



City of Powder Springs

Agenda

City Council

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

*Mayor
Patricia C. Vaughn*

*Council Members:
Rosalyn Neal, Thomas Bevirt
Ra Barr, Al Thurman, Bob Farmer*

Monday, June 2, 2008

7:00 PM

Council Chambers

- 1. Call to Order**
- 2. Invocation and Pledge of Allegiance**
- 3. Approval of Minutes from the May 19, 2008 Regular Meeting**
- 4. Mayor's Comments**
- 5. Citizens Comments**
- 6. City Attorney**

Consent Agenda

- A. RES0 08-034** A resolution authorizing the Mayor to execute a contract with the Georgia Department of Transportation for the resurfacing of various streets within the City of Powder Springs.
- B. RES0 08-035** A resolution authorizing the Mayor to execute a contract with Boyette Levy to identify targeted business opportunities for the City.
- C. PZ-08-029** **Special Use Approval:** In home alterations: John Pontello, 3664 Ponderosa Lane; LL 832.
Stipulations:
 1. That the approval shall expire in 1 years and the applicant shall reapply for Special Use Approval.
 2. That the hours of operation be from 9:00 am to 9:00 pm Monday through Friday and 10:00 am to 6:00 pm on Saturday.
 3. That no more than one client receive alterations at any given time.
 4. Violation of the conditions of approval will render the approval null and void and the business license automatically revoked.

D. PZ-08-033

Special Use Approval: self-storage mini warehouse, Norman Campbell and Terry Cole; East side of Powder Springs-Dallas Road; LL 734 and 747

Stipulations:

1. That the office hours of operation be from 8:00 am to 9:00 pm daily.
2. That secured access be allowed on the property from 8:00 am to 11:00 pm daily.
3. That the architectural design of the facility be compatible with the architecture of the existing single-family residences as approved administratively by the Community Development Department, to include pitched roofs, decorative fencing and gate, brick or stone and muted earth tone colors; and as further noted below:
 - i. That the proposed buildings shall have a brick façade for all exterior walls which face the public right-of-way of Powder Springs-Dallas Road.
 - ii. That the roofs of the proposed buildings shall be of an earth-tone color of green or brown.
4. That the parking of commercial or recreational vehicles of any type including, but not limited to, boats, be permitted upon review and approval by the Mayor and City Council.
5. That the applicants submit a landscape plan to City staff for review and approval, which landscape plan will provide for a landscape buffer along that portion of the subject property fronting Powder Springs-Dallas Road, said landscape plan to include trees and low level plantings in order to provide attractive, professional landscaping buffer between the proposed self-storage development and the right-of-way of Powder Springs-Dallas Road.
6. That the applicants connect to the City sewer system unless said connection is not within feasible distance as indicated in the Code of Ordinances or Unified Development Code, whichever is greater. Should the connection not be within feasible distance, the applicant shall provide plans indicating the use of a septic system. Approval from the Health Department is required prior to establishment of a septic system on the property.
7. That the proposed self-storage development shall consist of one-story buildings; except, applicants shall be permitted to develop and construct one, two-story building, for purposes of an office and climate controlled self-storage not to exceed a gross floor of 16,250 square feet.
8. That no storage bays front or face Powder Springs Dallas Road.
9. That no hard signs or banners advertising rental vehicles be displayed.
10. The applicants agree to meet all Codes, Ordinances, and Regulations of the City of Powder Springs, GA, including Section 3-42 of the Unified Development Code governing Self Service Storage, Mini Warehouses.
11. The applicants agree to meet or exceed all state and City required stream buffers.
12. That Cobb County Fire Marshall site and access lane approval be submitted to staff prior to issuance of a land disturbance permit.
13. Signage shall be limited to non-electronic monument style design.
14. Violation of the conditions of approval will render the approval null and void.

E. PZ-08-034 **Special Use Approval**, change in conditions: hours of operation: Latriece Fitzgerald/Ned Dossani 4093 C Marietta Street; LL 904.
Stipulations:

1. That all previous stipulations granted on April 7, 2008 be in full force and effect except as herein modified.
2. That the hours of operation not exceed 11:00 am to 2:00 am, daily except for Sundays; and 12:30 pm to midnight Sundays.
3. That alcohol shall no be served or sold after 1:00 am Monday through Sunday morning and after 10 pm Sundays.
4. That a minimum of 50% of gross sales must be from food.
5. That the tint on the window be removed within 60 days and that the windows remain free of obstructions that prevents a clear view from the sidewalks near the door's entry.
6. Signage or other renovations shall comply with the Commercial Development Overlay requirements.
7. Violation of the conditions of approval will render the approval null and void and subject applicant to code enforcement action for violation of conditions of approval as well as operating a business without a license, in which case the license would be subject to revocation of and the business closed.

F. PZ-08-035 **Variance**: allow outdoor storage without an opaque fence or wall: Carlos Jones/Carlos Jones Construction, 4624 Powder Springs-Dallas Road; LL 827, 876.
Stipulations:

1. That the hours of operation shall be limited from 7:00 am to 7:00 pm.
2. That the warehouse be used to the fullest extent possible for the storage of materials and equipment.
3. That the existing freight containers and any remaining large equipment be located to the rear of the structure.
4. That the rear of the property be cleared of damaged materials and rubble.
5. Non-compliance with conditions of approval shall result in the forfeiture of the occupational tax permit and cessation of operations.

G. PZ-08-036 **Design Review**: two-story addition to existing home: Brian Erkard and Sharon Housen, 3195 Lancer Drive; LL 759.
Stipulations:

1. That approval be limited to the proposed two-story addition and be substantially in accordance with that presented to Mayor and City Council dated received 5/22/08.
2. That the color of the addition match that of the residence.
3. That the shingles used on the addition match that of the existing residence.
4. That the design of any future addition or accessory structure be presented to the Mayor and City Council for review.
5. That the building permit reflects the above conditions.

Regular Agenda

- H. **PZ-08-030** **Special Use Approval:** Number of vehicles parked at a residence: Andrew Parks, 5121 Saint Claire Place; LL 73.
- I. **ORD 08-0008** **1st RDING**, An ordinance to amend the Unified Development Code
- J. **ORD 08-0010** **1st RDING**, An ordinance to establish fees and related charges for City Sanitation Services.
- K. **ORD 08-0011** **1st RDING**, An ordinance to adjust and establish City Development Fees and related charges.

8. City Manager

7. City Council Reports

- a. Ra Barr
- b. Tom Bevirt
- c. Bob Farmer
- d. Rosalyn Neal
- e. Al Thurman

9. Adjournment