



City of Powder Springs

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

Meeting Minutes - Final Planning & Zoning Commission

Monday, October 29, 2018

7:30 PM

Public Hearing
Council Chambers | 4488 Pineview Drive

Pre-meeting 7:00 pm

1. Public Hearing Call to order/ Roll Call.

The public hearing was called to order 7:33 pm by Johnnie Purify. Wanda McDaniel was absent. One seat vacant due to resignation of Stan Kaady. Also attending Shauna Wilson-Edwards (Zoning Coordinator).

2. Approval of Minutes from August 27, 2018 Planning and Zoning Public Hearing meeting.

A motion was made by Roy Wade to approve PZ Public Hearing minutes for August 27, 2018 with corrections to PZ 18-026 and PZ 18-029. No motion was made for both cases, all member present abstained. Seconded by Randal Madison for approval. The motion carried by the following vote:

Yes: 5 - Johnny Purify, Raja Antone, Randall Madison, Roy Wade, and Jim Taylor

3. New Business

[PZ 18--031](#) Rezoning - Paran Homes

The applicant Paran Homes, is initiating a rezoning from Single-Family Residential District (R20) to Medium Density Residential (MDR). The subject site is located in Land Lot 833 and 870, 19th District, Powder Springs, Georgia.

Mr. Garvis Sam and his team presented the PZ 18-031.

Public Hearing:

Humberto Vernon had density and drainage concerns.

Christopher Stewart made it clear that there is a natural spring located to the west of the property outside the property boundaries. He was also concerned about the condition of Hopkins Road.

Sam Garvis and his team addressed these issues and spoke with residence after meeting.

Staff recommends approval with the following conditions:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned Application for Rezoning.
2. The Subject Property shall be developed conceptually to that certain revised site plan, prepared by Gaskins Engineering & Surveying, which is being submitted concurrently herewith. Development of the site must be consistent with the Unified Development Code requirements.
3. The construction of a maximum number of one-hundred four (104) non-supportive active adult, age-restricted residential homes at an overall maximum density of 3.75 units per acre. The minimum heated floor area shall not be less than 2,000 square feet, with an overall average minimum of 2,400 square feet.
4. The architectural style and composition of the homes shall consist of traditional architecture on all sides in substantial conformity to the architectural renderings/elevations being submitted concurrently herewith. The building façade should comprise of more than 50% brick. The remaining 50% may consist of stacked stone, cedar shake, Hardipanel and/or Hardiplank consistent with the Standards of consist of stacked stone, cedar shake, Hardipanel and/or Hardiplank consistent with the Standards of Article 5 of the UDC.
5. The creation of a mandatory Homeowners' Association ("HOA") and the submission of Declaration of Covenants, Conditions and Restrictions ("CCRs") during the Plan Review process, which shall include, among other components, strict architectural controls. The mandatory HOA shall be responsible for the maintenance and upkeep of fencing, landscaping, interior private streets, open space areas, sidewalks, community areas, stormwater detention and/or water quality ponds, lighting, the entrance to the Residential Community and any amenities.
6. The submission of a landscape plan during the Plan Review process which shall be subject to review and approval by the Community Development Director. Additionally, the landscape plan shall include, but not necessarily be limited to, the following:
 - a. Landscaping and screening around the proposed detention and water quality areas with

Cryptomeria, Arborvitae and/or other evergreen trees.

b. A twenty-five foot (25') landscape buffer around the perimeter of the Subject Property.

c. Compliance with landscape section renderings/elevations which will be submitted under separate cover.

d. The landscape plan, which shall be prepared, stamped and signed by a Georgia Registered Landscape Architect or a degreed Horticulturist and shall identify open space areas; landscaped common areas; and other components of the proposed Residential Community which will be further identified during the Plan Review process.

e. The installation of underground utilities and the utilization of decorative lighting themed to the architectural style and composition as above mentioned.

f. All HVAC, mechanical systems and home utilities within the community shall be screened by way of fencing and/or landscaping.

g. Entry signage for the proposed Residential Community shall be ground-based, monument-style, landscaped, lighted and irrigated.

h. The installation of landscaped front, side and rear yards.

i. Compliance with the City's current Tree Preservation & Replacement Ordinance and substantial conformity to all tree protection measures and the adherence to same during the construction and build out of the Residential Community.

7. A third party management company shall be hired to manage the day-to-day operations of the HOA and shall also be responsible for the management of all Association monies as well as insuring that the Association is properly insured until such time as the HOA makes a determination that it can undertake such responsibilities.

8. Subject to recommendations from the City of Powder Springs Engineer and/or the City's consultants concerning hydrology, stormwater management, detention, water quality and downstream considerations, including recommendations regarding the ultimate positioning and configuration of on-site detention and water quality. Also, compliance with the following engineering considerations:

a. Providing the City Engineer and/or the City's consultants with a Hydrology Plan for the Subject Property during the Plan Review process.

b. Verifying all points of discharge with respect to detention/water quality.

c. Compliance with the protections required under State and Local Law concerning adjacent streambank buffers.

d. Impervious surface calculations shall not exceed 50% of the total site area pursuant to and in accordance with UDC requirements and as shown on the revised site plan.

9. Compliance with the recommendations from the City's Engineer and/or Consultant with respect to Public Works and traffic/transportation issues, as follows:

a. Streets to be constructed shall be private; however, said streets shall be built to the City of Powder Springs' Design Detail Standards, including the construction of sidewalks on both

sides of the interior streets. [Private Streets can only be approved by Mayor and Council. Planning and Zoning Board is not making recommendation at this time regarding private roads.]

b. Sidewalk shall be built to the City of Powder Springs' Design Detail Standards for the extent of the project along Powder Springs Road.

c. The interior streets shall be designed to provide appropriate access and maneuverability for public safety services and vehicles.

d. Compliance with the Fire Marshall's recommendations with respect to Life Safety & Fire Prevention Issues during the Plan Review process.

e. The installation of a deceleration lane and taper as shown on the revised site plan. If not currently existing, applicant shall donate additional right-of-way to the city. A minimum of 50 feet from centerline is required [DOT requirement].

f. The Residential Community will be gated subject to UDC requirements for gated communities.

g. Any curb, drainage or sidewalk damaged during construction shall be replaced.

10. Common Open Space areas, amenities, mail kiosks, and all of the various components for common and public use as described above shall be constructed in substantial compliance with ADA regulations with respect to accessibility.

11. The Community Development Director shall have the authority to approve minor modifications to these stipulations, the architectural renderings/elevations, the site plan and the overall proposal as it proceeds through the Plan Review process and thereafter except for those that:

a. Increase the density of the Residential Community.

b. Relocate a structure closer to the property line of adjacent property which is zoned the same or in a more restrictive zoning district.

c. Increase the height of a building which is adjacent to property which is zoned in the same or more restrictive zoning district.

d. Change access locations to different rights-of-way.

12. The setback for each lot must be consistent with the MDR zoning district Table 2-2 Dimensional Requirements for Residential Zoning districts.

13. Private Streets must be approved by the Mayor and Council. Staff notes that developments exceeding 100 units must meet the requirements of a minor collector roadway with a right-of-way of 60 feet. The current site plan provided does not meet this requirement.

14. Site Plan must comply with Cobb County Fire Marshal comments below:

a. Dedicated guest parking at a ratio of 0.5 spaces per unit is required to help keep the roadways clear for emergency vehicles.

b. Fire Department access to the remote portions of the units farthest from the main drive will need to be addressed. This is primarily a concern for the units around the parameter of the property. This may require the driveways to be widened to 20-ft for a portion or a fire protection equivalency to be built into the structures.

c. Must provide a 45 foot straight travel path before and after the access gate.

A motion was made by Jim Taylor to approve with conditions outlined in the staff report, seconded by Raja Antone, The motion carried by the following vote:

Yes: 5 - Johnny Purify, Raja Antone, Randall Madison, Roy Wade, and Jim Taylor

5. Adjourn

A motion was made at 8:30 by Jim Taylor to adjourn meeting, seconded by Raja Antone. Motion carried by the following vote

Yes: 5 - Johnny Purify, Raja Antone, Randall Madison, Roy Wade, and Jim Taylor