



## Meeting Agenda Planning & Zoning Commission

Monday, July 29, 2024

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181  
Atlanta Street

**Zoom Meeting:** [https://us06web.zoom.us/j/86714572660?](https://us06web.zoom.us/j/86714572660?pwd=kLwu155unxrkyfN6sSx0CBvVv1JS9M.1)

[pwd=kLwu155unxrkyfN6sSx0CBvVv1JS9M.1](https://us06web.zoom.us/j/86714572660?pwd=kLwu155unxrkyfN6sSx0CBvVv1JS9M.1)

**Meeting ID: 867 1457 2660. Passcode: 870840. Join by phone: 929-205-6099.**

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

### 2. Approval of Planning and Zoning Minutes

[PZ MIN](#)                      06.13.2024 Planning and Zoning Work Session Minutes  
[24-009](#)

*Attachments:*                      [06.13.2024 Planning and Zoning Work Session Minutes](#)

[PZ MIN](#)                      06.24.2024 Planning and Zoning Public Hearing Minutes  
[24-010](#)

*Attachments:*                      [06.24.2024 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. 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 24-017](#) Rezoning Request of a 17.7-acre tract, and rezone from NRC (county) to LI (city). The property was previously annexed via GA General Assembly HB 1500. The property is located at 3969 & 3989 Flint Hill RD within land lot 911, of the 19th district, 2nd section, Cobb County Georgia. PINs: 19091100020, 19091100060

**Attachments:** [Prepared Statement. Serious Tree Service](#)  
[Revised Site Plan. 7-9-24](#)  
[Sound Check + Dust Suppression System schematic](#)  
[Tabled Motion to July 15th PZ 24-017](#)  
[HB 1500. Annexation](#)  
[Rezoning. 3969 + 3989 Flint Hill Rd Redacted](#)  
[Site Plan. 3969 + 3989 Flint Hill Rd Redacted](#)  
[Signed PZ 24-017 Motion to Table to 08-19-24](#)

[PZ 24-020](#) Rezoning Request for a 18.22-acre tract, to rezone from R-30 to PUD-R. The property is located at 5535 + 5551 Powder Springs Dallas Road within land lots 734, 735, 746 of the 19th district, 2nd section, Cobb County Georgia. PIN: 19073400030, 19074600050.

**Attachments:** [PZ24-020. Motion to Table. 07152024](#)  
[Site Plan Redacted](#)  
[Elevations](#)  
[Rezoning Application. 5535, 5551 Powder Springs Dallas Road Redacted](#)  
[LEGAL DESCRIPTION](#)  
[Signed PZ 24-020 Motion to Table to 09-16-24](#)

[PZ 24-021](#) Floodplain Variance for a 18.22-acre tract, to rezone from R-30 to PUD-R. The property is located at 5535 + 5551 Powder Springs Dallas Road within land lots 734, 735, 746 of the 19th district, 2nd section, Cobb County Georgia. PIN: 19073400030, 19074600050.

**Attachments:** [PZ24-021. Motion to Table. 07152024](#)  
[2024.06.01 - Floodplain Variance Request - Both Parcels Redacted](#)  
[Barrom signed flood plain variance doc 5551 PS Dallas Redacted](#)  
[BLOSSER BRADSHAWn Flood plain variance doc 5535 PS Dallas Redacted](#)  
[Signed PZ 24-021 Motion to Table to 09-16-24](#)

[PZ 24-024](#) Variance Request, to vary Sec. 2-15, to reduce certain perimeter building setback from 35' to 28'. The property is located at 3149 and 3189 and New Macland Road, within land lots 725 and 682 of the 19th District, 2nd Section, and Cobb County, Georgia. PINs: 19072500020, 19072500090, 19068200030.

**Attachments:** [Variance Request - Concord Oaks](#)

[PZ 24-026](#)

Floodplain Variance. The Property is located 2820 Macedonia Rd, within Land Lots 716, 764 and 765, 19th District, 2nd Section, Cobb County, Georgia. PINs: 19071700130 (portion), 19079000010, 19076500020, 19071800040, 19071700140

Attachments:

[Flood Protection Variance - Macedonia Phase II\\_SMH notarized](#)  
[Macedonia Phase II - Flood Variance - Grading Exhibit](#)

## 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.