



City of Powder Springs

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

Meeting Minutes - Draft Planning & Zoning Commission

Monday, January 24, 2022

7:30 PM

VIRTUAL MEETING

Planning and Zoning Commission: Monday, January 24, 2022 (Public Hearing) at 7:30 pm.

ZOOM: <https://us06web.zoom.us/j/81362292026?pwd=eDR0ZkZpQUITRUZGY2VveWlORGpMdz09>

Meeting ID: 813 6229 2026. Passcode: 222840. 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 6:40 PM up to 7 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- 6 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.

Call to Order / Roll Call

The meeting was called to order at 7:30 pm by the commission's Chairman. Attendance: Johnnie Purify, Randal Madison, Raja Antone, Jim Taylor, and Roy Wade were commissioners in attendance. Shaun Myers and Tina Garver were staff in attendance. Dwayne Green was council member was in attendance.

[PZ MIN
21-023](#)

December 9, 2021 PZ Agenda Minutes

Roy Wade moved, and pointed out a typo (RoW instead of RoY in the 11/4/21 and 11/22/21 minutes actions) and Jim Taylor seconded the motion to adopt the minutes with proposed corrections that staff will make. None opposed.

[PZ MIN
21-024](#)

December 20, 2021 PZ Public Hearing Minutes

Roy Wade moved, and pointed out a typo (RoW instead of RoY in the 11/4/21 and 11/22/21 minutes actions) and Jim Taylor seconded the motion to adopt the minutes with proposed corrections that staff will make. None opposed.

[PZ 22--001](#)

Rezoning Request: Dugger Drive. To consider rezoning from R-20 and GC in the County and R15 in the City, to PUD-R in the City. The property located at Austell Powder Springs Road, Dugger Drive, Smith Drive, and Frank Aikin Road in the 19th District, 2nd Section, Land Lots 1019 and 1020, Cobb County, Georgia.
Related Annexation Petition: ORD 22 - 001

Shaun Myers introduced the case and explained the reason for tabling: 21% conservation area on site plan not compliant with minimum requirement of 40% for Conservation Subdivision designation . Kevin More addressed the commissioners and formally requested that the case be tabled to 2/10/22 work session and 2/28/22 public hearing.

Jim Taylor made a motion, and Roy Wade seconded to table to to 2/10/22 work session and 2/28/22 public hearing. None opposed.

Public Comments: There were no public comments.

[PZ 22--002](#)

Rezoning Request: 4385 Walton Street. To consider rezoning from R-15 to PUD-R, the property within the 19th District, 2nd Section, Land Lot 903, Cobb County, Georgia.

Shaun Myers explained staff's recommendation to deny. The Applicant, Peter Bright, presented and addressed questions from the board.

Jim Taylor made a motion to deny, and Roy Wade seconded. The commissioners voted unanimously to deny 5:0.

Public Comments:

1. Kim Bottcher, 4309 Atlanta Street. Opposed. Voiced opposition on the grounds of traffic and inconsistency with the character of the neighborhood.
2. LaMonique Fairbanks, 3415 Redwood Forest Lane. Opposed. Voiced opposition on the grounds of traffic

[PZ 22--003](#)

Rezoning Request: Lewis / Oglesby Road. To consider rezoning from CRC to PUD-R, the property located at 4596 Lewis Road and 4401 Oglesby Road (portion) and C.H. James parkway, within the 19th District, 2nd Section, Land Lots 1049 and 1050, Cobb County, Georgia.

The Applicant's attorney, Kevin Moore, presented case and addressed questions from the board. Kevin Moore proposed an additional stipulation for a 6' wooden privacy fence with brick columns around perimeter of property and to screen the storm water detention facility.

Roy Wade made a motion to deny, and Jim Taylor seconded. The commissioners voted 3:2 to deny.

Public Comments:

1. Kimberly Jenkins, 3799 Oglesby Rd. Opposed. Opposed development in the area with infrastructure to support it.
2. Kim Bottcher, 4309 Atlanta Street. Opposed. Voiced opposition on the grounds of too much growth and traffic.
3. James Dooley, 5646 Riding Woods Dr. Opposed. Oposed on grounds of negative impact to traffic.

[PZ 22--004](#)

Rezoning Request: 5550 and 5556 Story Road. To consider rezoning from R-30 in the County to R-15 (Conservation) in the City. The property is located within land lots 820, 821, 883, 882 of the 19th District, 2nd Section, and Cobb County, Georgia.

Related Annexation Petition: ORD 22 - 002

Shaun Myers introduced the case and explained staff's recommendation. The Applicant's attorney, Kevin Moore, presented case and addressed questions from the commission.

Jim Taylor made a motion, and Roy Wade seconded to table to to 2/10/22 work session and 2/28/22 public hearing. None opposed.

Public Comments:

- 1. Bill Edmondson, 2622 Wicklow Way. Opposed. Voiced concerns about the detention facility and its proximity to a swimming pool on adjacent property.**
- 2. Danita Dubre, 3263 Birch Haven Trace. Opposed. Voiced concerns about her and neighbors basements flooding as a stream exists behind their property.**
- 3. LaMonique Fairbanks, 3415 Redwood Forest Lane. Opposed. Voiced opposition due to existence of stream behind her property and the potential for flooding.**
- 4. James Dooley, 5646 Riding Woods Dr. Opposed. Opposed on grounds of the wetness of the site adjacent to his property.**

Adjourn

Roy Wade made a motion to adjourn at 8:57. Randall Madison seconded. None opposed