



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

October 3, 2023

APPROVAL of MINUTES

Approve the minutes from the September 6, 2023 meeting

AGENDA

Z2023-61

Chy Chy's Healthcare & Medical Supply – A rezoning from R-LD (residential low density) to OI (office/institute) for an office and facilities for an adult day program for individuals with developmental and physical disabilities located at 7209 North County Line Road, Lithia Springs, 30122. Land lot(s) 567, District 18, Section 2 & Parcel(s) 1. Lot size: 2.39 acre(s). Application signed by ChyChy Okoli. Commission District #1. **Tabled from the September 6, 2023 meeting.**

Z2023-62

Foxhall Investors, LLC – A request for a rezoning from R-A(residential agricultural) & MPC(Master Planned Community) to a PUD (Planned Unit Development) to revise the zoning ordinance located at 8000 Capps Ferry Road, Douglasville, 30135. Land lot(s) 33, District 3, Section 5 & Parcel(s) 1 & 2. Land lot(s) 34, District 3, Section 5 & Parcel(s) 1, 2, 3, & 4. Land lot(s) 35, District 3, Section 5 & Parcel(s) 1, 2 & 3. Land lot(s) 49, District 3, Section 5 & Parcel(s) 45, 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 94, 96. Land lot(s) 50, District 3, Section 5 & Parcel(s) 11, 16, 17. Land lot(s) 47, District 3, Section 5 & Parcel(s) 4, 7500 Foxtrotter Lane, Land lot(s) 49, District 3, Section 5 & Parcel(s) 5, 7490 Foxtrotter Lane, Land lot(s) 49, District 3, Section 5 & Parcel(s) 6, 7480 Foxtrotter Lane, Land lot(s) 49, District 3, Section 5 & Parcel(s) 7, 7470 Foxtrotter Lane, Land lot(s) 49, District 3, Section 5 & Parcel(s) 8, 7460 Foxtrotter Lane, Land lot(s) 49, District 3, Section 5 & Parcel(s) 9, 7481 Foxtrotter Lane, Land lot(s) 49, District 3, Section 5 & Parcel(s) 10, 7491 Foxtrotter Lane, Land lot(s) 49, District 3, Section 5 & Parcel(s) 11, 7841 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 12, 7851 Foxtrotter Lane, Land lot(s) 49, District 3, Section 5 & Parcel(s) 13, 7861 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 14, 7871 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 15, 7881 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 16, 7891 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 17, 7901 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 18, 7911 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 19,

7921 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 20, 7941 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 21, 7951 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 22, 7961 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 23, 7971 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 24, 7981 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 25, 7991 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 26, 8001 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 27, 8010 Topwater Trail, Land lots(s) 49, District 3, Section 5 & Parcel(s) 28. 7182 Spinnerbait Ct, Land lot(s) 49, District 3, Section 5 & Parcel(s) 29. 7172 Spinnerbait Ct, Land lot(s) 49, District 3, Section 5 & Parcel(s) 30, 7173 Spinnerbait Ct, Land lot(s) 49, District 3, Section 5 & Parcel(s) 31, 7183 Spinnerbait Ct, Land lot(s) 49, District 3, Section 5 & Parcel(s) 33. 7201 Pflueger Point, Land lot(s) 49, District 3, Section 5 & Parcel(s) 33, 7191 Pflueger Point, Land lot(s) 49, District 3, Section 5 & Parcel(s) 34, 7181 Pflueger Point, Land lot(s) 49, District 3, Section 5 & Parcel(s) 35, 7171 Pflueger Point, Land lot(s) 49, District 3, Section 5 & Parcel(s) 36, 7161 Pflueger Point, Land lot(s) 49, District 3, Section 5 & Parcel(s) 37, 7151 Pflueger Point, Land lot(s) 49, District 3, Section 5 & Parcel(s) 38, 7150 Pflueger Point, Land lot(s) 49, District 3, Section 5 & Parcel(s) 39, 7160 Pflueger Point, Land lot(s), District 3, Section 5 & Parcel(s) 40, 7180 Pflueger Point, Land lot(s) 49, District 3, Section 5 & Parcel(s) 41, 7200 Pflueger Point, Land lot(s) 49, District 3, Section 5 & Parcel(s) 42, 7860 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 43, 7840 Topwater Trail, Land lot(s) 49, District 3, Section 5 & Parcel(s) 44. Land lot(s) 49, District 3, Section 5 & Parcel(s) 45, 46, 47, 48, 49, 50, 51, 53, 54, 55, 56, 94, 95 & 96. 8287 Capps Ferry Road, Land lot(s) 50, District 3, Section 5 & Parcel(s) 2. Land lot(s) 50, District 3, Section 5 & Parcel(s) 11, 16 & 17. Land lot(s) 47, District 3, Section 5 & Parcel(s) 4. **Tabled from the September 6, 2023 meeting.**

S2023-57 Paul Richardson – A request for a Special Use Permit to allow the sale of fireworks as an accessory use located at 7297 Lee Road, Lithia Springs, 30122. Land lot(s) 571, District 18, Section 2 & Parcel(s) 29. Lot size: 1.48 acre(s). Application signed by Paul Richardson. Commission District #1. **Tabled from the September 6, 2023 meeting.**

Z2023-63 Impact Development Partners – A request for a rezoning from R-LD (residential low density) & C-H-C (heavy commercial w/conditions) to a PUD (planned unit development) for a residential and commercial development located on Lee Road, Lithia Springs, 30122. Land Lot(s) 626, District 18, Section 2 & Parcel(s) 2 & 3. Land lot(s) 667, District 18, Section 2 & Parcel(s) 1. Lot size: 20 acre(s). Application signed by John Akin. Commission District #1.

S2023-64 GOM Printing & Signs – A request for a Special Use Permit to allow the installation of a changeable copy sign in C-G (general commercial) located at 2134 Fairburn Road, Douglasville, 30135. Land lot(s) 911,

District 18, Section 2 & Parcel(s) 25. Lot size .66 acre(s). Application signed by Vanna Duong. Commission District #2.

OTHER BUSINESS

UDC Amendments

- Article 1, Section 105 – Applicability
- Article 2, Section 210, Table 2.2 – Uses Allowed in Each Zoning District
- Article 3 – Restrictions on Particular Uses
 - o Section 307 – Standards for Single Family and two family dwellings
 - o Section 313 – Accessory buildings, uses, and structures
 - o Section 318 – Travel Accommodations/ Short Term Lodging
 - o Section 322 – Car washes
 - o Section 325 – Convention Center
 - o Section 331 – Gasoline stations, truck stops and heavy truck parking facilities and convenience stores with fuel pumps
 - o Section 334 – Businesses in the home/ home occupations
 - o Section 338 – Mini warehouse and self service storage
 - o Section 340 – Personal care homes
 - o Section 344 – Mobile food vendors
- Article 4 – Lot and Building Standards
 - o Division 1 – Agricultural and Residential Districts
 - o Division 2 – Commercial and Mixed Use Districts
 - o Division 3 – Industrial Districts
 - o Division 4 – Overlay Districts
 - o Division 5 – Supplemental Design Standards
- Article 5 – Subdivisions
 - o Section 502 – Minor exempt subdivisions, minor administrative subdivisions, and major subdivisions
 - o Section 503 – Subdivision activity
 - o Section 504 – Conventional residential subdivisions
 - o Section 509 – Centralized or cluster mailboxes
- Article 6 – Parking and Loading Requirements
 - o Section 604 – Number of Parking Spaces Required
 - o Section 610 – Prohibited Parking
- Article 15 - Definitions

ADJOURN