



City of Powder Springs

4426 Marietta Street
Powder Springs, GA 30127

Meeting Agenda Planning & Zoning Commission

Tuesday, May 27, 2025

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181 Atlanta
Street

Zoom Meeting: <https://us06web.zoom.us/j/88554986071?pwd=4a4ff49ZVgh5w3yKpbFsWgeGchM9Oj.1>

1. Call to order/ Roll Call.

2. Approval of Planning and Zoning Minutes

[PZ MIN](#) 04.28.2025 Planning and Zoning Public Hearing Minutes
[25-007](#)

Attachments: [SummaryMinutes26-May-2025-10-56-01](#)

[PZ MIN](#) PZ minutes 5/8/25
[25-008](#)

Attachments: [MeetingMinutes26-May-2025-10-13-09](#)

3. 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:[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](#)[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.

Request to table to June 30, 2025 Planning and Zoning Commission

Request to table to July 21, 2025 Mayor and Council

Attachments:

[TSW and Staff Recommended Site Plan](#)

[Motion to Table Traton Rezoning Barrett Pkway](#)

[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 \(Garrett Estate\)](#)

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

[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

Motion to Table to June 2, 2025 Council Meeting

Attachments:

[Revised Site Plan 05082025](#)

[TSW and Staff Recommended Site Plan](#)

[Tabled Motion PZ 25-007](#)

[Rezoning Request Application and attachments Redacted](#)

[PZ 25-008](#)

Variance. To allow development in the floodplain, future conditions flood and/or adjacent area. he 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.

Request to table to June 30, 2025 Planning and Zoning Commission

Request to table to July 21, 2025 Mayor and Council

Attachments:

[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](#)

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.