



# 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, Kelly Fisk & Kristopher Boyd*

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Thursday, July 9, 2026

7:00 PM

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

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Call to Order/ Roll Call

Regular Agenda

[PZ 26-020](#)

Rezoning Request to rezone an approximate 10.4 acre Tract from LI to PUD-R. The property is located at Powder Springs Dallas Road, within land lots 734 and 747, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19074700080.

Attachments:

[application for powder springs dallas rd Redacted](#)

[REZONING SITE PLAN UPDATED 05.19.2026](#)

[ADJACENT OWNERS PARCEL MAP](#)

[Deed](#)

[Flood Adjacent Map](#)

[Ad Proof](#)

[MAILING RECEIPT](#)

[Affidavit of Public Notification SIGNED](#)

[SIGN POSTED PIC](#)

[Powder Springs Dallas Original Site Plan 04.23.2026](#)

[Floodplain Adjacent Overlay](#)

[Powder Springs Dallas Road Staff Report FINAL](#)

[PZ 26-026](#) Floodplain Variance, development a town home community in a floodplain.

*Attachments:* [Flood plain adjacent overlay](#)  
[ken jones survey](#)  
[Comments from Dewberry](#)  
[PROOF OF MAILING](#)  
[SIGN POSTED 2](#)  
[SIGN POSTED](#)  
[AD565100\\_inl](#)  
[ADJACENT OWNERS PARCEL MAP](#)  
[Affidavit of Public Notice](#)  
[Warrenty Deed](#)  
[Powder Springs Dallas Road Staff Report FINAL](#)  
[Flood Variance Application\\_Redacted](#)

[PZ 26-023](#) 3 Variances. 3989 Flint Hill Rd. To reduce 100' buffer to 30' buffer along Sanders and Flint Hill Road. To allow parking of trucks on a asphalt millings surface. To remove the requirement of a decel lane. The property is located at 3989 Flint Hill Road, within land lot 911, 19th District, 2nd Section, Cobb County, Georgia.  
PIN: 19091100060

*Attachments:* [Variance Application Package\\_Redacted](#)  
[Rendering \(Berm + Fence + Landscaping\)](#)  
[Site Plans](#)  
[Emerson Truck Farm Example](#)  
[Douglasville Truck Farm Example](#)  
[Warranty Deed](#)  
[FP Overlay](#)  
[Ad](#)  
[Revised Ad](#)  
[Ad](#)  
[AffidavitOfPublicNotificationTruckFarmPS](#)  
[Picture of Sign 1](#)  
[Picture of Sign 2](#)  
[NoticeOfIntentSentoNeighbors](#)  
[3989 Flint Hill Rd Staff Report](#)  
[Variance Request Narrative\\_Redacted](#)

[PZ 26-024](#) Change in Conditions. 3500 Trillium Rd. To allow site changes. The property is located within land lots 804, 805, 824, and 825, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19080500080.

**Attachments:** [Zoning Appl Pkg-Parkland Homebuilders, LLC\\_Redacted](#)  
[Site Plan \(Original\)](#)  
[Ad](#)  
[Memorandum 2022](#)  
[Affidavit of Public Notification-Landmark Homebuilders, LLC](#)  
[Affidavit of Public Notification](#)  
[Notice Ltr Pkg with POSTMARKED Certif of Mailing & List-Parkland PZ26-24 & PZ](#)  
[Sign Set 1](#)  
[Sign Set 2](#)  
[Sign Set 3](#)  
[Sign Set 4](#)  
[3500 Trillium Drive Staff Report](#)

[PZ 26-025](#) 2 Special Use Requests. To allow restaurant WITH drive-throughs in a MXU zoned district. The property is located within land lots 804, 805, 824, and 825, 19th District, 2nd Section, Cobb County, Georgia.  
PIN: 19080500080.

**Attachments:** [Special Use Request Pkg-Parkland Homebuilders, LLC\\_Redacted](#)  
[Site Plan \(proposed\)](#)  
[Trillium Zoning 5.29.26](#)  
[Ad](#)  
[Affidavit of Public Notification-Landmark Homebuilders, LLC](#)  
[Azalea Park Rendering 6.3.26](#)  
[Sign Set 1](#)  
[Sign Set 2](#)  
[Sign Set 3](#)  
[Sign Set 4](#)  
[3500 Trillium Road Staff Report](#)

[PZ 26-027](#)

Variance, 2983 New Macland Rd

Attachments:

[AD565108\\_inl](#)

[letters for 2983 New Macland](#)

[Mailing list for 2983 New Macland](#)

[More letters for 2983 New Macland](#)

[Picture of accessory structure \(shed\)](#)

[SafeBuilt Plan Review Letter \(26-05-14\)](#)

[Plan Comment Letter 26PDR-00308 \(26-05-14\)](#)

[2983 New Macland Sign Proof\\_Redacted](#)

[2983 Nrw Macland Rd Variance Application\\_Redacted](#)

Adjourn