



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, June 26, 2023

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181
Atlanta Street

**Zoom Meeting: [https://us06web.zoom.us/j/87128837605?](https://us06web.zoom.us/j/87128837605?pwd=b2VLK0pyeHpKSTZyamtBT0x2eEJUdz09)
[pwd=b2VLK0pyeHpKSTZyamtBT0x2eEJUdz09](https://us06web.zoom.us/j/87128837605?pwd=b2VLK0pyeHpKSTZyamtBT0x2eEJUdz09)**

Meeting ID: 871 2883 7605. Passcode: 449356. Join by phone: 929 205 6099.

1. Call to order/ Roll Call.

The meeting was called to order at 7:00pm by the commission's Chairman. Attendance: Johnnie Purify, Wanda McDaniel, Randall Madison, Jim Taylor, Kelly Fisk and Roy Wade (zoom) were the commissioners in attendance. Shaun Myers and Tina Garver (zoom) was staff attendance.

2. Approval of Planning and Zoning Minutes

05.30.2023 Planning and Zoning Public Hearing Minutes

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

3. Citizen Comments

There were no citizen comments.

4. Regular Agenda

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

Shaun Myers explained staff recommendation to table, per the applicant's request.

There were no public comments.

Jim Taylor made a motion to table to February 8 2024 Work Session, seconded by Kelly Fisk. None opposed

Variance Request to UDC Article 1 sections related to lot splits and road frontage

requirements, and Table 2-4 related to minimum lot dimensional requirements. The property is located at 4073 Fambrough Drive, within land lot 733 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19073300050.

Shaun Myers presented staffs recommendation and stipulations, and invited the applicant, Greg Richardson, to present and address questions from the commission.

There were no public comments.

Wanda McDaniel made a motion APPROVE, seconded by Randall Madison. None opposed

Flood Protection Variance. Variance Request to UDC Section 10-11, related development in the floodplain. The property is located at 4815 Innovative Way, within land lot 1126 of the 19th District, 2nd Section, Cobb County, Georgia. PINs: 19109600010 and 19112600010.

Shaun Myers presented staffs recommendation and stipulations, and invited the applicant, Joe McGorrey and his engineer Michael Forlay, to present and address questions from the commission.

There were no public comments.

Jim Taylor made a motion APPROVE, seconded by Wanda McDaniel. None opposed

Variance Request to UDC Table 2-2 related to minimum setback requirements for accessory structures. The property is located at 3220 Caley Mill Drive, within land lot 720 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19072000710.

Shaun Myers presented staffs recommendation to table, and invited the applicant, Susan Ortiz, to present and address questions from the commission.

There were no public comments.

Wanda McDaniel made a motion TABLE, seconded by Randall Madison. None opposed

Special Use Request, per article 2, to construct an Accessory Dwelling Unit and detached garage. The property is located at 3665 Forest Hill Rd, within land lot 832 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19083200100.

Shaun Myers presented staffs recommendation to table, and invited the applicant, Mr. Stephens, to present and address questions from the commission.

There were no public comments.

Randall Madison made a motion TABLE, seconded by Jim Taylor. None opposed

Variance Request, to section 4-10, to construct an Accessory Dwelling Unit and detached garage. The property is located at 3665 Forest Hill Rd, within land lot 832 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19083200100.

Shaun Myers presented staffs recommendation to table, and invited the applicant, Mr. Stephens, to present and address questions from the commission.

There were no public comments.

Randall Madison made a motion TABLE, seconded by Jim Taylor. None opposed

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO PERMITTED USES IN RESIDENTIAL AREAS FOR THOSE IN NEED OF CERTAIN SUPPORTIVE, STRUCTURED LIVING CONDITIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st reading June 20 2023 2nd reading July 17 2023

The commission did not move a motion forward and expressed that they need more time to review and wil share any additional feedback in writing. The consensus among the commissioners was that they were not supportive of allowing Group Homes by right in residential districts, and favored requiring special use approval instead.

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

there was no executive session.

6. Adjourn

Jim Taylor made a motion to adjourn at 8:20 PM, seconded by Kelly Fisk. None opposed.