



City of Powder Springs

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

Meeting Minutes Planning & Zoning Commission

Monday, June 29, 2020

7:30 PM

Council Chambers | 4488 Pineview Drive

Pre-meeting at 7:00 PM

Public Hearing 7:30 PM

Join Zoom Meeting

<https://zoom.us/j/93649191158?pwd=eFMxMDQ2bC81bWdRQk1rdmtRbXREdz09>

Phone 1-929-205-6099

Meeting ID: 936 4919 1158

1. Call to order/ Roll Call.

The meeting was called to order at 7:00 pm by Chair. Attendance: Johnnie Purify, Wanda McDaniel, Raja Antone, Randal Madison, Jim Taylor, Roy Wade, Jo Aubry. Tina Garver (Community Development Director/Zoom Host) and Shauna Wilson Edwards (Staff) was also in attendance.

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 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.

Two members of the public were present via Zoom.

**PZ MIN
20-006** May 14 2020 PZ work session minutes

A motion was made by Raja Antone, seconded by Randal Madison, that this P&Z Minutes be approved. The motion carried by the following vote:

Yes: 7 - Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Jo Aubry

**PZ MIN
20-007** May 26 2020 PZ public hearing minutes

A motion was made by Raja Antone, seconded by Randal Madison, that this P&Z Minutes be approved. The motion carried by the following vote:

Yes: 7 - Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Jo Aubry

PZ 20--015 Text Amendment – to add RV and Boat Storage as a permitted use in HI zoning

district with Special Use provision

Applicant Park Huff presented case.

PUBLIC COMMENT: No Comment

A motion was made by Raja Antone, seconded by Randal Madison, that this P&Z Text Amendment be approved to allow RV Boat storage to require a Special Use approval instead of Permitted (P) with staff written amendments indicated in staff report in the HI zoning district. The motion carried by the following vote:
Sec. 4-265. Self-Service Storage Facility.

Minimum standards for the use, site development, construction, and placement of self-service storage facilities and mini-warehouses shall be as follows:

(a)General regulations.

1.No wholesale or retail sales shall be permitted. A self-service storage facility included within a planned commercial or planned industrial development shall have a minimum of 1 acre devoted exclusively for such use.

2.The only commercial activities permitted exclusively on the site of the self-service storage facility shall be rental of storage bays and pick-up and delivery of goods or property in dead storage.

3.Storage bays shall not be used to manufacture, fabricate, or process goods; service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; rehearsing or practicing utilizing band instruments; conversion to an apartment or dwelling unit; or to conduct any other commercial or industrial activities on site. 771B Residential quarters for security purposes may be established on the site in accordance with Section 4-65 of this development code.

4.Individual storage bays within a self-service storage facility shall not be considered a premise for the purpose of assigning a legal address in order to obtain an occupational license or any other governmental permit or licenses to do business.

5.Except as otherwise specifically provided in this section, all property stored on site shall be entirely within enclosed buildings. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals are prohibited.

(b)Access. A self-service storage facility shall be located on a lot that gains access to a local non-residential, major collector, or arterial street as determined by the community development director based on review of applicable plans.

DELETE C 1-5 BELOW

(c)Outside storage. Open storage of recreational vehicles and dry storage of pleasure boats of the type customarily maintained by private individuals for their personal use shall be permitted within a self-service storage facility, provided the following requirements are met.

1.Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan submitted for approval.

2.The storage area shall not exceed 25 percent of the total buildable area of the site.

3.The storage area shall be entirely screened from view from adjacent residential and office

areas and public streets by a building or by the installation of a 6 or 8 foot high wall or fence. If existing vegetation or topography provides the required screening, then this wall or fence requirement may be eliminated.

4. Such storage area shall not be located between property lines and minimum required building setbacks.

5. No vehicle maintenance, washing, or repair shall be permitted on site. Pleasure boats stored on site shall be stored upon wheeled trailers. No dry stacking of boats shall be permitted on site.
DELETE C 1-5 ABOVE

Sec. 4-246. Recreational Vehicle and Boat Storage Facility.

Minimum standards for the use, site development, construction, and placement of a boat and recreational vehicle storage facilities shall be as follows:

(g) General regulations.

1. No wholesale or retail sales shall be permitted. A boat and recreational vehicle storage facility included within HI zoned property shall have a minimum of 1 acre devoted for such use.

2. Except as otherwise specifically provided in this section, all property stored on site shall be on a concrete or asphalt surface.

3. Boat and RV storage shall be only for vehicles licensed for personal use and there shall be no storage of commercially licensed vehicles.

4. Boat and RV storage shall include enclosed trailers that store recreational vehicles for personal use.

5. All vehicles and trailers shall have current tags and registrations. There shall not be any storage of junk or inoperable vehicles.

(h) Access. A boat and recreational vehicle storage facility shall be located on a lot that gains access to a local non-residential, major collector, or arterial street as determined by the community development director based on review of applicable plans.

(i) Outside storage. Open storage of recreational vehicles and dry storage of pleasure boats of the type customarily maintained by private individuals for their personal use shall be permitted within property zoned HI, provided the following requirements are met.

1. Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan submitted for approval.

2. The storage area shall be entirely screened from view from adjacent residential and office areas and public streets by buildings, fencing or by the installation of a 6-foot-high privacy fence. If existing vegetation, replanted buffers or topography provides the required screening, then this fence requirement may be eliminated.

3. Such storage area shall not be located between property lines and minimum required building setbacks.

4. No vehicle repair shall be permitted on site. Boats stored on site shall be stored upon wheeled

trailers. No dry stacking of boats shall be permitted on site.

(j)Development regulations.

1.Perimeter fence. The self-service storage facility shall be enclosed by a minimum 6-foot-high fence. Said fence shall be constructed of either wood or chain link material. Said fence shall be set back a minimum of 20 feet from the side and rear property lines if adjacent to a residentially zoned property. Fences and walls in the front yard shall adhere to the required front yard setback.

2.Maximum building height. The maximum height of a building or structure for the storage of recreational vehicles or boats shall be 1 story and 20 feet unless additional height is approved by the Mayor and City Council. Any covered parking shall be located in such a way that it is unobtrusive from adjacent roadways or adjacent residential properties.

3.Parking requirements. Designated customer parking is not required; however, a minimum of 5 parking spaces shall be provided adjacent to the facility's leasing office, if a leasing office is located on site. Interior parking shall be provided in the form of aisle ways adjacent to parking spaces for vehicles or boats. These aisle ways may be used for both circulation of traffic and user parking while using the storage bays. The minimum width of these aisle ways shall be 24 feet for two-way traffic and 20 feet for one-way traffic. Prior to issuance of a certificate of occupancy, the traffic flow patterns in the aisle ways shall be clearly marked. Marking shall consist at a minimum of the use of standard directional signage and painted lane markings with arrows. In order to assure appropriate access and circulation by emergency vehicles and equipment, the turning radii of the aisle ways shall be approved by the Cobb County Fire Department.

(k)Landscape requirements.

1.Landscaping shall be provided in areas between the property lines and the required fencing. Such areas shall be designated as perimeter landscape strips. Landscaping shall be designed, placed, and maintained in such a manner as not to interfere with traffic visibility.

2.A landscape strip of at least 20 feet in width shall be provided along all street frontages.

3.The side and rear yard setbacks shall remain in their natural state or be re-landscaped with vegetation.

4.If the existing vegetation is inadequate to buffer adjoining residential or office and institutional development, an 8-foot-high fence or wall shall be installed along the interior property lines and street setbacks.

5.The following minimum planting requirements shall apply as follows and shall supersede the landscape buffer/screening requirements of the HI zoning districts: A minimum of 1 tree shall be planted for each 20 feet of perimeter landscape strip; immediately upon planting, trees shall be a minimum of 10 feet in height; if a hedge is to be installed in the perimeter landscape strip, the hedge shall be 24 inches in height upon planting, with the material planted every 24 inches on

center; all planting shall be maintained in good condition by the property owner; the community development director or Mayor and City Council may allow existing vegetation, where warranted, to substitute for landscape, buffer, and screening requirements of this subsection.

(l)Dumpsters and trash receptacles. Dumpsters and trash receptacles shall be located where

they are not visible from adjacent residentially zoned properties and shall be adequately screened from view from all other adjacent properties and streets.

Yes: 7 - Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Jo Aubry

PZ 20--016 Variance: Reduce Rear setback for garage at 4321 Atlanta Street, Lot # 903

Applicant Lolita Esposito present case.

PUBLIC COMMENT: No public comment.

A motion was made by Jim Taylor, seconded by Randal Madison, that this Variance be recommended for approval with staff written conditions to the City Council.

1. Variance to reduce the rear setback from 30 feet to 14.4 and 21 feet to accommodate a garage.

2. Provide a 10 foot landscape buffer to the rear property line consisting of tree/s to provide adequate screening. Selection of trees will be agreed upon by the Community Development Director. Trees planted should not be less than 4 feet in height at initial planting.

The motion carried by the following vote:

Yes: 7 - Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Jo Aubry

PZ 20--019 Text Amendment: consider varying Table 2-3 (Permitted and Special Uses in the Mixed-Use and Non-residential Zoning district) to allow vehicle emission inspection services within the Neighborhood Retail Commercial (NRC) zoning

Applicant, Godwin Okuru presented case

Public Comment: No public comment

This P&Z Text Amendment was recommended for approval to allow vehicle emission facility as an accessory use to an auto repair shop in the NRC zoning district and recommended to staff to make any other text modification to allow for such use.

Yes: 7 - Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Jo Aubry

PZ 20--020 Design review: Pear Tree Wall sign located at 4440 Marietta Street, LL 875.

Tina Garver presented case.

PUBLIC COMMENT: No public comment

This Design Reviews was recommended for approval.to the City Council. Planning Board.

Yes: 7 - Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Jo Aubry

5. Adjourn

Meeting ended at 8:35 PM

Yes: 7 - Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Jo Aubry