



Meeting Agenda Planning & Zoning Commission

Monday, August 26, 2024

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181 Atlanta
Street

Zoom Meeting: [https://us06web.zoom.us/j/89410402939?](https://us06web.zoom.us/j/89410402939?pwd=4b4lmxtVpV8UGYhCaiehrjQIsAbINW.1)

[pwd=4b4lmxtVpV8UGYhCaiehrjQIsAbINW.1](https://us06web.zoom.us/j/89410402939?pwd=4b4lmxtVpV8UGYhCaiehrjQIsAbINW.1)

Meeting ID: 894 1040 2939. Passcode: 024832. Join by phone: 929-205-6099.

1. Call to order/ Roll Call.

2. Approval of Planning and Zoning Minutes

[PZ MIN 24-011](#) 07.11.2024 Planning and Zoning Work Session Minutes

Attachments: [07.11.2024 Planning and Zoning Work Session Minutes](#)

[PZ MIN 24-012](#) 07.29.2024 Planning and Zoning Public Hearing Minutes

Attachments: [07.29.2024 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 and smyers@cityofpowdersprings.org between 6:40 - 7:00 PM to register to speak.

4. [PR 24-005](#) Public Hearing Presentation

Attachments: [PZ Presentation 08262024](#)
[Applicant's Presentation. PZ24-020 + 021. August 2024](#)

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 24-027](#) Variance Request. To vary table 2-2 minimum dimensional requirements for accessory structures. The property is located at 3654 Hopkins Court, within land lots of the 19th district, 2nd section, Cobb County Georgia. PIN: 19079400710

Attachments: [3654 HOPKINS CT SW_Redacted](#)
[PZ24-027. Presentation](#)

[PZ 24-028](#) Variance Request. To vary table 2-4 minimum dimensional requirements for a lot split. The property is located at 3180 Florence Road, within land lot 675 of the 19th district, 2nd section, Cobb County Georgia. PIN: 19067500020

Attachments: [Royre Variance Request 7-18-24](#)
[Site plan](#)
[PZ24-028. Presentation](#)

[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: [Traffic Assessment. 5535 Powder Springs Dallas Residential](#)
[Revised Site Plan. 2024.08.07 - SF and TH mix w Decel](#)
[2024.08.22 - Zoning Plan w highlighted variances](#)
[State Waters Findings Report](#)
[Elevations](#)
[Rezoning Application. 5535, 5551 Powder Springs Dallas Road Redacted](#)
[LEGAL DESCRIPTION](#)

[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: [2024.08.07 - SF and TH mix w Decel](#)
[2024.08.22 - Zoning Plan w highlighted variances](#)
[State Waters Findings Report](#)
[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](#)

. 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 at least 48 hours before that meeting.