



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

May 6, 2025

APPROVAL of MINUTES

Approve the minutes from the April 1, 2025 meeting.

AGENDA

- Z2025-24/S2025-25** **Terry Priest** – A request for a rezoning from C-H-C (heavy commercial w/conditions) to L-I (light industrial) and a Special Use Permit to allow heavy truck parking located at 13571 Veterans Memorial Highway, 30187. Land lot(s) 155, District 2, Section 5 & Parcel(s) 63. Lot size: 9.68 acre(s). Application signed by Terry Priest. Commission District #4. **This application was tabled from the April 1, 2025 meeting.**
- S2025-31** **Lewis Clark** – a request for a Special Use Permit to allow a short-term rental located at 1726 Annette Court, Lithia Springs, 30122. Land lot(s) 843, District 18, Section 2 & Parcel(s) 41. Lot size: .43 acre(s). Application signed by Lewis Clark. Commission District #2.
- S2025-32** **Maira Mendoza** – a request for a Special Use Permit to allow a short-term rental located at 3055 Standing Rock Court, Lithia Springs, 30122. Land lot(s) 917, District 18, Section 2 & Parcel(s) 56. Lot size: .34 acre(s). Application signed by Maira Mendoza. Commission District #2.
- S2025-33** **Clement Ofori** – a request for a Special Use Permit to allow a personal care home located at 3339 Millwright Street, Douglasville, 30135. Land lot(s) 131, District 2, Section 5 & Parcel(s) 58. Lot size: .50 acre(s). Application signed by Clement Ofori. Commission District #4.
- Z2025-34** **Lisa Kimble** – a request for a rezoning to amend the PUD (planned unit development) to include commercial for a dentist office located at 561 & 591 Thornton Road, Lithia Springs, 30122. Land lot(s) 424 & 425, District 18, Section 2 & parcel(s) 3. Lot size: 8.3 acre(s). Application signed by Lisa Kimble. Commission District #2.
- Z2025-35/S2025-36** **Ebony Evans** – a request for a rezoning from R-LD (residential low density) to R-A (residential agriculture) and a Special Use Permit to allow an animal shelter located at 3038 Chapel Hill Road, Douglasville, 30135. Land lot(s) 47, District 1, Section 5 & Parcel(s) 98. Lot size: .48 acre(s). Application signed by Ebony Evans. Commission District

#3.

- S2025-37 Shirley Joseph** – a request for a Special Use Permit to allow a personal care home located at 3905 Cheoah Drive, Douglasville, 30135. Land lot(s) 128, District 2, Section 5 & Parcel(s) 86. Lot size: .62 acre(s). Application signed by Shirley Joseph. Commission District #4.
- Z2025-38 KMC Homes** – a request for a rezoning to amend the PUD (planned unit development) for a residential development located at St. Andrews Parkway and Highway 5, Winston, 30187. Lot size: 16.6 acre(s). Application signed by Mike Farrar. Commission District #4.
- S2025-41 Joseph Kinuthia** – a request for a Special Use Permit to allow a personal care home located at 3675 Simon Road, Douglasville, 30135. Land lot(s) 87, District 1, Section 5 & Parcel(s) 57. Lot size: 1 acre(s). Application signed by Joseph Kinuthia. Commission District #3.
- Z2025-45 Tushar Dhamani** – a request for a rezoning from R-LD (residential low density) & LI (light industrial) to C-G (general commercial) to bring property into compliance for a flea market located at 11001 Veterans Memorial Highway, Lithia Springs, 30122. Land lot(s) 361, District 18, Section 2 & Parcel(s) 10 & 11. Lot size: 3.4 acre(s). Application signed by Keshav Pandiri. Commission District #1.
- Z2025-46 Nightmare's Gate Haunted House** – a request for a Special Use Permit to allow a haunted house and the construction of facilities for activities located at 3844 Longview Drive, Douglasville, 30135. Land lot(s) 82, District 1, Section 5 & Parcel(s) 7. Lot size: 3 acre(s). Application signed by Benjamin Blair, Jr. Commission District #2.
- M2025-02/Z2025-47/S2025-48 SAC III, Acquisitions** – a request for a Future Land Use Map amendment from WC (workplace center) to CC (commerce center), a rezoning from C-H (heavy commercial), R-A (residential agriculture) and LI (light industrial) and a Special Use Permit to allow a data center located at Factory Shoals & Linda Lane, 30122. Land lot(s) 706, District 18, Section 2 & Parcel(s) 11. Land lot(s) 707, District 18, Section 2 & Parcel(s) 1,2,3,4,5,6,8,9,10,11,12,13,14,15,16,17,18 & 22. Lot size: 37 acre(s). Application signed by Tim Kuester. Commission District #2.

OTHER BUSINESS

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