



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

October 30, 2023

APPROVAL of MINUTES

Approve the minutes from the October 3, 2023 meeting.

AGENDA

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. **This item was tabled from the October 3, 2023 meeting.**

S2023-65 **Yahsha Yisreal** – A request for a Special Use Permit to allow tutoring from the home in the R-LD (residential low density) zoning located at 4805 Central Church Road, Douglasville, 30135. Land lot(s) 44, District 1, Section 5 & Parcel(s) 190. Lot size: .45 acre(s). Application signed by Yahsha Yisreal. Commission District #3.

Z2023-66/M2023-03 **Cameron Property Company** – A request for a rezoning from R-LD (residential low density) & LI-C (light industrial w/conditions) to LI (light industrial) and a Future Land Use Amendment from UR (urban residential) to WC (workplace center) for warehousing located on John Belt Drive, Douglasville, 30135. Land Lot(s) 642, District 18, Section 2 & Parcel(s) 4. Land lot(s) 651, District 18, Section 2 & Parcel(s) 2, 3, 4, 7 & 9. Lot size: 28.32 acre(s). Application signed by Lance Ravencraft. Commission District #1.

S2023-67 **Carlos, LLC** – A request for a Special Use Permit to allow outdoor storage of shipping containers in the HI (heavy industrial) zoning located at 11211 Veterans Memorial Highway, Douglasville, 30134. Land lot(s) 440, District 18, Section 2 & Parcel(s) 8. Lot size: 1.7 acre(s). Application signed by Jean Carlos Flores. Commission District #1.

S2023-68 **Kemiko Lawrence** – A request for a Special Use Permit to allow outdoor events from the home in the R-LD (residential low density) zoning located at 5300 Pamela Drive, Douglasville, 30135. Land lot(s) 28, District 2, Section 5 & Parcel(s) 9. Lot size: 10 acre(s). Application signed by Kemiko Lawrence. Commission District #3.

Z2023-69

Smith Douglas Homes – A request for a rezoning from R-A (residential agriculture) to R-HD (residential high density) for a townhome community located at 2616 Skyview Drive, Lithia Springs, 30122. Land lot(s) 477, District 18, Section 2 & Parcel(s) 1. Lot size: 12 acre(s). Application signed by Conner Thorpe. 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

A show-cause hearing for Brandon Glover located at 3061 Bowden Street, Lithia Springs, 30122. Land lot(s) 316, District 18, Section 2 & Parcel(s) 23 to allow an auto repair shop in the C-H (heavy commercial) zoning district. Lot size: .41 acre(s). Commission District #1. Application S2022-48.

