



**DOUGLAS COUNTY PLANNING & ZONING BOARD  
AND  
BOARD OF COMMISSIONERS  
MEETING AGENDA**

**February 3, 2026**

**APPROVAL of MINUTES**

Approve the 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.
- Z2026-14/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.

**OTHER BUSINESS**

**ADJOURN**