



## Meeting Agenda Planning & Zoning Commission

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Tuesday, May 28, 2024

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181 Atlanta  
Street

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**Zoom Meeting:** [https://us06web.zoom.us/j/86115133294?](https://us06web.zoom.us/j/86115133294?pwd=dBZv3SfSNujELIHtC0i3V5z6f6RT.1)

[pwd=dBZv3SfSNujELIHtC0i3V5z6f6RT.1](https://us06web.zoom.us/j/86115133294?pwd=dBZv3SfSNujELIHtC0i3V5z6f6RT.1)

**Meeting ID: 861 1513 3294. Passcode: 810453. Join by phone: 929-205-6099.**

### 1. Call to order/ Roll Call.

### 2. Approval of Planning and Zoning Minutes

[PZ MIN](#) 03.14.2024 Planning and Zoning Work Session Minutes  
[24-005](#)

**Attachments:** [03.14.2024 Planning and Zoning Work Session Minutes](#)

[PZ MIN](#) 03.25.2024 Planning and Zoning Public Hearing Minutes  
[24-006](#)

**Attachments:** [03.25.2024 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 [tgarver@cityofpowdersprings.org](mailto:tgarver@cityofpowdersprings.org) and [smyers@cityofpowdersprings.org](mailto: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 24-013](#) Presented by Shaun M. - Variance request to UDC 8-92(e) to allow a privacy fence to encroach into the drainage easement. The property is located at 4444 Quilter Street, within land lot 680 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19068000490.

**Attachments:** [Variance App. 4444 Quilter Redacted](#)

[PZ 24-014](#) Rezoning Request for a 29.6-acre tract, to rezone from R-30 (county) to PUD-R (city). The property is located at 5500 Elliott Road within land lots 598, 599, 660, 661, of the 19th district, 2nd section, Cobb County Georgia. PIN: 19066000060.

**Attachments:** [Updated Site Plan. 05152024](#)  
[List of Requested Variances](#)  
[Rezoning Application - 5500 Elliott Road - 04-23-2024 Redacted](#)  
[Site Map Location](#)  
[Site Plan - 04-22-2024 Redacted](#)  
[Survey - 04-03-2024 Redacted](#)  
[Cobb County Notice of Non-Objection 5500 Elliott Rd](#)

[PZ 24-016](#) Presented by Shaun M. - Special Use Request to allow Metal Fabrication in the Light Industrial zoning district, per UDC permitted and special uses table 2-3. The property is located at 3194 Florence RD SW, within land lot 675 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19067500180.

**Attachments:** [Special Use App. 3194 FLorenceRedacted](#)  
[3194 Florence Rd, Powder Springs, GA 30127 LoopNet](#)

[PZ 24-017](#) Presented by Shaun Myers. Rezoning Request of a 17.7-acre tract, and rezone from NRC (county) to LI (city). The property was previously annexed via GA General Assembly HB 1500. The property is located at 3969 & 3989 Flint Hill RD within land lot 911, of the 19th district, 2nd section, Cobb County Georgia. PINs: 19091100020, 19091100060.

**Attachments:** [HB 1500. Annexation](#)  
[Rezoning. 3969 + 3989 Flint Hill Rd](#)  
[Site Plan. 3969 + 3989 Flint Hill Rd](#)

[PZ 24-018](#) City Initiated Rezoning. To adopt the corresponding City of Powder Springs zoning districts for parcels annexed via the General Assembly.

**Attachments:** [Property List and Zoning Districts](#)  
[HB 1500. Annexation](#)

[ORD 24 -009](#) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING EXTERIOR ART EXHIBITS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First Reading: April 15, 2024 Second Reading: May 20, 2024

Attachments: [ORDINANCE 2024 - 009 UDC Amendment relating to Art Exhibits](#)

[ORD 24 -011](#) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO GENERAL PROVISIONS; USE DEFINITIONS; EROSION & SEDIMENT CONTROL; TREE PROTECTION, BUFFERS AND LANDSCAPING; SITE AND ARCHITECTURAL DESIGN REVIEW; LAND DEVELOPMENT; PARKING, ACCESS AND LOADING; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

First reading: 5/20/2024. Second Reading: 6/3/2024

Attachments: [ORDINANCE 2024 - 011 UDC Amendments](#)

**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.*

*ADA Statement - Accessibility to meetings: If you need the City to provide special accommodations in order to participate in the above meeting, please call Tamara Newkirt, Deputy City Clerk, at 770-943-1666, ext.303 or [tnewkirt@cityofpowdersprings.org](mailto:tnewkirt@cityofpowdersprings.org) at least 48 hours before that meeting.*