



City of Powder Springs

4426 Marietta Street
Powder Springs, GA 30127

Meeting Minutes Planning & Zoning Commission

*Johnnie Purify, Chairperson
Randall Madison, Wanda McDaniel,
Jim Taylor, Roy Wade, Kelly Fisk, Taylor Rufus*

*Staff Members
Community Development Director Tina Garver
Planning and Zoning Manager Shaun Myers*

Monday, March 27, 2023

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181
Atlanta Street

Join Zoom Meeting: [https://us06web.zoom.us/j/83781846153?](https://us06web.zoom.us/j/83781846153?pwd=bUtDZS9jaGNecjMvRTYrNU8vczZIUT09)
[pwd=bUtDZS9jaGNecjMvRTYrNU8vczZIUT09](https://us06web.zoom.us/j/83781846153?pwd=bUtDZS9jaGNecjMvRTYrNU8vczZIUT09)

Meeting ID: 837 8184 6153. Passcode: 308163. Join by phone: 929 205 6099

1. Call to order/ Roll Call.

The meeting was called to order at 7:15pm by the commission's Chairman. The start was delayed due to IT disruptions. Attendance: Johnnie Purify, Wanda McDaniel, Randall Madison, Roy Wade, Jim Taylor, and Kelly Fisk were the commissioners in attendance. Shaun Myers Tina Garver (zoom), Eric Meyer (zoom) wer staff attendance. Patricia Wisdom was the council member in attendance.

2. Approval of Planning and Zoning Minutes

This [FILE_NR] was adopted.

Planning and Zoning Work Session Minutes: February 9, 2023.

Roy Wade made a motion adopt, seconded by Jim Taylor. None opposed
.

Planning and Zoning Public Hearing Minutes: February 27, 2023.

Roy Wade made a motion adopt, seconded by Jim Taylor. None opposed

3. Citizen Comments

There were no citizen comments.

4. Regular Agenda

Rezoning Request. To rezone an approx 56 Acre Tract from R-20, NRC, LRO in the County to Conditional MXU in the City – within Land Lots 717, 718, 764 and 765, 19th District, 2nd Section, Cobb County, Georgia.

Shaun Myers presented staff's recommendation and conditions of approval. Garvis Sams, attorney representing the applicants, presented and addressed questions from staff and the commission. John Long addressed staff's questions related to EV charging stations.

Public Comments: There were no public comments

Roy Wade made a motion to approve to include a modification to stipulation #6 for a minimum amount of EV charging stations set at 10% of the number of multifamily units. Seconded by Wanda McDaniel. None opposed.

Special Use Request to allow the outdoor storage of food trucks for the purpose of a food truck park and commissary, and outdoor entertainment venue. The property is located at 3980 & 3982 Austell Powder Springs Road, within land lot 905 of the 19th District, 2nd Section, Cobb County, Georgia.

Shaun Myers presented staff's recommendation table to allow for more time to formalize the proposal with supporting information, site plans, floor plans, etc. The applicant, **Mr. Idlett**, presented and addressed questions from the commission. **Mr. Idlett** insisted that he'd like the case moved forward to Council, despite staff recommendation to table.

Public Comments: There were no public comments.

Jim Taylor made a motion to table, seconded by **Randal Madison**. The vote on the motion to table did not affirm 2 - 4, therefore the motion failed. The case was moved forward to City Council with a denial recommendation.

Special Use Request to allow storage of business inventory and raw materials within a portion of a residential accessory structure. The property is located at 3152 Brooks Lane, within land lot 725 of the 19th District, 2nd Section, Cobb County, Georgia.

Shaun Myers introduced and explained staff's recommendation and stipulations of approval. The applicant, **Craig Hawkins**, presented and addressed questions from the commission, and staff.

Public Comments:

Sharon Archer, 4200 Glenn Street, made comments in opposition on the grounds that the observed irregular congregation of groups of men and women in the yard in the late night and early morning hours. She mentioned that the congregators appeared to wear "white robes and hoods."

Leslie Szabo-Jones, 4191 Glenn Street, opposed on the grounds that the external lights looked like "a walmart parking lot" and that the additional traffic would damage the access road that is not an improved surface.

The commission chair expressed that more time was needed to look into the claims made by the opposing residents.

Jim Taylor made a motion to table until the April 24 public hearing, seconded by **Roy Wade**. None opposed.

Variance Request to reduce the side setback for an existing concrete patio pavement extension and to allow an ADA access path to the front driveway to encroach into the side setback. The property is located at 4107 Maple Lane, within land lot 756 of the 19th District, 2nd Section, Cobb County, Georgia.

Shaun Myers introduced and explained staff's recommendation and stipulations of approval. The applicant presented and addressed questions from the commission, and staff.

Public Comments:

Van Smith, 4117 Maple Lane, offered verbal and written comments in opposition to his neighbors' variance request, on the grounds it affected his right to enjoy his property due to noise closer to the fence and the neighbors concrete extension up to the property line that violates city codes.

Jim Taylor made a motion to DENY, seconded by Kelly Fisk. Denial passed by a vote of 5 – 1.

5. Executive Session, if called for the purposes of Personnel, Real Estate or Litigation Matters

There was no Executive Session called.

6. Adjourn

At 8:57pm Jim Taylor made a motion to adjourn, seconded by Wanda McDaniel. None opposed.