



## Meeting Agenda Planning & Zoning Commission

---

Monday, November 25, 2024

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181 Atlanta  
Street

---

**Zoom Meeting: [https://us06web.zoom.us/j/83101171798?](https://us06web.zoom.us/j/83101171798?pwd=UydIWpJEI7LcyC4kbytQHxTq020RK9.1)**

**[pwd=UydIWpJEI7LcyC4kbytQHxTq020RK9.1](https://us06web.zoom.us/j/83101171798?pwd=UydIWpJEI7LcyC4kbytQHxTq020RK9.1)**

**Meeting ID: 831 0117 1798. Passcode: 435373. Join by phone: 929 205 6099.**

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

### 2. Approval of Planning and Zoning Minutes

[PZ MIN](#) 10.10.2024 Planning and Zoning Work Session Minutes  
[24-017](#)

***Attachments:*** [10.10.2024 Planning and Zoning Work Session Minutes](#)

[PZ MIN](#) 10.28.2024 Planning and Zoning Public Hearing Minutes  
[24-018](#)

***Attachments:*** [10.28.2024 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](mailto:tgarver@cityofpowdersprings.org) and [smyers@cityofpowdersprings.org](mailto:smyers@cityofpowdersprings.org) between 6:40 - 7:00 PM to register to speak.

4. [PR 24-011](#) PZ Public Hearing Presentation 11/25/2024

***Attachments:*** [PZ Presentation 11252024](#)

### 5. 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. 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](#)  
[Rezoning Application. 3716 & 3720 Powder Springs Road Redacted](#)  
[Signed PZ 24-029 Tabled Motion to 11-04](#)  
[Signed table to Dec 2nd](#)

[PZ 24-038](#) Rezoning Request for a 30.4-acre tract, to rezone from R-20 (county) to PUD-R (city). The property is located at 5525 and 5535 Elliott Road within land lots 659 660 673 674, 2nd section, Cobb County Georgia. PIN: 19067400030 and 19066000050.

**Attachments:** [Rezoning Application - 5525 & 5535 Elliott Road - 09-24-2024 Redacted](#)  
[Constitutional Challenge Redacted](#)  
[Deed \(Sigman\)](#)  
[Deeds \(Blunski\) Redacted](#)  
[Legal Description - Overall](#)  
[List of Requested Variances](#)  
[Site Map - 5525 and 5535 Elliott Road](#)  
[Site Map - 5525 Elliott Road](#)  
[Site Map - 5535 Elliott Road](#)  
[Site Plan \(South\) - 08-21-2024 Redacted](#)  
[Survey - 08-14-2024 Redacted](#)  
[Tax Receipts \(Cobb County\) \(2023\) Redacted](#)

[PZ 24-039](#) Rezoning Request. Meritage Homes of Georgia, Inc. requests to Annex and Rezone a parcel from R-20 in Unincorporated Cobb County to PUD-R in the City of Powder Springs to be combined with the Westmont Preserve Subdivision; Land Lot 1019, 19th District, 2nd Section, Powder Springs, Cobb County, Georgia. PIN: 19101900300

**Attachments:** [SCANNED Annexation & Rezoning Pkg-Meritage Homes of Georgia, Inc. Redacted](#)  
[Updated Site Plan. Westmont-2 Z100 10.30.24 Redacted](#)

[ORD 24 -018](#) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE RELATING TO PERMITTED USES FOR COTTAGE INDUSTRY, DRIVEWAY STANDARDS, AND DEVELOPMENT CLOSEOUT PROCEDURES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st reading, Introduction: Nov 18, 2024

2nd reading and Public Hearing: Dec 2, 2024

Attachments:

[Exhibits. ORD 24 -018](#)

[ORDINANCE 2024 - 018 UDC Amendments](#)

## **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](mailto:tnewkirt@cityofpowdersprings.org) at least 48 hours before that meeting.