



City of Powder Springs

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

Public Hearing Meeting Minutes Planning & Zoning Commission

Monday, November 26, 2018

7:30 PM

Council Chambers | 4488 Pineview Drive
Pre-meeting at 7:00 pm

1. Call to order/ Roll Call. – All members present Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Josephine Aubry. Meeting call to order at 7:35 pm **By Johnnie Purify**

2. Approval of minutes from October 29, 2018 Planning and Zoning Public Hearing

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

Yes: Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Josephine Aubry

PZ 18--032 Rezoning - Olympia Homes
Paran Homes is requesting a rezone from R15 to MDR, on property located along Hopkins Road within Land Lots 869 and 870, 19th District, 2nd Section, and Cobb County, Georgia

This Rezoning was tabled/continued to the next zoning cycle.

PZ 18--033 Special Use - Olympia Homes
A special use application to allow higher density within the MDR zoning district. The subject site is located along Hopkins Road, Land Lots 869 and 870, 19th District, 2nd Section, Cobb County, Georgia.

This Special Use was tabled/continued to the next zoning cycle.

PZ 18--034 Special Use: Proposed Carwash – Jerrod Johnson
The applicant is requesting special use approval to allow a Hand Carwash with tinting services behind the principal building located along 4148 Marietta Street in Land Lots 873, 19th District, 2nd Section, Cobb County, Georgia.

Mr. Jerrod Johnson presented his case.

A motion was made by Raja Antone to change Special Use approval to 1 year, remove Condition # 9, correct typo to include Saturday operation hours. Also to include a condition requiring applicant to submit a site plan showing adequate parking to support all uses on site, traffic flow, location of all structures to be added and demonstrate that there is adequate access for trash removal services and emergency vehicles. Seconded by Roy Wade that this Special Use be recommended for approval to the City Council with the following conditions:

1. This Special Use approval is for a carwash and tinting services. This special use approval is only valid for one (1) year.

2. Violation of the conditions of approval will render the approval null and void.

3. The hours of operation will be from 9:00 am to 8:00 pm Monday to Saturday, and 11:00 am to

6:00 pm on Sundays.

4. All structures must be located to the rear of the principal building and must be setback at the required distance from the property line as indicated in the Unified Development Code. Structures shall not be visible from Marietta Street, subject to staff review.

5. Prior to placing structures on site please provide a detail site plan for review, approval will also be required from the Fire Marshall’s office. PZ members added - Site plan must demonstrate adequate parking, traffic flow, adequate access and maneuvering of garbage trucks and emergency vehicles.

6. Signage must be consistent with the Powder Springs Unified Development Code (UDC).

7. Maximum of 5 vehicles to be stored on site. No overnight storage of vehicles is permitted.

8. There shall be no music or loud noise being emitted from vehicles or this operation.

9. There shall be no washing of trucks or heavy equipment at this location (Condition # 9 removed from conditions by PZ members).

Public Comment: No public Comment

The motion carried by the following vote:

Yes: Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Josephine Aubry Vote 7:0 Approved

PZ 18--035

Variance: Sweetwater Townhome variance setback

The applicant is requesting to reduce the front and rear setback requirement within the Sweetwater Townhome development in Land Lot 825, 19th District, 2nd Section, Cobb County, Georgia.

Shauna Wilson-Edwards (Staff) presented case.

A motion was made by Roy Wade to approve with Staff Conditions, seconded by Jim Taylor, that this Variance be recommended for approval to the City Council.

Conditions:

- 1. Reduce the front setback from 35 feet to 15 feet.
- 2. Reduce the rear setback from 20 feet to 15 feet on lots 32-45 as indicated on site plan (internal island).

Public Comment: No public comment.

The motion carried by the following vote:

Yes: Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Josephine Aubry Vote 7:0

PZ 18--036

Variance – Powder Springs Quad

The applicant is requesting a variance application to reduce the front setback from 35 feet to 25 feet, reduce the right-of-way width from 60 feet with 28 feet of required pavement to 50 feet with 24 feet of pavement, and reduce the minimum lot size for fee

simple townhomes from 2,000 square feet to 1,700 square feet.

Garvis Sams presented Case

A motion was made by Raja Antone with staff conditions and to clarify in the conditions that the 1,700 square feet is related to the size of the house, seconded by Wanda McDaniel that this Variance be recommended for approval to the City Council.

Conditions are as follows:

- 1. Reduce the front setback from 35 feet to 25 feet for the Powder Springs Quad Residential Development.**
- 2. Reduce the right-of-way width from 60 feet with 28 feet of required pavement to 50 feet with 24 feet of pavement.**
- 3. Reduce the minimum lot size or building size for fee simple townhomes from 2,000 square feet to 1,700 square feet for the Powder Springs Quad Residential Development.**

Public Comment: No Public Comment

Yes: Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Josephine Aubry **Vote 7:0** Approved

PZ 18--037

1. Text Amendment: Erosion and Sediment Control - City Initiated request consider an amendment to Article 9, Soil Erosion and Sedimentation Section of the Unified Development Code within the City of Powder Springs, 19th District, 2nd Section, Cobb County, Georgia

2. RSL Text Amendment - City Initiated request

Article 2

Section 2-15: Residential Senior Living (RSL)

Table 2-1: Add Residential Senior Living (RSL) zoning classification to the Permitted and Special Uses by Residential Zoning District table.

Table 2-2: Add Residential Senior Living (RSL) zoning classification to the Dimensional Requirements for Residential Zoning Districts table.

Shauna Wilson-Edwards (staff) presented case.

1. RSL Zoning district - A motion was made by Johnnie Purify that this P&Z Text Amendment be tabled. PZ members were informed that the RSL proposed district is a replica of Paulding County. P&Z instructed Staff to provide more research and to look closer into Cobb County's requirement.

2. Article 9 - Erosion and Sediment Control was also tabled.

Public Comment: No public comment

The motion carried by the following vote:

Yes: Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Roy Wade, Jim Taylor, and Josephine Aubry **Vote 7:0** For text amendment to be tabled.

5. Adjourn

The meeting ended at 8:30 pm