



# City of Powder Springs

City of Powder Springs  
4483 Pineview Drive  
Powder Springs, GA 30127  
powderspringsga.gov

## Meeting Agenda

### Planning & Zoning Commission Public Hearing

*Randall Madison, Wanda McDaniel,  
Jim Taylor, Kelly Fisk, Kristopher Boyd, Misty Hayes and  
Elizabeth Jonsson*

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Monday, July 27, 2026

7:00 PM

City Hall - Council Chambers  
4483 Pineview Drive  
Powder Springs, GA 30127

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Call to Order/ Roll Call

**Topic: Planning and Zoning Public Hearing**  
**Join Zoom Meeting**

<<https://us06web.zoom.us/j/86839023900>>

Meeting ID: 868 3902 3900

Approval of Planning and Zoning Minutes

Citizen Comments

Registration to speak at any Planning and Zoning Public Hearing, per City Charter, is the day of the meeting beginning 20 minutes prior to the start of the meeting (6:40 PM - 7:00 PM). The first twelve (12) registering to speak will be given five (5) minutes to address Planning and Zoning Commissioner with their comments. You can register by signing up in person at the Council Chambers located at 4483 Pineview Drive, Powder Springs, GA 30127 - location of the on site meeting. Comments are only available on site.

Regular Agenda

During Public Hearings for Planning and Zoning Cases, those in favor the matter and those in opposition to the matter will have ten (10) minutes in total to present to the Planning and Zoning Commission.

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:

[Email on grading plan\\_Redacted](#)

[REZONING GRADING PLAN](#)

[Survey](#)

[Preliminary Fiscal Impact\\_07\\_10\\_26\\_Redacted](#)

[Floodplain Adjacent Overlay](#)

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

[REZONING SITE PLAN UPDATED 05.19.2026](#)

[application for powder springs dallas rd\\_Redacted](#)

[SIGN POSTED PIC](#)

[Affidavit of Public Notification SIGNED](#)

[MAILING RECEIPT](#)

[Ad Proof](#)

[Flood Adjacent Map](#)

[Deed](#)

[ADJACENT OWNERS PARCEL MAP](#)

[Revised Ad](#)

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

[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:**[Trip Generation Study\\_Redacted](#)[Flint Hill Road Variance letter to go with Case Studies \(1\)\\_Redacted](#)[Site Plans\\_Redacted 03.31.2026](#)[Updated Ad](#)[Case Studies \(Current locations of Applicant's Truck Farms\)](#)[REVISED Landscaping and gate examples](#)[Variance Request Narrative\\_Redacted](#)[Emerson Truck Farm Example](#)[Douglasville Truck Farm Example](#)[NoticeOfIntentSenttoNeighbors](#)[Picture of Sign 2](#)[Picture of Sign 1](#)[AffidavitOfPublicNotificationTruckFarmPS](#)[Variance Application Package\\_Redacted](#)[Flood plain overlay ARC GIS 11.03.2025](#)[Warranty Deed](#)[Rendering\\_\(Berm + Fence + Original Landscaping\)](#)[3989 Flint Hill Rd Staff Report](#)

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:[Fire Marshal's Office Comments](#)[Cobb Water Sewer Comments](#)[Updated Ad](#)[Azalea Park Presentation 07.08.2026 \(REVISED site plan, elevations\)](#)[Original Site Plan 02.22.2022](#)[Sign Set 4](#)[Sign Set 3](#)[Sign Set 2](#)[Sign Set 1](#)[Notice Ltr Pkg with POSTMARKED Certif of Mailing & List-Parkland PZ26-24 & PZ](#)[Affidavit of Public Notification-Landmark Homebuilders, LLC](#)[Memorandum 2022](#)[Ad](#)[Azalea Park Zoning Site Plan 05.26.2026](#)[Zoning Appl Pkg-Parkland Homebuilders, LLC\\_Redacted](#)[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](#)[Updated Ad](#)[Azalea Park Presentation 07.08.2026 \(REVISED site plan, elevations\)](#)[Sign Set 4](#)[Sign Set 3](#)[Sign Set 2](#)[Sign Set 1](#)[Azalea Park Color Rendering 6.3.26](#)[Affidavit of Public Notification-Landmark Homebuilders, LLC](#)[Ad](#)[Azalea Park Zoning Site Plan 5.29.26](#)[Site Plan \(proposed\) 05.26.2026](#)[3500 Trillium Drive Staff Report](#)

PZ 26-027

2 Variances. 2983 New Macland Rd. Side set back for an accessory structure larger than 144 square feet.

Variance to change size allowed of an accessory structure in relation to the principal building. The property is located within land lot 651, Lot 12, of the 19th District, 2nd Section, Cobb County, Georgia.

PIN: 19065100170.

Attachments:

[AD565108\\_inl](#)

[Opposition Email](#)

[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](#)

[2983 New Macland Rd Staff Report](#)

Other Business

Executive Session, if called for the purpose of Personnel, Real Estate, or Litigation Matters

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 Kelly Axt, City Clerk, at 770-943-1666, ext 312 or [kaxt@powderspringsga.gov](mailto:kaxt@powderspringsga.gov) at least 48 hours before that meeting.