



# Plan Review Information

**Jurisdiction:** Powder Springs

**Applicant:** 26PDR-00308

**Contractor:**

**Plan Review Fees:** 25.00

**Estimated Valuation:** \$7,000.00

**Occupancy:** R-3 Residential, one- and two-family

**Total Square Footage:** 1,200.00

**Description of Work:** 40ft by 30ft shed need a after the fact permit. Shed will not be painted.

**Submittal Name and #:** Design Review Approval #1

Initial Submittal

Resubmittal

**Date Received for Review:** 04/24/2026

**Plan Review Completion Status:**

Approved

Approved with Comments

Not Approved - Resubmittal Required

In Progress (Not Complete)

**Building Code(s):** Current Georgia State Minimum Standard Codes

**Plans Examiner(s):** JoAnna Robinson, Planning/Zoning, JRobinson@powderspringsga.gov, (770) 943-1666

**Completion Date:** 05/14/2026

## Plan Review Comments:

Planning/Zoning: Resubmittal Required - JoAnna Robinson, JRobinson@powderspringsga.gov

(Please copy and paste hyperlinks into your internet browser.)

Accessory structure at 2983 New Macland Road SW is **not approved**.

**Summary request:** Application to have a 40 ft X 30ft accessory structure (shed) on the subject property.

**Summary answer:** Applicant should apply for a Variance. Applicant's request to have this item requires a Variance as the proposed building extends into the side setback for this subject property which is 10' per the Unified Development Code (UDC). Also, accessory structure exceeds 50% of the principal building's floor area.

Please see UDC links:

UDC 2-17, Table 2-2 setbacks for zoning (R-20)

[https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?nodeId=ART2ZODIOFZOMA\\_DIVIIREZODI\\_S2-17TADIREREZODI](https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART2ZODIOFZOMA_DIVIIREZODI_S2-17TADIREREZODI)

UDC 4-05(b.) [https://library.municode.com/ga/powder\\_springs/codes/unified\\_development\\_code?nodeId=ART4SPUSPR\\_DIVIUS\\_S4-05ACUSBUST](https://library.municode.com/ga/powder_springs/codes/unified_development_code?nodeId=ART4SPUSPR_DIVIUS_S4-05ACUSBUST)

The application can be found at this link: <https://www.powderspringsga.gov/DocumentCenter/View/5887/Variance-Application-Instructions?bidId=>

Filing deadlines can be found at this link: <https://www.powderspringsga.gov/DocumentCenter/View/9171/2026-Planning-and-Zoning-Dates>

The next deadline is around the corner, so please submit your application soon.

The application will be heard by the Planning & Zoning Commission at the middle of June and by the Mayor and Council middle of July.



## Plan Review Information

Your plans have been reviewed under code(s) listed above. These plans have only been reviewed for compliance with building codes adopted by this jurisdiction.

If "Resubmittal Required" is checked under Plan Review Completion Status above, a resubmittal of plans addressing the comments is required. Please follow any resubmittal process defined by the jurisdiction.

If "Approved" or "Approved with Comments" is checked under Plan Review Completion Status above, any remaining comments shall be addressed during construction. The commencement of work constitutes acceptance of all items listed herein.

Your plans have been reviewed under code listed above. This addendum shall be made part of the approved plans. All items listed below shall be performed and shall be incorporated into the work.

These plans have only been reviewed for compliance with building codes adopted by this jurisdiction. There may be other regulations applicable under state and federal statutes which this department has no authority to enforce and are not a part of this plan review. This addendum is to be signed by the builder/owner and returned to our office. The signing of this addendum is an agreement that you will comply with all items listed herein. The commencement of work constitutes acceptance of all items listed herein. A signed copy of the addendum needs to be in the building department office and on site for inspections before inspections can be scheduled.