

Minutes
Planning and Zoning Work Session
February 12, 2026

Note: JoAnna Robinson transcribed these minutes. These minutes are a summation of the events of the meeting and not intended to be a verbatim transcription of the meeting.

John Partton convened the Planning & Zoning Commission work session at 7:12pm with the following members present: James Taylor, Randall Madison, Roy Wade, Kristopher Boyd, Kelly Fisk with Wanda McDaniel absent for this session.

January 8, 2026 minutes were passed out (typed up physical copies) and Planning and Zoning Commission read over them. No corrections needed to be made to notes per Planning and Zoning Commission.

Staff mentioned that the two cases that was discussed in the work session in early January will carry forward to our next Public Hearing.

The Commission considered the following item:

Variance – PZ26-004

Owner/Applicant	Mr. Robert Taylor (The Windscreen Factory)
Location	4420 Macedonia Road
Current Zoning	Residential (R-20)
Proposed Use	Variance
Purpose	To build a 8-foot wooden privacy fence on the west side of property to screen his business elements from the neighbors.

Before Mr. Taylor introduced himself, Staff did state that this is a continuation of a legally non-conforming use. This is a commercial use that is in a R-20 zoning and they will need a Variance for a fence that is higher than 6 feet.

Mr. Taylor was asked by the Planning and Zoning Commission “what is this fence is going to be made out of?” Mr. Taylor replied, “it will be a wooden, privacy fence.”

Mr. Robert Taylor gave us the background on his property. When he bought the property a few years ago, it was a called ABC Awning which was a fabric structure business. He took it over and expanded upon it. The prior owner owned this lot and the property adjacent to it. Mr. Taylor bought the lot that had the building and strip in front of the road. The prior owner then sold the adjacent lot to a developer, and they built a residential neighborhood. The Applicant mentioned that there is a 25 ft buffer that separates his property from this neighborhood.

Next, the present conditions of the fence were talked about. The original chain link fence is rusted, falling apart. Mr. Robert did mention that he is looking to install this fence due to how the houses in the neighborhood sit. They are elevated higher than his property and they can look into his property quite easily and he can see into theirs, hence why he is seeking a 8-foot fence instead of a 6-foot fence.

The Planning and Zoning Commission asked if he was planning landscaping. Mr. Taylor did say that he will be adding trees to the front and side of the property.

Staff did mention that when the area was annexed in, Cobb DOT approval will be needed for any improvements. Staff will give a copy of the case file so Applicant can follow up on it.

Mr. Taylor mentioned on the east side of his property, it has a 8-foot privacy fence that has been existing for a long time before he bought the property. Some of that was falling apart and he repaired it. The neighbors appreciated it very much. He just wants to match the left side to the right side. The chain-link will stay installed in the front.

The Planning and Zoning Commission did ask if it has been noted that there is an existing 8- foot fence on the right side of the property in his application. Staff replied, “we will double check for that.”

The Planning and Zoning Commission wanted to know if there was any disapproval from any people on the right-hand side of his property. Mr. Taylor did mention that there was a female citizen that was upset because she believes that the Applicant was building on her property. Mr. Robert did state that he didn't have the property surveyed when he first bought it. He didn't know where his property line was. However, when the surveyor was out in December 2025, he found out that his fence is 2 feet inside of his property line. At that time that the surveyor was on his property, the female citizen did ask the surveyor to stake her property line as well.

The HOA buffer was talked about. Such as who cares for it (HOA). The Planning and Zoning Commission did ask Applicant if he is cutting trees for this fence. Mr. Robert replied, “no”. Staff told Mr. Taylor that the Public Hearing is February 23rd. Staff dismisses everyone at 7:40pm.

