

## MEMORANDUM

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TO: Planning & Zoning Board & Board of Commissioners

FROM: Johannah Womack, Clerk of the Planning & Zoning Board

DATE: 12/3/2025

RE: Meeting Scheduled for **Tuesday, January 6, 2026**  
6:00 P.M.

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**MINUTES:**

Approve minutes from the December 2, 2025 meeting.

**AGENDA:**

Z2025-85/  
S2025-86      Scannell Properties, LLC – a request for a rezoning from LI (light industrial) to LI (light industrial) and a Special Use Permit for a contractor's office and outdoor storage located on Bullard Road, Lithia Springs, 30122. Land lot(s) 858, District 18, Section 2 & Parcel(s) 1, 3, 8, 9, 10 & 14. Lot size: 13 acre(s). Application signed by Jacob Holdeman. Commission District #2. This application was deferred to the January 6, 2026 meeting.

S2025-87      Rajabali Bardai – a request for a Special Use Permit to allow a convenience store without gas pumps located at 8254 Hwy. 166, Douglasville, 30135. Land lot(s) 109, District 3, Section 5 & Parcel(s) 33. Lot size: 1.2 acre(s). Application signed by Rajabali Bardai. Commission District #4. This application was deferred to the January 6, 2026 meeting.

**S2025-13** **Big Power Developments 5, LLC** – a request for a Special Use Permit for a data center exceeding 50,000 square feet and an electrical substation located at 2250 Rockhouse Road, 30122. Land lot(s) 947, District 18, Section 2 & Parcel(s) 1. Lot size: 36 acre(s). Application signed by Matt Bentley. Commission District #2.

**Z2025-73** **Shree Development, LLC** – a request for a rezoning from R-LD (residential low density) and C-H (heavy commercial) to a PRD (planned residential development) for a residential community located on Highway 92, Douglasville, 30135. Land lot(s) 967 & 973, District 18, Section 2 & Parcel(s) 1. Lot size: 10.8 acre(s). Application signed by Yashesh Shah. Commission District #2.

**S2026-01** **Spectrum of ATL, LLC** – a request for a special use permit to allow for outdoor storage located at 13950 Veterans Memorial Highway, Winston, 30187. Land lot(s) 153, District 2, Section 5 & Parcel(s) 87. Lot size: 2 acre(s). Application signed by Donnie Dean. Commission District #4.

**Z2026-02** **Jeffrey & Carolyn Filippo** – a request for a rezoning from PUD-C (planned unit development w/conditions) to R-A (residential agriculture) for a single-family home located on Country Manor Drive, Douglasville, 30135. Land lot(s) 0005, District 1, Section 5 & Parcel(s) 103. Lot size: 9.7 acre(s). Application signed by Jeffrey Filippo. Commission District #3.

**S2026-04** **Eric Jackson** – a request for a special use permit to allow an agriculturally oriented use including equestrian stables and trail riding located at 3305 Lake Monroe Road, Douglasville, 30135. Land lot(s) 111, District 1, Section 5 & Parcel(s) 57. Lot size: 11 acre(s). Application signed by Eric Jackson. Commission District #3.

**Z2026-05/**  
**S2026-06** **Arch Reuben Aniekwu** – a request for a rezoning from R-LD (residential low density) to C-H (heavy commercial) and a special use permit to allow auto sales

and service located at 11111 Veterans Memorial Highway, Douglasville, 30134. Land lot(s) 359, District 18, Section 2 & Parcel(s) 20. Lot size: 1.83 acre(s). Application signed by Reuben Aniekwu. Commission District #1.

**Z2026-07** Lithia Investments, LLC – a request for a rezoning from R-LD (residential low density), C-H (heavy commercial), C-G (general commercial) and LI (light industrial) to R-HD (residential high density) for a townhome community located on Veterans Memorial Highway, 30122. Land lot(s) 318, District 18, Section 2 & Parcel(s) 14, 15, 18, 19, 25, & 27. Land lot(s) 319, District 18, Section 2 & Parcel(s) 24. Lot size: 13.4 acre(s). Application signed by Michael Forlaw. Commission District #1.

**S2026-08** Black Horse, LLC – a request for a special use permit to allow a self-storage facility located at 13595 Veterans Memorial Highway, Winston, 30187. Land lot(s) 155, District 2, Section 5 & Parcel(s) 14. Lot size: 5 acre(s). Application signed by Shamaiz Rupani. Commission District #4.

**S2026-09** Ana Salazar – a request for a special use permit to allow outdoor storage of landscaping equipment located at 11411 Veterans Memorial Highway, Douglasville, 30134. Land lot(s) 541, District 18, Section 2 & Parcel(s) 4. Lot size: 1.25 acre(s). Application signed by Ana Salazar. Commission District #1.

**OTHER BUSINESS**

**UDC AMENDMENTS**

Adoption of the updated zoning map, including

- Parcels with unvested zoning, which will revert back to their prior zoning classification

This is item was deferred to the January 6, 2026 meeting.