



City of Powder Springs

City of Powder Springs
4426 Marietta Street
Powder Springs, GA 30127

Meeting Minutes - Draft Planning & Zoning Commission

Monday, July 25, 2022

7:30 PM

Vaughn Cultural Arts Center | 4181 Atlanta Street

Hybrid Meeting: Onsite and Zoom

Join Zoom Meeting: <https://us06web.zoom.us/j/85059708166?pwd=b1IwTIM1eWpDdHFuMi8xT3BkWmdEdz09>

Meeting ID: 850 5970 8166

Passcode: 259312

Join by phone: 646-931-3860

Registration to speak at any Planning and Zoning Commission meeting, per City Charter, is the day of the meeting only beginning 20 minutes prior to the start of the meeting (7:10 - 7:30 PM). The first twelve registering to speak will be given five (5) minutes to address the Commission with their comments. You can register by signing up in person at the Cultural Arts Center located at 4181 Atlanta Street - location of the on site meeting or by emailing tgarver@cityofpowdersprings.org and smyers@cityofpowdersprings.org between 7:10 - 7:30 PM to register to speak.

1 Call to Order / Roll Call

The meeting was called to order at 7:30pm by the commission's Chairman. Attendance: Johnnie Purify, Wanda McDaniel, Randal Madison, Raja Antone, Jim Taylor, Raja Antone and Roy Wade were commissioners in attendance. Shaun Myers and Tina Garver (via Zoom) were staff members in attendance. Patrick Bordelon and Dwayne Green were the council members in attendance.

[PZ MIN
22-010](#)

Planning and Zoning Work Session Minutes: June 9, 2022.

Randall Madison moved to adopt the minutes, seconded by Roy Wade. None opposed.

[PZ MIN
22-011](#)

Planning and Zoning Public Hearing Minutes: June 27, 2022.

Randall Madison moved to adopt the minutes, seconded by Roy Wade. None opposed.

[PZ 22--022](#)

Rezoning Request: C.H. James Parkway. To consider a request to rezone from MXU to PUD-R. The property located at C.H. James Parkway, Florence Road and Carrington Drive within Land Lot 732 of the 19th District, 2nd Section, Cobb County, Georgia.

Shaun Myers presented staffs recommendation and informed the commission of the applicants request to allow for time to improve the site plan, based on recommendations for TSW. Josh Mahoney, Attorney representing the applicant, Battle Law P.C Tucker GA, requested to table until August 29, 2022.

Public Comments:

Jonathan Benator, Attorney representing Carrington Park HOA, presented his opposition to the rezoning based on the communities opinion that the proposed development: is inconsistency with the comprehensive plan; will cause access issues on Carrington Park Drive; the quality of the proposed product is lower; there will be difficulty distinguishing between the two communities; and it will hurt existing property values. Their proposed conditions included: lower density, including single-family detached units, additional parking, leasing restrictions, enhanced amenity offerings, rear entry units.

Jim Taylor made a motion to Table until August 29, 2022, seconded by Roy Wade. None opposed.

[RES0 22-105](#)

A RESOLUTION APPROVING AND AUTHORIZING THE PLANNING AND ZONING COMMISSION TO AMEND ITS BYLAWS AND CALENDAR TO ESTABLISH A 7:00PM START TIME FOR ITS REGULAR PUBLIC MEETING; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Public Comments:

There were no Public Comments.

Wanda made a motion to amend the Planning and Zoning Commission Bylaws, to remove the requirement for a pre-meeting and to establish a new public hearing start time of 7:00PM. The motion was seconded my Jim Taylor. None opposed.

2 Adjourn

Wanda McDaniel made a motion to adjourn at 7:46, seconded by Randall Madison. None opposed.