



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

November 4, 2025

APPROVAL of MINUTES

Approve the minutes from the September 9, 2025 meeting.

AGENDA

- S2025-69** **Matt Strickland** – a request for a Special Use Permit for an oversized, metal-sided accessory structure in the R-A zoning district located at 4674 Post Rd, Winston, 30187. Land lot(s) 0054, District 02, Section 5 & Parcel(s) 0065. Lot size: 3.110 acre(s). Application signed by Matt Strickland. Commission District #4.
- Z2025-70/S2025-71** **Marcus Arceneaux** – a request for a rezoning from C-H (heavy commercial) to L-I (light industrial) and a Special Use Permit to allow truck parking located at 13301 Veterans Memorial Hwy. Douglasville, 30134. Land lot(s) 165, District 2, Section 5 & Parcel(s) 1. Lot size: 4.57 acre(s). Application signed by Marcus Arceneaux. Commission District #4.
- S2025-72** **Nicholas Jones** – a request for a Special Use Permit to allow a short-term rental located at 2743 Amber Creek Drive, Douglasville, 30135. Land lot(s) 135, District 1, Section 5 & Parcel(s) 46. Lot size: .53 acre(s). Application signed by Nicholas Jones. Commission District #2.
- Z2025-73** **Shree Development** – a request for a rezoning from R-LD (residential low density) & C-G-C (general commercial w/conditions) to a PRD (planned residential development) for a townhome community located on Highway 92, Douglasville, 30135. Land lot(s) 967 & 973, District 18, Section 2 & Parcel(s) 1. Lot size: 10.86 acre(s). Application signed by Yasheesh Shah. Commission District #2,
- Z2025-75/S2025-76** **Grind Capital, LLC** – a request for a rezoning from R-A (residential agriculture) to L-I (light industrial) and a Special Use Permit to allow a general contractor's office with outdoor storage located on Echo Road, 30122. Land lot(s) 175, District 1, Section 5 & Parcel(s) 7, 28 & 29. Lot size: 13.5 acre(s). Application signed by Justin

Goldshir. Commission District #2.

**M2025-
03/Z2025-
77/S2025-78**

East Village Dothan, LLC – a request for a Future Land Use Map amendment from RP (rural places) to CC (commerce center), a rezoning from R-A (residential agriculture) to LI (light industrial) and a Special Use Permit to allow a for data centers located on Tyson Road, Villa Rica, 30180. Land lot(s) 116, District 2, Section 5 & Parcel(s) 1 & 2. Land lot(s) 140, District 2, Section 5 & Parcel(s) 6. Land lot(s) 141, District 2, Section 5 & Parcel(s) 1,2,3,4,5, & 6. Land lot(s) 142, District 2, Section 5 & Parcel(s) 1,2,3,4,6,7,8,9,10,11, & 12. Land lot(s) 143, District 2, Section 5 & Parcel(s) 7,14 & 15. Lot size: 700 acre(s). Application signed by James Hickman. Commission District #4.

S2025-80

Henry Bailey for Industrial Partners, LLC/Alterra Property Group – a request for a Special Use Permit to allow equipment rental with outdoor storage located on Industrial Access Road, Lithia Springs, 30122. Land lot(s) 558, District 18, Section 2 & Parcel(s) 6. Lot size: 7.6 acre(s). Application signed by Jeff Pustizzi. Commission District #1.

**M2025-
04/Z2025-81**

Jeffrey Gardner & Jeffrey Gardner, II - a request for a Future Land Use Amendment from MUC (mixed use corridor) to UR (urban residential) and a rezoning from C-H (heavy commercial) to R-LD (residential low density) for residential use located at 3167 Peachtree Street, Lithia Springs, 30122. Land lot(s) 251, District 18, Section 2 & Parcel(s) 13. Lot size: .66 acre(s). Application signed by Jeffrey Gardner. Commission District #1.

OTHER BUSINESS

ADJOURN