



City of Powder Springs

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

Meeting Agenda

Planning & Zoning Commission Public Hearing

*Johnnie Purify, Chairperson
Randall Madison, Wanda McDaniel,
Jim Taylor, Roy Wade, Kelly Fisk & Kristopher Boyd*

Monday, November 24, 2025

7:00 PM

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

Onsite and Via ZOOM

ZOOM LINK:

<https://us06web.zoom.us/j/81749585328>

1. Call to order/ Roll Call.
2. Approval of Planning and Zoning 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 City Hall - Council Chambers located at 4483 Pineview Drive - location of the on site meeting. Only on site comments are permitted.

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 25-023](#)

PZ25-023 Special Use Approval - Front Yard Fence in residential zoning district. Application for decorative, wrought iron fence in front yard at 4026 Mobley Drive, connecting to adjoining properties and located within 6 feet of the right of way and within the applicable setback.

Attachments:[Application](#)[Site Map](#)[Vicinity Map](#)[Pic of desired fence](#)[Affidavit of Public Notification](#)[Deed](#)[Letter sent to Neighbors](#)[Mailing Receipts](#)[Pic of yard sign](#)[ROW Deed](#)[Ad](#)[MDJ-1031_C02](#)[Letter from next door neighbor](#)[Updated Ad](#)[PZ 25-024](#)

PZ25 - 024. Application for Variance to install a fence in the front yard in a residential zoning district at 4026 Mobley Drive that is taller than 3 feet in height and located within setbacks and within six feet of the public right of way.

Attachments:[Variance Application](#)[Site Map](#)[Vicinity Map](#)[Pic of desired fence](#)[Affidavit of Public Notification](#)[Deed](#)[Letter sent to Neighbors](#)[Mailing Receipts](#)[Pic of yard sign](#)[ROW Deed](#)[Ad](#)[MDJ-1031_C02](#)[Updated Ad](#)[Letter from next door neighbor \(1\)](#)

[PZ 25-025](#)

Special Use 4818 Hill Rd

Attachments:

[Application](#)

[ESPC Plans](#)

[Site Plan](#)

[Ad](#)

[MDJ-1031_C02](#)

[Sign Posted](#)

[2025-10-27 4818 Hill Road - ESPC Plans](#)

[4818 Hill Rd Aerial](#)

[4818 Hill Rd](#)

[Proof of Mailing](#)

[Updated Ad](#)

[PZ 25-027](#)

Rezoning 3980 Sanders Rd

Attachments:[3980 Sanders Rd - Staff Report](#)[3980 Sanders Rd - Revised Site Plan 11-24-25](#)[Sanders Rezoning App](#)[3980 Sanders Rd Amendment Letter \(Phil Howard\)](#)[Owner Authorization Amendment](#)[3980 Sanders Rd - Legal Description](#)[Revised Site Plan 11-17-25](#)[3980 Sanders Rd - Revised Site Plan 11-8-25](#)[3980 Sanders Rd - Owner Authorization Amendment](#)[3980 Sanders Rd - PB281 PG281](#)[3980 Sanders Rd Operation Narrative](#)[3980 Sanders Rd - Site Plan Sketch](#)[3980 Sanders Rd - Vicinity Map](#)[Affidavit Sanders1](#)[Deed](#)[Letter sent to Neighbors](#)[Letter](#)[Picture of Sign](#)[Plat Map](#)[Proof of Mailings](#)[Sanders zoning](#)[Ad](#)[Updated Ad](#)[Certified Mail Confirmation](#)[Updated Picture of Sign](#)

[PZ 25-028](#)

Special Use 3980 Sanders Rd

Attachments:[3980 Sanders Rd - Staff Report](#)[3980 Sanders Rd - Revised Site Plan 11-24-25](#)[3980 Sanders Rd - Special Use Application](#)[3980 Sanders Rd - Special Use Owner Authorization](#)[3980 Sanders Rd - Fencing Picture](#)[3980 Sanders Rd Operation Narrative](#)[Revised Site Plan 11-17-25](#)[3980 Sanders Rd - Revised Site Plan 11-8-25](#)[3980 Sanders Rd - PB281 PG281](#)[3980 Sanders Rd - Public Sign Pic1](#)[3980 Sanders Rd - Public Sign Pic2](#)[Ad](#)[sanders letter to neighbors](#)[Public Notice Affidavit](#)[Receipts for mailings](#)[Updated Ad](#)[Updated Picture of Signs](#)[Certified Mail Receipt](#)

[ORD 25 -019](#) AN ORDINANCE TO ANNEX CERTAIN PROPERTY FROM THE UNINCORPORATED AREAS OF COBB COUNTY AT 3980 SANDERS ROAD TO THE CORPORATE LIMITS OF THE CITY OF POWDER SPRINGS; REPEALING CONFLICTING ORDINANCES; ESTABLISHING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

1st Reading: Nov 17 2025 2nd Reading & Hearing: Dec 1 2025

Attachments:

[3980 Sanders Rd - Staff Report](#)
[3980 Sanders Rd - Revised Site Plan 11-24-25](#)
[ORD 2025 - 019 Annexation Sanders Road](#)
[3980 Sanders Rd - Application Redacted](#)
[Cobb County Notice of Nonobjection with Stips](#)
[3980 Sanders Rd - Legal Description](#)
[Revised Site Plan 11-17-25](#)
[3980 Sanders Rd - Revised Site Plan 11-8-25](#)
[3980 Sanders Rd - PB281 PG281](#)
[3980 Sanders Rd - Site Plan Sketch](#)
[3980 Sanders Rd - Vicinity Map](#)
[Affidavit Sanders1](#)
[Deed](#)
[Letter](#)
[Picture of Sign](#)
[Plat Map](#)
[Proof of Mailings](#)
[Sanders zoning](#)
[3980 Sanders Rd Operation Narrative](#)
[Ad](#)
[Updated Ad](#)
[Certified Mail Confirmation](#)
[Updated Picture of Sign](#)

5. Other Business

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

7. 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 at least 48 hours before that meeting.