



City of Powder Springs

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

Meeting Minutes Planning & Zoning Commission

Monday, August 27, 2018

7:00 PM

Council Chambers | 4488 Pineview Drive

1. Call to order/ Roll Call.

The public hearing was called to order 7:30 pm by Johnnie Purify. Raja Antone was absent. One seat vacant due to resignation of Stan Kaady. Also attending Tina Garver (Community Development Director), Shauna Wilson-Edwards (Zoning Coordinator) and Nancy Farmer (Mayor and Council Member).

2. Approval of minutes from July 30, 2018 meeting.

A motion was made by Wade, seconded by Madison, that this be approved. The motion carried by the following vote:

Yes: 5 - Johnny Purify, Wanda McDaniel, Randall Madison, Roy Wade, and Jim Taylor

3. New Business

[PZ 18--009](#) 1ST CITY COUNCIL ACTION 6/4/18 APPEAL TO P&Z ON 8/27/18 2ND COUNCIL ACTION - APPEAL ON 9/17/18

Rezoning - Paran Homes

CRC to MDR; Land Lot 825, 19th District, 2nd Section, Cobb County, GA.

Motion to approve with staff conditions in addition to providing documentiaon from Reo stating they are in agreement with changes in stipulations regarding signalization.

Public hearing: No public comment

A motion was made by Wade, seconded by McDaniel, that this Rezoning be approved. The motion carried by the following vote:

Yes: 4 - Wanda McDaniel, Randall Madison, Roy Wade, and Jim Taylor

No: 1 - Johnny Purify

[PZ 18--010](#) 1ST CITY COUNCIL ACTION 6/4/18 APPEAL TO P&Z ON 8/27/18 2ND COUNCIL ACTION - APPEAL ON 9/17/18

Hardship Variance - Setbacks, Buffers, Impervious Area and Sidewalks
REVISED (VARIANCE ONLY FOR IMPERVIOUS AREA)

Paran Homes, LLC

Northeast corner of Sweetwater Blvd and CH James Pkwy

Land Lot 825, 19th District, 2nd Section, Cobb County, GA. the following:

Motion to approve with staff conditions in addition to providing documentiaon from Reo

stating they are in agreement with changes in stipulations regarding signalization.

Public hearing: No public comment

A motion was made by Wade, seconded by McDaniel, that this Variance be approved. The motion carried by the following vote:

Yes: 4 - Wanda McDaniel, Randall Madison, Roy Wade, and Jim Taylor

No: 1 - Johnny Purify

[PZ 18--018](#) 1ST CITY COUNCIL ACTION 6/4/18 APPEAL TO P&Z ON 8/27/18 2ND COUNCIL ACTION - APPEAL ON 9/17/18

Special Use - Paran Homes

Density of up to 8 units per acre

Motion to approve with staff conditions in addition to providing documentiaon from Reo stating they are in agreement with changes in stipulations regarding signalization.

Public hearing: No public comment

A motion was made by Wade, seconded by McDaniel, that this Special Use be approved. The motion carried by the following vote:

Yes: 4 - Wanda McDaniel, Randall Madison, Roy Wade, and Jim Taylor

No: 1 - Johnny Purify

[PZ 18--026](#) PZ 18-026 Hardship Variance
 Applicant: Westgate Church/ Heath Houston
 Subject Site: 3217 New Macland Road, Unit 60 and 90, LL 725
 UDC Section: Section 4-70, (h) Church or Place of Worship

PETITION: The applicant, Pastor Dwayne Terry and Mr. Heath Houston on behalf of Westgate Church is requesting a hardship variance for a church not meeting the minimum two (2) acre requirement. The subject site is located at 3217 New Macland Road, Unit 60 and 90 at Land Lot 725, 19th District, 2nd Section, Cobb County, Georgia.

Dwayne Terry presented the case

Public hearing: No public comment

No motion was made, all members abstained, recommending denial to the City Council.

Abstain: 5 - Johnny Purify, Wanda McDaniel, Randall Madison, Roy Wade, and Jim Taylor

[PZ 18--029](#) Change in Zoning Conditions
 Silver Springs II (FKA Garden Gate)
 LL802, 803, 826 & 827

Tina Garver (Community Development Director) presented changes in stipulations.

Public Hearing: William Gourley III, attorney for the Sil Spring Springs Village Homeowners Association spoke at public hearing and stated he was not in agreement with the changes in stipulations.

Aoam Rozen, Attorney for Paran Homes spoke at public hearing and stated he was in agreement to changes in stipulations.

No motion made, all members abstained, recommendation of denial to the City Council .

Abstain: 5 - Johnny Purify, Wanda McDaniel, Randall Madison, Roy Wade, and Jim Taylor

4. Other Business

5. Adjourn

A motion was made by Taylor, seconded by Wade, that this be approved. The motion carried by the following vote:

Yes: 5 - Johnny Purify, Wanda McDaniel, Randall Madison, Roy Wade, and Jim Taylor