



City of Powder Springs

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

Meeting Minutes - Draft Planning & Zoning Commission

Monday, November 22, 2021

7:30 PM

VIRTUAL MEETING

Planning and Zoning Commission: Monday, November 22, 2021 (Public Hearing) at 7:30 pm.
ZOOM: <https://us06web.zoom.us/j/84412173736?pwd=NW9IVUZQcTdScWZ0aFNqTnliQjMrUT09>
Meeting ID: 844 1217 3736. Passcode: 929071. 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- 5 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 7:30 pm by the commission's Chairman. Attendance: Johnnie Purify, Randal Madison, Raja Antone, Wanda McDaniel, Jim Taylor and Roy Wade were commissioners in attendance. Raja Antone arrived at 8:30PM approx. Jo Aubry was absent. Shaun Myers and Tina Garver were staff in attendance. Nancy Farmer was council member was in attendance.

[PZ MIN
21-019](#)

October 14, 2021 PZ Agenda Minutes

Jim Taylor moved, and Randall Madison seconded the motion to approve the minutes. None opposed.

[PZ MIN
21-020](#)

October 25, 2021 PZ Public Hearing Minutes

Jim Taylor moved, and Randall Madison seconded the motion to approve the minutes. None opposed.

[PZ 21--047](#)

Annexation Petition: 5550 Story Road. To consider annexing into the city limits of Powder Springs, the property located within land lots 820, 821, 883, 882 of the 19th District, 2nd Section, and Cobb County, Georgia.

Shaun Myers introduced the case and explained staff recommendation to table and the reasons for the objection to the annexation from the county, and arbitration process. Kevin More presented, requested to tale to allow time for arbitration processand addressed questions from

the commissioners.

Roy wade moved, and Randall Madison seconded the motion to TABLE. Commission voted 5:0 to table

Tabled until February 10 2022 (agenda) and February 28 2022 (public hearing).

Public Comments:

1.Mr. Andre Brantley. 5631 Walnut Mill Lane. Opposed. made vomments in opposition of PUD-R and Townhomes.

2.Mark Blosser. Hiram Lithia Springs Road. Opposed. Commented that R-30 zoning should be maintained in the area.

3.Gitty Landrum. Birch Haven Trace. Made comments in opposition of the development.

Angela Gardener. 3296 Birch Haven Trace. Opposed. Wants Cameron Springs' HOA to be notified when case is recalled

[PZ 21--048](#)

Rezoning Request: 5550 Story Road. To consider rezoning from R-30 in the County to PUD-R in the City.

1st Reading 11/15/2021

Shaun Myers introduced the case and explained staff recommendation to table and the reasons for the objection to the annexation from the county, and arbitration process. Kevin More presented, requested to tale to allow time for arbitration processand addressed questions from the commissioners.

Roy wade moved, and Randall Madison seconded the motion to TABLE. Commission voted 5:0 to table

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Angela Gardener. 3296 Birch Haven Trace. Opposed. Wants Cameron Springs' HOA to be notified when case is recalled

[PZ 21--049](#)

Rezoning Request: 5592 Powder Springs Dallas Road. To consider rezoning from LI to PUD-R

Shaun Myers introduced the case and explained staff's recommendation to DENY. Kevin More presented, and addressed questions from the commissioners. He explained that his client attempted to purchase the entire area for rezoning and development but the existing LI user wasn't willing to sell. He explained that they are in agreement with all stipulations.

Roy wade moved to Approve, and Randall Madison seconded the motion. Commission voted 3:2 to approve. The lack of a majority vote of 4 means reccomendation to council is to deny.

Public Comment:

Andra Brantley. 5631 Walnut Mill Lane. Opposed. Made comments in opposition of PUD=r zoning and Townhome developments.

PZ 21--050

Text Amendment: To consider updates to the Unified Development Code: Article 15 sections related to Improvement and Performance Guarantees and approval signatures by the Agency Director of Infrastructure & Development.

Tina Graver presented the case and addressed questions from commissioners. Some opposed on the grounds that loosening provisions for guarantees would increase the risk to the city. Mentioned past instances where the city had to cover expenses to top roads when a developer went defunct.

Roy Wade moved to approve and Randall Madison seconded. Commissioners voted 3:2 but in the absence of a clear majority of 4 votes to approve the recommendation is to DENY.

[PZ 21--051](#)

Hearing Dates: 2022 Planning and Zoning Commission Work Session and Public Hearing dates

Shaun Myers presented the 2022 calendar dates. Jim Taylor moved to approve and Roy Wade seconded to approve. Passed unanimously to approve 2022 calendar.

2 Adjourn