



# City of Powder Springs

City of Powder Springs  
4483 Pineview Drive  
Powder Springs, GA 30127  
powderspringsga.gov

## Meeting Agenda

### Planning and Zoning Commission Work Session

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

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Thursday, March 12, 2026

7:00 PM

City Hall - Gallery  
4483 Pineview Drive  
Powder Springs, GA 30127

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Call to Order/ Roll Call

Approval of Planning and Zoning Minutes

Regular Agenda

[PZ 26-011](#)

Public Art request for a Mural installation on the back of the Liz by Design studio at 4437 Marietta St.

Beautification grant will be used.

*Attachments:*

[Staff Report](#)

[Application & Payment Redacted](#)

[Description and site plan](#)

[Meet the Artist](#)

[Mural Maintenance.](#)

[Pic of Mural](#)

[Ad](#)

[PZ 26-010](#) Special Use 4505 Atlanta St

*Attachments:* [4505 Atl St SW County Map](#)  
[4505 Atl ST SW DEED](#)  
[Ad](#)  
[Affidavit of Public Notification](#)  
[Letter sent to neighbors](#)  
[Map - Parking](#)  
[Pic of Sign posted](#)  
[Pic of Sign posted1](#)  
[Pic of Sign posted2](#)  
[Receipts for mailings redacted](#)  
[Special Use - Signed application Redacted](#)  
[Staff Report](#)

[PZ 26-009](#)

Rezoning Change in Conditions Lewis Rd & Larkfield Way

Attachments:

[Staff Report](#)

[01-Cooke Front Exterior-rev](#)

[02-Cooke Front Exterior](#)

[03-Cooke Front Exterior](#)

[04-Cooke Front exterior](#)

[08-Exterior Rear](#)

[AD541319\\_inl](#)

[Affidavit of Public Notification - 03-09-2026](#)

[ALTA Survey-Revised](#)

[Certificate of Mailing - 03-05-2026](#)

[Constitutional Challenge - 02-24-2026](#)

[Exhibit A - JKM-MIJS Representative](#)

[Exhibit B - Parcel Listing](#)

[Legal Description](#)

[LWD - 16147-4631](#)

[motion. pz 22 003](#)

[Notification Mailing Listing - 03-02-2026](#)

[PZ26-009 - Amendment to Application - 03-02-2026](#)

[Sign Posting 1 - 03-06-2026](#)

[Sign Posting 2 - 03-06-2026](#)

[Vicinity Map](#)

[Wildwood Place Final Plat - Recorded 10.14.24, PB 282 PG 885](#)

[Staff Report](#)

[PZ 26-008](#) Rezoning Change in Conditions 1048 Richard D Sailors Pkwy

Attachments:

[Staff Report](#)  
[Application for Rezoning](#)  
[Site Plan](#)  
[1048 RICHARD D SAILORS D](#)  
[1048 RICHARD D SAILORS C](#)  
[1048 RICHARD D SAILORS B](#)  
[1048 RICHARD D SAILORS A](#)  
[1048 Richard](#)  
[AD541329\\_inl](#)  
[Affidavit of Public Notification - 03-06-2026](#)  
[Certificate of Mailing - 03-05-2026](#)  
[Constitutional Challenge](#)  
[DE-15586-5417](#)  
[DOC030526-03052026154012](#)  
[Exhibit A - JKM - MIJS Representative](#)  
[Legal Description](#)  
[Mailing Labels \(11\)](#)  
[Notification Letter - 03-05-2026](#)  
[PB-278 Pg-337\\_signed](#)  
[Sign Posting 1 - 03-05-2026](#)  
[Sign Posting 1A - 03-05-2026](#)  
[Sign Posting 2 - 03-05-2026 \(1\)](#)  
[Sign Posting 2 - 03-05-2026](#)  
[Vicinity Map](#)

[PZ 26-007](#) Rezoning Change in Conditions 0 Hiram Lithia Springs Rd

Attachments:

[Staff Report](#)  
[AD541332\\_inl](#)  
[Affidavit of Public Notification Pkg-Vision Dev \(26PDR-REZ00002\)](#)  
[Rezoning Application Pkg-Vision Development & Construction Services, LLC-Hiram I](#)  
[Site & Preliminary Plans](#)  
[Staff Report](#)

[PZ 26-004](#) Variance 4420 MAcedonia Rd

**Attachments:** [Work Session Minutes 2/12/26](#)  
[Variance Application Redacted](#)  
[HOA Support of Fence Installation Redacted](#)  
[Survey Map with Proposed New Fence](#)  
[4420 Macedonia Road Survey Redacted](#)  
[Existing East Side Fence](#)  
[Fence Height](#)  
[Property Line](#)  
[Address List](#)  
[AD534893 \\_jnl Redacted](#)  
[Affidavit of Public Notification](#)  
[Letter sent to neighbors](#)  
[Receipt from Mailing Letters](#)  
[Picture of Sign Posted](#)  
[Staff Report](#)

[PZ 26-003](#) Special Use 4093 Marietta St Ste C

**Attachments:** [Work Session Minutes](#)  
[Alcohol Permit Survey](#)  
[GA State Rules for retail package liquor stores](#)  
[Application Redacted](#)  
[Picture of Site & Bldg](#)  
[4093 neighbor list](#)  
[Updated Ad](#)  
[AD proof](#)  
[Affidavit](#)  
[Letter mailed to neighbors](#)  
[Pic of sign posted](#)  
[Staff Report](#)

Executive Session, if called for the purpose of Personnel, Real Estate, or Litigation Matters

Adjourn