



City of Powder Springs

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

Meeting Agenda Planning & Zoning Commission

Thursday, September 9, 2021

7:00 PM

VIRTUAL MEETING

Planning and Zoning Commission: Thursday, September 9, 2021 (Agenda Meeting) at 7:00 pm.

ZOOM: <https://us06web.zoom.us/j/85084242297?pwd=OXBXRndiTzNXOXltSWtjR0M1eVlJdz09> . Meeting ID: 850 8424 2297. Passcode: 326009. Join by Phone: 1-929-205-6099

Planning and Zoning Commission: Monday, September 27, 2021 (Public Hearing) at 7:30 pm.

ZOOM: <https://us06web.zoom.us/j/89940737333?pwd=ZklxdnYwL0twdTNjTTJRa0taeVZYdz09> . Meeting ID: 899 4073 7333. Passcode: 525289. Join by Phone: 1-929-205-6099

Participation in citizen comments as with an on site Planning and Zoning meeting 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 2021-1 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

[PZ 21--034](#) Rezoning: 3991 Sharon Drive. To rezone from OI to R15.

Attachments:

[Draft Motion](#)

[Rezoning Application. 3991 Sharon Drive.pdf](#)

[PZ 21--036](#) Special Use Request: 3200 Powder Springs Road. To allow a Convenience Store with gas pumps within a CRC zoned district.

Attachments:

[Draft Motion](#)

[Special Use Application. 3200 Powder Springs Rd.pdf](#)

[Proposed Site Plan](#)

[PZ 21--037](#) Variance: Dogwood Drive. To vary Section 8-23 of the UDC – Stream Buffer Setback. To allow sewer line to be run and the construction of two single family homes.

Attachments: [Variance. Stream Buffer. Dogwood Drive..pdf](#)
[Grading Plan and Preliminary Plan 10.14.2021](#)
[Environmental Report by Ecological Solutions](#)

[PZ 21--038](#) Variance: 3815 Hopkins Road. To vary Section 8-64 of the UDC: Dedication of Right-of-Way for Existing Substandard Streets. To allow the development of the proposed TWIGS Farmers Market Grocery Store.

Attachments: [Draft Motion](#)
[TWIGS PS Variance Application.pdf](#)
[Site Plan. TWIGS Farmers Market .pdf](#)
[Appendix to Staff Report](#)

[PZ 21--024](#) Text Amendments: Table 2.4 - Minimum Residential Unit Square Footage for MXU Zoned District; Article 2 Division IV - Overlay Districts, to add the eCommerce and Logistics Overlay. To provide for common exemptions to development setback encroachment - Article 2 Zoning Districts, Article 3 Use Definitions, and Article 4 Specific Use Provisions, and Article 13, Zoning Amendment and Procedures. Article 17 Public Safety Impact Fees, and Article 18 Park and Recreation Impact Fees.

Attachments: [MXU Minimum Residential Area.pdf](#)
[Setback Encroachments.pdf](#)
[Article 2. USES by Zoning Districts](#)
[Proposed Sec 2-32 PS UDC E Commerce and Logistics Overlay 092221.pdf](#)

[PZ 21--039](#) Rezoning: eCommerce and Logistics Overlay. To consider amending the City's Official Zoning Map to include the eCommerce and Logistics Overlay District.

Attachments: [Draft Motion - 10/18/2021](#)
[Draft Motion - 10/04/2021](#)
[Proposed Sec 2-32 PS UDC E Commerce and Logistics Overlay 092221.pdf](#)
[Article 2 Zoning Districts_092221.pdf](#)
[Future Land Use Map. 2021 update of Springs in Motion Comprehensive Plan.pdf](#)

[PZ 21--042](#)

Design Review - Novare Downtown Development Architectural Review and Site Plan Revision.

Attachments:

[Draft Motion](#)

[South Parcel ownership.pdf](#)

[Novare Group- Arch Design Review Package 1.pdf](#)

[Site Plan](#)

[2021-09-09 Parking Lot Exhibit Option 2 \(With Variances Layered In\).pdf](#)

2 Adjourn