



City of Powder Springs

City of Powder Springs
4484 Marietta Street
Powder Springs, GA 30127

Meeting Minutes - Draft Planning & Zoning Commission

Monday, October 25, 2021

7:30 PM

Virtual Meeting

Planning and Zoning Commission: Monday, October 25, 2021 (Public Hearing) at 7:30 pm.

ZOOM: <https://us06web.zoom.us/j/81025647187?pwd=QjVELzNhSHhydEhDSnV6dC8wZ0hyUT09>

Meeting ID: 810 2564 7187. Passcode: 490300. Join by Phone: 1-929-205-6099

Participation in citizen comments during virtual meetings, as with an onsite Planning and Zoning meetings, requires signing up with Community Development Director prior to the start of the meeting. The first twelve registering at tgarver@cityofpowdersprings.org and smyers@cityofpowdersprings.org will have the opportunity to address the Planning and Zoning Board for no more than five minutes per speaker. Sign up emails to tgarver@cityofpowdersprings.org will be registered beginning at 6:40 PM up to 7 PM the day of the public meeting. Those signing up to speak will need to be participating on the ZOOM Video or Audio call to be recognized.

Pursuant to Mayor Thurman's Executive Order Number 2021-4 renewing his Declaration of Emergency and imposing certain conditions, this public meeting is only being conducted via the use of real-time audio-visual technology allowing the public simultaneous access to the public meeting.

1 Call to order / Roll Call

The meeting was called to order at 7:32 pm by the commission's Chairman. Attendance: Johnnie Purify, Randal Madison, Jo Aubry, Raja Antone, Wanda McDaniel, were commissioners in attendance. Jim Taylor and Roy Wade were absent. Shaun Myers, Tina Garver, and Jennifer Kobylus were staff in attendance. Doris Dawkins and Nancy Farmer were council member was in attendance.

[PZ MIN
21-017](#)

September 9, 2021 PZ Agenda Minutes

Raja Antone made a motion, and Wanda McDaniel seconded to adopt the minutes. None opposed.

[PZ MIN
21-018](#)

September 27, 2021 PZ Public Hearing Minutes

Raja Antone made a motion, and Wanda McDaniel seconded to adopt the minutes. None opposed.

[PZ 21--045](#)

Rezoning: To rezone from NRC and R-20 to PUD-R, property located at 3189, 3215, and 3149 New Macland Road, within land lots 785 and 682 of the 19th District, 2nd Section, and Cobb County, Georgia.

Staff introduced and explained that this case will require an accompanying zoning action to be submitted by the applicant in the future. Raja Antone made a motion, and Wanda McDaniel seconded to TABLE. None opposed.

Public Comments: There were no public comments.

[PZ 21--036](#)

Special Use Request: 3200 Powder Springs Road. To allow a Convenience Store with gas pumps within a CRC zoned district.

Tina Garver introduced case and explained staff's recommendation to approve and listed stipulations. The applicant, Ricky Virani of Target Realty, presented the case and addressed questions from the board. The commission and the applicant discussed the changes to the site plan, the stipulations that the applicant was comfortable with, and those he challenged. The applicant reduced the number of access points on pine grove drive and was amenable to developing sidewalk on Pine grove concurrent with the gas station. The main point of contention was hours of operation - the applicant desires to be open 24 hours. The applicant will include fast charging EV charging stations, which will be the only of its kind in the region.

Raja Antone moved to DENY, Jo Aubrey seconded. Commission voted 5:0 to DENY.

Public Comments:

1. Shelby Arrington. 3748 Lockerbie Lane. Opposed. comments in opposition focused on speeding and traffic on Pine Grove.
2. Audrey Allen. 3729 Lockerbie Ln. Opposed. opposition comments focused on the fact that there are other service station within a short distance.
3. Stephen Davis. 3746 Lockerbie Ln. Opposed. commented that there are enough gas stations and that Pine Grove is a small street.
4. Manny Castro. 3836 Abbott lane. Opposed. commented that unwanted traffic will enter the residential area posing security concerns.
5. Christopher Evans. 3115 Blue Harron Dr. Opposed. commented that there are enough service stations and that the increased traffic will pose safety risk.
6. Webster Luke. 3755 Lockerbie Ln. Opposed. commented on negative impact to property values, traffic, and safety of children at the bus stop.
7. Chima Oluabunwa. 3228 Powder Springs Rd - GA Palm and Garden Owner. Opposed. Charged the Commission to preserve quality of life, safety and security.
8. Mike Watson. 3750 Lockerbie Ln. Opposed. Commented that it will negatively impact the community's character and traffic.
9. Michael. 3719 Lockerbie Ln. Opposed. Commented that Pine grove drive is a dangerous road. the development will negatively impact traffic, property values and that there are already enough service stations.
10. June Van Brackle. 3203 Abbot Ln. Opposed. Seniors' health in her development will be negatively impacted due to the proximity to dangerous chemicals.

[PZ 21--037](#)

Variance: Dogwood Drive. To vary Section 8-23 of the UDC – Stream Buffer Setback. To allow sewer line to be run and the construction of two single family homes.

Shaun Myers introduced and explained staff's recommendation to approve. The applicant, Brian Jones, presented the case and detailed mitigation measures for the proposed project. THE commission posed questions. The city's storm water manager, Jennifer Kobylus provided an in depth and technical explanation of the mitigation steps that will be taken by the developer, and address questions from the Commissioners. Randall Madison moved to APPROVE and Wanda McDanial seconded. vote 5:0 to Approve.

Public Comments: There were no public comments

[PZ 21--038](#)

Variance: 3815 Hopkins Road. To vary Section 8-64 of the UDC: Dedication of Right-of-Way for Existing Substandard Streets. To allow the development of the

proposed TWIGS Farmers Market Grocery Store.

Shaun Myers introduced and explained staff's recommendation of denial. Applicants representative, Josh Mahone Presented case and addressed questions from the board. Staff's stipulation number 3, if approval recommended was a sticking point and the applicant was not in agreement to dedicate 5 feet beyond 35' proposed reduction for utility easement. Randal Madison moved to DENY, and Wanda McDaniel seconded. Raja Antone abstained. Johnny voted to deny. Jo Aubrey had dropped from the call as her electronic communication device had lost battery power due to the long running meeting. passed 3:0 to DENY.

Public Comments; There were no public comments.

2 Adjourn

Wanda McDaniel moved to adjourn at 10:03PM. Randal Madison seconded. None opposed.