



## Meeting Minutes Planning & Zoning Commission Public Hearing

*Johnnie Purify, Chairperson  
Randall Madison, Wanda McDaniel,  
Jim Taylor, Roy Wade, Kelly Fisk & Kristopher Boyd*

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Tuesday, May 27, 2025

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181  
Atlanta Street

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**Zoom Meeting: <https://us06web.zoom.us/j/88554986071?pwd=4a4ff49ZVgh5w3yKpbFsWgeGchM9Oj.1>**

### 1. Call to order/ Roll Call.

This meeting was called to order by Planning and Zoning Commission Chair, Johnnie Purify.

### 2. Approval of Planning and Zoning Minutes

04.28.2025 Planning and Zoning Public Hearing Minutes

A motion was made by Board Member - P&Z Wade, seconded by Board Member - P&Z Fisk, that the minutes from the April 28, 2025 Planning and Zoning Commission public hearing be approved. The motion carried unanimously.

PZ minutes 5/8/25

A motion was made by Board Member - P&Z Wade, seconded by Board Member - P&Z Fisk, that the minutes from the May 8, 2025 Planning and Zoning work session be approved. The motion carried unanimously.

### 3. Regular Agenda

Rezoning Request to rezone an approximate 4.9-Acre Tract from R-20 to PUD-R. The property is located at 3720 and 3716 Powder Springs Rd, within land lots 833 and 870, 19th District, 2nd Section, Cobb County, Georgia. PINs: 19087000010, 19087000150.

Tina Garver, Planning consultant introduced the application on behalf of the city. Staff recommended denial of the application.

Mr. Parks Huff presented the application on behalf of the applicant. Mr. Huff provided an update regarding meetings with adjacent property owners and requested that the application be tabled until the next Planning and Zoning Commission meeting.

A motion was made by Board Member - P&Z Madison, seconded by Board Member - P&Z Boyd, that this Rezoning PZ 25-005 be tabled to the Planning & Zoning Commission Public Hearing, on 6/30/2025. The motion passed with an unanimous vote.

Rezoning. For a 9.3-acre tract, to rezone from R-20 (county) to PUD-R

(city). The property is located at Old Horse Shoe Bend Road at Barrett Pwky., within land lot 691, 2nd section, Cobb County Georgia. PIN: 19069100070 and 19069100010. Applicant: Traton, LLC.

Tina Garver, Planning consultant introduced the application on behalf of the city and stated that the applicant is requesting that the application be tabled for one month.

A motion was made by Board Member - P&Z Madison, seconded by Board Member - P&Z Boyd, that this Rezoning PZ 25-005 be tabled to the Planning & Zoning Commission Public Hearing , on 6/30/2025. The motion passed with an unanimous vote.

Rezoning. For a 6.26-acre tract, to rezone from CRC to PUD-R. The property is located at 3200 Powder Springs Road, within land lots 866 and 867, 2nd section, Cobb County Georgia. PIN: 19086700050. Applicant: Kenneth Ellsworth

Motion to Table to June 2, 2025 Council Meeting

Tina Garver, Planning consultant introduced the application on behalf of the city. Staff recommended that the application be denied based on the future land use map or approval in part allowing an alternate site plan showing middle missing housing and developed by TSW.

The applicant, Kenneth Ellsworth and Michael Pallazone presented their application. The applicant stated they would like to continue with site plan and application as presented.

The Public Hearing was held, one member of the public, Zina Holt, a resident of an adjacent neighborhood spoke regarding a request to add sidewalks and barriers from back yards along Pine Grove Road by Pine Bluff subdivision.

Tina Garver answered that development of the site will require sidewalks and landscaping along Pine Grove per the Unified Development Code. Additionally that per the applicant's site plan fronts of the buildings will face Pine Grove Road.

A motion was made by Board Member - P&Z Taylor, seconded by Board Member - P&Z Wade, that this Rezoning PZ 25-007 be recommended for denial to the Council Work Session, on 5/28/2025. The motion passed with an unanimous vote.

Variance. To allow development in the floodplain, future conditions flood and/or adjacent area. The property is located at 5525, 5535 and 5500 Elliott Road within land lots 598, 599, 660, 661, 19th district, 2nd Section, Cobb County, Georgia. PIN: 19067400030, 19066000050 and 19066000060.

A motion was made by Board Member - P&Z Wade, seconded by Board Member - P&Z McDaniel, that this Variance PZ 25-008 be tabled to the Planning & Zoning Commission Public Hearing , on 6/30/2025. The motion passed with an unanimous vote.

## 6. Adjourn

A motion was made by Board Member - P&Z Taylor, seconded by Board Member - P&Z McDaniel, that the meeting be adjourned. The motion passed with an unanimous vote. The meeting was adjourned at 7:29 pm.