



# City of Powder Springs

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

## Meeting Minutes - Draft Planning & Zoning Commission

Monday, August 30, 2021

7:30 PM

Virtual Meeting

August 30, 2021. Planning and Zoning Public Hearing: 7:30 PM  
Meeting ID: 837 3323 3568. Passcode: 788155. Join by phone: 929-205-6099.  
Video: <https://us06web.zoom.us/j/83733233568?pwd=NUgrWU1DQm16QXRwWGJQMlpZTFBBUG09>

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](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 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 Mayor Thurman’s Executive Order Number 2021-1 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.

1 Call to Order / Roll Call The meeting was called to order at 7:30 pm by Chair. Attendance: Johnnie Purify, Randal Madison, Jim Taylor, Roy Wade, Jo Aubry, Wanda McDaniel, Raja Antone were commissioners in attendance. Shaun Myers and Tina Garver were staff in attendance.

**Chairman Johnny Purify called meeting to order at 7:30PM**

[PZ MIN 21-009](#) Minutes - April 8, 2021 PZ Agenda Minutes

**This P&Z Minutes was adopted.**

[PZ MIN 21-010](#) Minutes - April 25, 2021 PZ Public Hearing Minutes

**This P&Z Minutes was adopted.**

[PZ MIN 21-013](#) July 8, 2021 PZ Agenda Minutes

**This P&Z Minutes was adopted.**

[PZ MIN 21-014](#) July 26, 2021 PZ Public Hearing Minutes

**This P&Z Minutes was adopted.**

[PZ 21--026](#) Variance: 1422 Paddocks Way – To vary Sec. 6-23 of the UDC

Mr. Bush presented his case and addressed questions. Commissioner Raja Antone commented that he didn't see any injury caused to the citizenry by this driveway and moved to Approve the variance request. Jim Taylor seconded motion to approve. Vote 6-0 to recommend approval to Council. Commissioner Jo Aubry was absent at the time of the vote the vote

[PZ 21--027](#)

Annexation: Burrow Trail – Petition for annexation of lands located at Burrow Trail, C.H. James Pkwy and Oglesby Road

Staff introduced this and related cases being considered, and provided clarity on related cases PZ 21-027 and PZ 21-028. The applicant, Joe McGorrey presented case, and addressed questions from the commissioners. In response to comments made by the public, Commissioner Antone amended motion to approve to include request for air quality, traffic, impact to property value. and noise pollution studies. Motion to approve was seconded by Wade. Passed 4:3 to recommend approval.

**Public Comments:**

Sharon Lewis of 4453 Misty Creek Court voiced her disapproval and pointed out negative impacts of truck traffic and visibility of industrial buildings near her home.

Ronnie, of 4347 Brickyard Way voiced disapproval and asked about studies concerning the impact to pollution/air quality.

Nikki Allen, 4525 Falls Ave, voiced disapproval and commented on negative impacts impact to children and school buses.

Demitria Allen, 4936 Creekside Lane, voiced her disapproval of the project close to her home.

[PZ 21--028](#)

Rezoning: Burrow Trail – To rezone annexed lands from LI in the County to LI in the City.

Staff introduced this and related cases being considered, and provided clarity on the related cases PZ 21-027 and PZ 21-028. The applicant, Joe McGorrey presented case, and addressed questions from the commissioners. In response to comments made by the public, Commissioner Antone amended motion to approve to include request for air quality, traffic, impact to property value. and noise pollution studies. Motion to approve was seconded by Wade. Passed 4:3 to recommend approval.

**Public Comments:**

Sharon Lewis of 4453 Misty Creek Court voiced her disapproval and pointed out negative impacts of truck traffic and visibility of industrial buildings near her home.

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Nikki Allen, 4525 Falls Ave, voiced disapproval and commented on negative impacts impact to children and school buses.

Demitria Allen, 4936 Creekside Lane, voiced her disapproval of the project close to her home.

[PZ 21--029](#)

Variance: Burrow Trail – to vary the following sections of the UDC: Section 8-74 and 8-75. Section 4-230. Section 8-23. Section 7-21. Section 10-12 and 10-13

Commission Chair Purify requested that staff include additional language in the stipulations for approval for:

1. Specifics on relocated position of billboard.
2. LDP for trailer storage site.

Chairman Purify would prefer to have sidewalks along Burrow Trail.

Passed 4:3 to recommend to City Council for approval.

[PZ 21--030](#)

Rezoning: 4401 Oglesby Rd – To rezone from CRC to LI

No additional public comments.

**Passed 4:3 to recommend for approval to City Council**

[PZ 21--031](#)

Rezoning: City owned property located at Pine Grove Drive and Powder Springs Road to consider the city-initiated rezoning from NRC to CRC.

**Staff presented to the Commission.**

**Passed 7:0 to recommend to City Council for approval.**

**Public Comments:**

**James Jordon, 3710 Abbot Ct, voiced disapproval of any development at that site.**

2 Calendar Update for November and December Meetings

**Antone moved and Taylor seconded motion to adopt changed to November 2021 and December 2021 commission meetings. Holidays were pointed out in November that conflicted with staff's recommended dates. In discussion the board agreed to finalize the amended dates via email with staff.**

3 Adjourn

**Taylor moved and Wade seconded motion to adjourn at 9:13pm. None opposed.**