



# City of Powder Springs

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

## Meeting Minutes - Draft Planning & Zoning Commission

Monday, February 28, 2022

7:00 PM

VIRTUAL

Planning and Zoning Commission: Monday, February 28, 2022 (Public Hearing) at 7:30 pm.  
ZOOM: <https://us06web.zoom.us/j/81159515039?pwd=N0hQdmVLZ1d3YXBTYjVIWDVZck85dz09>  
Meeting ID: 811 5951 5039. Passcode: 845713. Join by Phone: 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 7:10 PM up to 7:30 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- 7 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.

Call to Order / Roll Call

**The meeting was called to order at 7:30 pm by the commission's Chairman. Attendance: Johnnie Purify, Jo Aubry, Wanda McDaniel, Randal Madison, Raja Antone, Jim Taylor, and Roy Wade were commissioners in attendance. Shaun Myers and Tina Garver were staff in attendance. Henry Lust was council member was in attendance.**

[PZ MIN  
22-001](#)

Planning and Zoning Work Session - January 13, 2022

**Raja Antone made a motion to adopt, seconded by Randall Madison. This P&Z Minutes was adopted.**

[PZ MIN  
22-002](#)

Planning and Zoning Public Hearing - January 24, 2022

**Raja Antone made a motion to adopt, seconded by Randall Madison. This P&Z Minutes was adopted.**

[PZ 22--001](#)

Rezoning Request: Dugger Drive. To consider rezoning from R-20 and GC in the County and R15 in the City, to PUD-R in the City. The property located at Austell Powder Springs Road, Dugger Drive, Smith Drive, and Frank Aikin Road in the 19th District, 2nd Section, Land Lots 1019 and 1020, Cobb County, Georgia.

Related Annexation Petition: ORD 22 - 001

**Kevin More presented case to the commissioners and answered questions. Shaun Myers summarized the basis of staffs recommendation for approval.  
Public Comments: Thee were no public comments**

Randall Madison made a motion to approve, seconded by Roy Wade. Commission voted 7:0 to approve.

[PZ 22--004](#)

Rezoning Request: 5550 and 5556 Story Road. To consider rezoning from R-30 in the County to R-15 (Conservation) in the City. The property is located within land lots 820, 821, 883, 882 of the 19th District, 2nd Section, and Cobb County, Georgia.

Related Annexation Petition: ORD 22 - 002

Kevin More presented case and answered questions. Shaun Myers summarized the basis of staffs recommendation for approval.

**Public Comments:**

1. Bill Edmondson, 2622 Wicklow Way. Opposed. Voiced concerns about drainage, traffic, density in the area.

2. Danita Dubre, 3263 Birch Haven Trace. Opposed. basis of opposition was traffic and potential drainage issues at her adjacent property.

3. LaMonique & Michael Fairbanks, 3415 Redwood Forest Lane. Opposed. Voiced opposition based on potential for flooding issues / need for flood insurance, and visibility of adjacent from his property.

Jim Taylor made a motion to deny, seconded by Wanda McDaniel. Commissioner voted 4:2 to DENY. 1 abstained.

[PZ 22--008](#)

Variance Request. 5550 and 5556 Story Road. To consider Variance Requests to the following sections of Unified Development Code: Table 2-2 to reduce side setbacks; Sec. 15 – 108 (a) to reduce the minimum required conservation area for a Conservation Subdivision.

Kevin More presented case and answered questions. Shaun Myers summarized the basis of staffs recommendation for approval.

**Public Comments: No Public Comments**

Jim Taylor made a motion to deny, seconded by Wanda McDaniel. Commissioner voted 4:2 to DENY. 1 abstained.

[PZ 22--006](#)

Special Use Request. 3265 Florence Road. To allow a hand car wash in a CRC zoned district.

Shaun Myers introduced and explained the basis for approval. The applicant Joel Soto-Diaz, with his daughter Wendy Soto-Diaz serving as interpreter, addressed questions from the commission.

**Public Comments: No public comments**

Jim Taylor made a motion to approve, seconded by Wanda McDaniel. The commissioners voted 7:0 to APPROVE

[PZ 22--007](#)

Special Use Request. 4033 Louise Street. To allow a housing shelter for traveling healthcare personnel in a CRC zoned district.

**Jim Taylor made a motion to table, seconded by Roy Wade. The commissioners voted 7:0 to TABLE**

Adjourn

**Roy wade motioned to adjourn at 9:06PM. Randall Madison Seconded. None opposed.**