



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

August 31, 2021

APPROVAL of MINUTES

Approval of the August 3, 2021 Minutes

AGENDA

- Z2021-30** **GC Fairlane, LLC** – A request for a rezoning from R-A (residential agriculture) to PRD (planned residential development) for a residential subdivision located on Jacob's Road, Lithia Springs, 30122. Land lot(s) 768, District 18, Section 2 and Parcel(s) 1. Lot size: 90.1 acre(s). Application signed by James Embry. Commission District #2. **TABLED FROM THE AUGUST 3, 2021 MEETING.**
- S2021-34** **John Mahabir** – A request for a Special Use Permit Renewal to continue used auto sales, auto repair and an emission station located at 11531 Veterans Memorial Highway, Douglasville, 30134. Land lot(s) 638, District 18, Section 2 and Parcel(s) 1. Lot size: .46 acre(s). Application signed by John Mahabir. Commission District #1. **TABLED FROM THE AUGUST 3, 2021 MEETING.**
- S2021-39** **Tracy Payne** – A request for a Special Use Permit to allow a truck parking facility located on Veterans Memorial Highway, Douglasville, 30134. Land lot(s) 441, District 18, Section 2 & Parcel(s) 7. Lot size: 5.07 acre(s). Application signed by Tracy Payne. Commission District #1. **TABLED FROM THE AUGUST 3, 2021 MEETING.**
- S2021-35** **SBA Towers X, LLC** – A request for a Special Use Permit to allow a telecommunications tower located at 3506 Reynolds Road, Douglasville, 30135. Land lot(s) 26, District 1, Section 5 & Parcel(s) 33. Lot size: 7.95 acre(s). Application signed by Mattaniah S. Jahn. Commission District 3.
- Z2021-41** **Tidwell Construction** – A request for a rezoning from R-LD (residential low density) to LI (light industrial) for a road & parking lot striping business located at 1470 & 1478 McIntosh Road, Douglasville, 30134. Land lot(s) 735 & 744, District 18, Section 2 and Parcel(s) 7 & 24. Lot size: 1.29 acre(s). Application signed by Thomas Tidwell. Commission District #1. **TABLED FROM THE AUGUST 3, 2021 MEETING.**
- S2021-43** **Cynthai Guerrier** – A request for a Special Use Permit to allow an in-home daycare and tutoring located at 3321 Back Country Street,

Douglasville, 30135. Land lot(s) 76, District 1, Section 5 & Parcel(s) 47. Lot size: .23 acre(s). Application signed by Cynthia Guerrier. Commission District # 2.

- S2021-44** **Robbie Robinson** – A request for a Special Use Permit to allow for mini storage units located on Anneewakee Road, Douglasville, 30135. Land lot(s) 89, District 1, Section 5 and Parcel(s) 51. Lot size: 8.85 acre(s). Application signed by Robbie Robinson. Commission District #3.
- S2021-45** **Mike Noles** – A request for a Special Use Permit to allow for an accessory guest home located at 6971 Cowan Mill Road, Winston, 30187. Land lot(s) 124, District 2, Section 5 and Parcel(s) 1. Lot size: 18.3 acre(s). Application signed by Mike Noles. Commission District #4.
- S2021-46** **Kenia Lewis** – A request for a Special Use Permit to allow in-home counseling located at 3840 Bright Star Road, Douglasville, 30135. Land lot(s) 100, District 2, Section 5 and Parcel(s) 228. Lot size: .55 acre(s). Application signed by Kenia Lewis. Commission District #3.
- Z2021-47** **Bruce Rippen, D.R. Horton** – A request for a rezoning from R-LD (residential low density) & C-H (heavy commercial) to R-MD (residential mid density) for a single-family home subdivision located at 2222 Lee Road, Lithia Springs. Land lot(s) 962, District 18, Section 2 & Parcel(s) 9 & 10. Land lot(s) 918, District 18, Section 2 & Parcel(s) 2. Lot size: 81 acre(s). Application signed by Bruce Rippen. Commission District # 2.
- 2021-205735** **Larry Clark** – A request for a rezoning from C-G (general commercial) to C-H (heavy commercial) and a Special Use Permit to allow for an auto service business located at 10181 Veterans Memorial Highway, Lithia Springs. Land lot(s) 316, District 18, Section 2 & Parcel(s) 24. Lot size: .42 acre(s). Application signed by Larry Clark. Commission District # 1. **APPLICATION WITHDRAWN.**
- Z2021-50** **Stratos Properties, Inc.** – A request for a rezoning from C-G-C (general commercial w/conditions) to R-LD (residential low density) for a single-family subdivision located at 4291 Hwy. 5, Douglasville, 30135. Land lot(s) 69, District 2, Section 5 and Parcel(s) 11. Lot size: 18.16 acre(s). Application signed by Gil Campbell. Commission District #3.
- Z2021-51/S2021-52** **Phillipa Fendler** – A request for a rezoning from R-LD (residential low density) to R-A (residential agriculture) and a Special Use Permit for dog training, boarding and breeding located at 197 N. Burnt Hickory Road, Douglasville, 30134. Land lot(s) 234, District 18, Section 2 &

Parcel(s) 3. Lot size: 15.2 acre(s). Application signed by Phillipa Fendler. Commission District #1.

Z2021-53

Strategic Development Partners, LLC – A request for a rezoning from R-A (residential low density) to L-I (light industrial) for warehousing located at 1350 Six Flags Road, Lithia Springs. Land lot(s) 706, District 18, Section 2 and Parcel(s) 15 & 17. Lot size: 5.2 acre(s). Application signed by JR Wright, Jr. Commission District #2.

Z2021-54

Edward Tanksley – a request for a rezoning from R-LD (residential low density) to C-G (general commercial) for a truck driving school located at 10871 Veterans Memorial Highway, Lithia Springs, 30122. Land lot(s) 362, District 18, Section 2 and Parcel(s) 22. Lot size: .89. Application signed by Edward Tanksley. Commission District #1.

Z2021-55

Noel Dmello – A request for a rezoning from R-A (residential agriculture) to C-G (general commercial) for a hotel located at Mt. Vernon Road & Hwy. 92, Douglasville, 30135. Land lot(s) 133, District 1, Section 5 & Parcel(s) 2. Lot size: 3.32 acre(s). Application signed by Noel Dmello. Commission District #2.

OTHER BUSINESS

Amendments to the Unified Development Code
Article 3 Section 318 Travel Accommodations
Article 3 Section 348 Temporary Events

ADJOURN