



City of Powder Springs

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

Meeting Minutes - Final Planning & Zoning Commission

Thursday, September 9, 2021

7:00 PM

VIRTUAL MEETING

Planning and Zoning Commission: Thursday, September 9, 2021 (Agenda Meeting) at 7:00 pm.

ZOOM: <https://us06web.zoom.us/j/85084242297?pwd=OXBXRndiTzNXOXltSWtjR0M1eVIJdz09> . Meeting ID: 850 8424 2297. Passcode: 326009. Join by Phone: 1-929-205-6099

Planning and Zoning Commission: Monday, September 27, 2021 (Public Hearing) at 7:30 pm.

ZOOM: <https://us06web.zoom.us/j/89940737333?pwd=ZklxdnYwL0twdTNjTTJRa0taeVZYdz09> . Meeting ID: 899 4073 7333. Passcode: 525289. Join by Phone: 1-929-205-6099

Participation in citizen comments as with an on site Planning and Zoning meeting 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 2021-1 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 7:00 pm by Chairman Purify. Attendance: Johnnie Purify, Randal Madison, Jim Taylor, Roy Wade, Wanda McDaniel, Raja Antone, and Jo Aubry were commissioners in attendance. Shaun Myers and Rob Tina Garver were staff in attendance. Doris Dawkins was council member was in attendance.

[PZ 21--034](#)

Rezoning: 3991 Sharon Drive. To rezone from OI to R15.

The applicant, Lenoa Gary, presented her case and addressed questions from the commission.

[PZ 21--036](#)

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

The applicant and representatives from Target Realty presented and addressed questions from the commission. The phases of the site development plan was discussed. The commission requested addressed be forwarded to staff of service station locations the firm currently hold in their portfolio.

[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.

Brian Jones was absent when the case was initially calling. He along with his engineer David Stuart, presented to the commission and addressed questions.

[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.

Applicants attorney, Josh Mahoney, presented case and addressed questions. Bo Wisdom, property owner, provided details on the concept of the proposed grocery store and addressed questions from the commission.

[PZ 21--024](#)

Text Amendments: Table 2.4 - Minimum Residential Unit Square Footage for MXU Zoned District; Article 2 Division IV - Overlay Districts, to add the eCommerce and Logistics Overlay. To provide for common exemptions to development setback encroachment - Article 2 Zoning Districts, Article 3 Use Definitions, and Article 4 Specific Use Provisions, and Article 13, Zoning Amendment and Procedures. Article 17 Public Safety Impact Fees, and Article 18 Park and Recreation Impact Fees.

Staff presented to the commission and addressed questions.

[PZ 21--039](#)

Rezoning: eCommerce and Logistics Overlay. To consider amending the City's Official Zoning Map to include the eCommerce and Logistics Overlay District.

Staff presented to the commission and addressed questions.

[PZ 21--042](#)

Design Review - Novare Downtown Development Architectural Review and Site Plan Revision.

Derek Dill of Novare Group presented the architecturals for the downtown project, addressed questions, and heard feedback from the commissioners.

2 Adjourn

The meeting adjourned at 9:12pm