



City of Powder Springs

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4426 Marietta Street
Powder Springs, GA 30127

Meeting Minutes - Draft Planning & Zoning Commission

Monday, March 28, 2022

7:30 PM

Council Chambers | 4488 Pineview Drive

Planning and Zoning Commission: Monday, March 28, 2022 (Public Hearing) at 7:30 pm.

ZOOM: <https://us06web.zoom.us/j/82269412784?pwd=ZzFCMWRqQ1BkZFILSHNuaVdEa3RnUT09>

Meeting ID: 822 6941 2784. Passcode: 757479. Join by Phone: 929-205-6099

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. Those signing up to speak will need to be participating on the ZOOM Video or Audio call to be recognized. Pursuant to Mayor Thurman’s Executive Order Number 2021- 7 renewing his Declaration of Emergency and imposing certain conditions, this public meeting is only being conducted via the use of real-time audio-visual technology allowing the public simultaneous access to the public meeting.

1 Call to Order / Roll Call

The meeting was called to order at 7:32 pm by the commission's Chairman. Attendance: Johnnie Purify, Wanda McDaniel, Randal Madison, Raja Antone, Jim Taylor, and Roy Wade were commissioners in attendance; Jo Aubry was absent. Shaun Myers and Tina Garver were staff in attendance. Patrick Bordelon was council member was in attendance.

[PZ MIN
22-003](#)

Planning and Zoning Work Session - February 10, 2022

This P&Z Minutes was adopted.

[PZ MIN
22-004](#)

Planning and Zoning Public Hearing - February 28, 2022

This P&Z Minutes was adopted.

[PZ 22--007](#)

Special Use Request. 4033 Louise Street. To allow a housing shelter for traveling healthcare personnel in a CRC zoned district.

Shaun Myers introduced the case and explained staff's recommendation and the stipulations proposed. The applicant, Laurie Wong, addressed questions from the commission.

Public Comments: There were no public Comments

Raja Antone made a motion to approve, seconded by Wanda McDaniel. The commission voted unanimously to APPROVE.

[PZ 22--009](#)

Variance Request: 4033 Louise Street. To consider Variance Requests to the

following sections of Unified Development Code: Sec 4.95 (b) and (c).

Shaun Myers introduced the case and explained staff's recommendation and the stipulations proposed. The applicant, Laurie Wong, addressed questions from the commission.

Public Comments: There were no public Comments

Raja Antone made a motion to approve, seconded by Wanda McDaniel. The commission voted unanimously to APPROVE.

[PZ 22--011](#)

Variance Request: 4180 Old Austell Road. To consider Variance Requests to the following sections of Unified Development Code: Section 4 -230, Section 4-235, Table 6-4.

Shaun Myers introduced and explained split recommendation: Staff recommended approving the variance to reduce the variance related to reducing the minimum required parking, and denial for the variances related to outdoor storage and display of U-Haul. The applicant, Charles Hardy, addressed questions from the commission.

Public Comments: There were no public comments.

The commission was not supportive of the other variance requests to allow outdoor storage and display of Uhaul.

Roy Wade made a motion to APPROVE only the variance to Table 6-4 to reduce the minimum parking requirement from 14 to 8 parking spaces, amending stipulation #4 to include "8am - 6pm" as the hours of operation. Wanda McDaniel seconded the motion. The commission voted unanimously to approve the parking reduction.

[ORD 22
-007](#)

To amend the Unified Development Code permitted and special use tables in article 2, use definitions in article 3, and special use provisions in article 4 related to: aircraft (drone) landing area, number of building stories allowed, zoning districts allowing multifamily development; and article 7 related to special event and temporary sign regulations. To repeal conflicting unified development code; to provide for an effective date; and for other purposes.

First Reading 4/4/2022. Second Reading 4/18/2022.

Staff presented the proposed text amendments, and opened discussion to gather feedback from the commission.

1. Aircraft landing area: staff explained the proposed use of pizza delivery by drone and invited feedback. The commission is supportive of allowing via special use in CRC. Interested to learn more about how other jurisdictions regulate this use. No action taken.

2. Maximum building Height. This amendment is intended to remove the max stories requirement in lieu of the max building height requirement for residential structures. The commission was supportive. A vote was taken on this proposed amendment.

3. Zoning Districts Allowing Multifamily - Staff explained that multifamily for rent residential housing products is allowed only in MXU with commercial component or in CBD. The commission was not supportive and the consensus was that CRC be reserved for non residential development. A vote was taken on this proposed amendment.

4. Special Event Signage. Staff explained the desire of some businesses to have a greater annual allowance for temporary signage. The commission is generally supportive of an increase in temporary signage allowance. No action was taken.

Public Comments: There were no public comments

Motions and Votes:

Maximum building Height. Wanda McDaniel made a motion to approve the proposed amendment

to table 2.3, Randall Madison seconded the motion. The commission voted unanimously to approve.

Zoning Districts Allowing Multifamily.

Wanda McDaniel made a motion to deny this proposed amendment to table 2.3, Raja Antone seconded the motion to deny. The commission voted unanimously to deny..

2 Adjourn

Randall Madison made a motion to adjourn at 8:44PM. Wanda McDaniel seconded. None opposed.