

**AGENDA**  
**City of Powder Springs**  
**Regular City Council Meeting**  
**February 4, 2008**

- 1. Call to Order**
- 2. Invocation and Pledge of Allegiance**
- 3. Mayor's Comments**
- 4. Citizens Comments**
- 5. City Attorney**

**Consent Agenda**

- a. Minutes from the January 22, 2008 Regular City Council Meeting
- b. **2<sup>nd</sup> RDING, ORD 2008-02**, an ordinance to amend the Code of Ordinances to change the definition of Game Room and Arcade.
- c. **2<sup>nd</sup> RDING, ORD 2008-03**, an ordinance to remove the five year limitation applicable to the Economic Development Program
- d. **RESO 2008-07**, a resolution authorizing the Mayor to execute the attached agreement between the City and Cobb County for the lease of the Library.
- e. **RESO 2008-08**, a resolution adopting a Comprehensive Transportation Plan.
- f. **RESO 2008-09**, a resolution approving the assignment of the Land Option and Lease Agreement entered into October 21, 1997, by and between the City and Southern Communications Services, Inc., and to authorize the Mayor to execute the assignment and assumption of ground lease and an Estoppel Letter regarding said lease.
- g. **RESO 2008-10**, a resolution authorizing the Mayor to execute the attached agreement with Lavin Management Consultants to conduct a Salary Compensation Study.
- h. **Design Review**, Cameron Springs Clubhouse by Homelife Communities, Walnut Mill Lane, Land Lot 808.
  1. That the plans be substantially in accordance with the elevations and floor plan submitted for staff review entitled "Amenity Building for Cameron Springs" and the rendering entitled "Cameron Springs Clubhouse" by Aikins and Associates, Inc. Elevations dated 01-28-08 and floor plan dated 01-15-08.
  2. That the proposed clubhouse be a minimum 1,642 square foot under roof to contain a minimum 715 square foot meeting room, a pump room, restroom facilities, and a storage area.
  3. That the front elevation use brick or stacked stone construction in keeping with the color palette and construction used throughout the subdivision. Staff review and approval is required prior to permit issuance.
  4. Stipulations from the May 2, 2005 meeting are in full force and effect.
  5. Building permit to reflect conditions.
- i. **Change in conditions of** the January 5, 2004 rezoning of land lots 660, 661, 662, 671, 672, and 673, Sterlingcrest Homes/Silverbrooke Subdivision. Change condition #25 to read as follows:

"There shall be an amenities package provided for the homeowners in Units 1 through 5, as shown on the attached Exhibit A, which shall include a 1,300 square foot clubhouse, Olympic-size a minimum 2,400 square foot swimming pool, play ground, a minimum of two lighted tennis courts and multi-sport play fields. Said amenity package shall be located at the edge of the green space area as shown on the aforesaid Exhibit A. The single-family developments consisting of Units 1, 2A, 2B, 3 and 4 will have an entrance boulevard with landscaping that will be maintained by the HOA." Sterlingcrest Homes; Silverbrooke Subdivision.

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- j. **Special Use Approval, (renewal)** Home Piano Lessons, Rebecca Dhungana, 3655 Oak Lane with the following stipulations.
  - 1. That the approval shall expire in 4 years and the applicant shall reapply for Special Use Approval in January of 2012.
  - 2. That the hours of operation be from 8:00 am to 9:00 pm daily.
  - 3. That no more than one student receive piano lessons at any given time except that siblings may receive piano lessons at the same time.
  - 4. Violation of the conditions of approval will render the approval null and void.
- k. **Special Use Approval**, Car and Truck Audio/Video Accessory Sales, Xavier Shelton & Kirk McCannon, 4108 Austell-Powder Springs Road, with the following stipulations:
  - 1. The approval shall expire in 1 year and the applicant shall reapply for Special Use Approval.
  - 2. That the hours of operation be from 10:00 am to 7:00 pm, Monday through Saturday.
  - 3. That the installation of car and truck audio and video equipment be prohibited.
  - 4. Signage or other renovations shall comply with the East Commercial Overlay district requirements.
  - 5. 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 business closed.
- l. **Special Use Approval, (renewal)** Used Merchandise Sales, Elaine Byers, 4108 Austell-Powder Springs Road, with the following stipulations:
  - 1. That the approval shall expire in 3 years and the applicant shall reapply for Special Use Approval in January of 2011.
  - 2. That the hours of operation be from 11:00 am to 7:00 pm, Monday through Sunday.
  - 3. That the sale of "small items and accessories" other than furniture be limited to a maximum of 50% of the sales floor.
  - 4. There will be no refurbishing or refinishing of the merchandise at the property.
  - 5. Signage or other renovations shall comply with the East Commercial Overlay district requirements.
  - 6. 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.

**Regular Agenda**

- m. **Waiver of alcohol spacing requirements**, NE Corner of Kathy Circle and Richard D. Sailors Parkway. Powder Springs Retail Investors, LLC., Melissa Haisten of Sams, Larkin & Huff.
- n. **Public Hearing & 1<sup>st</sup> RDING ORD 2008-04**, UDC Text Amendments

**6. City Council Reports**

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

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e. Rosalyne Neal

**7. City Manager**

**8. Adjourn**