



# City of Powder Springs

City of Powder Springs  
4426 Marietta Street  
Powder Springs, GA 30127

## Meeting Minutes - Draft Planning & Zoning Commission

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Thursday, March 10, 2022

7:00 PM

VIRTUAL MEETING

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Planning and Zoning Commission: Thursday, March 10, 2022 (Work Session) at 7:00 pm.

ZOOM: <https://us06web.zoom.us/j/83486805320?pwd=MC9FcFNyNWt3UjBTSjBycFhOdXB2QT09>

Meeting ID: 834 8680 5320. Passcode: 159322. Join by Phone: 929-205-6099

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

ZOOM: <https://us06web.zoom.us/j/82269412784?pwd=ZzFCMWRqQ1BkZlRSHNuaVdEa3RnUT09>

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](mailto:tgarver@cityofpowdersprings.org) and [smyers@cityofpowdersprings.org](mailto: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](mailto: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 7:07 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 22--007](#)

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

**Staff presented the case and addressed questions from the commission. The applicant was absent with notice to staff.**

#### [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 presented the case and addressed questions from the commission. The applicant was absent with notice to staff, but presented at a previous work session prior to the tabling of the case.**

#### [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 presented the case and addressed questions from the commission. The applicant was absent with notice to staff, but presented at a previous work session prior to the tabling of the case.

[ORD 22](#)  
[-005](#)

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE WITH REGARDING THE PROCEDURES FOR CALLING AND CONDUCTING PUBLIC HEARINGS; TO REPEAL CONFLICTING UNIFIED DEVELOPMENT CODE; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading 3/7/22            2nd Reading 3/21/22

Shaun Myers introduced the amendment and invited feedback from the commission. There were no opposition. All agreed that equal time to proponents and opponents is equitable.

[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 amendments and opened the floor for feedback from the commission. There was unanimous opposition to allowing multifamily in CRC with special use. The commission feels that we need to protect our commercially zoned properties for business developments. There was extensive discussion surrounding the indoor amusement amendment, but it was determined after the fact that this amendment is not required as the code adequately accounts for such uses. Other proposed amendments were generally supported by the commission.

[ORD 22](#)  
[-008](#)

Text Amendment. To amend the Unified Development Code to require special use approval to allow indoor recreation and amusement facilities within certain zoning districts; 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 amendments and opened the floor for feedback from the commission. There was unanimous opposition to allowing multifamily in CRC with special use. The commission feels that we need to protect our commercially zoned properties for business developments. There was extensive discussion surrounding the indoor amusement amendment, but it was determined after the fact that this amendment is not required as the code adequately accounts for such uses. Other proposed amendments were generally supported by the commission.

2 Adjourn

