



City of Powder Springs

4426 Marietta Street
Powder Springs, GA 30127

Meeting Agenda Planning & Zoning Commission

Monday, April 28, 2025

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181 Atlanta
Street

Zoom Meeting: [https://us06web.zoom.us/j/87120086114?](https://us06web.zoom.us/j/87120086114?pwd=NUovN4T3dYlxEfEZuKX6OBz5Ly1aaK.1)

[pwd=NUovN4T3dYlxEfEZuKX6OBz5Ly1aaK.1](https://us06web.zoom.us/j/87120086114?pwd=NUovN4T3dYlxEfEZuKX6OBz5Ly1aaK.1)

Meeting ID: 871 2008 6114. Passcode: 236107. Join by phone: 929-205-6099.

1. Call to Order

2. Approval of Planning and Zoning Minutes

[PZ MIN
25-004](#)

03.13.2025 Planning and Zoning Work Session Minutes

Attachments:

[P&Z Minutes Work Session 031325.pdf](#)

[PZ MIN
25-005](#)

03.31.2025 Planning and Zoning Public Hearing Minutes

Attachments:

[P&Z Minutes Public Hearing 033125.pdf](#)

[PZ MIN
25-006](#)

04.10.2025 Planning and Zoning Work Session Minutes

Attachments:

[P&Z Minutes Work Session 041025.pdf](#)

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 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 24-029](#)

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 24-029](#)[PZ 24-029. Motion to Table. 04072025](#)[Site Plan. 2025-3-16. NELSON - POWDER SPRINGS](#)[Signed Table to Motion 02-03-25](#)[Signed table to Dec 2nd](#)[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 25-005](#) 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: [Rezoning Application](#)
[Site Plan \(Revised\) - 03-24-2025](#)
[List of Requested Variances](#)
[Survey - 02-18-2025](#)
[Site Map \(Overall\)](#)
[Constitutional Challenge](#)
[2024 Cobb Tax Receipt \(Brown\)](#)
[2024 Cobb Tax Receipt \(Garrett\)](#)
[Deed \(Brown\)](#)
[Deed \(Garrett\)](#)
[Exhibit A - Contact Information](#)
[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 \(Garrett Estate\)](#)

Recommendation to Table to May 27, 2025

[PZ 25-007](#) Rezoning. For a 6.26-acre tract, to rezone from CRC to PUD-R. The property is located at 3200 Powder Springs Road, within land lots 866 and 867, 2nd section, Cobb County Georgia. PIN: 19086700050. Applicant: Kenneth Ellsworth

Attachments: [Rezoning Request Application and attachments](#)

Recommendation to Table to May 27, 2025

5. Other Business

6. Executive Session, if called for the purposes of Personnel, Real Estate or Litigation Matters.

7. 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.