



Meeting Agenda
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.

2. Approval of Planning and Zoning Minutes

[PZ MIN](#) 05.30.2023 Planning and Zoning Public Hearing Minutes
[23-009](#)

Attachments: [05.30.2023 Planning and Zoning Public Hearing Minutes](#)

3. Citizen Comments

Registration to speak at any Planning and Zoning Commission meeting, per City Charter, is the day of the meeting only beginning 20 minutes prior to the start of the meeting (6:40 - 7:00 PM). The first twelve registering to speak will be given five (5) minutes to address the Commission with their comments. You can register by signing up in person at the Cultural Arts Center located at 4181 Atlanta Street - location of the on site meeting or by emailing tggarver@cityofpowdersprings.org and smyers@cityofpowdersprings.org between 6:40 - 7:00 PM to register to speak.

4. Regular Agenda

During Public Hearings for Planning and Zoning Cases, those in favor the matter and those in opposition to the matter will have 10 minutes in total to present to the Planning and Zoning Commission.

[PZ 23--007](#) Special Use Request to allow storage of business inventory 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.

Attachments: [Executed Motion PZ 23-007 to table to 05-01-2023](#)
[notarized application Redacted](#)
[Tabled PZ 23-007 to June 5, 2023](#)
[Signed PZ 23-007 Tabled to July 17th](#)

[PZ 23--011](#) 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.

Attachments: [Bldg 300 Variance Request App](#)
[Survey. Proposed lot split](#)

[PZ 23--013](#) 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.

Attachments: [20 West Transport - Variance Application](#)
[220702 - 20 WEST - SUBMITTAL SET \(2023.02.09\) \(1\)](#)
[Stormwater Management Plan \(2023.02.06\)](#)

[PZ 23--014](#) 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.

Attachments: [Variance Application. 3220 Caley Mill Dr](#)
[Existing conditions](#)

[PZ 23--015](#) 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.

Attachments: [Special Use Application. 3665 Forest Hill Rd](#)
[Plans. 3665 Forest Hill Rd](#)
[Survey](#)
[Site Plan](#)
[Elevations](#)

[PZ 23--017](#) 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.

Attachments: [PZ23-017. Variance Application.](#)

[ORD 23 -007](#) 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

Attachments: [ORDINANCE 2023 - 007 UDC Amendments](#)
[Recovery residences UDC definitions permitted uses](#)
[Recovery residences UDC specific use provisions](#)
[Recovery residences Other Cobb Cities summary](#)
[Georgia Council for Recovery expects more legislation concerning sober living housing](#)
[Recovery Residences \(Halfway Houses\) - Georgia Attorney General's Consumer Protec](#)

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

6. Adjourn

Planning and Zoning commissioners may remain, following adjournment of their meeting, at their meeting location to sign documents, greet and speak with citizens, and discuss current events. To the extent this activity may be considered a meeting under the Georgia Open Meetings Law, the public is hereby notified thereof, and invited to attend.