



City of Powder Springs

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

Meeting Minutes - Draft Planning & Zoning Commission

Monday, September 27, 2021

7:30 PM

VIRTUAL MEETING

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 7:32 pm by the commission's Chairman. Attendance: Johnnie Purify, Randal Madison, Jim Taylor, Roy Wade, Wanda McDaniel, Raja Antone were commissioners in attendance. Jo Aubry was absent. Shaun Myers and Rob Hosack (city consultant) were staff in attendance. Doris Dawkins was council member was in attendance.

[PZ MIN
21-015](#)

August 12, 2021 PZ Agenda Minutes

Jim Taylor made a motion, and Roy Wade seconded to adopt. None opposed

[PZ MIN
21-016](#)

August 30, 2021 PZ Public Hearing Minutes

Jim Taylor made a motion, and Roy Wade seconded to adopt. None opposed

[PZ 21--034](#)

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

The applicant, Lenoa Gary, presented the case and addressed questions from the board. Public Comments: There were no public Comments. Jim Taylor moved, and Roy Wade Seconded the motion to approve. Vote passed 6:0.

[PZ 21--036](#)

Special Use Request: 3200 Powder Springs Road. To allow a Convenience Store

with gas pumps within a CRC zoned district.

Staff introduced case and explained recommendation. The applicant and representatives of Target Realty, presented the case and addressed questions from the board. The commission and the applicant discussed in detail the stipulations in the staff report. Underground stormwater management, and hours of operation were the main point of contention.

Public Comments

Manny Castro. 3836 Abbot Lane. Against. Mr. Castro offered comments against the development on the grounds that the noise, trash, and traffic from the development would cause a negative impact to resident of the adjacent Ashleigh Parc Condos.

Don Pickelsimer. 3802 Abbot Lane. Against. offered comments against the proposed development on grounds of the negative impact to aesthetics of above ground storm water management systems.\

Judy Myer. 3130 Pine Grove Dr. Against. Offered comments in opposition. mentioned prior attempt to develop service station at the site in 1999 where she refused compensation to allow sewer to be run through her property.

Webster Luke. 3755 Lockerbie Lane. Against. made comments against on grounds of impact to children's safety at the school bus stop.

Jane Van Brackle. 3203 Abbott Dr. Against. Comments offered opposed on grounds of traffic and safety.

Commissioner Raja Antone offered comments in opposition and requested it recorded , "I am not in favor of this development.)

Raja Antone moved to table, and Randal Madison seconded motion to table. Recommendation to table passed 6:0

[PZ 21--037](#)

Staff introduced and explained recommendation to table necessary to allow more time for applicant to produce more detailed plans necessary to illustrate the limits of the disturbance and the measures the applicant will use to mitigate the negative environmental impacts of the development.

Public Comments: There were no public Comments.

Jim Taylor moved and Wanda McDaniel seconded motion to table. Motion passed 6:0 to table.

[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.

Staff introduced and explained recommendation to deny. Josh Mahoney, attorney of the applicant presented case and addressed questions. Mr. Mahoney requested that the commission table in lieu of recommending denial to give the applicant an opportunity to address issues with staff. Property owner, Bo Wisdom offered comments and addressed questions from the board.

Public Comments: There were no public Comments.

Jim Taylor moved and Randal Madison seconded motion to table. Motion passed 6:0 to table.

[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 amendments and explained issues the amendments are intended to resolve.

Public Comments: There were no public Comments.

Raja Antone moved and Randal Madison seconded motion to APPROVE. Motion passed 6:0 to APPROVE.

[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.

Rob Hosack presented information of the proposed eCommerce and Logistics overlay text amendment and rezoning request, and addressed questions from the commission.

Public Comments: There were no public Comments.

Jim Taylor moved and Wanda McDaniel seconded motion to APPROVE. Motion passed 6:0 to APPROVE.

2 Adjourn