

## CASE OVERVIEW

**File #: PZ 20-013**

**APPLICATION:** Text Amendment

**APPLICANT:** Community Development

**PETITION:**

1. To consider creating an urban core boundary and design standards within the Central Business District.
2. To consider updating Article 13 and 14 to not require work session/agenda meeting information within the newspaper ad and notification letters.

**PURPOSE OF THE REQUEST:** To allow more flexibility with notification requirements

**LOCATION:** Unified Development Code

### DRAFT AMENDMENT BELOW

#### Urban Core

An Ordinance to Create the Boundaries of the Urban Core within the Central Business District of the City of Powder Springs Georgia



## **Purpose and Intent Statement**

It is hereby established that an Urban Core within the Central Business District with its own geographically described boundaries is hereby established.

The purpose and intent of such a boundary is to protect the historic nature and character of the area by establishing architectural styles, permitted building materials and colors in order to enhance the historic area, provide uniformity in future construction and/or rehabilitation of the existing building stock, to protect the investment of properties and building stock and to further promote the economic development of properties within said boundaries.

The Powder Springs Central Business District has a long history and was established as early as 1838 when it was first incorporated as the City of Springville and grew to become a vibrant commercial area in the 1800s with a resort, hotel, retail shops, homes, medical offices and a school.

The existing Urban Core includes a number of historically significant structures made up of certain architectural elements and materials that create an architectural style of its own and is reflective of the original designs from the major development pattern of the 19<sup>th</sup> century to mid 20<sup>th</sup> century.. Construction was primarily of one and two story buildings with large plate glass storefront windows to allow natural light in the buildings. Materials were of brick, wood horizontal siding, and architectural shingles on the roofs while some were flat but with a parapet. Homes at that time had large sweeping porches with some being two stories.

Therefore it is hereby established that the architectural style of the Urban Core shall be that of what was originally established in the period that is significant of when the area was first developed. The following materials, architectural design and colors are hereby established within the geographical boundaries of the Powder Springs Urban Core. Said boundaries are attached hereto and shown as Exhibit A to this ordinance

## **Article I Establishment of Architectural Design Style**

The existing Urban Core is a style that includes a number of historically significant structures made up of certain architectural elements and materials that create an architectural style of its own. It is hereby established that the architectural style of the Urban Core shall be that of what was originally established in the period that is significant of when the area was first developed.

## **Article II Establishment of Building Materials**

It is hereby established that the following building materials or a combination thereof be required

- a. Brick
- b. Stone
- c. Wood (horizontal siding)
- d. Glass
- e. Cement Siding (horizontal siding)
- f. Roofing
  - a. Architectural shingles
  - b. Flat with an architectural parapet

## **Article III Establishment of Traditional Storefront Elements**

It is hereby established that the following elements shall be contained within the storefront

- a. Bulkheads/kick plates
- b. Display windows
- c. Transoms
- d. Pilasters
- e. Belt course where applicable
- f. Cornices
- g. Entryway

## **Article IV Establishment of a Color Pallet**

It is hereby established that the color pallet \_\_\_\_\_ and manufactured by \_\_\_\_\_ shall be the colors used or a gradation of the same for the Urban Core.

## **Article V Other Applicable Codes Used with this Ordinance**

The following codes shall be used where appropriate in conjunction with this Ordinance. The Community Development Director shall determine which of the following codes are applicable and meet the requirements of the Urban Core.

- a. Article Five: Site and Architectural Design Review, Powder Springs Unified Development Code;
- b. Historic Property Design Guidelines of Powder Springs
- c. Powder Springs Overlay Standards
- d. Springs In Motion Powder Springs LCI Plan Update 2016
- e. Powder Springs Zoning Ordinance

## **Article VI Review and Approval Authority**

It is hereby established that the Community Development Director for the City of Powder Springs, Georgia shall have the authority to review and approve the design of new construction, addition, rehabilitation or a combination of the same for any building construction with the boundaries of the Urban Core.

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**ARTICLE 13**

**ZONING AMENDMENTS AND PROCEDURES**

**Rezoning and Special Use**

**Sec. 13-43. Public Hearing Notice – Newspaper.**

- (a) **Planning Commission.** Prior to the date of the public hearing before the planning commission, the city may cause to be published within a newspaper of general circulation within the City a notice of the ~~work session and~~ public hearing before the planning commission. The notice if provided shall state the time, place, and purpose of the public hearing and shall include the location of the property. For rezoning applications, the notice shall include the existing zoning classification and the proposed zoning classification of the property.
  - (b) **Mayor and City Council.** At least 15 but not more than 45 days prior to the date of the public hearing before the governing body, the city shall cause to be published within a newspaper of general circulation within the City a notice of the ~~work session and~~ public hearing before the governing body. The notice shall state the time, place, and purpose of the public hearing and shall include the location of the property. For rezoning applications, the notice shall include the existing zoning classification and the proposed zoning classification of the property. For special use applications, the notice shall include the existing zoning classification and the proposed special use.
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**Sec. 13-45. Public Hearing Notice – Surrounding Property Owners.**

- (a) Prior to the public hearing before the planning commission, the applicant may be required by the community development director to mail a notice to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the rezoning or special use.
- (b) The written notice, if provided, is to be mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records.
- (c) The notice if provided shall state the time, place, and purpose of the ~~work sessions and~~ public hearings before the planning commission and governing body and shall include the location of the property. For rezoning applications, the notice if provided shall include the existing zoning classification and the proposed zoning classification of the property. For special use applications, the notice if provided shall include the existing zoning classification and the proposed special use.

In addition, the notice if provided shall include a page size copy of the sketch plan submitted with the application.

When required to provide notices per this section, the applicant shall submit an affidavit to the community development director or designee prior to the public hearing before the planning commission, listing the property owners and certifying the date that the notices

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**ARTICLE 14**

**APPEALS AND VARIANCES**

**Sec. 14-29. Public Hearing Notice – Newspaper.**

- (a) **Planning Commission.** Prior to the date of the public hearing before the planning commission, if held, the city may cause to be published within a newspaper of general circulation within the City a notice of the ~~work session and~~ public hearing before the planning commission. The notice if provided shall state the time, place, and purpose of the public hearing and shall include the location of the property. The notice if provided shall also include the existing zoning classification and the nature of the variance request including the section requested to be varied.
  - (b) **Mayor and City Council.** At least 15 but not more than 45 days prior to the date of the public hearing before the governing body, the city shall cause to be published within a newspaper of general circulation within the City a notice of the ~~work session and~~ public hearing before the governing body. The notice shall state the time, place, and purpose of the public hearing and shall include the location of the property. The notice shall also include the existing zoning classification and the nature of the variance request including the section requested to be varied.
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**Sec. 14-31. Public Hearing Notice – Surrounding Property Owners.**

- (a) No less than 15 days prior to the public hearing before the planning commission, the community development director may require the applicant to mail a notice to all persons owning property located in whole or in part within 200 feet of any portion of the property that is the subject of the variance application.
- (b) The written notice if provided is to be mailed to the property owners as such names and addresses appear on the County's current ad valorem tax records.
- (c) The notice if provided shall state the time, place, and purpose of ~~the work sessions,~~ planning commission scheduled hearing ~~or meeting,~~ and public hearing before the governing body and shall include the location of the property. The notice if provided shall also include the existing zoning classification and the nature of the variance request including the section requested to be varied. In addition, the notice if provided shall include a page size copy of the site plan or variance exhibit submitted with the application.
- (a) If required to provide notice per this section, the applicant shall submit an affidavit to the community development director or designee prior to the public hearing before the planning

commission, if a hearing is to be held, listing the property owners and certifying the date that the notices were mailed.