

Minutes
Planning and Zoning Work Session
January 8, 2026

Note: JoAnna Robinson transcribed these minutes. These minutes are a summation of the events of the meeting and not intended to be a verbatim transcription of the meeting.

John Partton convened the Planning & Zoning Commission work session at 7:00pm with the following members present: Pam Conner, James Taylor, Randall Madison, Roy Wade, Kristopher Boyd, Kelly Fisk with Wanda McDaniel coming in later in the session.

The Commission considered the following items:

Variance – PZ26-001, Variance – PZ26-002, and Special Use – PZ26-003

Owner/Applicant	Mendoza Jose Juan (Variance PZ26-001)
Location	3658 Ten Oaks Circle SW
Current Zoning	Medium Density Residential (MDR)
Proposed Use	Variance
Purpose	To build an addition of 75 sq ft to the living room and a 105 sq ft porch to the front of the subject property.

Mr. Jose introduced himself and presented his proposed use to build an addition to his property so that his family can further enjoy their space. He increased the size of the subject property’s living room and front porch.

Staff did mention that everything is built already and understand that Applicant is asking for a Variance. Staff also mentioned that the front set back is 20’ and is 35’ per our UDC code. Staff asked if there was a water or sewer line in the way, or if there were overhead utilities as well. The Applicant replied, “no”. The Applicant mentioned that Code Enforcement stopped their construction. The Applicant was asked if they had comments from their neighbors about this construction and Applicant replied “no.” Staff did let the Applicant know that they are three feet over their front set back line. No further questions from Commission or Staff.

Applicant was told by Staff that the Public Hearing was January 26, 2026 at 7:00pm and to please be a bit early in arrival to sign in.

Owner/Applicant	Stephanie Harris (Variance PZ26-002)
Location	4614 Stonewater Drive
Current Zoning	R-15C
Proposed Use	Variance
Purpose	To construct a second driveway on subject property.

The Applicant was not present at this time. Applicant never picked up their signs or sent their letters to their neighbors. They were advertised in the AJC newspaper. Commission agreed to withdraw Applicant.

Owner/Applicant	Jatinkumar Patel (Special Use PZ26-003)
Location	4093 Marietta Street Suite C
Current Zoning	Commercial Retail Commercial District (CRC)
Proposed Use	Special Use
Purpose	To obtain an alcohol license for a retail package store.

Mr. Patel introduced himself and presented his proposed use, to have a retail package store in the subject property. Mr. Patel mentioned that it will not be a large remodel. Planning and Zoning commission asked Applicant “Have you had a store before?” to which Applicant replied that they “had a package store for ten years in Rome, GA before selling it.” There was discussion pertaining to how many package stores the City of Powder Springs currently has. A specific number was not agreed upon by everyone.

The Applicant was asked why this location and he replied that he likes the area and believes that he will do well financially in this area. Mr. Patel believes that he will bring in \$2.5 – \$3 million dollars. His target goal is to bring in \$4-\$5 million dollars.

Planning and Zoning commission asked him “how are you going to stand out from the competition?” Applicant replied back “Liquor is a huge market.” They will have a variety of liquor and they are not trying to imitate Total Wine (a big box wine store).

Staff asked Applicant, “how long do you believe your buildout will take?” Applicant stated “One to one and a half months.” Planning and Zoning commission asked how many employees will you be employing? Mr. Patel replied “2 - 3 maybe 3 – 4” people on his staff.

Planning and Zoning commission asked if Applicant would be employing people that live in the City of Powder Springs and Applicant said he will place a For Hire sign and see who sees it.

Staff said that there will be a hold until applicant gets approved for his alcohol license.

Planning and Zoning commission asked what are going to be the hours of operation? Mr. Patel replied “10am – 11pm on weekdays and 12:30p-8pm on Sunday.”

Pam did ask Staff if there are any churches or residential houses in the vicinity. John replied no there is a BP, but they do not sell liquor.

Staff told Mr. Patel that the hearing is January 26th at 7pm and to please be a bit early to sign in. Mr. Patel understood and left.

Miss Wanda McDaniel dismisses everyone at 7:48pm