

MINUTES OF
THE PLANNING & ZONING BOARD OF CLARKSTON, GEORGIA
HELD IN PERSON AND BY TELECONFERENCE, ZOOM AUDIO/VIDEO
IN SAID CITY ON TUESDAY, FEBRUARY 17, 2026

On Tuesday, February 17, 2026 at 7:00 PM, the Planning & Zoning Commission of Clarkston, Georgia met in a Work Session in-person and by teleconference, Zoom Audio/Video in said City. Mayor Beverly Burks called the meeting to order. The following members of the Planning & Zoning Commission were present: Vice Mayor Debra Johnson and Councilmembers Sharifa Adde; Yterenickia Bell; Jamie Carroll; Susan Hood; and Mark Perkins. Absent: None. The following City staff were present: ChaQuias Miller- Thornton (City Manager); Tomika R. Mitchell (City Clerk); Yolanda McGhee (Equity, Diversity, and Inclusion Officer); Christine Hudson (Police Chief); Richard Edwards (Planning and Economic Development Director); and Laura Moore (City Attorney).

NOTE: Items appearing in these minutes are in the order they were discussed, not necessarily in the order they appeared on the agenda.

1. CALL TO ORDER

Chairperson Chuck McFarland called the meeting to order at 7:01p.m.

2. ROLL CALL

The following members of the Planning & Zoning Commission were present: Birendra Dhakal, Lisa Williams, and Amy Medford. The following staff members were present, Richard Edwards (Planning and Economic Development Director).

3. APPROVAL OF THE AGENDA

Amy Medford motioned to change the order of the agenda. Moving new business Item B. Review and recommendation of CUP2026-001, a Conditional Use Permit (CUP) for a community center at 3688 West Smith Street (Parcel ID: 18 119 01 017) to Item A. Moving new business item A. Review and consideration of PLAT2026-001 , a sketch plat for 13 single-family homes at 905, 911, 917, 929, & 935 Mell Avenue (Parcel ID: 18 097 10 048, 047, 046, 059, and 050). to item B. Motion seconded by Lisa Williams. Motion passed (4-0).

4. ELECTION OF OFFICERS

A. Chairperson

Lisa Williams motioned to nominate Chuck McFarland as chairperson. Motion seconded by Birendra Dhakal. Motion passed (4-0)

B. Vice-Chairperson

Chairperson Chuck McFarland motioned to nominate Amy Medford as Vice Chairperson. Motion seconded by Birendra Dhakal. Motion passed (4-0).

5. MEETING MINUTES

A. Approval of the November 18, 2025 Planning & Zoning Board meeting minutes.

Amy Medford motioned to approve the November 18, 2025 Planning & Zoning Board meeting minutes. Motion seconded by Lisa Williams. Motion passed (4-0).

B. Approval of the December 16, 2025 Planning & Zoning Board meeting minutes.

Amy Medford motioned to approve the December 16, 2025 Planning & Zoning Board meeting minutes. Motion seconded by Lisa Williams. Motioned passed (4-0).

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.

6. PRESENTATIONS

None

7. OLD BUSINESS

8. NEW BUSINESS

A. Review and consideration of PLAT2026-001 , a sketch plat for 13 single-family homes at 905, 911, 917, 929, & 935 Mell Avenue (Parcel ID: 18 097 10 048, 047, 046, 059, and 050).

Richard Edwards presented the item.

Lisa Williams asked if there would be a H.O.A.

Amy Medford asked staff if the board could request 6 feet side walks from the applicant.

Public Comments Opened

There were no residents present in favor of the development.

Byron Delgado - Spoke in opposition to the development.

Public Comments Closed

Amy Medford asked for clarification of the parking impact study.

Chairperson McFarland motioned to approve PLAT2026-001 , a sketch plat for 13 single-family homes at 905, 911, 917, 929, & 935 Mell Avenue (Parcel ID: 18 097 10 048, 047, 046, 059, and 050). The motion was seconded by Briendra Dhakal. Motion passed (4-0)

B. Review and recommendation of CUP2026-001, a Conditional Use Permit (CUP) for a community center at 3688 West Smith Street (Parcel ID: 18 119 01 017).

Richard Edwards presented the item, and recommended approval of the CUP for a community center at 3688 West Smith Street with the following conditions: (1) The development shall be substantially similar to the site plan dated October 23, 2025. (2) The architectural elevation shall be substantially similar to the plan dated October 23, 2025. (3) A 6'1 fence shall be installed along the property line abutting 3664 West Smith St and 4324 E Ponce de Leon Avenue to prevent light spillage from vehicles into residential properties. (4) The developer shall install a minimum 3-foot continuous row of evergreen shrubs along the parking spaces facing West Smith Street to prevent light spillage from vehicles into residential properties. (5) The hours of operation shall be limited to 7:00 a.m - 9: 00 p.m Sunday-Thursday and 7:00 a.m - 11:00p.m on Fridays and Saturdays.

Lisa Williams asked questions to have a better understanding of the proposed property line, proposed parking situations, and parcel modification clarifications.

Amy Medford sought clarification on the creek that is on property, and prefers an environmentalist to review the area and provide an updated report that addresses the creek that runs along the front edge of the property.

Chairperson McFarland agreed with Amy Medford, and recommended a report that addresses the creek that runs along the front edge of the property.

The applicant asked the board questions related to how the proposed development would impact environmental aspects of the area.

Lisa Williams asked the board if the applicant could not move forward with the recommended study from the Planning and Zoning Commission, and take the

development proposal directly to city council.

PUBLIC COMMENTS

Amssale Denbel— Owns an adjacent property, and has dreamed of new development to be in the area, and in favor of the development.

Widdi Turner — Expressed concerns about traffic impacts and compatibility with the surrounding residential street, and requested a requirement a peak traffic evaluation from the developer, and to consider compatibility before determining if the use is appropriate for the location. The resident is not in favor of the development.

Michele Maserjian — Expressed concern about the economic benefit of the proposed enterprise. The resident is not in favor of the development.

Mitchell Hudson — Shared how the creek that is near his property does retain large amounts of water periodically after it rains, and would like to see an environmental study. The resident is not in favor of the development.

End of public comments.

Amy Medford asked the applicant if the customers were going to travel by foot or vehicle to the property.

Lisa Willaims asked the applicant for clarification about how the community center would operate. Specifically, what types of events are expected to occur.

Amy Medford motioned to deny the application. Motion was seconded by Lisa Williams. Motion passed (4-0).

9. ADJOURNMENT

Amy Medford motioned to adjourn the meeting at 8:17 p.m. Motion seconded by Lisa Williams. Motion passed (4-0)

Councilmember Perkins made a motion to adjourn the meeting. Councilmember Bell duly seconded the motion. Mayor Burks called for the vote and declared the meeting adjourned (6-0).

The meeting was adjourned at X:XX p.m.

ATTEST:

Tomika R. Mitchell

Beverly H. Burks

City Clerk

Mayor