



Meeting Minutes Planning & Zoning Commission

Monday, June 28, 2021

7:30 PM

Virtual Meeting via Zoom

June 28, 2021 Public Hearing: Meeting ID: 933 8045 1168. Passcode: 778243. Join by phone: 929-205-6099.
<https://zoom.us/j/93380451168?pwd=QnQyc3MxNUl5ZjIrOE9scTJnZC82dz09>

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 Governor Kemp’s Executive Order Number 03.14.20.01 declaring a Public Health State of Emergency and in accordance with O.C.G.A. §50 14 1, 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 7:30 pm by Chair. Attendance: Johnnie Purify, Raja Antone, Randal Madison, Jim Taylor, Roy Wade, Jo Aubry, Wanda McDaniel and Shaun Myers (Staff) and Tina Garver (Staff) present was also in attendance. Nancy Farmer and Doris Dawkinscouncil member was in attendance.

Rezoning: 2780 Lost Lakes Drive to remove 20’ undisturbed buffer along Shipp Rd to allow driveway access to the site from Shipp Road

Applicant Jason Mayfield presented case.

Public Comment: None

This Rezoning was recommended for approval to the City Council Council with the following stipulations:

1. **One 20’ driveway access will be permitted through the undisturbed buffer on Shipp Road.**
2. **The subject property will remain a part of the Lost Mountain Lakes subdivision. All other zoning stipulations placed on the subdivision will remain in effect.**
3. **City staff will review driveway location, right-of-way work, sidewalk, and landscaping requirements at the time of building permit. Coordination with Cobb County DOT may be required.**
4. **If the undisturbed buffer needs to be supplemented or modified, it shall be consistent with front landscape strip requirements and entry landscaping with Lost Mountain Lakes subdivision. Landscaping is subject to staff review.**
5. **The plat be revised to show the access through the undisturbed buffer on Shipp Road, the buffer be relabeled as appropriate as (undisturbed buffer or landscaped buffer), the address of the parcel be updated to Shipp Road and the access from Lost Lakes Drive be removed and replaced with an undisturbed buffer.**
6. **Should minor modifications be required to the newly added undisturbed buffer on Lost Lakes Drive such as landscaping or pedestrian access, administrative review is required.**

Modifications shall not impact the dam breach zone.

7. Shipp Road requires a minimum right-of-way of 60 feet, 30 feet from centerline. This right-of-way shall be confirmed prior to permit issuance.

8. Curb and gutter and sidewalks will be required along the frontage.

9. Plans must show actual Right of Way in front of the property (should not be shown as variable in this portion of the road)

10. Placement of driveway is subject to sight distance profile and sight distance triangle review.

11. In the case that access from Shipp Road is denied due to sight distance profile analysis, then access from Lost Lakes Drive can be considered, subject to review and approval by the Community Development Director.

Special Use: Candela Bar 5780 CH James Pkwy to allow Special Event Facility at MXU zoned location

Applicant Nicole Littlejohn presented case.

Public Comments: None

This Special Use was recommended for approval to the City

1. Events must be hosted in the interior of the facility. At no time events will be hosted in the common or shared external areas of the development without the issuance of a temporary event permit issued by the City.

2. Hours of operation will be Monday to Thursday 10AM to 11PM. Friday and Saturday 9AM to 12AM. Sunday 9AM to 11PM.

3. Parking use limits will be established based on the parking analysis to be submitted to the City for review using on the shared usage ratios for the various types of uses in the development, as defined in Article 6 of the UDC.

4. Noise dampening panels will be installed in the ceiling of the facility during buildout.

5. This Special Use is limited to The Candela Bar (Nicole Littleton). Any change in ownership will require a new special use application.

2 Adjourn

Meeting adjourned at 8:18pm