



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

July 8, 2025

APPROVAL of MINUTES

Approve the minutes from the June 3, 2025 Zoning Hearing.

AGENDA

- Z2025-55/S2025-56** **SDC ATLA, LLC** – a request for a rezoning from RA (residential agriculture) & R-LD (residential low density) to LI (light industrial) and a Special Use Permit for a data center and utility substation located on Veterans Memorial Highway, North Baggett Road and Barrow Road, Winston, 30187. Land Lot(s) 166, District 2, Section 5 & Parcel(s) 5, 6, 9, 10, 11, 12, 15 & 16. Land lot(s) 186, District 2, Section 5 & Parcel(s) 21 & 22. Land lot(s) 187, District 2, Section 5 & Parcel(s) 2 & 4. Lot size: 123 acre(s). Application signed by Paul Moser. Commission District #4. **This application was differed from the June 3, 2025 meeting.**
- S2025-54** **AMH Development** – a request for a Special Use Permit for a build-to-rent, single-family detached residential neighborhood and to allow a waiver of Section 353 of the Unified Development Code requiring Build to Rent communities to have on-site staff located on Dorsett Shoals Road, Douglasville, 30135. Land lot(s) 42, District 1, Section 5 & Parcel(s) 82. Lot size: 43 acre(s). Application signed by Myers St. George. Commission District #3.
- S2025-58** **ChyChy Okoli** – a request for a Special Use Permit to allow a personal care home located at 6335 Joanna Street, Lithia Springs, 30122. Land lot(s) 246, District 18, Section 2 & Parcel(s) 50. Lot size: .51 acre(s). Application signed by ChyChy Okoli. Commission District # 1.
- S2025-59** **Abraham Ansah** – a request for a Special Use Permit to allow a short-term rental located at 3811 Auger Trail, Douglasville, 30135. Land lot(s) 89, District 1, Section 5 & Parcel(s) 122. Lot size: .24 acre(s). Application signed by Abraham Ansah. Commission District # 3.
- S2025-60** **Estella Marshall** – a request for a Special Use Permit to allow a short-term rental located at 1720 Liberty Trail, Lithia Springs, 30122. Land lot(s) 809, District 1, Section 5 & Parcel(s) 90. Lot size: .26 acre(s). Application signed by Estella Marshall. Commission District # 2.

- Z2025-51** **Daniel Evich** – a request for a rezoning from R-MD-C (residential mid-density w/conditions) to R-A (residential agriculture) to place two homes on two residential lots located at 5137 Maroney Mill Road, Douglasville, 30134. Land lot(s) 550, District 18, Section 2 & Parcel(s) 9. Lot size: 25 acre(s). Application signed by Daniel Evich. Commission District #1.
- S2025-62** **Sijan Adhikari** – a request for a Special Use Permit to allow a convenience store without fuel pumps located at 14750 Veteran Memorial Highway, Villa Rica, 30180. Land lot(s) 148, District 2, Section 5 & Parcel(s) 40. Lot size: .19 acre(s). Application signed by Sijan Adhikari. Commission District #4.
- Z2025-63** **Ephesus Baptist Church** – a request for a rezoning from PUD-C (planned unit development with conditions) to R-A (residential agriculture) to combine with adjacent property located on Ephesus Church Road, Villa Rica, 30180. Land lot(s) 119, District 2, Section 5 & Parcel(s) 54. Lot size: 10.2 acre(s). Application signed by Rick Spriggs. Commission District #4.

OTHER BUSINESS

UDC Amendments

ADJOURN