



City of Powder Springs

4426 Marietta Street
Powder Springs, GA 30127

Meeting Agenda Planning & Zoning Commission Public Hearing

*Johnnie Purify, Chairperson
Randall Madison, Wanda McDaniel,
Jim Taylor, Roy Wade, Kelly Fisk & Kristopher Boyd*

Monday, June 30, 2025

7:00 PM

Patricia Vaughn Cultural Arts Center - 4181 Atlanta
Street. Bldg 1

Zoom meeting at [https://us06web.zoom.us/j/83166895481?](https://us06web.zoom.us/j/83166895481?pwd=c9zGeOfEBvWePQdNe2zJGpHJ5VlDnZ.1)
[pwd=c9zGeOfEBvWePQdNe2zJGpHJ5VlDnZ.1](https://us06web.zoom.us/j/83166895481?pwd=c9zGeOfEBvWePQdNe2zJGpHJ5VlDnZ.1)

Meeting ID: 831 6689 5481
Passcode: 772693

1. Call to order/ Roll Call.

2. Approval of Planning and Zoning Minutes

[PZ MIN](#)
[25-009](#)

Planning and Zoning Commission Minutes - May 27, 2025

[Attachments:](#)

[MeetingMinutes29-Jun-2025-10-04-57](#)

[PZ MIN](#)
[25-010](#)

Planning and Zoning Commission Minutes - June 11, 2025

[Attachments:](#)

[MeetingMinutes29-Jun-2025-10-19-15](#)

3. Regular Agenda

[PZ 24-029](#)

Rezoning Request to rezone an approximate 4.9-Acre Tract from R-20 to PUD-R. The property is located at 3720 and 3716 Powder Springs Rd, within land lots 833 and 870, 19th District, 2nd Section, Cobb County, Georgia. PINs: 19087000010, 19087000150.

Attachments:

[Tabled PZ 2024-029](#)
[Motion to Table to July 21, 2025](#)
[Site Plan. 2025-3-16. NELSON - POWDER SPRINGS](#)
[Creekwood Meeting Notes](#)
[Tabled Motion 06-02 PZ 24-029](#)
[Tabled PZ 24-029](#)
[Signed Table to Motion 02-03-25](#)
[Signed table to Dec 2nd](#)
[Site Plan. 2024-10-30 NELSON - POWDER SPRINGS](#)
[Renderings. 28' wide th- streetscape 4-8-21 fin](#)
[Traffic Impact Study](#)
[Fiscal Impact Analysis. Powder Springs Road FIA_10_16_24](#)
[Public Opposition. CREEKWOOD SUBDIVISION PETITION](#)
[Rezoning Application. 3716 & 3720 Powder Springs Road Redacted](#)
[Signed PZ 24-029 Tabled Motion to 11-04](#)
[Signed Motion to table to Apr 7](#)

[PZ 25-012](#)

Rezoning. For a 14.7-acre tract, to rezone from R-30 (county) to MXU(city). The property is located on CH James Pkwy, within Land Lots 671, 19th district, 2nd section, Cobb County, Georgia. PINs:19067100050, 19067100020
Applicant: Thompson Thrift Residential

Attachments:

[Staff Report](#)
[Staff Recommended Stipulations MXU](#)
[TSW Recommended Site Plan](#)
[Silver Trace Mixed Use Development Powder Springs Traffic Impact Study](#)
[2025-03-25 Rezoning Request Application - executed - 24297.00](#)
[2025-03-25 -Site Zone-2 PN-24297.00](#)
[2025-04-25 - Powder Springs Elevations - County Submission](#)
[PZ25-006 CCWS](#)
[Thompson Thrift MXU Stipulation Letter](#)

[PZ 25-011](#) Rezoning - For a 2.74 acre tract, to rezone from R-30 to CRC. The property is located at Allen Road and CH James Parkway , within Land Lots 671 and 672, 19th district, 2nd section, Cobb County, Georgia. PINs: 19067200070 and 19067100070. Applicant: Marjorie Sanchez and Bernie Gudiel

Attachments: [Staff Report](#)
[Staff Recommended Stipulations](#)
[Sanchez Rezoning Application Full](#)
[Site Plan](#)

[PZ 25-010](#) Rezoning - For a 3.7- acre tract, to rezone from R-30 to CRC. The property is located at 5655 Allen Road, within Land Lot 672, 19th district, 2nd section, Cobb County, Georgia. PINs: 19067200040. Applicant: Spring Creek Investment Properties

Attachments: [Staff Report](#)
[Staff Recommended Stipulations](#)
[Rezoning Application.pdf](#)
[Commercial Site Plan](#)
[Deed](#)
[Plat](#)

[PZ 25-009](#) Rezoning - For a 0.5-acre tract, to rezone from R-20 to CBD. The property is located at 4293 Marietta Street, within Land Lots 874 and 903, 19th district, 2nd section, Cobb County, Georgia. PINs: 19090300140. Applicant: Patience Uchenye

Attachments: [Staff Report](#)
[Floorplan](#)
[Deed](#)
[Site Plan](#)
[Application](#)

[PZ 25-005](#)

Rezoning. For a 9.3-acre tract, to rezone from R-20 (county) to PUD-R (city). The property is located at Old Horse Shoe Bend Road at Barrett Pwky., within land lot 691, 2nd section, Cobb County Georgia. PIN: 19069100070 and 19069100010. Applicant: Traton, LLC.

Attachments:

[Staff Report](#)

[Tabled PZ 2025-005](#)

[Draft Motion to Table to July 21](#)

[Tabled Motion 06-02 PZ 25-005](#)

[TSW and Staff Recommended Site Plan](#)

[Rezoning Application Redacted](#)

[Site Plan \(Revised\) - 03-24-2025](#)

[List of Requested Variances](#)

[Survey - 02-18-2025](#)

[Site Map \(Overall\)](#)

[Constitutional Challenge Redacted](#)

[2024 Cobb Tax Receipt \(Brown\)](#)

[2024 Cobb Tax Receipt \(Garrett\)](#)

[Deed \(Brown\)](#)

[Deed \(Garrett\)](#)

[Exhibit A - Contact Information Redacted](#)

[Legal Description - Tract 1 \(Garrett Estate\)](#)

[Legal Description - Tract 2 \(Brown\)](#)

[Legal Description - Tract 3 \(Brown\)](#)

[Legal Description - Tract 4 \(Garrett Estate\)](#)

[Letters of Administration \(Garrett Estate\)](#)

[Site Map \(Brown\)](#)

[Site Map \(Garrett Estate\)](#)

[PZ 25-008](#)

Variance. To allow development in the floodplain, future conditions flood and/or adjacent area. The property is located at 5525, 5535 and 5500 Elliott Road within land lots 598, 599, 660, 661, 19th district, 2nd Section, Cobb County, Georgia. PIN: 19067400030, 19066000050 and 19066000060.

Attachments:

[Staff Report](#)

[Engineer Recommendation](#)

[Tabled PZ 2025-008](#)

[Draft Motion to Table to July 21](#)

[24003 Floodplain Exhibit](#)

[Flood Plain NO-RISE STUDY - FUTURE fpPSC 3-9-25](#)

[Site Map - 5500 Elliott Road](#)

[Site Map - 5525 and 5535 Elliott Road](#)

[Variance Application - 04-22-2025 Redacted](#)

[Comments from Dewberry Engineering Redacted](#)

4. Other Business

5. 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 Newkirk, Deputy City Clerk, at 770-943-1666, ext.303 or tnewkirk@cityofpowdersprings.org at least 48 hours before that meeting.