

**1. Work Force Housing Credit Provision for Multi-family Developments.**

*Current UDC Table 2.3 section related to commercial districts allowing multifamily use*

<b>RESIDENTIAL</b>	<b>See also</b>	<b>MXU</b>	<b>O-I</b>	<b>NRC</b>	<b>CRC</b>	<b>CBD</b>	<b>BP</b>	<b>LI</b>	<b>HI</b>
Dwelling, multiple-family, including apartments and condominiums		P	X	X	S	P	X	X	X

**Proposed Change**

<b>RESIDENTIAL</b>	<b>See also</b>	<b>MXU</b>	<b>O-I</b>	<b>NRC</b>	<b>CRC</b>	<b>CBD</b>	<b>BP</b>	<b>LI</b>	<b>HI</b>
Dwelling, multiple-family, including apartments and condominiums	<b>Specific Use Provision 4 -325</b>	P	X	X	S	P	X	X	X

**Proposed Specific Use Provision. Section 4 -325.**

For multifamily residential developments, Workforce Housing Credit shall be provided in accordance with the following provisions:

- i. Workforce credit shall apply to 3% of the total units, which shall be spread approximately pro rata across all unit types (# of bedrooms).
- ii. Qualified Tenants must be employed by the City of Powder Springs, Cobb County or another municipality located within Cobb County, or must be employed by a medical facility located within the City of Powder Springs or Cobb County. Additionally, such Qualified Tenants shall have incomes that do not exceed 100% of the Area Median income (AMI) (as published annually by HUD).
- iii. The workforce credit shall be equal to an amount of 20% of market rent. The Qualified Tenants initially shall pay 80% of the applicable market rent.
- iv. Should the property be sold or transferred, the workforce credit program shall carry with the property to the subsequent owner.
- v. The Workforce Units will be made available on a continuous basis to all Households that meet the foregoing Tenant Qualifications on a first come, first served basis. The Workforce Units shall be the same construction and appearance (e.g., type and brand of appliances, materials used for countertops, flooring, etc.) to the “Market Rate Units,” shall not be in isolated areas in the Project and shall be interspersed among the Market Rate Units to the extent possible.
- vi. The property owner (or its property management company) shall deliver calendar quarterly monitoring and compliance reports to the Issuer during the period. Such reports shall include a Compliance Certificate, Rent Roll and Resident Income Certification (collectively, the “Compliance Forms”). The Compliance Forms shall be delivered to the City of Powder Springs no later than twenty (20) days from the end of each calendar quarter.
- vii. Qualified Tenants occupying the workforce credit units must reapply to meet the Tenant Qualifications on an annual basis. Should a Tenant who previously qualified and is inhabiting a workforce credit unit not qualify upon renewal, such Tenant shall have the right to either 1) Execute a market rent lease at lease renewal for the inhabited unit or an alternate market rate vacant unit within the development or 2) Vacate the inhabited workforce credit unit within three (3) months, while still paying the monthly discounted rent over the three (3) month period.

## **2. Public Information Meeting Requirement for Rezoning Requests.**

### **Current UDC Sec. 13-34. Application Requirements.**

Applications to amend the official zoning map and applications for special use shall require submittal of an application requirements specified in this section. The community development director may waive the application fee and certain application requirements specified in this section when an application for amendment of the official zoning map is initiated by the governing body.

- (a) Application fee as specified by this ordinance or established by resolution of the governing body;
- (b) Application form furnished by the community development director, including signed and notarized signature of property owner;
- (c) Legal description of the property;
- (d) Survey plat of the property;
- (e) Letter of intent describing the proposed use of the property or other action requested, and including an analysis of how the proposed action compares to decision criteria specified in this article and a description of any special conditions voluntarily made a part of the request;
- (f) Sketch plan of the property at an appropriate engineering scale showing the proposed use and relevant information regarding proposed improvements;
- (g) Statistics regarding the proposed development;
- (h) A traffic impact study prepared by a professional engineer registered in Georgia shall be required to be submitted for applications for proposed developments with 500,000 square feet or of nonresidential floor area or 350 dwelling units or more, must be submitted along with the application. Such a traffic study may be required by the planning commission or the governing body as deemed necessary for adequate consideration and a fully-informed decision on the application.
- (i) Other information as may be required by the community development director.

### **Proposed Addition**

- (j) For rezoning requests, a public information meeting shall be held after application submittal, and prior to the City Council Public hearing. This requirement may be waived at the discretion of the Community Development Director.

### 3. Monument Sign

#### Current Monument Sign Definition

*Monument sign:* A sign where the structural part of the sign below the sign face encompasses an area no more than 50% of the area of the sign face and which is composed of brick, stone, or other similar quality material, and which the base is composed of or finished on the exterior with brick or stone or other approved material that is at least 18 inches in height above the ground.



Source: United States Sign Council. 2011. *Model Code for Regulation of On-Premise Signs.*

#### Proposed Changes.

- I. Exclude wall, fence and support structure from total sign area with added text, and add PUD-R Zoning District to Table 7-2 in the column with MDR and MXU

**Table 7-2  
Maximum Number and Area of Signs by Use Type by Zoning District**

Type of Sign By Use (Number if More than One Permitted)	Maximum Area Per Permitted Sign (Square Feet Except as Otherwise Shown)					
	R-30, R-20, R-15	MDR, MXU, PUD-R	LRO, BP, NRC	CBD	CRC	LI, HI
Subdivision ground sign when fronting on a local street (2 per entrance to subdivision) (Note: cannot be permitted in association with a multi-tenant ground sign) <i>Total sign area excludes any wall, fence, or supporting structure.</i>	24	24	24	16	48	64
Subdivision ground sign when fronting on a state route (2 per entrance to subdivision) (Note: cannot be permitted in association with a multi-tenant ground sign) <i>Total sign area excludes any wall, fence, or supporting structure.</i>	32	32	36	16	64	72

Table 7-2 excerpt of subdivision ground sign regulations.

II. Add PUD-R Zoning District to Table 7-1 in the column with MDR and MXU

**Table 7-1**  
**Maximum Height of Ground Signs by Zoning District**

<b>Sign Permissions</b>	<b>R-30, R-20, R-15</b>	<b>MDR, MIX, <i>PUD-R</i></b>	<b>LRO, BP, NRC</b>	<b>CBD</b>	<b>CRC</b>	<b>LI, HI</b>
Maximum height of any ground sign (feet)*	8	10	10	10	15	15

\* Except properties fronting on C. H. James Parkway, in which case the maximum height shall be 20 feet.



## 6. *Special Event and Temporary Sign Regulations*

### **Current Code.**

**Sec. 7-68. Special Event Signage.** Upon application for a sign permit, in the same manner as described in this article for a sign permit, additional signage and advertising devices may be authorized by the department of community development on a temporary basis in the form of a special event sign permit, subject to the following requirements:

- a. Only 4 temporary special event sign permits shall be issued to any 1 business or institution in any calendar year.
- b. A special event signage permit shall be valid for a maximum of 21 days. The applicant may divide the 21-day period into no more than 2 separate periods. It shall be a violation of this article to continue to display of temporary signs or advertising devices authorized pursuant to this section, after the expiration of a special event signage permit, unless another such permit is lawfully issued.
- c. At the discretion of the applicant for a special event sign permit, the following may be authorized by the department of community development, provided that the total square footage of special event signage shall not exceed 64 square feet or its equivalent as determined by the department of community development and the total number of different signs or advertising devices authorized by the permit shall not exceed four during any event: banner, feather banner, flag, hand-held sign, pennants, and/or wind-blown device.

**Sec. 7-69. Temporary Signs.** Temporary signs shall be made of metal, plastic, laminated cardboard, or some other durable and waterproof material. No such sign shall be made of paper.

### **Proposed Changes to Section 7-68.**

- I. Increase annual allowance Temporary Special Event Sign Permits from 4 to 5.
  - a. Only **5** temporary special event sign permits shall be issued to any 1 business or institution in any calendar year.
- II. Edit Item C as follows:
  - c. At the discretion of the applicant for a special event sign permit, the following may be authorized by the department of community development, provided that the total square footage of special event signage shall not exceed 64 square feet or its equivalent as determined by the department of community development and the total number of different signs or advertising devices authorized by the permit shall not exceed four during any event: banner, feather banner, flag, ~~hand-held sign~~, pennants, ~~and/or wind-blown device~~ and / or sandwich board sign. **Prohibited temporary sign types: Air blown devices and handheld sign jugglers/ spinners.**

III. Add provision for Awards and Recognition Signs, item d.

d. Awards and Recognition Signs can be displayed for a period of one year, provided that the award is from an official and recognized organization. Awards and Recognition signs shall decrease the annual allowed number of temporary special event sign permits by 1 and will be allowed for a period of twelve consecutive months and cannot be renewed once expired. Maximum allowed area for Awards and Recognition Signs shall be 15 square feet.

**Temporary Sign Visual Preferences.**

*Figure 1. Vinyl Banner*



*Figure 2. Handheld Sign*



Figure 3. Yard Sign



Figure 4. Feather Banner



Figure 5. Air Blown Device Sign – Not Currently Allowed





Figure 5. Card My Yard Sign



Figure 6. Sandwich Board Sidewalk Sign

