

MEMORANDUM

TO: Planning & Zoning Board & Board of Commissioners

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

DATE: 12/29/2025

RE: Meeting Scheduled for **Tuesday, February 3, 2026**
6:00 P.M.

MINUTES:

Approve minutes from the January 6, 2026 meeting.

AGENDA:

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. This application was deferred from the January 6, 2026 meeting.

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. This application was deferred from the January 6, 2026 meeting.

S2026-03 Tracy Payne – a request for a Special Use Permit to allow truck and trailer parking located on Veterans Memorial Highway, Lithia Springs, 30122. Land lot(s) 441, District 18, Section 2 & Parcel(s) 7. Lot size: 5 acre(s). Application signed by Tracy Payne. Commission District #1.

S2026-08 Black Horse, LLC – a request for a rezoning from C-H-C (heavy commercial w/conditions) to C-H (heavy commercial) and 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.

S2026-10 Craig Ray – a request for a Special Use Permit to allow an education program from the home located at 6560 Cedar Mountain Road, Douglasville, 30134. Land lot(s) 221, District 2, Section 5 & Parcel(s) 6. Lot size: 12.6 acre(s). Application signed by Craig Ray. Commission District #4.

**Z2026-11/
S2026-12** Dion Holmes – a request for a rezoning from R-LD (residential low density) to C-H (heavy commercial) and a Special Use Permit to allow a rage room located 3497 Hwy. 5, Douglasville, 30135. Land lot(s) 127, District 2, Section 5 & Parcel(s) 203. Lot size: 1 acre(s). Application signed by Dion Holmes. Commission District #4.

Z2026-13 Meadow Hill, LLC – a request for a rezoning from R-A(residential agriculture) to PRD (planned residential development) for a residential subdivision located on Maroney Mill Road, Douglasville, 30135. Land lot(s) 454, District 18, Section 2 & Parcel(s) 10, Land lot(s) 455, District 18, Section 2 & Parcel(s) 1, Land L0t(s) 547, District 18, Section 2 & Parcel(s) 4. Land lot(s) 554, District 18, Section 2 & Parcel(s) 1. Lot size: 64 acre(s). Application signed by Shane Martin. Commission District # 1.