



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

Thursday, November 13, 2025

7:00 PM

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

1. Call to order/ Roll Call.

2. Regular Agenda

[PZ 25-023](#)

Special Use 4026 Mobley Dr to install a front yard fence beyond the setbacks.

Attachments:

[Application](#)

[Site Map](#)

[Vicinity Map](#)

[Pic of desired fence](#)

[Affidavit of Public Notification](#)

[Deed](#)

[Letter sent to Neighbors](#)

[Mailing Receipts](#)

[Pic of yard sign](#)

[ROW Deed](#)

[Ad](#)

[MDJ-1031_C02](#)

[PZ 25-024](#)

Variance 4026 Mobley Dr to install a front yard fence.

Attachments:

[Variance Application](#)

[Site Map](#)

[Vicinity Map](#)

[Pic of desired fence](#)

[Affidavit of Public Notification](#)

[Deed](#)

[Letter sent to Neighbors](#)

[Mailing Receipts](#)

[Pic of yard sign](#)

[ROW Deed](#)

[Ad](#)

[MDJ-1031_C02](#)

[PZ 25-025](#)

Special Use 4818 Hill Rd

Attachments:

[Application](#)

[ESPC Plans](#)

[Site Plan](#)

[Ad](#)

[MDJ-1031_C02](#)

[Sign Posted](#)

[2025-10-27 4818 Hill Road - ESPC Plans](#)

[4818 Hill Rd Aerial](#)

[4818 Hill Rd](#)

[Proof of Mailing](#)

[PZ 25-027](#)

Rezoning 3890 Sanders Rd

Attachments:

[Sanders Rezoning App](#)
[3980 Sanders Rd Amendment Letter \(Phil Howard\)](#)
[Owner Authorization Amendment](#)
[3980 Sanders Rd - Legal Description](#)
[3980 Sanders Rd - Revised Site Plan 11-8-25](#)
[3980 Sanders Rd - Owner Authorization Amendment](#)
[3980 Sanders Rd - PB281 PG281](#)
[3980 Sanders Rd Operation Narrative](#)
[3980 Sanders Rd - Site Plan Sketch](#)
[3980 Sanders Rd - Vicinity Map](#)
[Affidavit Sanders1](#)
[Deed](#)
[Letter sent to Neighbors](#)
[Letter](#)
[Picture of Sign](#)
[Plat Map](#)
[Proof of Mailings](#)
[Sanders zoning](#)
[Ad](#)

[PZ 25-028](#)

Special Use 3980 Sanders Rd

Attachments:

[3980 Sanders Rd - Special Use Application](#)
[3980 Sanders Rd - Special Use Owner Authorization](#)
[3980 Sanders Rd - Fencing Picture](#)
[3980 Sanders Rd Operation Narrative](#)
[3980 Sanders Rd - Revised Site Plan 11-8-25](#)
[3980 Sanders Rd - PB281 PG281](#)
[3980 Sanders Rd - Public Sign Pic1](#)
[3980 Sanders Rd - Public Sign Pic2](#)
[Ad](#)
[sanders letter to neighbors](#)
[Public Notice Affidavit](#)
[Receipts for mailings](#)

[ORD 25 -018](#) AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE
RELATING TO STANDARDS OF REVIEW OF SPECIAL USE
APPLICATIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR
OTHER PURPOSES.

1st Reading - November 3, 2025 2nd Reading - November 17, 2025

Attachments: [ORD 2025 - 018](#)

[ORD 25 -019](#) Annexation 3890 Sanders Rd

Attachments: [3980 Sanders Rd - Application](#)
[3980 Sanders Rd - Legal Description](#)
[3980 Sanders Rd - Revised Site Plan 11-8-25](#)
[3980 Sanders Rd - PB281 PG281](#)
[3980 Sanders Rd - Site Plan Sketch](#)
[3980 Sanders Rd - Vicinity Map](#)
[Affidavit Sanders1](#)
[Deed](#)
[Letter](#)
[Picture of Sign](#)
[Plat Map](#)
[Proof of Mailings](#)
[Sanders zoning](#)
[3980 Sanders Rd Operation Narrative](#)
[Ad](#)

3. Other Business

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

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