



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, October 27, 2025

7:00 PM

City Hall Council Chambers, 4483 Pineview Drive,
Powder Springs
Zoom:

ONSITE & VIA ZOOM

Join Zoom Meeting
<https://us06web.zoom.us/j/87575981779>

Meeting ID: 875 7598 1779

1. Call to order/ Roll Call.

2. Approval of Planning and Zoning Minutes

[PZ MIN
25-014](#)

Planning and Zoning Minutes - Public Hearing 9/29/25 & Work Session 9/11/25

Attachments:

[P&Z Minutes September 29 2025](#)

[P&Z Minutes worksession Sept 11 2025](#)

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. 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 25-017](#) Rezoning to change conditions of zoning relating to drive-through restaurant on property located at CHJames Parkway and Sterlingbrooke Drive adjacent to the Governor's Gun Club.

Attachments: [Motion to approve pz25-17 change in conditions of zoning](#)
[Ad Posted](#)
[Dunkin Plans Redacted](#)
[MDJ-1003_C03](#)
[Notice Letter Pkg with POSTMARKED Certif of Mailing and List-10-01-2025-Powder](#)
[Affidavit of Public Notification 017 Redacted](#)

[PZ 25-018](#) Application for Special Use Approval to include a drive through restaurant within a retail development on vacant property next to the Governor's Gun Club at the intersection of US 278/CH James & Sterlingbrooke Drive in Land Lot 671 - PIN 19067100090.

Attachments: [Motion to approve pz25-18 special use drive through](#)
[Ad Posted](#)
[Dunkin Plans Redacted](#)
[MDJ-1003_C03](#)
[Notice Letter Pkg with POSTMARKED Certif of Mailing and List-10-01-2025-Powder](#)
[Affidavit of Public Notification-Special Use Permit-Powder Springs Development, LLC](#)

[PZ 25-019](#) Application for variance to perform repairs to an exterior deck at the rear of a single family residential structure located on property at 3632 Spring Beauty Court within a special flood hazard area. PIN: 19082600390

Attachments: [3632 Site](#)
[Ad Posted Redacted](#)
[Application for Variance Redacted](#)
[Flood area 3632 Spring Beauty CT](#)
[Deck Rendering](#)
[Pic of Deck 2](#)
[Pic of Deck](#)

[PZ 25-020](#) Application for Variance for property located at 3982 Austell Powder Springs Road to vary certain provisions of Section 4-146 of the Unified Development Code relating to the location and distance provisions applicable to food trucks. PIN 19090500190

Attachments: [Application Redacted](#)
[Sec. 4 146. Food truck park. Part of application M White](#)
[Site plan 3982](#)
[SITE PLAN](#)

[PZ 25-021](#) Application for Special Use Approval to operate a food truck with a base of operation at 3982 Austell Powder Springs Road. PIN 19090500190

Attachments: [Application Redacted](#)
[AD food truck Redacted](#)
[FOOD TRUCK conditions of approval](#)
[Sec. 4 146. Food truck park. Part of application M White application reviewed ag](#)

[PZ 25-022](#) Application for Special Use Approval and Variance to locate a storage accessory structure at 3982 Austell Powder Springs Road for the purpose of storing materials used by the approved rage room business.

Attachments: [rage room storage trailer](#)
[59 site plan 6.2025](#)
[2025-09-23 lease agreement with Moises Cardenas](#)
[AD499456_jnl Redacted](#)
[Ragroom Sign](#)
[DOC071125-07112025081130 Redacted](#)

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.