



# City of Powder Springs

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

## Meeting Minutes - Draft Planning & Zoning Commission

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Thursday, November 4, 2021

7:00 PM

VIRTUAL MEETING

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Planning and Zoning Commission: Thursday, November 4, 2021 (Agenda Meeting) at 7:00 pm.

ZOOM: <https://us06web.zoom.us/j/82823328045?pwd=TkZPOEtyS3hVbWNDYWV0YXlaVXc3dz09>

Meeting ID: 828 2332 8045. Passcode: 231399. Join by Phone: 1-929-205-6099

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](mailto:tgarver@cityofpowdersprings.org) and [smyers@cityofpowdersprings.org](mailto: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](mailto: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 7:01 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 and Jo Aubry were absent. Shaun Myers was staff in attendance.**

#### [PZ 21--046](#)

Special Use Request: 4550 Brownsville Road. To allow a Convenience Store with gas pumps within a CRC zoned district.

**Shaun Myers introduced the case, and the applicant, Casey Walker, presented and addressed questions from the Commission.**

#### [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 briefed the Commission on the County's Notice of Intent to Object. The applicant's Attorney, Kevin Moore, presented, addressed questions from the Commission, and requested that this case and the related rezoning be tabled until February's cycle: 02/10/2022 Agenda, 02/28/2022 Public Hearing.**

#### [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 briefed the Commission on the County's Notice of Intent to Object. The applicant's Attorney, Kevin Moore, presented, addressed questions from the Commission, and requested that this case and the related annexation be tabled until February's cycle: 02/10/2022 Agenda, 02/28/2022 Public Hearing.**

[PZ 21--049](#)

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

**Shaun Myers introduced the case. The applicant's Attorney, Kevin Moore, presented, addressed questions from the Commission.**

**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.

**Shaun Myers presented and addressed questions from the commission. The Commission expressed concerns about exposing The City to more risk by reducing the standards for financial guarantees for builders.**

[PZ 21--051](#)

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

**Shaun Myers presented and discussed amendments due to holiday conflicts with the Commissioners.**

2 Adjourn

**Adjourned at 8:04PM**