



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

January 7, 2025

APPROVAL of MINUTES

Approve the minutes from the December 3, 2024 meeting.

AGENDA

**M2024-
07/Z2024-
55/S2024-56**

TC Atlanta Development, Inc. - a request for a Future Land Use Map amendment from SL (suburban living) & PRC (parks, recreation & conservation) to CC (commerce center), a rezoning from R-LD (residential low density) to LI (light industrial) and a special use permit to allow a data center over 50,000 square feet, a utility substation, and exceed the impervious surface limit in the Dog River Secondary Basin. The project is located at Veterans Memorial, Mason Creek and Old Post Road. Land lot(s) 135, District 2, Section 5 & Parcel(s) 2. Land lot(s) 136, District 2, Section 5 & Parcel(s) 33. Land lot(s) 153, District 2, Parcel(s) 1, 7 & 8. Land lot(s) 154, District 2, Section 5 & Parcel(s) 22. Lot size: 164.7 acre(s). Application signed by Drew Fredrick. Commission District #4. **This application was tabled from the December 3, 2024 meeting.**

Z2024-68

DRB Group Georgia, LLC – A request for an amendment to the PUD (planned unit development) to allow 62 townhomes and 45 single-family detached homes located on Fairburn Road, 30135. Land lot(s) 109, District 1, Section 5 & Parcel(s) 133 & 134. Lot size: 12.89 acre(s). Application signed by Michael Busher. Commission District #2.

**Z2025-
01/S2025-02**

Mohammed T. Ali – A request for a rezoning from C-G (general commercial) to C-H (heavy commercial) and a Special Use Permit for a pawn shop located at 10150 Veterans Memorial Highway, Suite 10142, 30168. Land lot(s) 252, District 18, Section 2 & Parcel(s) 18. Lot size: .82 acre(s). Application signed by Mohammed T. Ali. Commission District #2.

S2025-05

Pars Car Sales, Inc. A request for a Special Use Permit to allow used car sales located at 621 Thornton Road, 30122. Land lot(s) 423, District 18, Section 2 & Parcel(s) 3. Lot size: 1 acre(s). Application signed by Hooshana Asherian. Commission District #2.

Z2025-07

C1 Growth 221, LLC – A request for a rezoning from LI-C (light industrial w/conditions) to LI (light industrial) for warehousing located at 2175 Sweetwater Industrial Boulevard, 30122. Land lot(s) 669, District

18, Section 2 & Parcel(s) 1. Lot size: 10.2 acre(s). Application signed by Rene Franco. Commission District #1.

OTHER BUSINESS

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UDC AMENDMENTS

Article 2 – Use of Land and Structures

Article 3 - Restrictions on Particular Uses

Article 4 – Building & Lot Standards

Article 5 – Subdivisions & Planned Developments

Article 7 – Sign Regulations

Article 9 – Environmental Protection

Article 10 – Project Design and Construction Standards

Article 12 – Procedures and Permits

Article 15 – Interpretation & Definitions

Appendix: Douglas County Standard Design Details

ADJOURN