



# City of Powder Springs

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

## Meeting Minutes - Draft Planning & Zoning Commission

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Monday, April 25, 2022

7:30 PM

Vaughn Cultural Arts Center | 4181 Atlanta Street

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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 and 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 will be registered beginning at 7:10 PM up to 7:30 PM the day of the public meeting.

### 1 Call to Order / Roll Call

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

#### [PZ MIN 22-005](#)

Planning and Zoning Work Session - March 10, 2022

**Raja Antone made a motion to approve the minutes, seconded by Jim Taylor. None opposed.**

#### [PZ MIN 22-006](#)

Planning and Zoning Public Hearing - March 28, 2022

**Raja Antone made a motion to approve the minutes, seconded by Jim Taylor. None opposed.**

#### [PZ 22--012](#)

Rezoning Request: 4975 and 5001 Hill Road SW. To rezone from R-20 in the County and NRC in the City to MXU in the City.

**Kevin Moore and Matt Cotton presented and addressed questions from the commission. Shaun Myers explained the stipulations and staff recommendation. The commission expressed concern about concurrency and would prefer that the stipulations held the applicant to concurrent vertical development of residential and commercial, instead of just pad and parking of commercial.**

**Public Comments: There were no Public Comments**

**Motion: Raja Antone made a motion to approve, seconded by Roy Wade. None opposed.**

#### [PZ 22--018](#)

Rezoning Request. 3500 Trillium Drive. To consider a change in zoning conditions for this MXU zoned location.

**Kevin Moore and Matt Cotton presented and addressed questions from the commission. Shaun Myers explained the stipulations and staff recommendation. The commission wants the vertical development hotel and office building developed concurrently with the residential, instead of just Office/restaurant building and pad and parking of hotel.**

**Public Comments: There were no Public Comments**

**Motion: Roy Wade made a motion to approve, seconded by Jim Taylor. None opposed.**

[PZ 22--013](#)

Variance Request: 2837 Spring Green Way. To vary Table 2-2 of the UDC – rear setback of accessory structure within R-15 zoned districts.

Shaun Myers presented staff's recommendation and explained the stipulations if approval is considered. The applicant, Carla Hamby, presented and addressed questions from the commission.

**Public Comments: There were no Public Comments**

**Motion: Jim Taylor made a motion to approve, seconded by Roy Wade. None opposed.**

[PZ 22--014](#)

Variance Request: 3402 Sweetbriar Lane. To vary Section 8-92 (e) and Table 2-2 of the UDC – side setback of accessory structure within R-15 zoned districts.

Shaun Myers presented staff's recommendation and explained the stipulations if approval is considered. The applicant, Rosa Torres-Villegas with her daughter Daisy Rico serving as interpreter, presented and addressed questions from the commission.

**Public Comments: There were no Public Comments**

**Motion: Roy Wade made a motion to approve, seconded by Wanda McDaniel. None opposed.**

[PZ 22--015](#)

Variance Request: 3215 New Macland Road. To vary Table 2-4 of the Unified Development Code related to lot dimensions and setback requirements for CRC zoned properties, and Section 4-415 (b).

The applicant's attorney, Audra Durham, presented and addressed questions from the commission.

**Public Comments: There were no Public Comments**

**Motion: Jim Taylor made a motion to approve, seconded by Roy Wade. None opposed.**

[PZ 22--016](#)

Variance Request: 3255 Birchhaven Trace. To vary Section 8-23 of the UDC – Stream Buffer Setback, at this R-15 Cluster zoned property.

The applicant's representative, Candace Turner-Hoover and the property owners Mr. and Mrs. Brown presented and addressed questions from the commission. Shaun Myers presented staff's recommendation and explained the stipulations if approval is considered.

**Public Comments: There were no Public Comments**

**Motion: Roy Wade made a motion to approve, seconded by Randall Madison. None opposed.**

2 Adjourn

**Jim Taylor moved to adjourn at 8:54PM, seconded by Wanda McDaniel. None opposed.**