



# City of Powder Springs

City of Powder Springs  
4426 Marietta Street  
Powder Springs, GA 30127

## Meeting Minutes - Draft Planning & Zoning Commission

Monday, August 29, 2022

7:00 PM

Vaughn Cultural Arts Center | 4181 Atlanta Street

### Hybrid Meeting: In Person and Via Zoom

Join Zoom Meeting: <https://us06web.zoom.us/j/85129010144?pwd=cVQ3bGZBM0dOVU1tS0Y4ckttUnpoQT09>  
Meeting ID: 851 2901 0144. Passcode: 339005. Join by phone: 309-205-3325.

Registration to speak at any Planning and Zoning Commission meeting, per City Charter, is the day of the meeting only beginning 20 minutes prior to the start of the meeting (6:40 - 7:00 PM). The first twelve registering to speak will be given five (5) minutes to address the Commission with their comments. You can register by signing up in person at the Cultural Arts Center located at 4181 Atlanta Street - location of the on site meeting or by emailing [tgarver@cityofpowdersprings.org](mailto:tgarver@cityofpowdersprings.org) and [smyers@cityofpowdersprings.org](mailto:smyers@cityofpowdersprings.org) between 6:40 - 7:00 PM to register to speak.

#### 1 Call to Order / Roll Call

**The meeting was called to order at 7:00pm by the commission's Chairman. Attendance: Johnnie Purify, Wanda McDaniel, Randal Madison, Raja Antone, Jim Taylor, Raja Antone and Roy Wade were commissioners in attendance. Shaun Myers and Tina Garver (via Zoom) were staff members in attendance. Patrick Bordelon was the council members in attendance.**

[PZ MIN  
22-012](#)

Planning and Zoning Public Hearing Minutes: July 25, 2022.

**Roy Wade moved to adopt the minutes, seconded by Jim Taylor. None opposed.**

#### **PZ 22--022**

Rezoning Request: C.H. James Parkway. To consider a request to rezone from MXU to PUD-R. The property located at C.H. James Parkway, Florence Road and Carrington Drive within Land Lot 732 of the 19th District, 2nd Section, Cobb County, Georgia.

**Josh Mahoney, Attorney representing the applicant, Battle Law P.C Tucker GA, presented with the aid of a Powerpoint presentation, and addressed questions from the commission. Jim Jacobi, developer and owner of parkland communities, presented and addressed questions on detention pond, etc.**

#### **Public Comments:**

**Jonathan Benator, Attorney representing Carrington Park HOA, presented his opposition to the rezoning. He stated that the HOA is agreeable to some aspects of the development and the revised site plan: front entry units, on street parking and rental restrictions.**

**He opposes to access from carrington park drive and would prefer the secure access from CH Jmaes Pkwy. He proposed a stipulation for minimum unit size of 1600 sf. he want to remove units 1-3. wants the proposed development to offer nicer amenities to eliminate encroachment into their amenities. The HOA wants a separate monument sign to distinguish the**

communities.

**Yvonne Leon, 3340 Carrington Park Drive. Opposed. She commented that the last builder left them "high and dry" and that the development is not a good fit.**

**Gregory Mylon, 5155 Carrington Park Drive. Opposed. says it will degrade quality of life.**

**MOTION.**

**Jim Taylor made a motion to DENY, seconded by Roy Wade. The commission voted 5:1 to DENY.**

[PZ 22--025](#)

Variance: 3000 Spring Industrial Drive. To consider a request vary Table 2-4 of the UDC to reduce the minimum required side setback. The property is zoned Light Industrial and located at 3000 Spring Industrial Drive, within land lot 674 of the 19th District, 2nd Section, and Cobb County, Georgia.

**Shaun Myers presented and explained staffs recommendation to the commission. The applicant, Mike Galinac, presented addressed questions from the commission.**

**Public Comments.**

**Lynn Boydon, representing the owners of the Hussman Corp property made comments about water runn off. The applicant explained that a detention pond was proposed for the expansion project.**

**Motion**

**Randall Madison made a motion to approve, seconded by Roy Wade. None opposed and the approval recomendation passed unanimously.**

[PZ 22--026](#)

City Initiated Variance, Special Use, and Change in Zoning Conditions: To address non-conforming privacy fences at 4184 and 4185 Lilycrest Way, within the Vineyards Subdivision, privacy fences that front sections of New Macland Road, within land lot 651 of the 19th District, 2nd Section, and Cobb County, Georgia. PINs: 19065100810 and 19065100800.

**Shaun Myers presented staff's recommendation and addressed questions from the commission. The commissioners voiced concerns about the appearance of the fence and the stipulations intended to ensure that it meets standards.**

**Public Comments**

**Emmanuel Turkston, 4184 Lilycrest Drive supports the approval.**

**Motion**

**Raja Antone made a motion to approve inclusive of stipulations to govern appearance, Roy Wade seconded the motion. None opposed.**

[MOT 22  
-015](#)

Motion to Amend the Planning and Zoning Calendar: To amend certain Work Session and Public Hearing dates on the 2022 Planning and Zoning Calendar

**Shaun Myers presented the reasons for the calendar amendment.**

**Public Comments: There were no public comments.**

**Motion:**

**Jim Taylor made a motion to approve, seconded by Randall Madison. None opposed.**

2 Adjourn

**Jim Taylor made a motion to adjourn at 8:18PM, seconded by Randall Madison. None opposed**