



Meeting Agenda Planning & Zoning Commission

Monday, June 24, 2024

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181
Atlanta Street

Zoom Meeting: [https://us06web.zoom.us/j/88088532038?](https://us06web.zoom.us/j/88088532038?pwd=cUvTJOSNNCOFGIVaEZgrubAaCbJ65L1)

[pwd=cUvTJOSNNCOFGIVaEZgrubAaCbJ65L1](https://us06web.zoom.us/j/88088532038?pwd=cUvTJOSNNCOFGIVaEZgrubAaCbJ65L1)

Meeting ID: 880 8853 2038. Passcode: 279846. Join by phone: 646-931-3860.

1. Call to order/ Roll Call.

2. Approval of Planning and Zoning Minutes

[PZ MIN](#) 05.09.2024 Planning and Zoning Work Session Minutes
[24-007](#)

Attachments: [05.09.2024 Planning and Zoning Work Session Minutes](#)

[PZ MIN](#) 05.28.2024 Planning and Zoning Public Hearing Minutes
[24-008](#)

Attachments: [05.28.2024 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 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 24-012](#) Special Use Request to operate a package store in CRC, per UDC table 2-3 which require package stores in CRC to have special use approval. The property is located at 4481 Hiram Lithia Springs Road SW, within land lot 1046 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19104600250.

Attachments: [4481 Hiram Lithia Springs Road SW Property Survey \(August 1994\)](#)
[Alcohol Distance Survey - 4481 Hiram Lithia Springs Road SW \(Updated\)](#)
[Alcohol Distance Variance Approval. Executed motion. PZ23-022](#)

[PZ 24-023](#) Special Use Request for a privacy fence at the road frontage. The Property is located at 3401 Redwood Forest LN SW, within land lot 821, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19082100470

Attachments: [Special Use App](#)
[Site plan](#)

[PZ 24-022](#) Variance Request. Intentional Church requests to vary the minimum acreage dedicated to the use required for a church. The property is located at 4110 Austell Powder Springs Road Suites 130 and 155, within land lots 946, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19094600260

Attachments: [Letter \(Pastor Guidry to Council\)](#)
[Variance Application](#)
[Intentional Church Draft 5-2-24 \(2\)](#)

[PZ 24-015](#) Renewal of Special Use for a food truck park (PZ23-018 expires 7/17/2024). The property is located at 3980 & 3982 Austell Powder Springs Road, within land lot 905 of the 19th District, 2nd Section, Cobb County, Georgia.

Attachments: [Renewal Food Truck Park 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: [Tabled Motion to July 15th PZ 24-014](#)
[Updated Site Plan. 05152024 Redacted](#)
[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 Redacted](#)

[TMP 24 -282](#)

Attachments: [Metro Water District's Water Efficiency Code Requirements to Sec. 24-2](#)
[EXHIBIT A for Water Efficiency](#)
[City of Powder Springs DCA Response](#)

[PZ 24-017](#)

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: [Tabled Motion to July 15th PZ 24-017](#)
[HB 1500. Annexation](#)
[Rezoning. 3969 + 3989 Flint Hill Rd Redacted](#)
[Site Plan. 3969 + 3989 Flint Hill Rd Redacted](#)

Staff Recommends Tabling to allow more time for studies to be completed.

[PZ 24-020](#)

Rezoning Request and for a 18.22-acre tract, to rezone from R-30 to PUD-R. The property is located at 5535 + 5551 Powder Springs Dallas Road within land lots 734, 735, 746 of the 19th district, 2nd section, Cobb County Georgia. PIN: 19073400030, 19074600050.

Attachments: [Site Plan](#)
[Elevations](#)
[Rezoning Application. 5535, 5551 Powder Springs Dallas Road](#)
[LEGAL DESCRIPTION](#)

Staff Recommends Tabling to allow more time for site plan revisions to be completed.

[PZ 24-021](#)

Floodplain Variance for a 18.22-acre tract, to rezone from R-30 to PUD-R. The property is located at 5535 + 5551 Powder Springs Dallas Road within land lots 734, 735, 746 of the 19th district, 2nd section, Cobb County Georgia. PIN: 19073400030, 19074600050.

Attachments: [2024.06.01 - Floodplain Variance Request - Both Parcels](#)
[Barrom signed flood plain variance doc 5551 PS Dallas](#)
[BLOSSER_BRADSHAWn Flood plain variance doc 5535 PS Dallas](#)

Staff Recommends Tabling to allow more time for site plan revisions to be completed.

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 at least 48 hours before that meeting.