



# PLANNING & ZONING BOARD MEETING

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## AGENDA

December 20, 2022, 7:00 PM  
ZOOM

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### A. CALL TO ORDER

### B. ROLL CALL

### C. APPROVAL OF SEPTEMBER 2022 MEETING MINUTES.

#### ***PUBLIC HEARING:***

*Any member of the public may address the Planning and Zoning Board, during the time allotted for public hearing. Each attendee will be allowed 3 minutes. If your public comment contains a series of questions, please provide those questions to staff in writing on the Public Comment Card (Staff) prior to the meeting. This will facilitate follow-up by the Board or Staff. The Planning and Zoning Board desires to allow an opportunity for public comment; however, the business of the Board must proceed in an orderly and timely manner.*

### D. OLD BUSINESS

### E. NEW BUSINESS

1. **PUBLIC HEARING:** The Mayor and City Council will consider amending the zoning map to rezone the properties located at 572 Woodland Avenue (18 047 32 007), 582 Woodland Avenue (18 047 32 002), 586 Woodland Avenue (18 047 32 006), 590 Woodland Avenue (18 047 32 005), 596 Woodland Avenue (18 047 32 004), 600 Woodland Avenue (18 047 32 009), 606 Woodland Avenue (18 047 32 008) and 616 Woodland Avenue (18 047 34 001) Scottdale, GA 30079 (within the City of Clarkston) from I- Light Industrial to NR-CD Neighborhood Residential Community Development District.

### F. OTHER BUSINESS

1. To discuss the proposed 2023 Planning and Zoning Board meeting schedule.

### G. ADJOURNMENT

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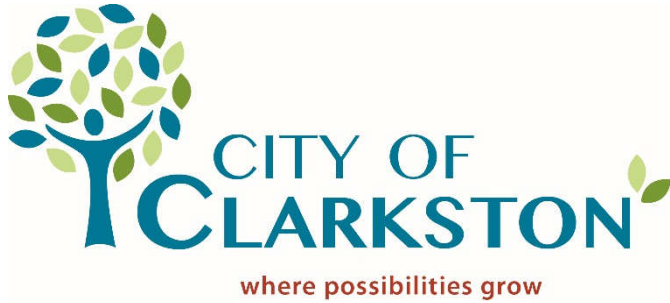
#### Join Zoom Meeting

<https://us02web.zoom.us/j/87129352968?pwd=MWkzMTVhRkFk2UHpqNFoxQW5LSUpRQT09> or by telephone at (301) 715 8592

Meeting ID: 871 2935 2968

Dial by your location

**+1 301 715 8592 US (Washington DC)**  
**+1 312 626 6799 US (Chicago)**  
**+1 646 558 8656 US (New York)**  
**+1 253 215 8782 US (Tacoma)**  
**+1 346 248 7799 US (Houston)**  
**+1 669 900 9128 US (San Jose)**



# PLANNING & ZONING BOARD MEETING MINUTES

September 20, 2022, 7:00 PM

## MINUTES

**A. CALL TO ORDER:** The meeting was called to order at 7:03PM.

**B. ROLL CALL:** Chair Charles McFarland, Herbert Clark, Lisa Williams, Vice Chair Felicia Weinert, Birendra Dhakal.

**C. APPROVAL OF JUNE 2022 MEETING MINUTES:** Charles McFarland called for a motion to approve the June 2022 meeting minutes. Birendra Dhakal made the motion to approve, Lisa Williams seconded, and the motion passed 5/0/0.

### **D. NEW BUSINESS**

**PUBLIC HEARING:** To consider a variance request from Doug Steverson/Rajen Sheth of Boardwalk Development Group to eliminate (the) parking requirement and reduce the landscape buffer from 50' to 10'. The subject properties are located at 795, 801 and 803 Glendale Road, Scottdale, GA (City of Clarkston, GA) 30079 zoned I-Light Industrial.

Chairman McFarland read the public hearing criteria and the variance requests. CM/PED Director Qawiy gave an overview of the variance requests and the variance criteria for the locations of 795, 801, 803 Glendale Road. The representatives for the variance requests were introduced by CM/PED Director Qawiy; Jeff Haymore-land use attorney Rajen Sheth-CEO of Boardwalk Group, and Ildle Robles.

The applicants made a presentation of the variance request. A clarifying statement was made by the applicants that the request was not to eliminate the parking requirements, but to reduce to 20 spaces.

According to the applicants and the presentation, there are 48,000 storage facilities in the United States. 2600 storage facilities are currently under construction. 93% are at capacity.

The request is to construct a Class A two (2) bath, two (2) elevator professional space that will open from 9AM -6PM. The lights will be triggered when a customer enters the facility and a specific floor.

The building will remain in the current location of existing foundation. There are currently no barriers between the residential and light industrial zoning. Three (3) trees exist in the 50' landscape buffer zone.

\CM/PED Director Qawiy made a correction to the square footage on the presentation from 25,000 square feet to 125,000 square feet with 5 floors. (25,000 x5)  
62.5 parking space are required, with 20 spaces requested by the applicant.

The parcels are currently under contract. The applicants are required to maintain an access easement for the cell tower currently located at 799 Glendale Road.

Chairman McFarland opened the public hearing.

Amy Medford spoke against the requests. Detailing that she is against increasing pavement and removing the requirements of the landscaped buffer. She also mentioned that the city currently has a moratorium on storage facilities. The hardship is a self-created one by the applicant stated Amy Medford.

With no additional speakers from the public, Chairman McFarland closed public comment.

Lisa Williams asked about the number of units for the proposed storage facility and that she does not understand the hardship. She also inquired about the ownership of the cell tower, the maximum height requirement, whether or not all residential community members had been notified and are there any additional residential communities in the vicinity.

CM/PED Director Qawiy commented that there is a residential community across from the proposed development. 600 units will be constructed. The applicant is requesting 8-10 parking spaces. The applicants are requesting to design for 20 spaces.

Felicia Weinert and Birendra Dhakal inquired about the number of parking spaces that would be available for U-hauls. The applicants responded none.

Felicia Weinert also made a remark about the facility that is .05 mile away at I-285 and Church Street.

Charles McFarland inquired about the statement made by the applicant that the rezoning of the adjacent property to NR-3 has created a hardship. The response from the applicant was that the area is light industrial, and the rezoning to NR-3 created the hardship. Lisa Williams asked about additional residential in the area. CM/PED Director Qawiy responded by stating that a residential community is across from the proposed site.

Herbert Clark questioned the economic advantage for the residents that are on fixed incomes and is it cost effective for the citizens. He also questioned whether a 600-unit facility is needed.

The applicant stated that without the approval of the variance requests the development cannot be constructed per their need.

With no additional discussions from the Board and the applicants, Chairman McFarland called for a motion.

Lisa Williams made the motion to deny the variance requests, seconded by Felicia Weinert and the motion passed 4/0/1. Birendra Dhakal abstained.

**E. ADJOURNMENT:** Charles McFarland called for a motion to adjourn. Felicia Weinert made the motion to adjourn, seconded by Herbert Clark. The meeting was adjourned at 7:55PM.

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**RZ 22-01**

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**Prepared by:** Katherine B. Hernandez  
Planning & Economic Development Manager

**Applicant:** City Council -Clarkston

**Request:** Rezoning from I-Light Industrial Zoning District to NR-CD Neighborhood Residential-Community Development Zoning District

**Location:** 572 Woodland Avenue Scottdale, GA 30079/City of Clarkston (M. Brabson)  
582 Woodland Avenue Scottdale, GA 30079/ City of Clarkston (M. Brabson)  
586 Woodland Avenue Scottdale, GA 30079/ City of Clarkston (D. Brabson)  
590 Woodland Avenue Scottdale, GA 30079/ City of Clarkston (D. Brabson)  
596 Woodland Avenue Scottdale, GA 30079/ City of Clarkston (A. Mitchell)  
600 Woodland Avenue Scottdale, GA 30079/ City of Clarkston (A. Mitchell)  
606 Woodland Avenue Scottdale, GA 30079/ City of Clarkston (A. Mitchell)  
616 Woodland Avenue Scottdale, GA 30079/ City of Clarkston (Allsouth Landscaping Group)

**Parcel ID(s):** 18 047 32 007  
18 047 32 002  
18 047 32 006  
18 047 32 005  
18 047 32 004  
18 047 32 009  
18 047 32 008  
18 047 34 001

**Purpose:** To rezone the parcels and amend the official zoning map to better align zoning with the adopted Clarkston 2040 Comprehensive Plan.

**Current Land Use:** 572, 586, 596, and 606 Woodland Avenue are vacant properties.  
582, 590, and 600 Woodland Avenue each have a single-family detached residential dwelling.  
616 Woodland Avenue has 2 (two) single-story structures.

**Sign(s) Posted:** December 1, 2022

**Planning & Zoning Meeting:** December 20<sup>th</sup>, 2022

**City Council**

**Meeting:** January 10, 2022

**Land Area:** 3.64 +/- acres

**Road Access:** Woodland Avenue

**Public Utilities:**

Water and Wastewater Treatment – Public water service connections are not currently available on the vacant lots. If additional public sewer service is warranted, it will be made available via line extensions at the developer's/property owner's expense.

**Zoning Overview:**

The current zoning of the subject properties is I – Light Industrial Zoning District. City Council proposes to rezone and amend the official zoning map to the NR-CD – Neighborhood Residential – Community Development Zoning District.

**Table 1.0** Illustrates the zoning and current land uses for the adjacent properties:

**Table 1.0**

|           | <b>Current Zoning</b>                       | <b>Current Land Use</b>                                                                                  |
|-----------|---------------------------------------------|----------------------------------------------------------------------------------------------------------|
| Northeast | I – Light Industrial<br>(City of Clarkston) | Single Family Residential<br>CSX Rail<br>(City of Clarkston)                                             |
| East      | R-75 ( DeKalb County)                       | Vacant Land<br>Single-family residential dwellings<br>Mill Creek Crossing Apartments<br>( DeKalb County) |
| South     | R-75<br>(DeKalb County)                     | Single-family residential dwelling<br>Vacant Lot<br>(DeKalb County)                                      |
| West      | C-2 (DeKalb County)                         | Small Commercial Retail<br>Fuel Stations<br>Automotive Shops<br>(DeKalb County)                          |

Additionally, the subject properties are bordered to the north and east by Woodland Avenue, to the south by North Decatur Road, and to the west by the Stone Mountain Path, Church Street, and the CSX railroad.

**Future Land Use:** Mixed Use

The Clarkston 2040 Comprehensive Plan's Future Land Use Map identifies Mixed Use areas as those compatible with diverse uses including multi-family housing, commercial, office, and urban compatible industrial uses (maker spaces, manual crafts, and breweries).

**Rezoning Review Criteria: Assessment of Application for Zoning Map Amendment**  
**(Article III, Sec. 305):**

When any request is made for a change in the zoning for any parcel of property, or when an amendment is requested to the zoning map, the following criteria points must be reviewed as follows.

**Criteria Point 1: The effect upon the health, safety, morals or general welfare of the public compared to any hardship imposed upon the individual property owner seeking rezoning should rezoning be denied.**

There will be minimal impact to the general welfare and safety of the public should the subject properties be rezoned to the NR-CD Zoning District.

**Criteria Points 2 and 3: Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.**

The NR-CD Zoning District permits a variety of housing, particularly multi-family residential dwellings. This is in line with the properties immediately east, which are single-family detached residential dwellings, vacant properties, and a multi-family residential dwelling complex (Mill Creek Crossing Apartments) which does not face Woodland Avenue. As the NR-CD District Zoning permits similar uses, the adjacent and nearby properties would be minimally impacted.

**Criteria Point 4: Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The eight (8) subject properties have reasonable economic use under the I-Light Industrial zoning district. All existing uses are currently permitted, and all may choose to develop into the various uses permitted in the I-Light Industrial zoning district.

**Criteria Point 5: Whether the zoning proposal will result in a use that may cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

**Schools:** Indian Creek Elementary School, Freedom Middle School, Clarkston High School

**Streets and Transportation Facilities:**

Should redevelopment occur on the subject properties, additional volumes of both pedestrian and vehicular traffic along Woodland Avenue, North Decatur Road, and Church Street would occur.

**Utilities and Environment:**

Future development of these subject properties under the NR-CD Zoning District will impact existing and future facilities, schools, and utilities.

**Public Safety:**

Public safety would be impacted based on an increase in population related to any proposed development on the parcels.

**Criteria Point 6: Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

There is a current temporary moratorium on car wash facilities enacted by Resolution No. 2022-29 on September 6, 2022.

***Criteria Points 7 and 8: Whether the zoning proposal is compatible with the principals of the city's long range plan as set forth in the Conceptual Master Land Use and Connectivity Plan for the City of Clarkston, a part of the Clarkston Livable Centers Initiative Study as adopted in March 2005, adopted as the city's comprehensive plan; Whether the zoning proposal is compatible with the most current adopted version of the Future Development Map of the Clarkston Comprehensive Plan***

The subject properties are not addressed in the Clarkston Livable Centers Initiative Study adopted in 2005 as they were not part of the city limits of Clarkston at this time.

The subject properties are within an area identified as Mixed Use on the Future Land Use Map in the Clarkston 2040 Comprehensive Plan (Plan) adopted in 2016 and updated in 2021. The Mixed-Use land designation promotes diverse uses such as multi-family housing, commercial, office, and urban compatible industrial uses. The proposed rezoning to the NR-CD Zoning District is in line with the Mixed-Use land designation found in the Plan as it allows for the development of a variety of multi-family housing.

The Plan also discusses the community's desire to attract more homeowners as well as outlining housing policies and priorities that support the enhancement of existing housing stock and the development of affordable housing. It is reasonable to determine that a rezoning to the NR-CD Zoning District has the possibility to support these policies and priorities as large adjacent parcels have the potential to attract multi-family housing development.

A rezoning of these subject properties from the I- Light Industrial Zoning District to the Neighborhood Residential – Community Development Zoning District is in conformance with the Clarkston 2040 Comprehensive Plan Future Land Use Map. The proposed rezoning is compatible and minimally disruptive to the R-75 Zoning District properties in the adjacent portion of DeKalb County. It is also minimally disruptive to the existing business north of the subject properties as they do not share streets for entry and exit. It also aligns with the housing policies and priorities found in the Clarkston 2040 Comprehensive Plan.

**Recommendation:**

Staff recommends **approval** of the rezoning request and to amend the official zoning map from I– Light Industrial Zoning District to **Neighborhood Residential – Community Development Zoning District** for the subject properties.

**Attachments:**

- Site Photographs
- Tax Map
- Current Zoning and Future Land Maps
- Aerial Map of location



**RZ 22-01**  
Site Photos



596 Woodland Avenue Scottdale , GA 30079



582 Woodlad Avenue Scottdale, GA 30079



**RZ 22-01**  
Site Photos



586 Woodland Avenue Scottdale, GA 30079



590 Woodland Avenue Scottdale, GA 30079



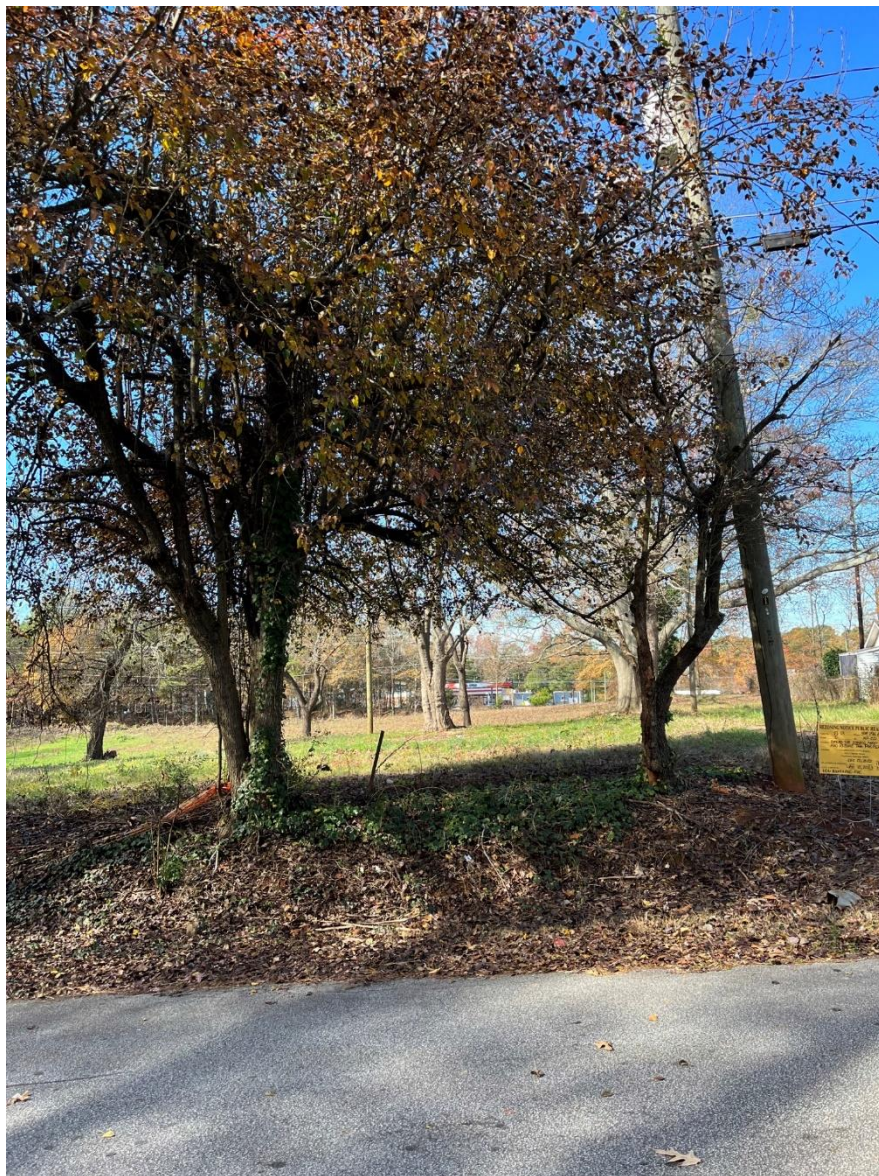


596 Woodland Avenue Scottdale, GA 30079



600 Woodland Avenue Scottdale, GA 30079





606 Woodland Avenue Scottdale, GA 30079



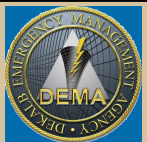
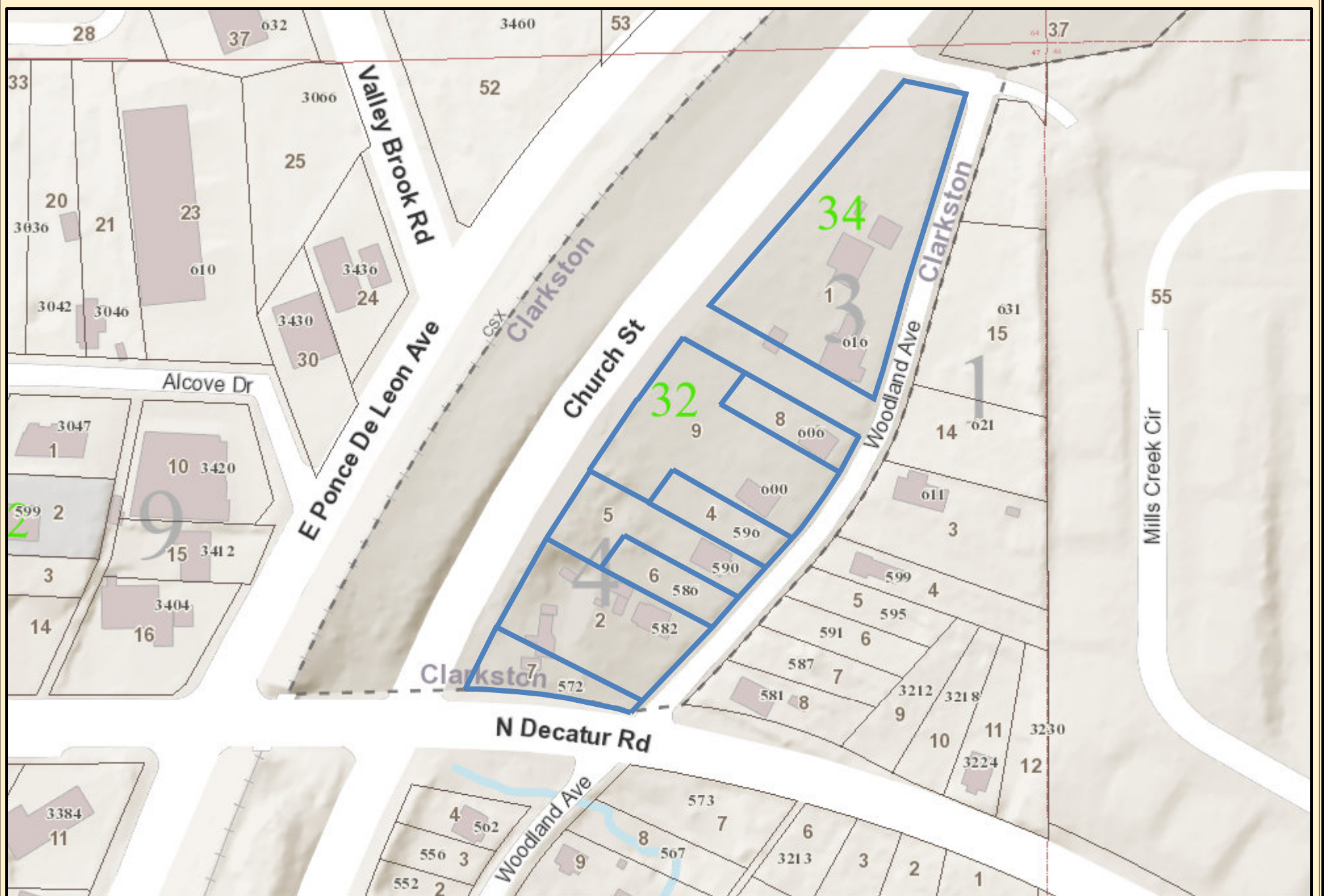
616 Woodland Avenue Scottdale, GA 30079 – Structure 1 of 2



**RZ 22-01**  
Site Photos



616 Woodland Avenue Scottdale, GA 30079 – Structure 2 of 2



## DeKalb County Tax Parcel Map



Date Printed: 11/30/2022

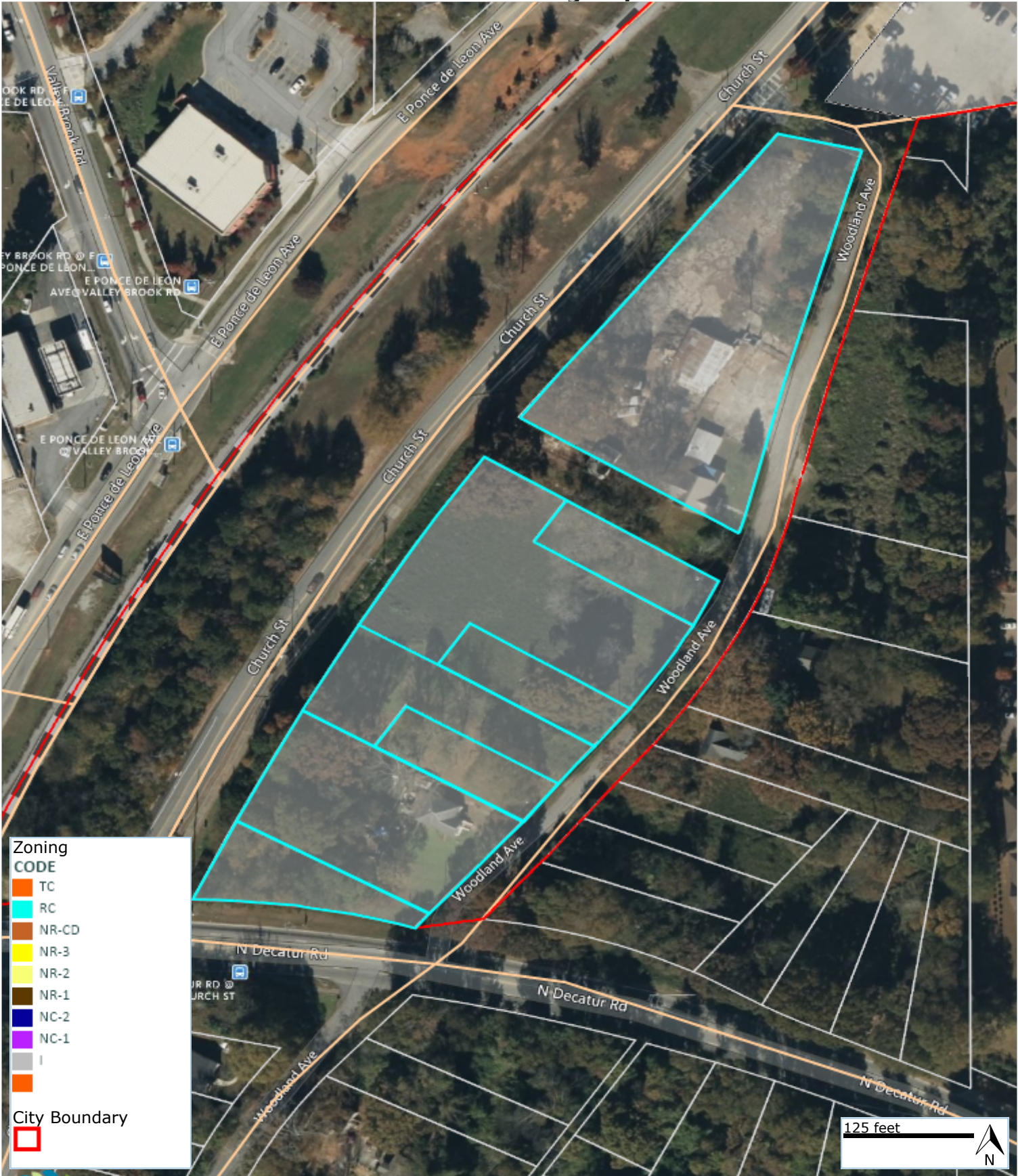


### DeKalb County GIS Disclaimer

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RZ 22-01 Zoning Map



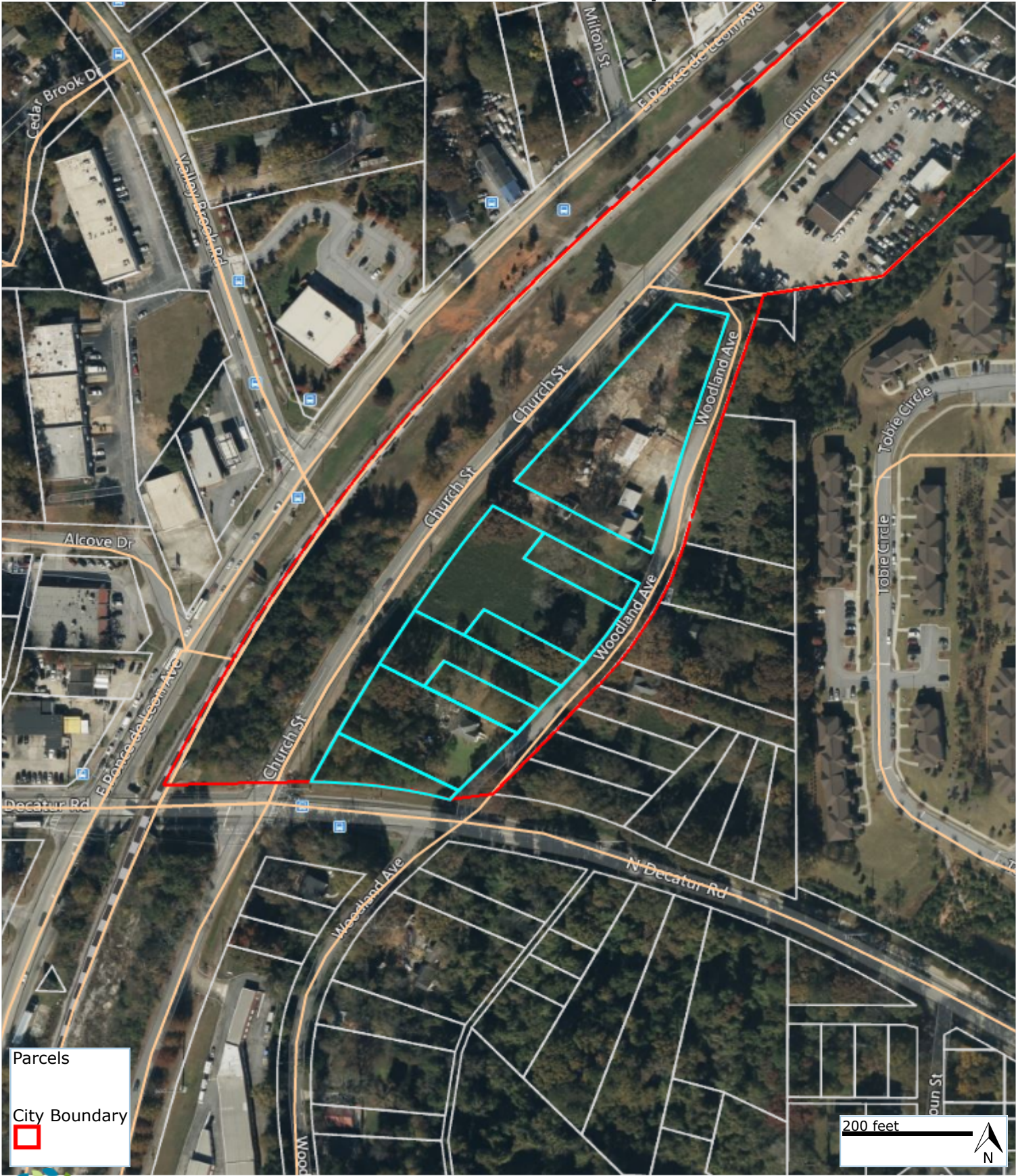


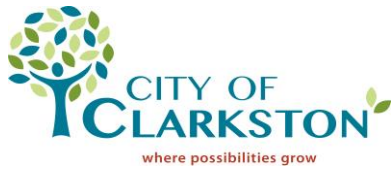
# RZ 22-01 Future Land Use Map





RZ 22-01 Aerial View Map





# Planning and Zoning Board 2023 Meetings Calendar

## 2023

| January |    |    |    |    |    |    |
|---------|----|----|----|----|----|----|
| S       | M  | T  | W  | T  | F  | S  |
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| 22      | 23 | 24 | 25 | 26 | 27 | 28 |
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| February |    |    |    |    |    |    |
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| March |    |    |    |    |    |    |
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| May |    |    |    |    |    |    |
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| July |    |    |    |    |    |    |
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| August |    |    |    |    |    |    |
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| September |    |    |    |    |    |    |
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| October |    |    |    |    |    |    |
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| November |    |    |    |    |    |    |
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| December |    |    |    |    |    |    |
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| 17       | 18 | 19 | 20 | 21 | 22 | 23 |
| 24       | 25 | 26 | 27 | 28 | 29 | 30 |
| 31       |    |    |    |    |    |    |

Planning / Zoning Mtg. | 3rd Tuesday each month\*

\*City Hall | 3921 Church Street | 7pm

Code Compliance Court | 3rd Wednesday each month-4PM

HPC Meetings | 3rd Wednesday of each month= 10AM



# Application Submittal Deadlines Public Hearing/Meeting Schedule 2023

| Application Filing/Submittal Cycle Deadline | Completeness Deadline (3 days) * | P & Z Public Hearing/ Meeting ** | HPC Public Hearing/ Meeting*** | City Council Work Session Meeting | City Council Public Hearing/Regular Meeting **** |
|---------------------------------------------|----------------------------------|----------------------------------|--------------------------------|-----------------------------------|--------------------------------------------------|
| November 16, 2022                           | November 21, 2022                | December 20, 2022                | December 21, 2022              | January 3, 2023                   | January 10, 2023                                 |
| December 14, 2022                           | December 19, 2022                | January 17, 2023                 | January 18, 2023               | January 31, 2023                  | February 7, 2023                                 |
| January 18, 2023                            | January 23, 2023                 | February 21, 2023                | February 22, 2023              | February 28, 2023                 | March 7, 2023                                    |
| February 15, 2023                           | February 20, 2023                | March 21, 2023                   | March 22, 2023                 | March 28, 2023                    | April 4, 2023                                    |
| March 15, 2023                              | March 20, 2023                   | April 18, 2023                   | April 19, 2023                 | April 25, 2023                    | May 2, 2023                                      |
| April 12, 2023                              | April 17, 2023                   | May 16, 2023                     | May 17, 2023                   | May 30, 2023                      | June 6, 2023                                     |
| May 17, 2023                                | May 22, 2023                     | June 20, 2023                    | June 21, 2023                  | June 27, 2023                     | July 6, 2023                                     |
| June 14, 2023                               | June 19, 2023                    | July 18, 2023                    | July 19, 2023                  | July 25, 2023                     | August 3, 2023                                   |
| July 12, 2023                               | July 17, 2023                    | August 15, 2023                  | August 16, 2023                | August 29, 2023                   | September 5, 2023                                |
| August 16, 2023                             | August 21, 2023                  | September 19, 2023               | September 20, 2023             | September 26, 2023                | October 2, 2023                                  |
| September 13, 2023                          | September 18, 2023               | October 17, 2023                 | October 18, 2023               | October 31, 2023                  | November 9, 2023                                 |
| October 18, 2023                            | October 23, 2023                 | November 21, 2023                | November 22, 2023              | November 28, 2023                 | December 5, 2023                                 |
| November 15, 2023                           | November 20, 2023                | December 19, 2023                | December 20, 2023              | TBD                               | TBD                                              |
| December 13, 2023                           | December 18, 2023                | January 16, 2023                 | January 17, 2023               | TBD                               | TBD                                              |

## NOTES:

If application submittal deadlines fall on a weekend, the application shall be submitted on the business day prior to the weekend. \* No application agenda items may be added to packets or agendas without a review for completeness by the Planning and Economic Development Department. Applicants may present additional material at the public hearing (3<sup>rd</sup> Tuesday of month), but any revised site plan must be reviewed and added to following month's agenda.

\*\* Planning & Zoning public hearings are held at 7:00 P.M. in the Clarkston City Hall, Clarkston, GA. *(unless notified differently)* \*\*\* Historic Preservation public hearings are held at 10:00 AM in the Clarkston City Hall Annex, Clarkston, GA. *(unless notified differently)* \*\*\*\* City Council regular meetings are held at 7:00 P.M. in the Clarkston City Hall, Clarkston, GA. *(unless notified differently)*