proposed new sidewalks and on-road bikeway facilities; proposed multi-use/greenway and rail-to-trail corridors; greenway trailhead facilities; proposed landscape improvements along major thoroughfares; a proposed special downtown historic streetscape and redevelopment area along Marietta Street; existing parks; a proposed park expansion and two new proposed parks featuring a tennis/swim center, an outdoor amphitheater, ball fields, and picnic/passive recreation areas; existing schools; and a proposed new downtown cultural center. Please reference the map entitled "*City-wide Community Enhancement Master Plan*."

3.2 Proposed Sidewalk, Bikeway and Greenway Plan:

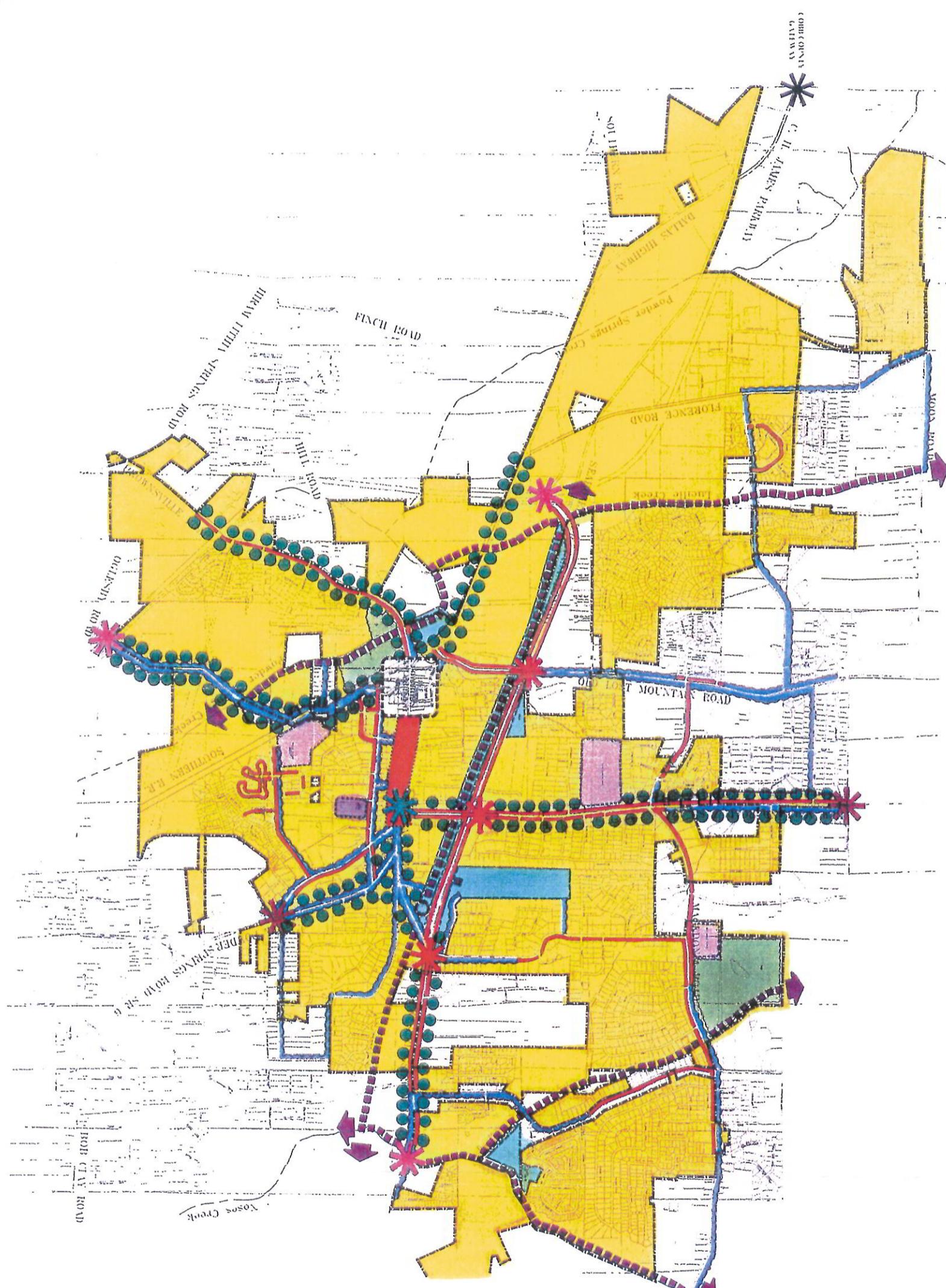
The proposed Sidewalk, Bikeway and Greenway Plan for Powder Springs was developed to create a network for alternative, non-motorized vehicular circulation throughout the City. In addition, a specific attempt was made to connect all residential subdivisions and existing neighborhoods in the Powder Springs area with schools, the Historic Business District, and the existing and proposed parks, recreation and open spaces areas. For the most part, off-road multi-use paths and sidewalk improvements were given priority over on-road bicycle facilities. The off-road multi-use paths/greenways follow creek or abandoned rail corridors and the sidewalks connect existing segments throughout the City. The proposed Sidewalk, Bikeway and Greenway Plan inventories the existing incomplete sidewalks on major thoroughfares and indicates approximately 119,100 linear feet of proposed new sidewalks; 43,200 linear feet of on-road bike facilities; and 39,500 linear feet of off-road multi-use paths/greenways.

Off-road multi-use paths/greenway corridors are proposed along the major creeks including: Noses Creek from Macedonia Road to the Powder Springs Rail-to-Trail Corridor (described below); Wildhorse Creek from Wildhorse Creek Park to Noses Creek; Lucille Creek from Moon Road to Powder Springs Creek; and Powder Springs Creek from Lucille Creek, through the existing Powder Springs Park to Lewis Road. Please reference the eye-level perspective entitled "*View of Proposed Powder Springs Greenway Along Noses Creek*" for an artist's sketch of the corridor.



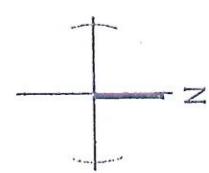
CITY-WIDE COMMUNITY ENHANCEMENT MASTER PLAN

City of Powder Springs, Georgia

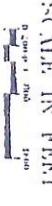


LEGEND:

- PROPOSED RAIL-TO-TRAIL & MULTI-USE PATH / GREENWAY IMPROVEMENTS (OFF-ROAD)
- PROPOSED LANDSCAPE IMPROVEMENTS
- SPECIAL, HISTORIC, DOWNTOWN STREETSCAPE
- EXISTING PARKS
- PROPOSED NEW PARKS
- EXISTING SCHOOLS
- PROPOSED CULTURAL CENTER
- PROPOSED LARGE-SCALE CITY GATEWAY
- PROPOSED SMALL-SCALE CITY GATEWAY
- PROPOSED DOWNTOWN GATEWAY
- PROPOSED DOWNTOWN DIRECTIONAL SIGNAGE
- PROPOSED GREENWAY RAILHEAD



SCALE IN FEET

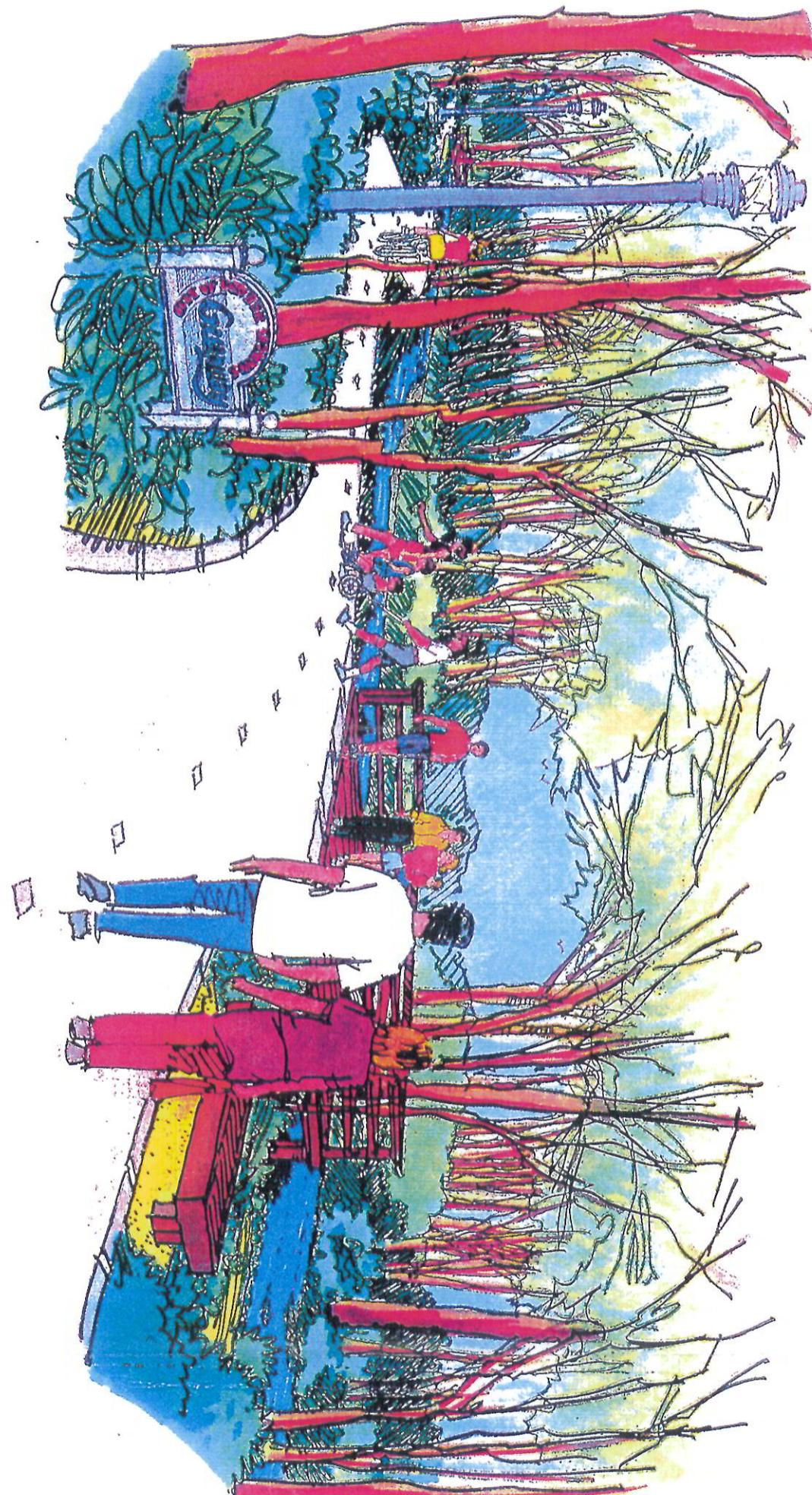


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VIEW OF PROPOSED POWDER SPRINGS GREENWAY
ALONG NOSES CREEK
COMMUNITY ENHANCEMENT MASTER PLAN
City of Powder Springs, Georgia



A rail-to-trail corridor is proposed along the abandoned alignment of the CSX/Seaboard Coastline Railway. This multi-use path would extend through the City from Noses Creek, parallel to the new Powder Springs Parkway, until the intersection of the abandoned rail alignment with the new parkway near the C. H. James Parkway. A linear park is proposed all along the southern side of the new Powder Springs Parkway, between the new road itself and the new rail-to-trail corridor. A trailhead facility along this rail-to-trail corridor is proposed near the intersection of Powder Springs Road with the new Powder Springs Parkway. However, because of significant grade elevation changes, vehicular access to trailhead parking areas are recommended to be directly off of Marietta Street along Lindley Road.

The construction of multi-use paths/greenway and rail-to-trail corridors, in association with the few on-road facilities proposed, would create both City-wide and Downtown "loops" for recreation and alternative forms of transportation. Furthermore, long-term future extensions of all of these corridors are intended to ultimately connect Powder Springs with Atlanta, Marietta, Austell, and other Cobb County systems. Please reference the map entitled "*Sidewalk, Bikeway and Greenway Plan*."

3.3 Proposed Landscape and Gateway Plan:

The proposed Landscape and Gateway Plan for Powder Springs indicates those major roadway corridors that, in addition to sidewalk and bikeway improvements, will also receive a landscape treatment. The proposed landscape corridors include: Powder Springs Road from the bridge located over Noses Creek to Marietta Street; Marietta Street from Powder Springs Road to the new intersection alignment of Brownsville Road; New Macland Road from Marietta Street to Glenn Road; Austell Powder Springs Road from Marietta Street to the intersection with Old Austell Road; Lewis Road from C. H. James Parkway, along a proposed new alignment portion adjacent to the Norfolk Southern railway, to the new South Square redevelopment area south of Marietta Street and north of Atlanta Street; Brownsville Road from C. H. James Road to Marietta Street; and Old Dallas Highway from Marietta Street to Florence Road. Two downtown intersections, currently scheduled for roadway alignment improvements, have been proposed to also receive landscape improvements. These include the intersections of Marietta Street with Austell Powder Springs Road and Marietta Street with Brownsville Road.

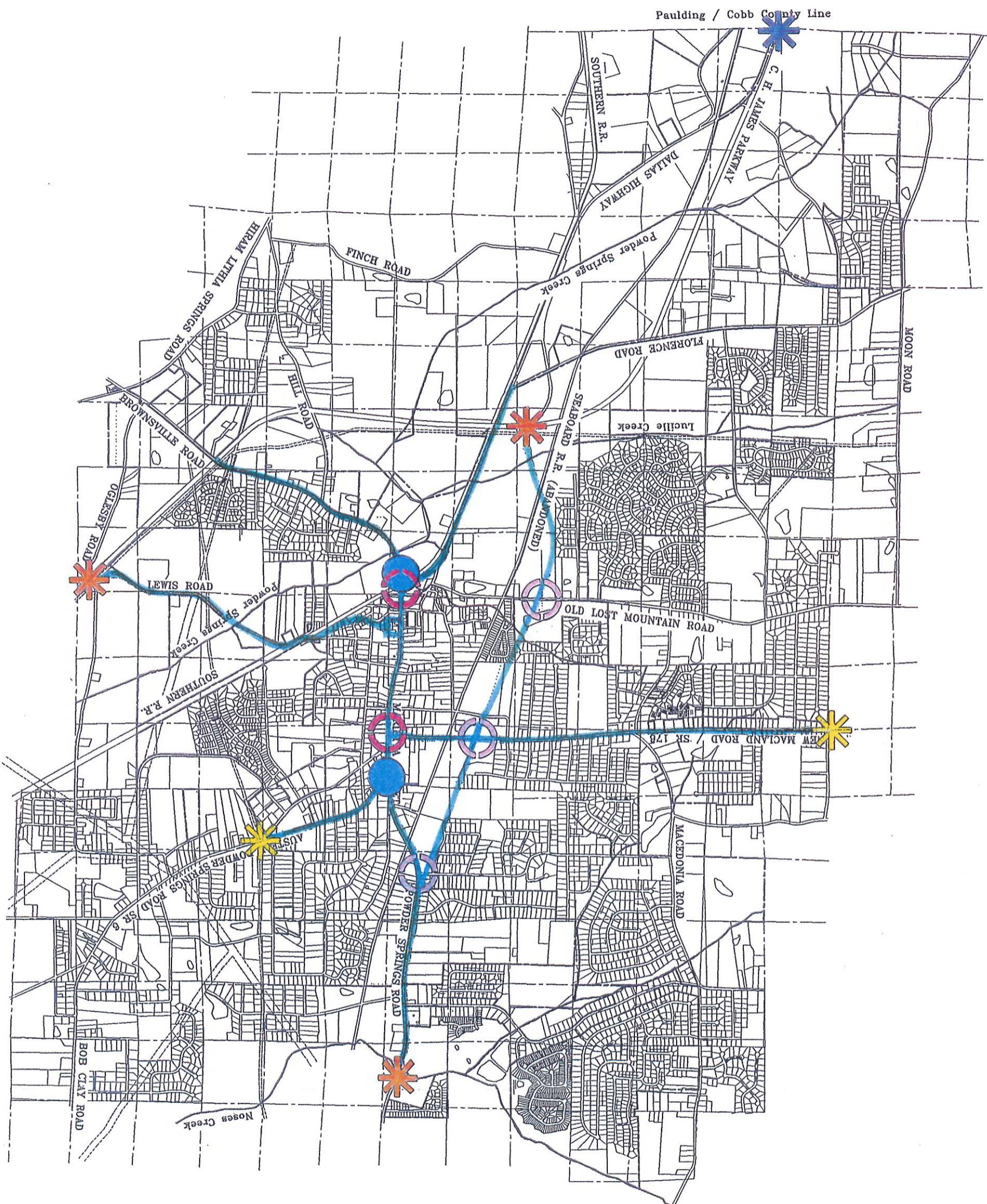
Seven new gateways for the City of Powder Springs are proposed. These gateways differ in scale depending upon the roadway corridor which they are located along. All the gateways, however, are intended to be constructed with a 'family' of signage that, although differing in scale, would be similar in design. These gateways are intended to reflect the 'hometown' appeal and qualities of Powder Springs. Large scale gateways are proposed at the intersections of C. H. James Parkway with the new Powder Springs Parkway, C. H. James Parkway with Lewis Road, and Powder Springs Road at the bridge located over Noses Creek. Small scale gateways are proposed at the intersections of New Macland Road with Glenn Road and Austell Powder Springs Road with Old Austell Road. Special historic downtown gateways are proposed along Marietta Street near the intersections with New Macland Road and Brownsville Road. Additionally, downtown directional signage is proposed along the new Powder Springs Parkway at the intersections with Powder Springs Road, New Macland Road and Old Lost Mountain Road. A Cobb County Gateway is proposed at the Cobb/Paulding County line along the C. H. James Parkway. Please reference the map entitled "*Landscape and Gateway Plan*," and the sketches entitled "*Proposed Gateway Elements*" and "*Typical Enhancement Cross-Sections*."



COMMUNITY ENHANCEMENT MASTER PLAN

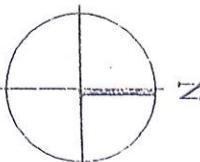
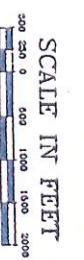
City of Powder Springs, Georgia

LANDSCAPE AND GATEWAY PLAN



LEGEND:

- PROPOSED COBB COUNTY GATEWAY
- PROPOSED LARGE SCALE CITY GATEWAY
- PROPOSED SMALL SCALE CITY GATEWAY
- PROPOSED DOWNTOWN DIRECTIONAL SIGNAGE
- PROPOSED HISTORIC DOWNTOWN GATEWAY
- STREET WITH PROPOSED LANDSCAPE TREATMENT
- INTERSECTION WITH PROPOSED LANDSCAPE TREATMENT



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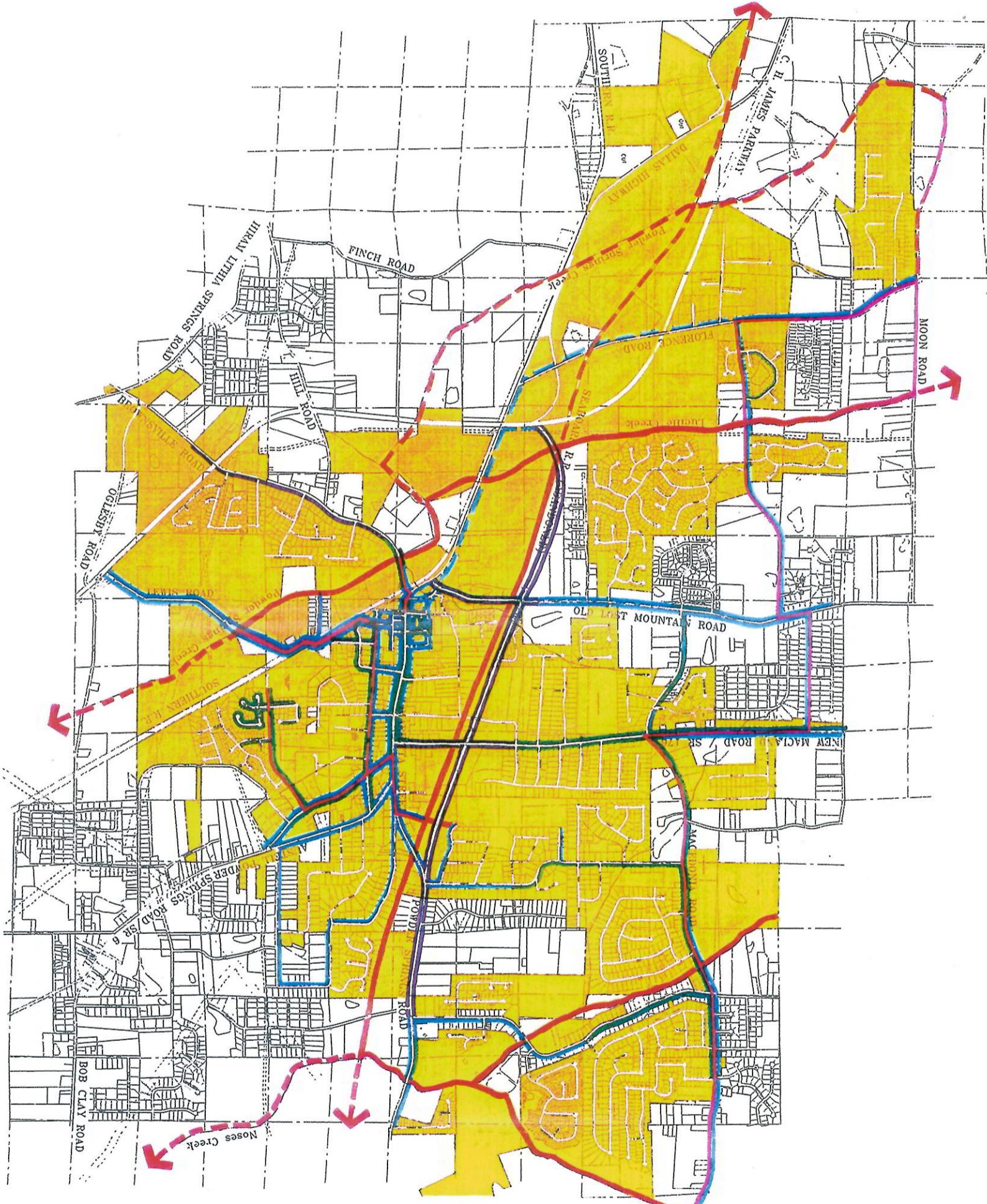
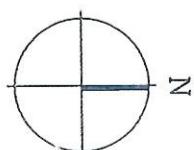


SIDEWALK, BIKEWAY & GREENWAY MASTER PLAN

COMMUNITY ENHANCEMENT MASTER PLAN

City of Powder Springs, Georgia

SCALE IN FEET
0 500 1000



LEGEND:

- EXISTING SIDEWALKS
- SIDEWALKS CURRENTLY PART OF PLANNED ROADWAY IMPROVEMENTS
- PROPOSED SIDEWALKS
- PROPOSED BIKE FACILITY (ON-ROAD)
- PROPOSED MULTI-USE PATH / GREENWAY (OFF-ROAD)
- EXISTING CITY LIMITS

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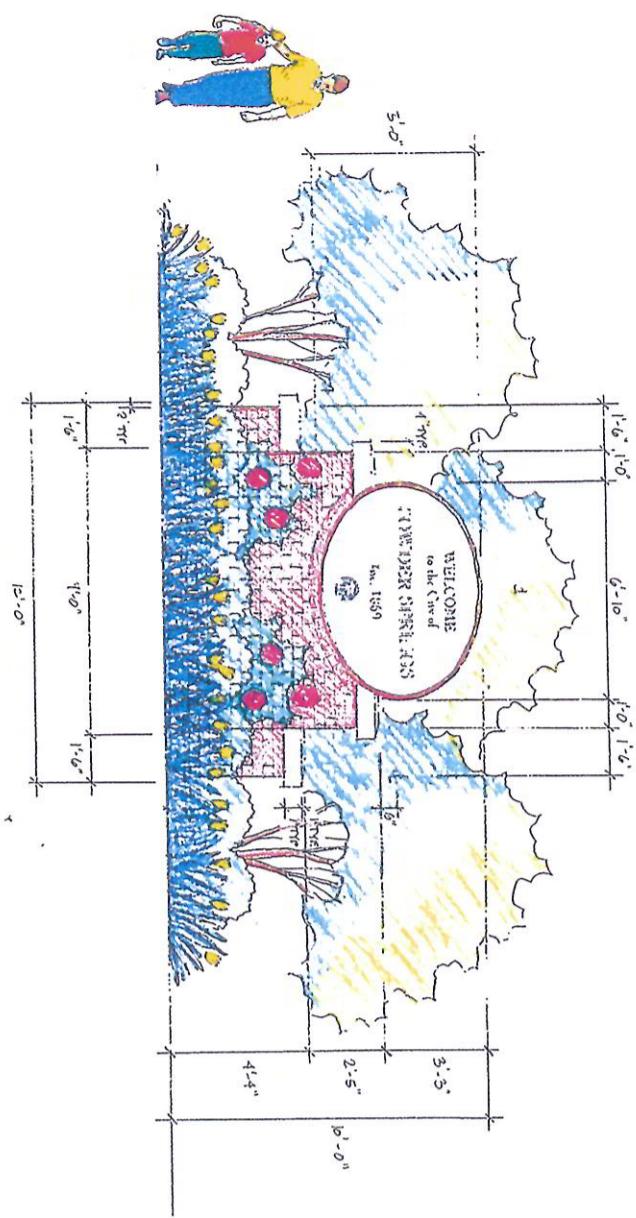


PROPOSED GATEWAY ELEMENTS

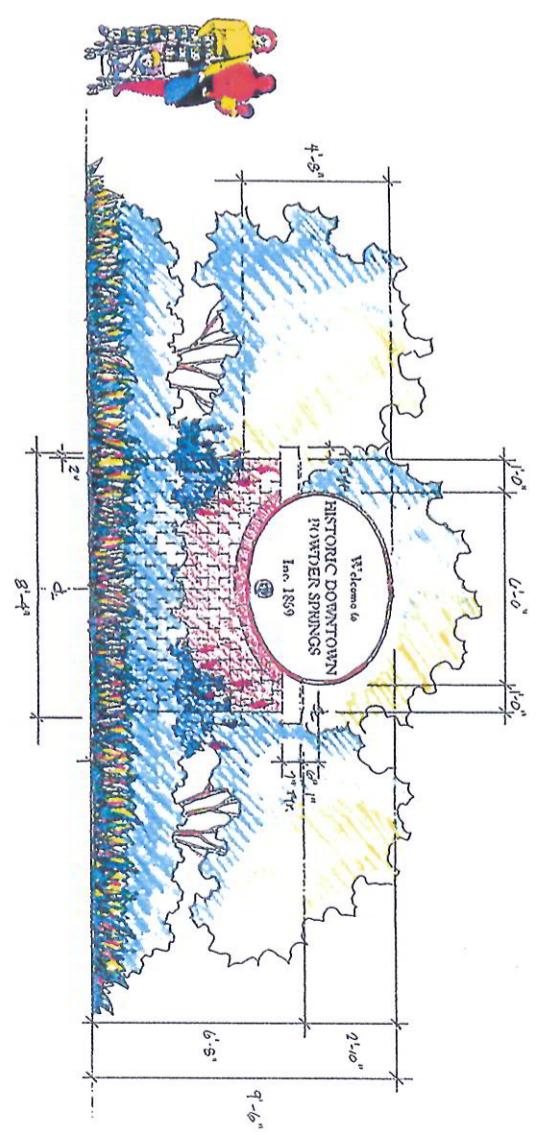
COMMUNITY ENHANCEMENT MASTER PLAN

City of Powder Springs, Georgia

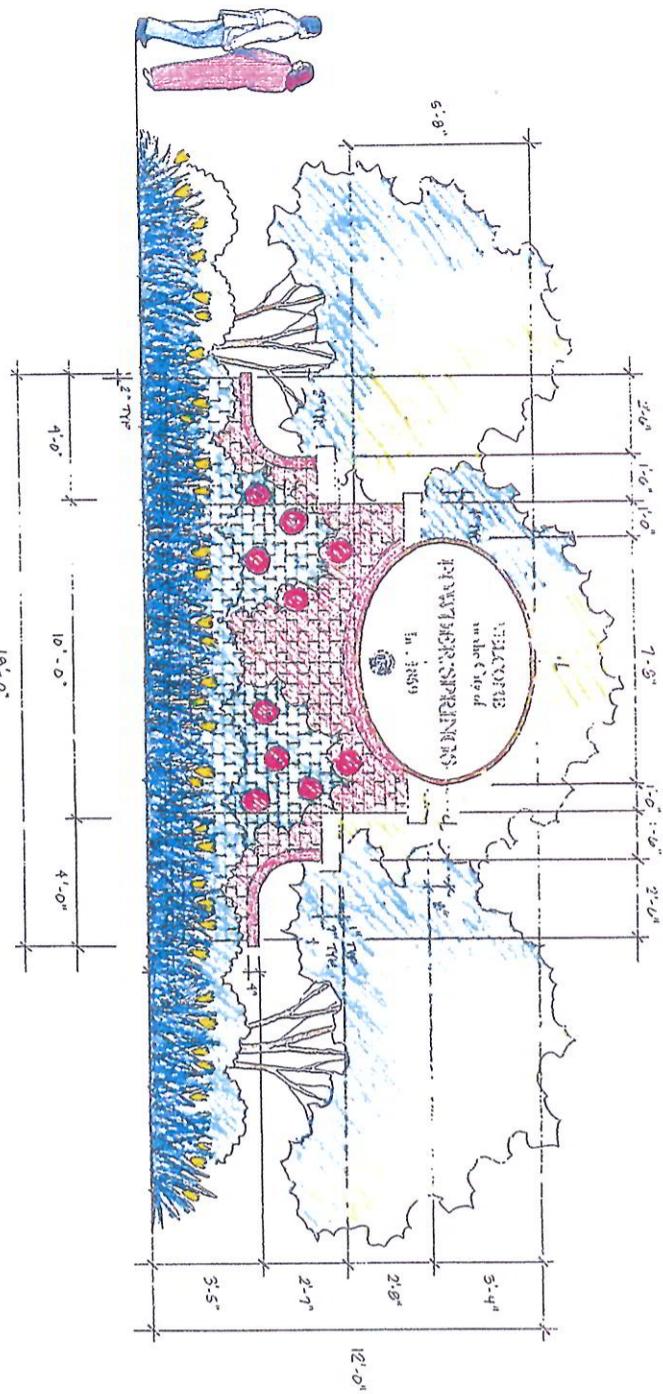
SMALL SCALE CITY GATEWAY



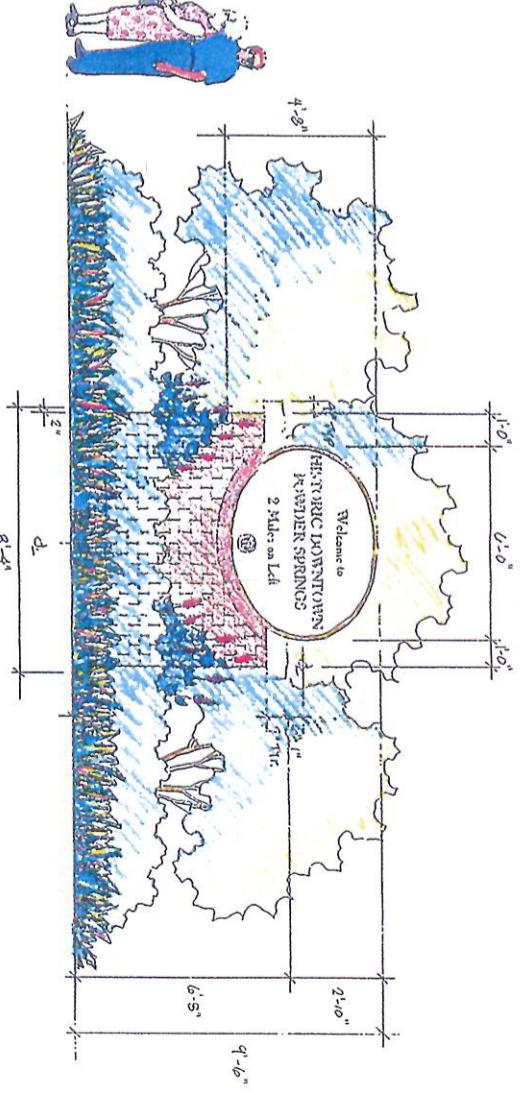
DOWNTOWN GATEWAY



LARGE SCALE CITY GATEWAY



DOWNTOWN DIRECTIONAL



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SCALE IN FEET
0 50 100 150

The landscaping at gateways and along major thoroughfares is also intended to be similar in design and plant material to remind travelers on roadways that they are either entering or still in Powder Springs. The following list of plant material represents recommended species to be used in the landscaping of the above mentioned roadway corridors and gateways:

<u>Roadway Corridor:</u>	<u>Suggested Species:</u>	<u>Alternate Species:</u>
New Macland Road	October Glory Red Maple	Willow Oak
Powder Springs Parkway	Willow Oak	Green Mountain Sugar Maple
Old Dallas Highway	Chinese Lacebark Elm	Willow Oak
Marietta Street	English Columnar Oak	Willow Oak
Powder Springs Road	Willow Oak	Red Sunset Maple
Brownsville Road	Willow Oak	Green Vase Zelkova
Lewis Road	Willow Oak	Green Vase Zelkova
Austell Powder Springs Road	Red Sunset Maple	October Glory Red Maple
<u>Proposed Gateways:</u>	<u>Suggested Species:</u>	<u>Alternate Species:</u>
Large Scale City Gateway:	Crepe Myrtle Hibiscus Specimen Dwarf Yaupon Holly Day Lilies/Shore Juniper	Wax Myrtle Hibiscus Specimen David Viburnum Big-Blue Liriope
Small Scale Gateway:	Crepe Myrtle Hibiscus Specimen Dwarf Yaupon Holly Day Lilies/Shore Juniper	Wax Myrtle Hibiscus Specimen David Viburnum Big-Blue Liriope
Historic Downtown Gateway:	Purple Smoke Tree Astilbe/Spirea Artemesia Coleus	Crepe Myrtle Dwarf Burford Holly White Dwarf Azalea Creeping Mahonia
Downtown Directional Signage:	Purple Smoke Tree Astilbe/Spirea Artemesia Coleus	Crepe Myrtle Dwarf Burford Holly White Dwarf Azalea Creeping Mahonia

3.4 Proposed Roadway Improvement Plan:

The Cobb County Department of Transportation (DOT) currently plans to begin construction of the new Powder Springs Parkway between Powder Springs Road and the C. H. James Parkway in 1997. This new parkway includes improvements that will extend north and south on New Macland Road and Old Lost Mountain Road. A landscaped median and sidewalks are some of the improvements planned all along this new parkway. Another Cobb County DOT roadway improvement project is the widening of Brownsville

Road. This widening project will also include the construction of sidewalks along the eastern side of Brownsville Road from the Powder Springs Shopping Center, which is just south of the C. H. James Parkway, to Marietta Street. Additional planned intersection improvements in Powder Springs, also by Cobb County DOT, are located at the intersections of Marietta Street with Austell Powder Springs Road and Marietta Street with Brownsville Road.

Major roadway improvements, as proposed by this Community Enhancement Master Plan, include the Lewis Road corridor as a new major city entrance. This proposed long-term entrance would run along an improved Lewis Road existing alignment until reaching the intersection with the Norfolk Southern Railroad. At that point, once having crossed over the railroad tracks, Lewis Road would run generally north along the eastern side of the railroad track, until nearing Anderson Street. Then it would turn northwest up to Lindley Lane and enter downtown Powder Springs directly on-axis with the proposed new South Square. Please reference the map entitled "*Roadway Improvement Plan*."

3.5 Downtown Community Enhancement Plan:

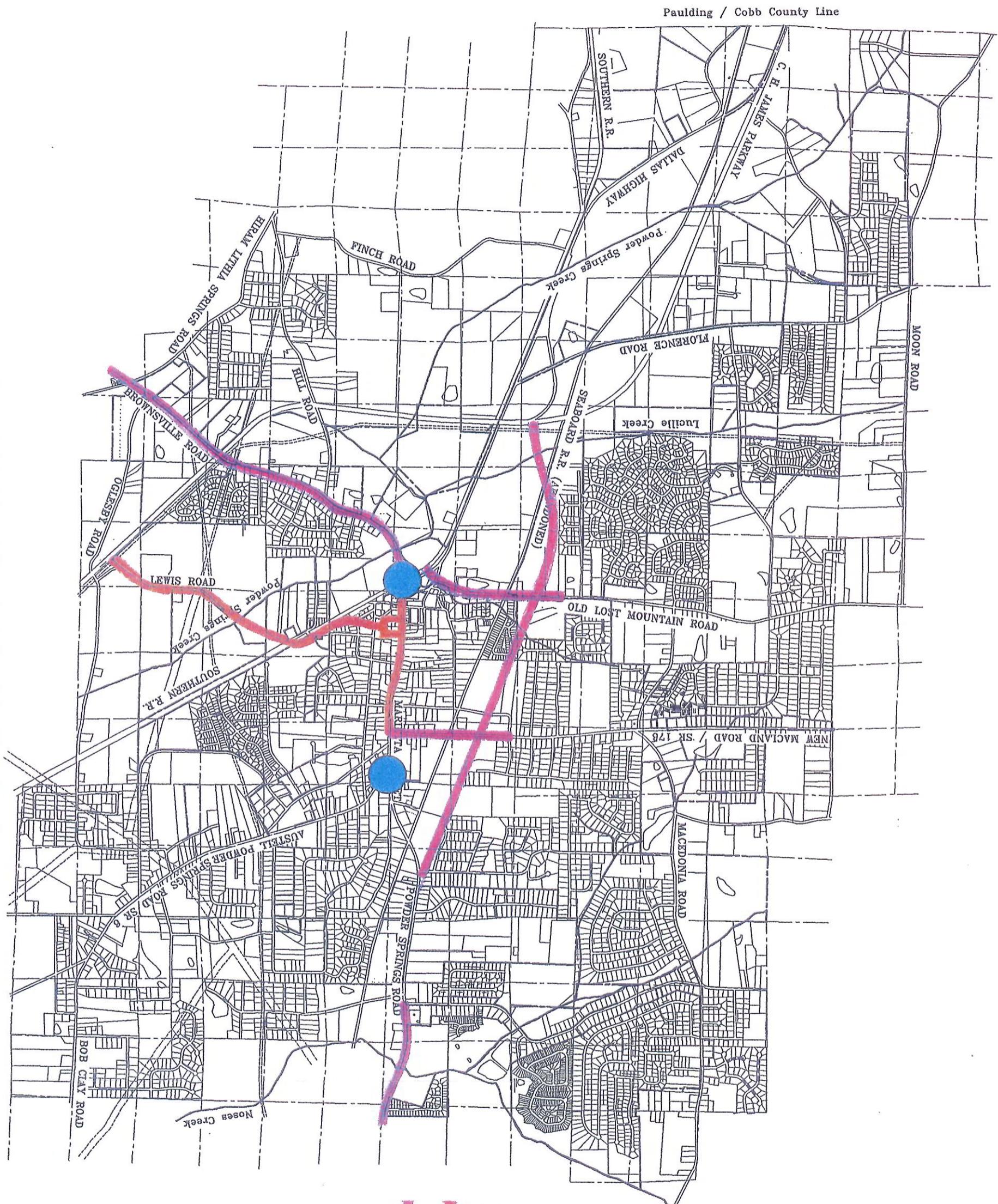
As mentioned previously, the second study area for this Community Enhancement Plan focused specifically on Downtown Powder Springs. As the physical and symbolic "heart" of this community, it is critical that the City's historic downtown be preserved and enhanced. Marietta Street, with its stately old homes, personifies that "Hometown Feeling" that this plan strives to capture. It is fitting, therefore, that the highest priority project downtown be the development of a special historic streetscape along Marietta Street. This would include removing the center turn-lane along portions of Marietta Street to widen the sidewalks on either side; landscaping, special pavers, pedestrian lighting, street furnishings (benches, flower pots, trash receptacles, etc.) and street trees. These streetscape improvements are proposed between the downtown gateways near either end of Marietta Street and throughout the adjacent new South Square Redevelopment Area. Additional sidewalk, bikeway, intersection, landscaping and lighting improvements are indicated along portions of downtown roadway corridors, including Atlanta Street, Old Austell Road, Austell Powder Springs Road, the new alignment of Lewis Road/Anderson Street along the active rail corridor, Brownsville Road, Dillard Street, Jackson Way Extension, Walton Street, Old Dallas Highway, Old Lost Mountain Road, New Macland Road and Pine View Drive. Views down Marietta Street to the west are terminated with the proposed new Powder Springs Focal Element (which might include a fountain, a monument, and/or gazebo, lighting, special pavers, special landscaping, pedestrian furnishings, etc.). Please reference the eye-level perspective sketch entitled "*View of Marietta Street Improvements and the New South Square Redevelopment Area*," and the map entitled "*Downtown Enlargement Area*."

Central to the Downtown Community Enhancement Plan is the proposed new South Square Redevelopment Area. This redevelopment area is proposed along the southern side of Marietta Street, at the heart of the historic downtown commercial core. It is proposed to be located approximately between Depot (Murray) Street and Butler Street encompassing the existing City Parking Lot. In this concept Oak View Drive would be extended south across Marietta Street to create the eastern edge of the new square, while Hotel Avenue would be extended to the east to create the southern edge of the new square. Hotel Avenue would be extended to the east as far as the rear parking area of the Magnolia House to create new access from the rear of this facility. Butler street would be extended to the north from Atlanta Street to tie directly into Hotel



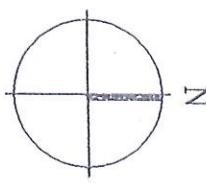
ROAD IMPROVEMENT PLAN COMMUNITY ENHANCEMENT MASTER PLAN

City of Powder Springs, Georgia



LEGEND:

- PROPOSED CITY MASTER PLAN IMPROVEMENTS
- PROPOSED COBB COUNTY D.O.T. ROAD IMPROVEMENTS
- PROPOSED COBB COUNTY D.O.T. INTERSECTION IMPROVEMENTS



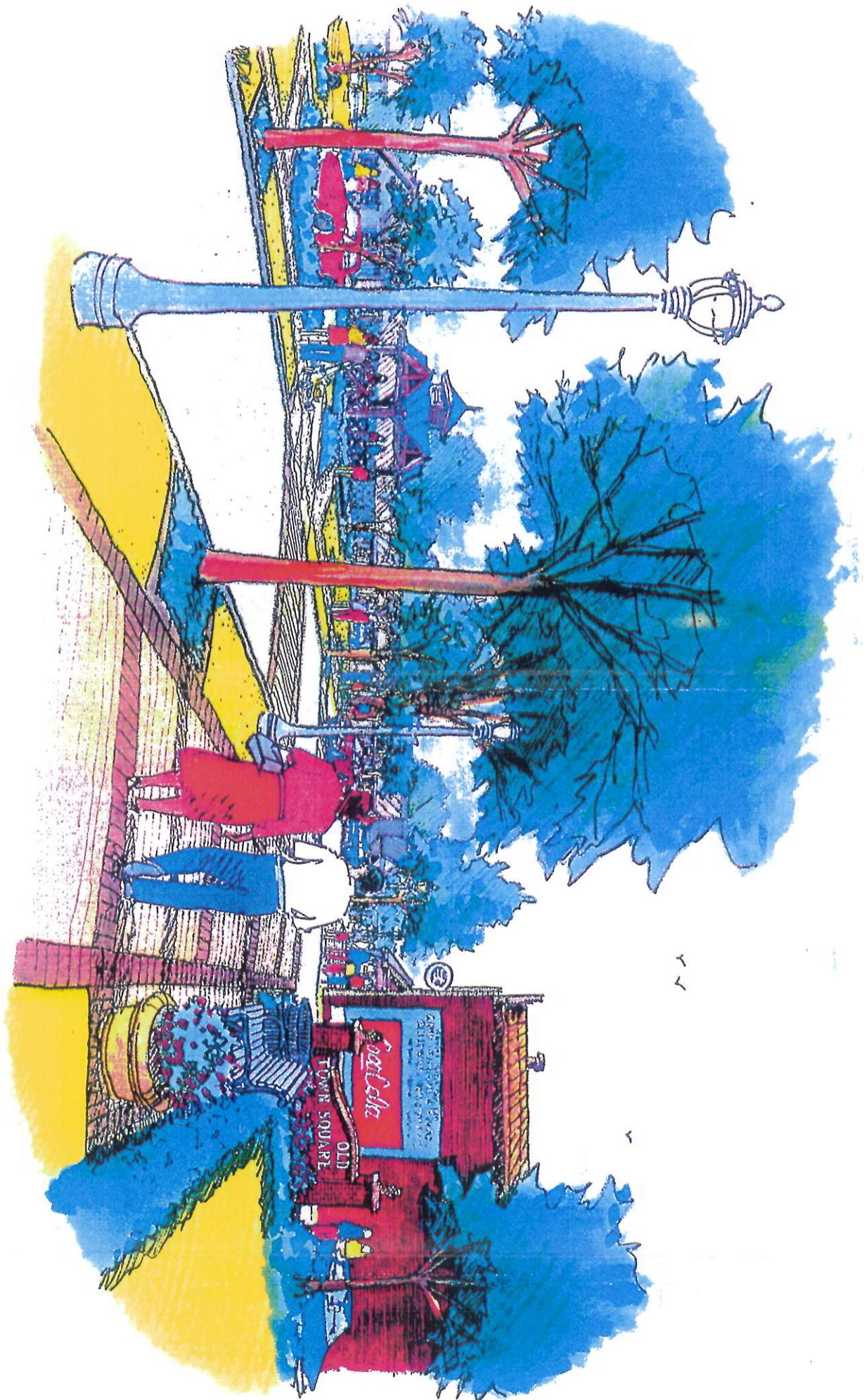
SCALE IN FEET
0 200 400 600 800 1000 1200 1400 1600 1800



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VIEW OF MARIETTA STREET IMPROVEMENTS AND
THE NEW SOUTH SQUARE REDEVELOPMENT AREA
COMMUNITY ENHANCEMENT MASTER PLAN

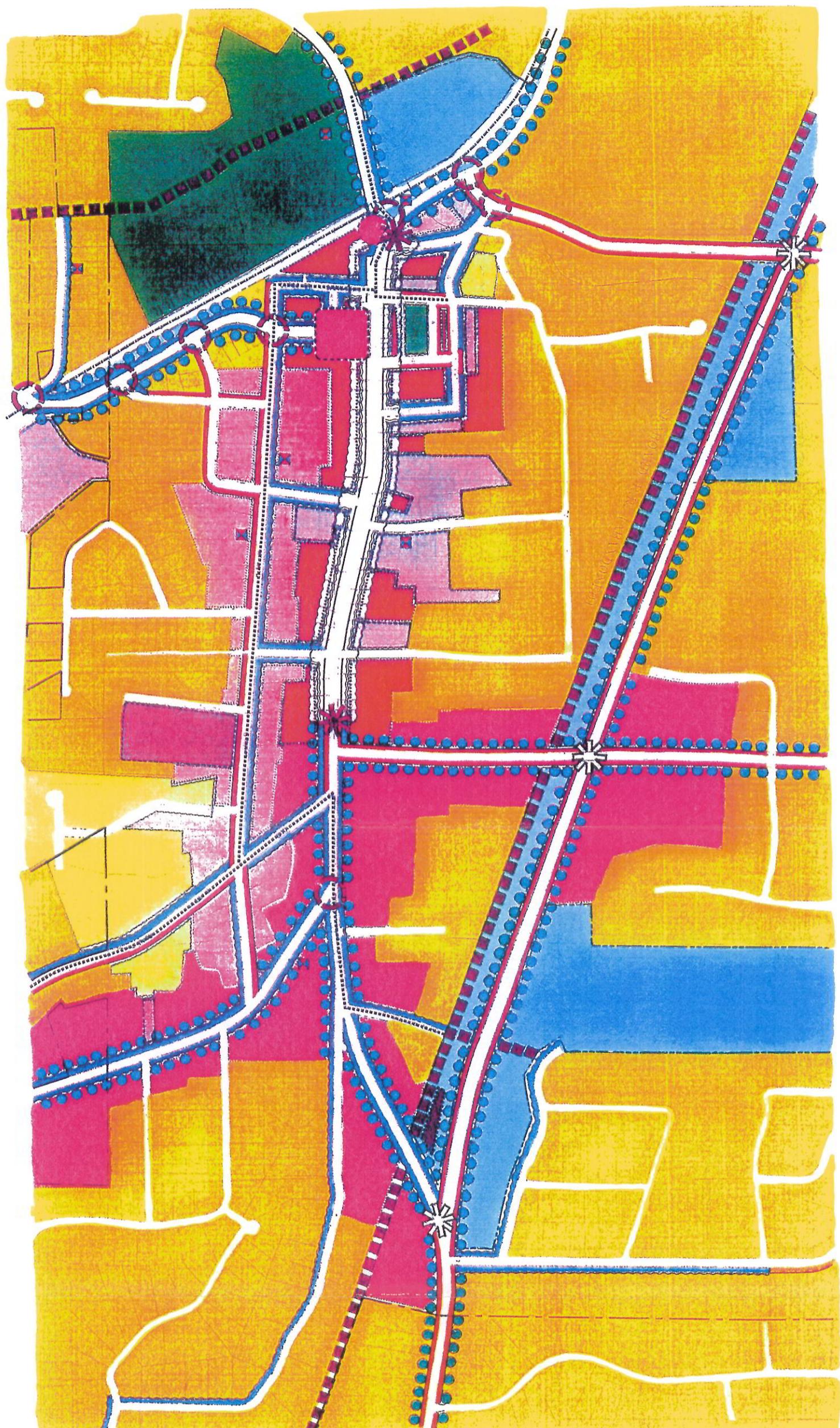
City of Powder Springs, Georgia





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DOWNTOWN ENLARGEMENT AREA
COMMUNITY ENHANCEMENT MASTER PLAN
City of Powder Springs, Georgia



SCALE IN FEET
100' 200' 300' 400'

N

Legend:

- EXISTING RESIDENTIAL
- EXISTING COMMERCIAL
- PROPOSED DOWNTOWN MIXED USE DISTRICT
- EXISTING CEMETERY
- PROPOSED SIDEWALKS
- PROPOSED BIKEWAY
- EXISTING IMPROVEMENTS (ON ROAD)
- PROPOSED RAIL-TO-TRAIL / GREENWAY (OFF-ROAD)
- PROPOSED LANDSCAPE IMPROVEMENTS
- DOWNTOWN GATEWAY
- INTERSECTION IMPROVEMENTS
- EXISTING HISTORIC DOWNTOWN RESIDENTIAL
- PROPOSED CULTURAL CENTER
- EXISTING CIVIC / INSTITUTIONAL USES
- EXISTING PARKS
- PROPOSED NEW PARKS
- PROPOSED SOUTH AREA
- EXISTING ACTIVE AREAS
- RAILWAY MARKERS
- HISTORIC SPRINGS

Avenue. As previously discussed in this memorandum, the new Lewis Road alignment would arrive in the redevelopment area directly on axis with the new South Square.

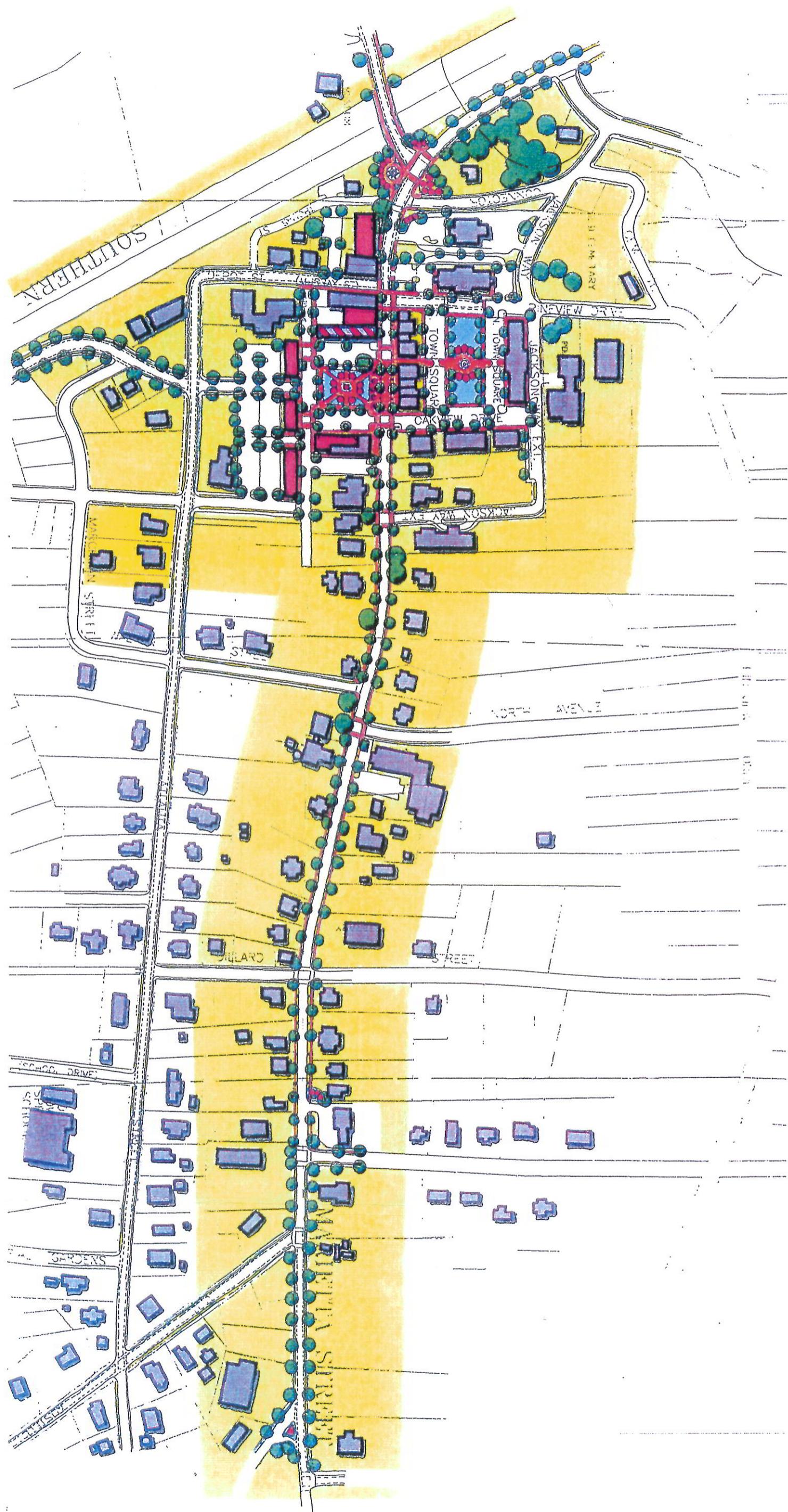
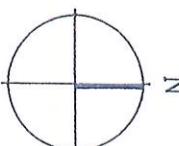
The existing Old Town Square, for the most part, is currently surrounded by civic and/or professional office uses. The concept for the South Square Redevelopment Area is to create a new public gathering/open space that has direct frontage along Marietta Street and is surrounded by retail/commercial uses. Several new and one reconstructed historic buildings surrounding the new square would be designed in a style that is sensitive and appropriate to the current character and scale of Downtown Powder Springs. This new square/public gathering space would potentially feature a central gazebo/stage, a fountain, a Powder Springs time capsule or sculpture and additional special improvements such as street furnishings, landscaping, special pavers, ornamental pedestrian lighting, and shade/ornamental trees. Surrounding the proposed new square would be vehicular parking spaces. The design of this parking area would be sensitive so as not to impact, damage or hinder in any way the large historic oak tree located in the northwest corner of the new square. Overall, however, this area would be oriented primarily to the pedestrian. Additional parking would be located directly behind the new and reconstructed retail/commercial buildings with frequent pedestrian access points. Please reference the map entitled "*Downtown Redevelopment Area*."



DOWNTOWN REDEVELOPMENT AREA
COMMUNITY ENHANCEMENT MASTER PLAN

City of Powder Springs, Georgia

SCALE IN FEET



4.0 IMPLEMENTATION

4.1 Development Phasing Plan and Preliminary Order-of-Magnitude Costs:

The six phase concept for implementing the improvements of the Powder Springs Community Enhancement Master Plan is one that starts at the heart of the City, the downtown, and then radiates out in every direction into the surrounding neighborhoods. Phase I includes the proposed special historic downtown streetscape project and downtown gateways along Marietta Street, downtown directional signage, the rail-to-trail corridor and trailhead, as well as the acquisition of land for all proposed new parks and existing park expansions.

The City gateway projects are proposed to be completed by Phase II, along with construction of several of the proposed new parks. Additionally in Phase II, the new South Square Redevelopment Area is to be acquired and constructed, landscape improvements are to occur along Powder Springs and Brownsville Roads, sidewalks along Sharon Drive, the Historic Seven Springs Walking/Driving Tour markers are erected, the old Powder Springs Elementary School on Atlanta Street is renovated as the new Powder Springs Cultural/Community Center, and portions of the multi-use path/greenway are constructed along Lucille Creek between the new parkway and the existing Powder Springs Park. On-road bikeway facilities further connect the multi-use path/greenway to the Old Town Square.

In Phase III improvements continue downtown in the form of a new focal element constructed at the intersection of Marietta Street and Brownsville Road. As the Baptist church steeple terminates the view down Marietta Street to the east, this new focal element would terminate the view to the west. Other downtown, improvements are proposed in the existing Old Town Square. Additionally in Phase III, the new large City/County park is proposed to be constructed with a new outdoor amphitheater and tennis/swim center. Sidewalks, bikeways and additional portions of the multi-use path/greenway are further completed.

Phase IV and V include additional proposed sidewalk, streetscape, bikeway, and multi-use path/greenway projects to be constructed throughout the City. Phase VI represents the new City entrance corridor project/streetscape along Lewis Road from C. H. James Parkway to the new South Square Redevelopment Area. Additionally, sidewalks are extended off of Lewis road along Long Street, and the multi-use path/greenway is extended along Powder Springs Creek from the existing park to the improved Lewis Road. Please reference the map entitled "*Phasing Master Plan*."

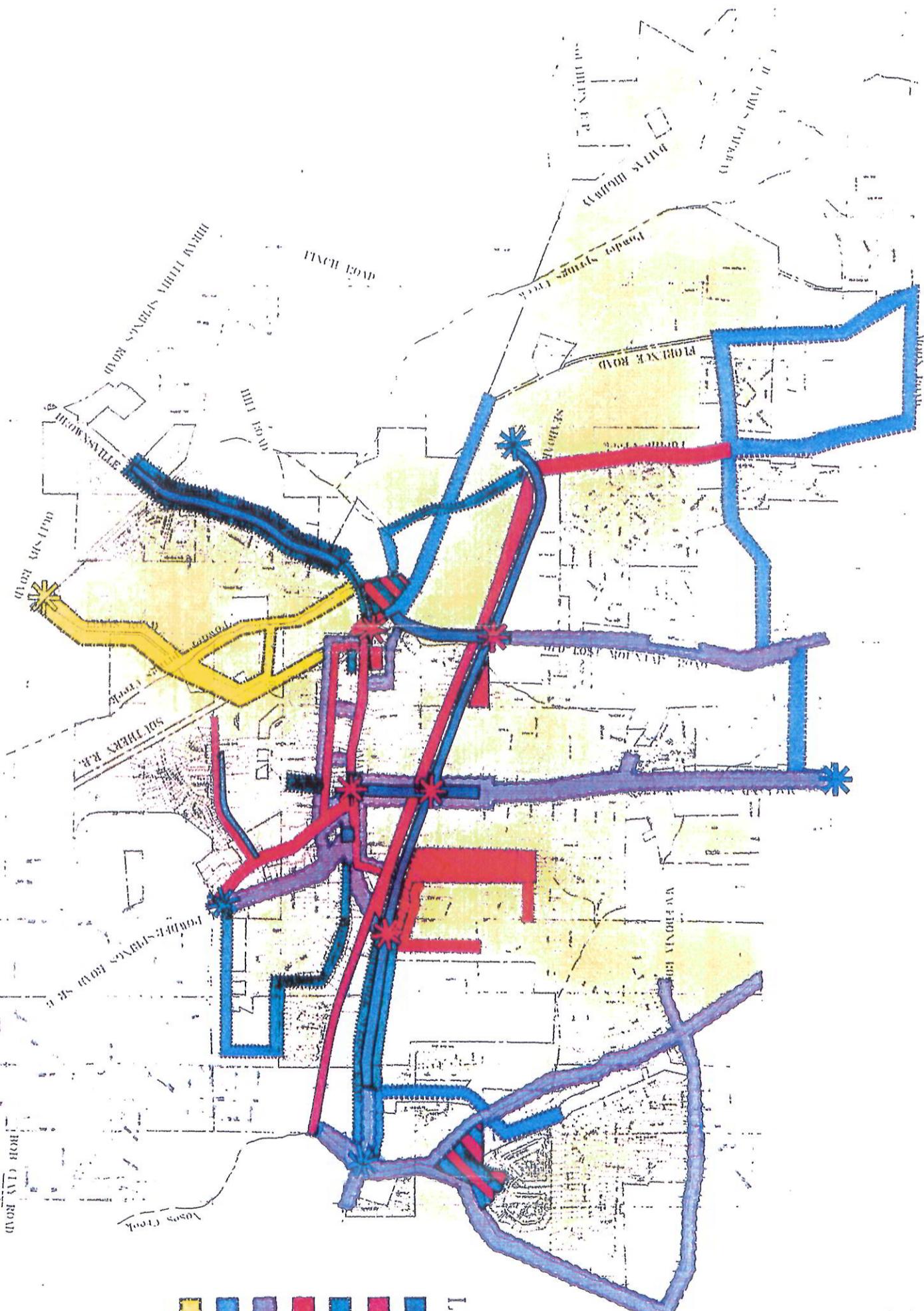
This plan represents a long-term investment in the community which, in order for it to become a reality, must be embraced by the community in its entirety. The City and community-leaders must join forces to implement this plan as a 'total-community commitment.' These improvements represent a six-phased, ten-to-twelve year plan (approximately 2.3 million dollars each phase on average) for a total of approximately \$13.6 million (in 1996 dollars). Please reference the table entitled "*Preliminary Phasing Plan and Order-of-Magnitude Costs*."

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PHASING MASTER PLAN
COMMUNITY ENHANCEMENT MASTER PLAN
City of Powder Springs, Georgia



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PRELIMINARY PHASING PLAN AND ORDER-OF-MAGNITUDE COSTS

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Phase:	Project Description:	From:	To:	Total Sidewalk LF	Sidewalk LF (One Side)	Sidewalk LF (Two Sides)	Facilities	Improvements	Costs	Phase:
PHASE I:	Downtown Historic Streetscape on Marietta St*	New Macland Rd.	Brownsville Rd.	6,400	-	-	-	-	\$50,000	\$1,500,000
	Downtown Gateways (2)	-	-	-	-	-	-	-	\$50,000	\$45,000
	Downtown Directional Signage (3)	-	Noses Creek	13,000	0	0	0	13,000	\$60,000	\$100,000
	Rail-To-Trail / Greenway & Linear Park	-	Lucille Creek	-	-	-	-	-	T.B.D.	T.B.D.
	Rail-To-Trail / Greenway Trail-Head	-	-	-	-	-	-	-	T.B.D.	T.B.D.
	5 Acre P. S. Park Expansion - Acquisition	-	-	-	-	-	-	-	2,295,000	\$2,295,000
	5 Acre P. S. Park Expansion @ Noses & Wild Horse Creeks	-	-	-	-	-	-	-	150,000	\$150,000
	New Park Acquisition @ Noses & Wild Horse Creeks	-	-	-	-	-	-	-	375,000	\$1,225,000
	Sub-Total:	-	-	19,400	0	0	0	13,000	350,000	\$44,000
PHASE II:	5 Acre P. S. Park Expansion - Construction	-	-	-	-	-	-	-	150,000	\$150,000
	New Downtown Community Square Acquisition	-	-	-	-	-	-	-	375,000	\$1,225,000
	New Downtown Community Square Construction	-	-	-	-	-	-	-	350,000	\$1,225,000
	Cultural Center Improvements at Old School	-	-	-	-	-	-	-	150,000	\$1,225,000
	New Park Construction @ Noses & Wild Horse Creeks	-	-	-	-	-	-	-	150,000	\$1,225,000
	Landscape Imp. along Powder Springs Rd.	-	-	-	-	-	-	-	150,000	\$1,225,000
	Landscape Improvements @ Walking Tour Markers	-	-	-	-	-	-	-	150,000	\$1,225,000
	Large Scale City Gateway @ C. H. James & P. S. Pkwy.	-	-	-	-	-	-	-	150,000	\$1,225,000
	Large Scale City Gateway @ P. S. Rd. & Noses Creek	-	-	-	-	-	-	-	150,000	\$1,225,000
	Large Scale City Gateway @ P. S. Rd. & Old Austell Rd.	-	-	-	-	-	-	-	150,000	\$1,225,000
	Small Scale City Gateway @ A. P. S. Rd. & Old Austell Rd.	-	-	-	-	-	-	-	150,000	\$1,225,000
	Small Scale City Gateway @ New Macland & Glenn Rd.	-	-	-	-	-	-	-	150,000	\$1,225,000
	Greenway & Bikeway along Lucille Creek to Square	-	-	-	-	-	-	-	150,000	\$1,225,000
	Landscape Imp. along Brownsville Rd.	-	-	-	-	-	-	-	150,000	\$1,225,000
	Sharon Dr. Sidewalks	-	-	-	-	-	-	-	150,000	\$1,225,000
	Sub-Total:	-	-	22,700	8,400	16,400	0	1,600	2,500	10,200
PHASE III:	New Downtown Focal Element	-	-	-	-	-	-	-	125,000	\$125,000
	Old Town Square Improvements	-	-	-	-	-	-	-	150,000	\$150,000
	New City / County Park, Tennis Ctr. & Amphitheater Construction	-	-	-	-	-	-	-	207,000	\$207,000
	Bike Facility from Square to Trail-head**	-	-	-	-	-	-	-	172,400	\$172,400
	Bike Facility from Square to Trail-head**	-	-	-	-	-	-	-	150,000	\$150,000
	Old Austell Rd. Sidewalks & Bike Facility	-	-	-	-	-	-	-	160,000	\$160,000
	Bike Facility along Grady Grier Drive	-	-	-	-	-	-	-	16,000	\$16,000
	Bike Facility along Powder Springs Rd.	-	-	-	-	-	-	-	16,000	\$16,000
	Powder Springs Rd.	-	-	-	-	-	-	-	16,000	\$16,000
	Forest Hill Rd.	-	-	-	-	-	-	-	16,000	\$16,000
	Forest Hill Rd. Sidewalks	-	-	-	-	-	-	-	16,000	\$16,000
	Pinecrest Rd. Sidewalks	-	-	-	-	-	-	-	16,000	\$16,000
	Lindley Rd. N. Sidewalks	-	-	-	-	-	-	-	16,000	\$16,000
	Sub-Total:	-	-	21,700	5,900	16,000	12,400	4,000	0	2,586,200
PHASE IV:	Old Town Square	-	-	-	-	-	-	-	3228,900	\$3228,900
	New Macland Rd.	-	-	-	-	-	-	-	102,900	\$102,900
	Old Lost Mountain	-	-	-	-	-	-	-	62,400	\$62,400
	Marietta St.	-	-	-	-	-	-	-	14,400	\$14,400
	Atlanta St.	-	-	-	-	-	-	-	9,900	\$9,900
	Austell Powder Springs Rd.	-	-	-	-	-	-	-	9,600	\$9,600
	Old Austell Rd.	-	-	-	-	-	-	-	576,000	\$576,000
	Deer Creek Dr.	-	-	-	-	-	-	-	606,400	\$606,400
	Old Lost Mountain	-	-	-	-	-	-	-	102,000	\$102,000
	Old Austell Rd.	-	-	-	-	-	-	-	102,000	\$102,000
	Hopkins Rd.	-	-	-	-	-	-	-	102,000	\$102,000
	Noses Creek	-	-	-	-	-	-	-	102,000	\$102,000
	Marietta St.	-	-	-	-	-	-	-	102,000	\$102,000
	Atlanta St.	-	-	-	-	-	-	-	102,000	\$102,000
	Dillard St. Sidewalks	-	-	-	-	-	-	-	102,000	\$102,000
	Atlanta St. Sidewalks	-	-	-	-	-	-	-	102,000	\$102,000
	Powder Springs Rd. Sidewalks	-	-	-	-	-	-	-	102,000	\$102,000
	Macedonia Road Sidewalks	-	-	-	-	-	-	-	102,000	\$102,000
	Streetcape Imp. along Old Austell Powder Springs Rd.	-	-	-	-	-	-	-	102,000	\$102,000
	Bike Facilities along Florence Rd., Moon Rd. & Lucille Creek	-	-	-	-	-	-	-	102,000	\$102,000
	Streetcape Imp. along New Macland Rd.	-	-	-	-	-	-	-	102,000	\$102,000
	Old Lost Mountain Sidewalks	-	-	-	-	-	-	-	102,000	\$102,000
	Multi-Use Path / Greenway Along Wild Horse / Noses Creeks	-	-	-	-	-	-	-	102,000	\$102,000
	Noses Creek Multi-Use Path / Greenway	-	-	-	-	-	-	-	102,000	\$102,000
	Hopkins Rd. Sidewalks	-	-	-	-	-	-	-	102,000	\$102,000
	Sub-Total:	-	-	78,600	16,400	50,800	10,400	13,600	15,400	2,634,000
PHASE V:	Florence Rd.	-	-	-	-	-	-	-	0	\$563,200
	Florence Rd.	-	-	-	-	-	-	-	0	\$59,600
	Shipp Rd.	-	-	-	-	-	-	-	0	\$456,000
	Shipp Rd.	-	-	-	-	-	-	-	0	\$48,000
	Moon Rd.	-	-	-	-	-	-	-	0	\$174,800
	Wild Horse Dr.	-	-	-	-	-	-	-	0	\$1,174,800
	Powder Springs Rd.	-	-	-	-	-	-	-	0	\$1,174,800
	Sub-Total:	-	-	9,200	8,600	0	9,200	0	0	6,600
	C. H. James Pkwy.	-	-	-	-	-	-	-	0	\$2,000,000
	C. H. James Pkwy.	-	-	-	-	-	-	-	0	\$40,000
	Butler St.	-	-	-	-	-	-	-	0	\$144,000
	Powder Springs Park	-	-	-	-	-	-	-	0	\$120,000
	Powder Springs Park	-	-	-	-	-	-	-	0	\$2,304,000
	Sub-Total:	-	-	3,200	0	0	3,200	0	0	6,600
PHASE VI:	Lewis Road Improvements*****	-	-	-	-	-	-	-	0	\$2,000,000
	Lewis Road Gateway	-	-	-	-	-	-	-	0	\$40,000
	Long St. Sidewalks	-	-	-	-	-	-	-	0	\$144,000
	Powder Springs Creek Multi-Use Path / Greenway	-	-	-	-	-	-	-	0	\$120,000
	Powder Springs Creek Multi-Use Path / Greenway	-	-	-	-	-	-	-	0	\$2,304,000
	Sub-Total:	-	-	21,500	12,000	0	6,600	0	0	6,600

Notes: *...and Sidewalks Street Trees, Lighting, Special Pavts & Street Furnishings.*

4.2 Potential Funding Sources:

Various State and Federal funding sources are available to local governments for the design and implementation of community enhancements and improvements. Listed below are some of the potential funding sources which are administered at the State level. These programs may originate at the State level, or they may be Federal programs which are administered on the local level by State agencies:

- **Intermodal Surface Transportation Enhancement Act (ISTEA):** An 80/20 percent matching grant fund for transportation related improvements, which include but are not limited to gateways, streetscapes, sidewalks and bikeways. Additionally, the Rails-To-Trails Conservancy has recently released a publication entitled "*ISTEA and Trails: Enhancements Funding for Bicycling and Walking.*" The document focuses on the impact that bicycle, pedestrian, and trail project funding is having on local communities.
- **Community Development Block Grants (CDBGs):** A matching grant program which can assist a wide range of eligible activities, including local economic development projects (i.e. the South Square Redevelopment Area). Local match requirements are in two categories - 'regular competition' and 'innovative competition.' Regular competition matching funds are as follows: (a) grants up to \$200,000 - no matching funds required; (b) grants of \$200,000 to \$400,000 - 5 percent local matching funds required; and (c) grants more than \$400,000 - 10 percent local matching funds required. Innovative competition matching funds are as follows: (a) grants up to \$200,000 - no matching funds required; and (b) grants of \$200,000 to \$400,000 - 10 percent local matching funds. This program is administered by the Department of Community Affairs, Office of Financial assistance (1200 Equitable Building, 100 Peachtree Street, Atlanta, Georgia 30303). For more information, please contact Ms. Susan McGee, Assistant Division Director at (404) 679-4950.
- **Local Development Funds (LDFs):** A 50/50 percent matching grant fund to local governments in Georgia for community improvement activities, including downtown development projects, public parking facilities, historic preservation projects, tourism and related marketing activities, recreation improvements and community facilities (i.e. museums, community centers, etc.). This program is administered by the Department of Community Affairs, Office of Financial assistance (1200 Equitable Building, 100 Peachtree Street, Atlanta, Georgia 30303). For more information, please contact Ms. Laura Jones at (404) 679-4950.
- **Recreation Assistance Fund (RAF):** This program is intended to assist local governments for enhancement of public recreation. Grants are normally awarded to assist applicants with proposed projects which will increase the local supply of public recreation lands and/or facilities (i.e. the proposed large Powder Springs/Cobb County park, the neighborhood park between Noses and Wildhorse Creeks, the proposed tennis/swim center, etc.) either through the purchase of real property or facility development. Total funding levels are determined annually by the State Legislature. For more information, please contact Ms. Shirley C. Teston of the Department of Community Affairs, at (404) 679-4950.

- **Historic Preservation Fund Grants:** A 50/50 percent matching grant fund a wide range of preservation activities, including surveys, National Register nominations, preservation plans, design guidelines, information/educational projects, archaeological surveys, construction plans and specifications for National Register properties. This program is administered by the Department of Natural Resources, Office of Historic Preservation (500 The Healey Building, 57 Forsyth Street NW, Atlanta, Georgia, 30303). For more information, please contact Ms. Cynthia C. Byrd at (404) 656-2840.
- **Land and Water Conservation Fund (LWCF):** A 50/50 percent matching grant fund for the acquisition of real property and development of facilities for general purpose outdoor recreation. Total funding varies from year to year based on Federal Congressional appropriations. However, the maximum amount awarded per jurisdiction is usually not more than \$25,000 to \$35,000. This program is administered by the Department of Natural Resources, Office of Historic Preservation (500 The Healey Building, 57 Forsyth Street NW, Atlanta, Georgia, 30303). For more information, please contact Ms. Shirley C. Teston at (404) 679-4950.
- **Community Arts Grants (CAGs):** A matching grant fund (local match percent is unclear) designed to provide support to arts organizations and other groups administering arts projects in categories including, but not limited to: architecture, environmental arts, dance, arts related education, film, folk arts/heritage, historic preservation (arts-related), literary arts, media arts, museums, music, photography, public radio/TV, theater and visual arts. Funding caps are based on percentage of budget and other criteria in three different categories. This program is administered by the Georgia Council for the Arts (530 Means Street NW, Suite 115, Atlanta, Georgia 30318). For more information, please contact the Georgia Council for the Arts at (404) 651-7920.
- **National Recreation Trail Funds (NRTF):** A funding program that allocates funds to States (Georgia's funding for FY 1996 is \$398,341) to provide and maintain recreational trails for motorized and non-motorized recreational trail users. Funds may be used to provide urban trails, maintain existing recreational trails, including grooming and maintaining trails; restore areas damaged by trail-use; develop trail sides and trailhead facilities; provide features that facilitate the access and use of trails of people with disabilities; acquire easements for trails; acquire property from a willing seller; and construct trails. Each State develops its own procedures to select projects for funding. The funding is through the Federal Highway Administration (FHWA) National Recreation Trails Funding Program. For more information, please contact Ms. Alicia Soriano at the Georgia Department of Natural Resources, Parks, Recreation and Historic Sites Division (205 Butler Street SE, Suite 1352, Atlanta, Georgia 30334) at (404) 656-6530.
- **PATH Foundation:** A local non-profit organization that can potentially assist in the funding of construction and maintenance of multi-use paths/greenways and rail-to-trail corridors. For further information please contact Mr. Ed McBrayer at the PATH Foundation (P.O. Box 14327, Atlanta, Georgia 30324) at (404) 875-PATH.

- **Georgia Greenway Council (GGC):** A State organization that could potentially assist with the construction and maintenance of multi-use paths/greenways and rail-to-trail corridors. For more information, please contact Mr. Jim Golden, Chairman at (404) 760-1403 or (404) 760-1529. The GGC is a division of the Georgia Recreation and Park Association, Inc. which is an affiliate of the National Recreation and Parks Association.
- **Cobb County Transportation Improvement Plan (TIP):** While the County is widening, resurfacing and restriping roadways, sometimes local governments can get bike facilities, sidewalks and/or landscaping improvements incorporated into the project through an inter-local agreement resulting in little or no additional cost to the project.
- **The Coca-Cola Company:** Discussions with the Local Advertising Department in the downtown corporate office revealed that the restoration of the Coca-Cola mural in Powder Springs would have to be negotiated between the local Coke bottling company and the owner of the building (and/or the City). While Coca-Cola potentially has artists on-staff, it no longer pays (partially or in total) for the restoration of these murals since so many communities in Georgia now want them restored. However, in other discussions with Ms Sherry Jackson of the Coca-Cola Archives it was revealed that if the owner or the City were to send in a photograph of the wall, the archives department would supply original paint specifications and a grid-map of the mural to assist in its restoration (send information/photo to: Consumer Information Center, The Coca-Cola Company, P.O. Drawer 1734, Atlanta, Georgia 30301). In other phone conversations, the Coke Consumer Affairs Department suggested that the 'Coca-Cola Collectors Club International' might have some interest and resources to restore the mural. The southeast-region representative of this organization is Ms. Karleen Buchholz at (770) 458-5670. The local Coca-Cola bottling Company representative is Mr. George Ray or Ms. Jennifer Hyatt at (770) 989-3000. For further investigation, the Coca-Cola Corporate Office in Downtown Atlanta can be reached at (404) 676-2121.

5.0 APPENDIX

5.1 Community and Public Participation Sign-In Sheets.

6/26/96
KICK OFF MTG. SKIN-IN STREET:

NAME

COMPANY

PHONE:

JUAN F. BORRELLI	PBS&J	404 351-5608 ext.
Cindy Narretta	The P.S. Messenger	770-943-7378
Debby Church	Church & Assoc	770 439-4050
Ken Sargent	Candy Apple Custom	943-5024
Wayne Wright	City of PS	770-943-0198
John M. Fish	(PBS)	404.351.5608

SIGN-IN SHEET

July 10, 1996

The Community Enhancement Master Plan City of Powder Springs, Georgia

POWDER SPRINGS BUSINESS ASSOCIATION MEETING / WORKSHOP

Name:	Business / Company:	Phone:
JUAN F. BORRELLI	PBS & J	404 2561-5608
JUAN FISA	"	"
DERBY CHURCH	CHURCH & ASSOC.	770-439-4050
Sierra Dowdy	Sierra's Cookie Gifts	770-789-1245
Ken Sargent	Candy Apple Custom Inc.	770 443-5024
Herb Garner	Sun America Securities	770-819-8153
BILL ENGLETT	ITARDY DEALERSHIP	770-445-9411
George Narretta	The Powder Springs Messenger	770-943-7378
SANDY DELVES	SOUTHEASTERN TRAINING	770-439-7561
Thomas Revitt	REE SERVICES	770-745-2006
BRAD HULSEY	CITY COUNCIL - POWDER SPRINGS	770-943-1666
BILL McDONALD	EDWARD JONES INVESTMENTS	770-439-6142
BOONE BARNES	PRUDENTIAL ATLANTA REALTY	770-439-5946
Dr. Pickey Allen	ALLEN CHIROPRACTIC	770-943-3509
BOBBIE CRAIBE	Georgia State Bank	770-439-1650
Gary D. Warren	Star Gymnastics Inc.	770-439-6160
Veria Carroll	FBI - Atlanta	770-943-0572
John West	Northwestern Mutual Life	770-612-4667
WAYNE WRIGHT	CITY	770-943-1626
Alice Whisnant	GA STATE BANK	770-943-3100
JACK HALL	INDEPENDENT BANK	770-943-5000
BILL COX	ATTORNEY	770-943-4854
Wally Zupryk	CPA	770-948-4568

SIGN-IN SHEET

The Community Enhancement Master Plan City of Powder Springs, Georgia

July 18, 1996

POWDER SPRINGS PLANNING WORKSHOP

SIGN-IN SHEET

The Community Enhancement Master Plan
City of Powder Springs, Georgia

July 18, 1996

POWDER SPRINGS PLANNING WORKSHOP

Name:

CHIP MILLER

Judy Foster

RG RODIFORD

Tom Carroll

CLAIRE BRACKEN

Vera Scarnell

Business / Company:

ASHLEY WOOD SUBDIV.

First Baptist Church, P.S.

CITIZEN - P.S.

Devonair Corp.

JEMME'S Bookery, Inc.

Floral Design Workshop

Phone:

943-1683

943-9333

949-5071

222-9743

222-0102

943-0572

SIGN-IN SHEET

August 8, 1996

The Community Enhancement Master Plan City of Powder Springs, Georgia

MASTER PLAN & IMPLEMENTATION MEETING

SIGN IN SHEET

9-5-94

NAME

COMPANY

PHONE:

JOHN F. BORRELLI PBS & J 404 351-5608

BRAD HULSEY CITY OF P.S. 943-1666

SIDNEY L. BAXTER " 943-1239

Wayne Wright " 770-943-0198

MARK M. FREEMAN DDA 770-423-0016

Joe Sutton DDA 770-943-2372

Lynn F. Edwards Corps 770-943-1666

John Bryant 770-943-5024

Katherine D. Sano 943-1666

Pat Vaughn 943-1666

TERRY C. LIVELSBERGER RESIDENT 439-1799

SIGN-IN SHEET

The Community Enhancement Master Plan
City of Powder Springs, Georgia

September 16, 1996

FINAL PRESENTATION / PUBLIC MEETING

Name:

Lorne E. WARREN

Business / Company:

N/A

Phone:

243-5002

MARK M. FREEMAN

423-0016 W

JOHN P. BORRELLI

DDA
PBS&J

404-351-5108