



Meeting Minutes Planning & Zoning Commission

Monday, June 24, 2024

7:00 PM

Patricia C. Vaughn Cultural Arts Center | 4181
Atlanta Street

Zoom Meeting: [https://us06web.zoom.us/j/88088532038?](https://us06web.zoom.us/j/88088532038?pwd=cUvTJOSNNCOFGIVaEZgrubAaCbJ65L1)

[pwd=cUvTJOSNNCOFGIVaEZgrubAaCbJ65L1](https://us06web.zoom.us/j/88088532038?pwd=cUvTJOSNNCOFGIVaEZgrubAaCbJ65L1)

Meeting ID: 880 8853 2038. Passcode: 279846. Join by phone: 646-931-3860.

1. Call to order/ Roll Call.

The meeting was called to order at 7:00PM by Chairman Purify. Attendance: Johnnie Purify, Randall Madison, Jim Taylor, Roy Wade (zoom), Kristopher Boyd and Kelly Fisk were the commissioners in attendance. Shaun Myers, Wayne Wright (zoom), Phylis Calloway (zoom), and Tina Garver (zoom) were staff in attendance.

2. Approval of Planning and Zoning Minutes

[PZ MIN
24-007](#)

05.09.2024 Planning and Zoning Work Session Minutes

Randall Madison made a motion to approve the minutes, seconded by Jim Taylor. None opposed.

[PZ MIN
24-008](#)

05.28.2024 Planning and Zoning Public Hearing Minutes

Randall Madison made a motion to approve the minutes, seconded by Jim Taylor. None opposed.

3. Citizen Comments

There were no general public comments.

4. Regular Agenda

PZ 24-012

Special Use Request to operate a package store in CRC, per UDC table 2-3 which require package stores in CRC to have special use approval. The property is located at 4481 Hiram Lithia Springs Road SW, within land lot 1046 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19104600250.

Shaun Myers introduced staff's recommendation for APPROVAL. The applicants, Mr. Daljinder Sahdra, Mr. Balbir Sahdra, represented by Mr. Maurion Watkins, presented the special use request and addressed questions from the commission.

Public Comments: There were no public comments.

Roy Wade made a motion to APPROVE, seconded by Kristopher Boyd. None opposed. Motion to

approve passed 6:0.

[PZ 24-023](#)

Special Use Request for a privacy fence at the road frontage. The Property is located at 3401 Redwood Forest LN SW, within land lot 821, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19082100470

Shaun Myers introduced staff's recommendation for APPROVAL. The applicants, Ms. Assatou Barry and Mr. Ibrahim Diallo, represented by attorney Mr. John Skelton, presented the special use request and addressed questions from the commission.

Public Comments: There were no public comments.

Jim Taylor made a motion to APPROVE, seconded by Roy Wade. None opposed. Motion to approve passed 6:0.

[PZ 24-022](#)

Variance Request. Intentional Church requests to vary the minimum acreage dedicated to the use required for a church. The property is located at 4110 Austell Powder Springs Road Suites 130 and 155, within land lots 946, 19th District, 2nd Section, Cobb County, Georgia. PIN: 19094600260

Shaun Myers introduced staff's recommendation for Denial. The applicant, Pastor Anthony Guidry, presented the variance request and addressed questions from the commission.

Public Comments:

Tyron Mitchell. 2619 Old Lost Mountain Road. Provided comments in support of the church at the proposed location.

Jim Taylor made a motion to APPROVE, seconded by Roy Wade. None opposed. Motion to approve passed 6:0.

[PZ 24-015](#)

Renewal of Special Use for a food truck park (PZ23-018 expires 7/17/2024). The property is located at 3980 & 3982 Austell Powder Springs Road, within land lot 905 of the 19th District, 2nd Section, Cobb County, Georgia.

Shaun Myers introduced staff's recommendation for Denial. The applicant, Mr. Eugene Idlett, presented the special use renewal request and addressed questions from the commission.

Public Comments: There were no public comments.

Randall Madison made a motion to APPROVE, seconded by Jim Taylor. Motion to approve passed 5:1.

[PZ 24-014](#)

Rezoning Request for a 29.6-acre tract, to rezone from R-30 (county) to PUD-R (city). The property is located at 5500 Elliott Road within land lots 598, 599, 660, 661, of the 19th district, 2nd section, Cobb County Georgia. PIN: 19066000060.

Shaun Myers introduced staff's recommendation to Approve. Kevin Moore, attorney for Traton Homes presented the rezoning request and development proposal and addressed questions from staff and the commission.

Public Comments: There were no public comments.

Jim Taylor made a motion to APPROVE, seconded by Kristopher Boyd. Motion to approve passed 6:0.

[TMP 24 -282](#)

Shaun Myers introduced staff's recommendation for APPROVAL and addressed questions from the commission.

Public Comments: There were no public comments.

Kelly Fisk made a motion to APPROVE, seconded by Randall Madison. None opposed. Motion to approve passed 6:0.

[PZ 24-017](#)

Rezoning Request of a 17.7-acre tract, and rezone from NRC (county) to LI (city). The property was previously annexed via GA General Assembly HB 1500. The property is located at 3969 & 3989 Flint Hill RD within land lot 911, of the 19th district, 2nd section, Cobb County Georgia. PINs: 19091100020, 19091100060

Shaun Myers introduced staff's recommendation to Table for the completion of the requested studies.

Public Comments: There were no public comments.

Randall Madison made a motion to Table, seconded by Kristopher Boyd. None opposed

[PZ 24-020](#)

Rezoning Request and for a 18.22-acre tract, to rezone from R-30 to PUD-R. The property is located at 5535 + 5551 Powder Springs Dallas Road within land lots 734, 735, 746 of the 19th district, 2nd section, Cobb County Georgia. PIN: 19073400030, 19074600050.

Shaun Myers introduced staff's recommendation to Table for site plan revisions per the commissions previous feedback.

Public Comments:

Kelly Goff, Powder Springs Dallas Road, adjacent to the development site. Had questions about the decel lane interacting with he drive way.

Staff explained that the deceleration lane is planned in the public r-o-w. Dates for the future dates were shared so the applicant can participate when the case is up for consideration.

Kristopher Boyd made a motion to Table, seconded by Jim Taylor. None opposed.

[PZ 24-021](#)

Floodplain Variance for a 18.22-acre tract, to rezone from R-30 to PUD-R. The property is located at 5535 + 5551 Powder Springs Dallas Road within land lots 734, 735, 746 of the 19th district, 2nd section, Cobb County Georgia. PIN: 19073400030, 19074600050.

Shaun Myers introduced staff's recommendation to Table for site plan revisions per the commissions previous feedback.

Public Comments:

Kelly Goff, Powder Springs Dallas Road, adjacent to the development site. Had questions about the decel lane interacting with he drive way.

Staff explained that the deceleration lane is planned in the public r-o-w. Dates for the future dates were shared so the applicant can participate when the case is up for consideration.

Kristopher Boyd made a motion to Table, seconded by Jim Taylor. None opposed.

5. Executive Session, if called for the purposes of Personnel, Real Estate or Litigation Matters

There was no executive session called.

6. Adjourn

Jim Taylor made a motion to adjourn at 9:21PM, seconded by Kristopher Boyd. None opposed.