



# City of Powder Springs

4426 Marietta Street  
Powder Springs, GA 30127

## Meeting Agenda Planning & Zoning Commission

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Monday, January 29, 2024

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181 Atlanta  
Street

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**Zoom Meeting:** [https://us06web.zoom.us/j/83494269581?](https://us06web.zoom.us/j/83494269581?pwd=WUPyBdaR1ylkTYerjK21VPcuDTbHEs.1)

[pwd=WUPyBdaR1ylkTYerjK21VPcuDTbHEs.1](https://us06web.zoom.us/j/83494269581?pwd=WUPyBdaR1ylkTYerjK21VPcuDTbHEs.1)

**Meeting ID: 834 9426 9581. Passcode: 742382. Join by phone: 929-205-6099.**

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

### 2. Approval of Planning and Zoning Minutes

[PZ MIN  
23-021](#)

12.07.2023 Planning and Zoning Work Session Minutes

**Attachments:**

[12.07.2023 Planning and Zoning Work Session Minutes](#)

[PZ MIN  
23-022](#)

12.18.2023 Planning and Zoning Public Hearing Minutes

**Attachments:**

[12.18.2023 Planning and Zoning Work Session 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--002](#) Rezoning Request. Annexation of a 4.332 ac tract, and rezone from GC (county) to NRC (city). The property is located within land lot 866, 19th district, 2nd section, Cobb County Georgia. PIN: 19086600040.

Attachments: [Rezoning Application Redacted](#)  
[Alcohol Distance Separation Survey Redacted](#)  
[Site Plan 2023 Redacted](#)  
[Vicinity Map Redacted](#)  
[SIGNED Non-Objection ANN-1-2024 Powder Springs Rd and Sanders Rd Redacted](#)

[PZ 23--031](#) Variance Request - To vary Sec. 4-135 (g) to allow a gate within 25-feet of the right-of-way. The property is located at 3886 Sharon Drive SW, within land lot 871 of the 19th District, 2nd Section, and Cobb County, Georgia. PIN: 19087100320.

Attachments: [Executed PZ 2023-031 Tabled Motion to 02-05-24](#)  
[Variance request. 3886 Sharon Drive Redacted](#)  
[Exhibits. Sharon Drive](#)

[PZ 23--028](#) Special Use Request. To allow front yard fences, per UDC Table 4-1. The property is located at 3886 Sharon Drive SW, within land lot 871 of the 19th District, 2nd Section, and Cobb County, Georgia. PIN: 19087100320.

Attachments: [Executed PZ 2023-028 Tabled Motion to 02-05-24](#)  
[Special use and Variance Apps Redacted](#)  
[Survey and Existing Conditions](#)  
[Code Violation Redacted](#)  
[Exhibits. Sharon Drive](#)

[PZ 23--007](#) Special Use Request to allow storage of business inventory within a portion of a residential accessory structure and to conduct sports and academic lessons. The property is located at 3152 Brooks Lane, within land lot 725 of the 19th District, 2nd Section, Cobb County, Georgia.

Attachments: [Signed PZ 23-007 Tabled to July 17th](#)  
[Executed Motion PZ 23-007 to table to 05-01-2023](#)  
[notarized application Redacted](#)  
[Tabled PZ 23-007 to June 5, 2023](#)  
[Executed PZ 2023-007 to table to March 4, 2024](#)

Request to Table to February 8 PZ Work Session

## **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.