



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

February 4, 2025

APPROVAL of MINUTES

Approve the minutes from the January 7, 2025 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 January 7, 2025 meeting.**

**Z2025-
03/S2025-04**

Black Horse, LLC – A request for a rezoning from C-H-C (heavy commercial w/conditions) to C-H (heavy commercial) and a Special Use Permit to allow a self-storage facility located on Campground Road, 30187. Lot size: 3.02 acre(s). Land lot(s) 155, District 2, Section 5 & Parcel(s) 14. Application signed by Shamaiz Rupani. Commission District #4.

S2025-08

Lena Ugobnwa – A request for a Special Use Permit to allow an attached accessory dwelling on less than an acre located at 1975 Woodmont Drive, 30135. Land lot(s) 156, District 1, Section 5 & Parcel(s) 150. Lot size: .29 acre(s). Application signed by Lena Ugobnwa. Commission District #2.

S2025-09

Sams, Larkin & Huff, LLP – A request for a Special Use Permit to allow a Dollar Tree store located at 900 Thornton Road, 30122. Land lot(s) 519, District 18, Section 2 & Parcel(s) 1. Lot size: 4.48 acre(s). Application signed by Allen Esses. Commission District #2.

S2025-10

Reo Buckley – A request for a Special Use Permit for a short-term rental located at 4290 Hwy. 166, 30135. Lot size: 3.71 acre(s). Land lot(s) 65, District 1, Section 5 & Parcel(s) 15. Application signed by

Reo Buckley. Commission District #3.

S2025-14

Charity Alcpagana – A request for a Special Use Permit to allow a personal care home located at 5703 Woodland Drive, 30135. Lot size: .46 acre(s). Land lot(s) 129, District 2, Section 5 & Parcel(s) 92. Application signed by Charity Alcpagana. Commission District #4.

OTHER BUSINESS

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