



# City of Powder Springs

4426 Marietta Street  
Powder Springs, GA 30127

## Meeting Agenda Planning & Zoning Commission

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Monday, October 28, 2024

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181 Atlanta  
Street

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Zoom Meeting: [https://us06web.zoom.us/j/85873485225?  
pwd=yjnVuTrRqqBxPpXqRaIq6b0szsgAxZ.1](https://us06web.zoom.us/j/85873485225?pwd=yjnVuTrRqqBxPpXqRaIq6b0szsgAxZ.1)  
Meeting ID: 858 7348 5225. Passcode: 727132. Join by phone: 929 205 6099

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

### 2. Approval of Planning and Zoning Minutes

[PZ MIN  
24-015](#)

09.12.2024 Planning and Zoning Work Session Minutes

Attachments:

[09.12.2024 Planning and Zoning Work Session Minutes](#)

[PZ MIN  
24-016](#)

09.30.2024 Planning and Zoning Public Hearing Minutes

Attachments:

[09.30.2024 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 24-007](#)

Public Hearing Presentation

Attachments:

[PZ Presentation 10282024](#)

### 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 24-034](#) Variance Request. Ark Ministries requests to vary the minimum lot requirements for a church. The property is located at 4110 Austell Powder Springs Road Suite 160, within land lots 946, 2nd section, Cobb County Georgia. PIN: 19094600260.

Attachments: [ARK BLUE PRINTS](#)  
[ARK VARIANCE APPLICATION Redacted](#)  
[ARK. Mission Statement and Educational Program](#)

[PZ 24-035](#) City Initiated variance request to the UDC table 2-2 dimensional requirements for residential lots. The property is located at Buck, within land lots 831, 2nd section, Cobb County Georgia. PIN: 19083101440.

Attachments: [Lot 3. Recorded Plat Redacted](#)  
[Site Plan Redacted](#)  
[House Plans Redacted](#)

[PZ 24-036](#) Variance request from New Era Learning Academy to vary the minimum parking requirements for a school. The property is located at 4640 Hiram Lithia Springs Road SW, within land lots 1046, 2nd section, Cobb County Georgia. PIN: 19104600170.

Attachments: [2024-017, New Era Variance Plan, RVSD 10-25-24, HPSCANNER1223 Redacted](#)  
[Variance Application Redacted](#)  
[Notice of Intent. Addendum to Variance Application Redacted](#)  
[Variance Application Redacted](#)  
[Site Plan to add Modular Classroom Redacted](#)

[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: [Signed PZ 24-029 Tabled Motion to 11-04](#)  
[2024-8-12 NELSON - POWDER SPRINGS](#)  
[Zoning Appl Pkg-Mike Nelson-3716 & 3720 Powder Springs Road Redacted](#)

[RES0 24-159](#) Resolution. City of Powder Springs 2025 Planning and Zoning Commission Calendar

Attachments: [2025 Planning and Zoning Calendar. DRAFT](#)

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

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