



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

November 30, 2021

APPROVAL of MINUTES

Approve minutes from the November 4, 2021 meeting

AGENDA

- Z2021-68/S2021-75** **LIT Acquisitions, LLC** – A request for a rezoning from R-LD (residential low density) to LI (light industrial) for warehouses and a Special Use Permit to increase the existing impervious surface limitation in the Dog River Basin to 50% located on Bright Star Road, Douglasville, 30135. Land lot(s) 163, District 2, Section 5 and Parcel(s) 3, 13, 16. Lot size: 37.46 acre(s). Application signed by Andy Sitzler. Commission District #4. TABLED FROM THE NOVEMBER 4, 2021 MEETING.
- Z2021-69/S2021-70** **Fernando Funes** – A request for a rezoning from C-G (general commercial) to C-H (heavy commercial) and a Special Use Permit for an auto repair and body shop located at 10181 Veterans Memorial Highway, Lithia Springs, 30122. Land lot(s) 316, District 18, Section 2 and Parcel(s) 24. Lot size: .40 acre(s). Application signed by Fernando Funes. Commission District #1.
- Z2021-71** **Johnson Development Associates, Inc.** – A request for a rezoning from C-G (general commercial) to L-I (light industrial) for warehousing located at 745 Linda Lane, Lithia Springs, 30122. Land lot(s) 706/773, District 18, Section 2 and Parcel(s) 10. Lot size: 10.6 acre(s). Application signed by Rollins Turner. Commission District #2.
- S2021-72** **Terminus Allied Capital, Inc** - A request for a Special Use Permit to allow truck trailer parking storage with a guard shack and gate located on Douglas Hill Road, Lithia Springs, 30122. Land lot(s) 878, District 18, Section 2 and Parcel(s) 2 & 3. Lot size: 7.83 acre(s). Application signed by Taylor Smith. Commission District #2.
- S2021-73** **Jeremy Little** - A request for a Special Use Permit to allow an in-home photography business located at 4076 S. Shelby Lane, Douglasville. Land lot(s) 44, District 1, Section 5 and Parcel(s) 26. Lot size: .45 acre(s). Application signed by Jeremy Little. Commissioner District #3.
- S2021-74** **Douglas County** – A request for a Special Use Permit to allow for a cell tower located at 3506 Reynold Road, Douglasville, 30135. Land lot(s) 26, District 1, Section 5 and Parcel(s) 33. Lot size: 7.95 acre(s).

Application signed by Phil Shafer. Commission District #3.

Z2021-76

Vasiliy & Olga Popazoglo – A request for a rezoning from C-H-C (heavy commercial w/conditions) to C-H-C (heavy commercial w/conditions) to modify conditions to continue a landscaping business to include outdoor storage with the additional sale of landscaping materials located on 10990 Veterans Memorial Highway. Land lot(s) 316, District 18, Section 2 and Parcel(s) 2. Lot size: 3.609 acre(s). Application signed by Olga Popazoglo. Commission District #1.

OTHER BUSINESS

Article 1 Adoption, Purpose & Applicability

Article 2 Use of Land & Structure

Article 3 Restriction on Particular Uses

Article 4 Lot & Building Standards

Division I Agriculture & Residential Districts

Division II Commercial & Mixed-Use Districts

Division III Industrial Districts

Division IV Overlay Districts

Division V Supplemental Development

Article 5 Subdivisions and Planned Developments

Article 7 Signs

Article 8 Landscaping, Buffers & Tree Conservation

Article 9 Environmental Regulations

Article 10 Project Design & Construction Standards

Article 12 Procedures and Permits

Article 13 Appeals

Adopt the Official Zoning Map

ADJOURN