

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

March 3, 2026

APPROVAL of MINUTES

Approve the minutes from the February 3, 2026 meeting.

AGENDA

- S2025-13** **Big Power Developments 5, LLC** – a request for a Special Use Permit for a data center exceeding 50,000 square feet and an electrical substation located at 2250 Rockhouse Road, 30122. Land lot(s) 947, District 18, Section 2 & Parcel(s) 1. Lot size: 36 acre(s). Application signed by Matt Bentley. Commission District #2. **This application was deferred from the February 3, 2026 meeting.**
- Z2026-07** **Lithia Investments, LLC** – a request for a rezoning from R-LD (residential low density), C-H (heavy commercial), C-G (general commercial) and LI (light industrial) to R-HD (residential high density) for a townhome community located on Veterans Memorial Highway, 30122. Land lot(s) 318, District 18, Section 2 & Parcel(s) 14, 15, 18, 19, 25, & 27. Land lot(s) 319, District 18, Section 2 & Parcel(s) 24. Lot size: 13.4 acre(s). Application signed by Michael Forlaw. Commission District #1. **This application was deferred from the February 3, 2026 meeting.**
- Z2026-14/S2026-08** **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 at 13595 Veterans Memorial Highway, Winston, 30187. Land lot(s) 155, District 2, Section 5 & Parcel(s) 14. Lot size: 5 acre(s). Application signed by Shamaiz Rupani. Commission District #4. **This application was deferred from the February 3, 2026 meeting.**
- S2025-15** **Dana Hayes** – a request for a special use permit to allow a residential care facility located at 2753 Trail Creek Circle, Lithia Springs, 30122. Land lot(s) 845, District 18, Section 2 & Parcel(s) 25. Lot size: .46 acre(s). Application signed by Dana Hayes. Commission District #2.
- S2026-16** **6615 Harper, LLC** – a request for a special use permit to allow a contractor's yard with outdoor storage located at 6615 Harper Road, Lithia Springs, 30122. Land lot(s) 362, District 18, Section 2 &

Parcel(s) 33. Lot size: 2.8 acre(s). Application signed by Crawford Arnold. Commission District #1.

S2026-17 **Kiran Chinthagumpula** – request for a special use permit to allow a convenient store without gas pumps located at 3750 West County Line Road, Lithia Springs, 30122. Land lot(s) 969, District 18, Section 2 & Parcel(s) 32. Lot size: 2.18 acre(s). Application signed by Kiran Chinthagumpula. Commission District #2.

Z2026-18 **Taylor Smith** - a request for a rezoning from C-G (general commercial) to LI (light industrial for warehousing and distribution located at 999 Crestmark Boulevard, Lithia Springs, 30122. Land lot(s) 580, District 18, Section 2 & Parcel(s) 1. Lot size: 1.83 acre(s). Application signed by Taylor Smith. Commission District #2.

S2026-19 **Kaio Quinan** – a request for a special use permit to allow a dog boarding facility located at 5291 Driskell Drive, Winston, 30187. Land lot(s) 23, District, 2, Section 5 & Parcel(s) 4. Lot size: 10 acre(s). Application signed by Kaio Quinan. Commission District #4.

OTHER BUSINESS

ADJOURN

February 3, 2026

The Douglas County Board of Commissioners and the Douglas County Planning & Zoning Board held a meeting on the above date.

PLANNING & ZONING BOARD

Brig Simmons

Rob Thomas was absent

Brandon Pennamon

Frank Payne

Orrick Curry

Chris Small

Melissa Polk

BOARD OF COMMISSIONERS

Romona Jackson-Jones, Chairman

Mark Alcarez

Henry Mitchell

Whitney Kenner-Jones

Martin Raxton

STAFF

Allison Duncan, Planning & Zoning Manager

Austin Cronan, Zoning Administrator

Melody Glynn, Planner

Bruce Mercer, Department of Transportation

Johannah Womack, Clerk of the Planning & Zoning Board, was absent

Travis McDonald, Deputy Director of Development Services

Mary Winter, County Attorney

Russel Tisone, Chief Code Enforcement Officer

MINUTES

Mr. Simmons called for a motion from the Planning & Zoning Board for the minutes of January 6, 2026.

Ms. Polk made a motion to recommend approval of the minutes from January 6, 2026. Mr. Curry seconded the motion.

Motion carries 6-0.

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Recommendation is to approve the minutes from January 6, 2026.

Madam Chair called for a motion for the minutes from January 6, 2026.

Commissioner Raxton made a motion to approve the minutes from the January 6, 2026 meeting. Commissioner Alcarez seconded the motion.

Motion carries 5-0.

The minutes from the January 6, 2026 meeting are approved.

Application S2025-13

Big Power Developments 5, LLC – a request for a Special Use Permit for a data center exceeding 50,000 square feet and an electrical substation located at 2250 Rockhouse Road, 30122. Land lot(s) 947, District 18, Section 2 & Parcel(s) 1. Lot size: 36 acre(s). Application signed by Matt Bentley. Commission District #2. This application was deferred from the January 6, 2026 meeting.

Ms. Duncan presented this application.

In communication with the applicant and the neighborhood they have indicated a willingness to ask for this to be deferred to continue to try and work together and to reconcile some of the concerns about the use. Staff has no objection. If it is the will of the Planning and Zoning Board and Board of Commissioners to defer this to the March 3, 2026 regular Planning and Zoning Board meeting.

Mr. Simmons called for a motion from the Planning & Zoning Board.

Mr. Pennamon made a motion to recommend deferring Application S2025-13 until the March 3, 2026 meeting. Mr. Payne seconded the motion.

Motion carries 5-1.

Ms. Polk voted in opposition to this motion.

Madam Chair called for a motion for Application S2025-13.

Commissioner Kenner-Jones made a motion to defer Application S2025-13 until the March 3, 2026 meeting. Commissioner Raxton seconded the motion.

Motion carries 5-0.

Application S202513 is deferred until the March 3, 2026 meeting.

Application S2026-07

Lithia Investments, LLC – a request for a rezoning from R-LD (residential low density), C-H (heavy commercial), C-G (general commercial) and LI (light industrial) to R-HD (residential high density) for a townhome community located on Veterans Memorial Highway, 30122. Land lot(s) 318, District 18, Section 2 & Parcel(s) 14, 15, 18, 19, 25, & 27. Land lot(s) 319, District 18, Section 2 & Parcel(s) 24. Lot size: 13.4 acre(s). Application signed by Michael Forlaw. Commission District #1. This application was deferred from the January 6, 2026 meeting.

Mr. Cronan presented this application.

Existing Conditions:

- a. The site is vacant with cleared areas. The site is overall mostly wooded.

Summary of Proposal:

- a. The applicant is proposing a 97-unit, single-family, attached townhome development with access onto Veterans Memorial Hwy.

Discussion:

- a. The previous iteration denied in April of 2025 depicted a single point of access onto Boyd St, a local road. The applicants have shifted the point of access from Boyd St to Veterans Memorial Hwy, a major arterial road and state highway.
- b. The previous iteration of the concept plan proposed 101 units whereas this proposal is for 97 units. The previous access point onto Boyd St is now dedicated as an Outlot not to be included for development.
- c. The Lithia Springs Small Area Plan contemplates satellite, higher-density, residential uses near its Town Center Mixed Use node at Veterans Memorial Hwy and Sweetwater Rd.
- d. This project is located within close proximity to an existing shopping center; the intent of the Mixed-Use Corridor is not adversely affected since the site may contemplate integration with the existing shopping center either through form or through proximity.

Staff is recommending approval with condition of the request based upon the following findings:

Findings:

1. The proposed use would not modify the Comprehensive Plan or the intent, purpose or spirit of the Unified Development Code.
2. The proposed use would not adversely affect the public health, safety, or welfare.
3. The proposed use would provide a transition from commercial and industrial byright uses that may generate unanticipated, off-site impacts.

Recommendation and Findings: Condition

Staff is recommending the following condition:

Condition:

1. The approval shall be for town-home development only. A change in the type of housing units offered from townhomes to another housing type would require resubmission of a site plan for review and approval before the Board of Commissioners.

Mr. Henry Bailey of 3630 Peachtree Road, Atlanta represented this application. This is a request to rezone this property to accommodate the redevelopment of the largely vacant site with a 97-unit townhome subdivision. This is a similar proposal of what you have seen before. Previously, the point of contention was the access point. We made an adjustment to move the access to Veterans Memorial. Obviously, we would have to deal with and go through GDOT to obtain the right to put a curb there. That's an ongoing process and will be handled. The applicant is fine with the condition as proposed by staff. We ask the Planning & Zoning Board and the Board of Commissioners make a motion for approval in alignment with the staff's recommendation for approval with a condition.

No one spoke in favor or in opposition to this application.

Mr. Pennamon asked Mr. Cronan, according to the impact statement there have been multiple code violations on this vacant property and currently have pending violations.

Mr. Cronan explained that our Chief Code Enforcement Officer Russell Tisone is here to speak on those violations.

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Mr. Tisone stated that there's a lot going on on those lots as a whole. For the last two years there's been multiple violations of asphalt millings being brought in from various other projects both in and out of the county. For sale illegally off that property with signage advertising sales. Some of the asphalt millings being put down as paving on the property, trees being removed between the commercial and residential required buffers on the properties, litter violations. There was actually a plumbing company storing some of their stuff out there one of the adjacent vacant parcels that was part of this that was brought to our department's attention and whomever I was speaking with that is over that particular property. The signage was located in the public right-of-way of Veterans Memorial Highway after repeated requests our department had to remove the sign. The sign was about 8'. It was definitely causing a safety issue coming in and off of that property.

With contact with our department there were limited compliance but never full compliance. There was never positive feedback to our department. These violations were addressed with various entities associated with this property. The property has never been in full compliance. Our department has had a footprint out there trying to get full compliance. That should give you a general overview of what is going on.

Mr. Pennamon asked Mr. Tisone, could you give a number of how many visits you guys have made out there.

Mr. Tisone stated that as the department as a whole, I don't have that number. I myself have been out there maybe a dozen or fourteen times in fourteen or sixteen months.

Mr. Pennamon asked in your professional opinion, "would you say that there is a disregard for the code and ordinances.

Mr. Tisone replied I would say that it is extremely accurate.

Mr. Pennamon asked Mr. Cronan, the condition that you guys have so far is ensuring that it does develop as townhomes.

Mr. Cronan replied yes sir.

Mr. Pennamon asked is it possible for you guys to put some type of condition in that within the 24-month vesting period: should there be any type of violation that it would return to the Board.

Mr. Cronan replied yes sir. I feel like that would be asked if you were to propose that condition. We could put something together. For instance, the property shall not have any active code violations within 24 months of this date of approval or the request for rezoning will be brought to the Board of Commissioners to reconsideration for a show-cause hearing.

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Ms. Duncan stated that I had discussed this with legal as well and if it is the will of the Board to put a condition on about any kind of violations or future violations then it is probably best to defer this until March 6th and let legal work out the language. I apologize. I did not communicate that to Austin before he got up here to present to you.

There is point to be considered here about transitioning the use something similar to what the applicant is asking for in itself a ameliorate with violations and encourage this to redevelop into a better use in that corridor. If it's the will of the Board to address the ongoing conditions through this it would probably be our request to defer this to the March 3rd meeting and give us time to work with legal to something that they are comfortable with rather than try to condition at the podium.

Mr. Curry asked Mr. Cronan how many times has this property come before the Board so that we'll know when we're doing this and understand that this is an ongoing process.

Mr. Cronan stated that for this particular townhome development, they appeared before the Board in 2025 and then in 1992 and 1997 the different assemblages were considered different zonings.

Mr. Curry asked in 2025 when they came before us for the townhomes or something different.

Mr. Cronan stated that it was for the townhomes, 101 lots at that time.

Mr. Curry asked why it was denied.

Mr. Cronan explained that the staff's recommendation was the access on Boyd Street.

Mr. Curry asked so now they've changed it and we're looking at conditions. There's some things we need to look at. We'll get with legal on that.

Mr. Cronan replied yes sir.

Ms. Polk asked about the conditions that they had changed to the entrance of that property. From the original entrance to now we're transitioning to Veterans Memorial, is that correct?

Mr. Cronan replied yes ma'am.

Ms. Polk asked if there were anyone here who could speak in regard to trafficking. Is DOT here that could talk about what that looks like as far as a trafficking report?

Mr. Bruce Mercer from Douglas County DOT explained to address the entrance itself, it was our recommendation to have the entrance relocated from Boyd Street to Veterans Memorial. The path from Boyd Street offered several obstacles, some narrow roads, a little difficult for vehicles to travel south. Some of the road networking in that area was rather

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narrow. We felt it was a better option to go out on Veterans which is a larger route and we felt like that was the best.

Ms. Polk asked would they have to do any additional reconstruction in regard to having that as their entrance way. Would they have to comply with making any changes that would be suitable to Veterans Memorial.

Mr. Mercer replied yes, they would have to follow the code recommendations for access along Veterans. There will be deceleration lanes and left turn lanes that are required. GDOT will have the ultimate approval for that.

Mr. Pennamon asked Mr. Bailey considering all of the violations where do you guys stand in regard to all of these violations.

Mr. Bailey stated the applicant, my client has not been aware of these violations. The second thing, to the extent that someone is on the property and using the property in any regard, it is a rogue use of the property not permitted by the applicant. The applicant has not permitted anyone to be on the property, hasn't signed a lease for anyone to be on the property or anything in that regard and has not to this day received any notice of violation. He can come speak to this himself.

Mr. Pennamon asked is your applicant the owner.

Mr. Bailey replied yes, he is.

Mr. Michael Forlaw of Baldwin Parkway, Douglasville addressed the Board. He stated that he's owned the property 18 months, almost two years and I have not received any correspondence from Douglas County Code Enforcements, any violations. Tonight is the first that I've heard of that. There is clearly evidence that some millings have been stored. I imagine that it happened before I was involved or leased this to anybody. I'm aware that several months ago there were some trucks illegally parked on the property that we had towed. That is the only thing that is familiar with anything that was said earlier by Code Enforcement.

Mr. Forlaw stated that I would be happy to communicate with them. We'll address anything. What we want to do is a good project. If there are any concerns or violations, I'd be happy to deal with them.

Mr. Pennamon asked would you be amicable to deferring to next month for legal to be able to write up conditions for us to keep an eye on it during the 24-month vesting period.

Mr. Forlaw asked for a little more clarification. Legal needs a month?

Mr. Pennamon replied yes.

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Mr. Bailey replied a month is just fine. We understand that there is a notice period that must be obtained and also that legal needs time to do it and would not be available to come back until the next month. So, a thirty-day deferral is appropriate and we're willing to do so.

Mr. Payne asked about the townhomes. Will they be for rent or for purchase?

Mr. Bailey replied purchase.

Mr. Payne asked how many bedrooms.

Mr. Forlaw stated three bedrooms.

Mr. Payne asked about the price.

Mr. Forlaw stated they would start at \$300k.

Ms. Polk asked Mr. Tisone to speak on the efforts that have been put forth on the contact of the owner of the property in regard to the violations.

Mr. Tisone explained that as stated earlier, multiple phone calls were made. There was a telephone number on the for-sale milling sign that was out there. That number was called repeatedly. I don't know if that went to Mr. Forlaw. I have spoken with him on the phone. He is familiar to me. He is familiar to our department. I'm not going to use this podium to go back and forth about that. He is familiar to my department and to me. Conversations have been made to multiple people associated with this property. Not everyone with Mr. Forlaw but with people out there with lack of knowledge of those violations being foreign to Mr. Forlaw is surprising.

There were no more questions from the Planning and Zoning Board.

Commissioner Mitchell asked Mr. Bailey there are multiple violations and none of these conversations got to the actual owner.

Mr. Bailey replied correct.

Commissioner Mitchell stated that the only other part of this that is confusing is owning a piece of property like this in 18 months and the violations were being done, the owner didn't visit or come by and see and get any notification to see that there are millings there. Did that ever happen?

Mr. Bailey stated that as my client stated earlier he did understand that there was some illegal truck parking going on on the property. When he discovered the illegal truck parking on the property and this was after a visit to the property, he had the trucks towed.

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Commissioner Mitchell asked did he see the milling.

Mr. Bailey replied there's evidence of it but there was never any correspondence of violation that he would be on notice that he would be on violation.

Commissioner Mitchell stated that the reason I'm asking is there was a sign that supposedly said that's how Russell came about with a number to call somebody to say you can't do that.

Mr. Bailey stated it wasn't him. Whomever is using the property and whatever fashion they are using it in is using the property without his permission. He does not have a lease on record for anybody or anything along those lines.

Commissioner Mitchell asked but, within those 18 months when you noticed this, you noticed the trucks but didn't notice this.

Mr. Forlaw explained that if you went out there today you would see evidence of milling there in the past. That is noticeable. I don't recall there being a sign.

Commissioner Mitchell explained that what I'm trying to get to is that there was a sign that I was alluding to that Russell called and said this is illegal based off of our codes. Did your client do anything in reference to that. You got rid of the trucks, is that correct.

Mr. Bailey replied that is correct.

Mr. Bailey stated that unless you receive a notice of violation you have no real reason to go and say I should respect this. Also, under normal circumstances as a property owner, you're going to go by and check on your property.

Commissioner Mitchell stated that he did go by there and had notice of something and then let the violations pile up if I'm hearing Russell correctly and now we're in trouble with violations. He was put on notice by what he saw. He saw the trucks that were in violation and got rid of these. The milling or any other violations that may have occurred he kind of just said "that's not me".

Mr. Bailey stated that could be the case.

Mr. Forlaw explained that I just want to remind everybody that we've been working on this for about 18 months. We're trying to get to a point where the site can get cleaned up. I wasn't just ignoring what it looks like. I never saw any active operations out there. What it looks like now is what it looked like when I bought it. But to what you are saying about potentially ignoring it, we were working towards this.

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Commissioner Mitchell stated not ignoring this. I'm just trying to wrap my head around this. I do understand my colleagues on the Planning & Zoning side of things of trying to defer. It's interesting to hear the situation only to find that you had no knowledge of it so you shouldn't be at fault.

Mr. Bailey stated that the reality is whether he was aware of them then or aware of them now, as the owner of the property he understands that it's his responsibility. That's not an argument at all. We certainly accept the dererral situation such that now that we are aware of them, we can fix whatever those issues are and make sure they don't occur in the future.

Ms. Duncan stated that everything that Russell shared is a matter of public record through the impact statement that was submitted as part of the staff report. To the extent that it was just being heard at the forum I would suggest that anytime there is a concern from one of our reviewing departments and through their impact statements, we make sure that person is able to speak directly to it. That is why Code Enforcement is here tonight. In terms of just being made aware of it, this is all in writing in the staff report which is posted one week in advance and I do believe the applicant is shaking their head to say they do have the staff report.

Mr. Bailey stated to further clarify, when I say being made aware of the specific violations and notices that you would normally get in a situation where I've got a piece of property or my fence is too high or whatever the case, we never received notice that we violated such and such section of the Code and we need to fix it by this date.

Commissioner Mitchell stated that because you weren't aware of it to even know it because you weren't out there for 18 months.

Mr. Bailey stated that we did not receive the correspondence.

Commissioner Raxton asked Mr. Tisone you and I spent time in the community and understand what the Code Enforcement process looks like. There's information that is written up, the landlord has reached out and communicated with and from my understanding and your statement and your impact, you have documented when those communications and conversations have occurred with the property. Is that a correct assement?

Mr. Tisone replied correct, our department has multiple instances of photographs of the property showing the asphalt millings, piles taller than me and probably half the volume of Citizens Hall. If this is going to be deferred until March there's going to be additional information put in the case.

Commissioner Kenner-Jones asked if the millings were currently present on the property.

Mr. Tisone stated that our department checked the property and I believe this case was heard last month also so we did a spot check of the property the day of within a day of the initial hearing. What we found out there at this point was the asphalt millings that were laid down as asphalt topping for paving, the large piles of asphalt millings were not on the property. There are some litter violations and some say because there are some failed trees in or around the property which is technically a violation of the litter ordinance. When I was out there last month, the property has never been in full compliance before or after this particular owner. When I was out last month that was the cleanest since I've had a presence out there and my department over the last 24 months. So, the asphalt milling piles are gone as of a month ago. The junk vehicles, some of the outdoor storage, that's being removed.

Commissioner Raxton asked how would someone know to remove it.

Mr. Tisone stated that is an excellent questions, Commissioner.

Commissioner Raxton stated that I'm surprised that this didn't go to the next level as being heard in front of a judge. Why did that not happen?

Mr. Tisone explained that the reason for that was there was a request for our department from someone associated with the property to meet at the property. If that meeting had been handled, whoever he or she may have been was going to receive a summons for the property. As of right now, a summons can and should be issued for the prior violations on the property. Technically it's still an open case for our department, due a summons.

Commissioner Raxton asked about the illegal tree removal.

Mr. Tisone explained I can give you my knowledge of the ordinance from zoning. My knowledge is that when you have commercial or industrial property that abut residential property where there is a required buffer that's 25'. Over the course of over how many months or years, the trees that should be up or the buffers between the non-compatible zonings have been removed. There are areas of the property where the required buffer between non-residential and residential are no longer existing.

Commissioner Raxton asked why the number of units is down from 101 to 97. From a density standpoint what has changed?

Mr. Forlaw explained that the biggest change is the entrance location. I can't remember the particulars of how that reoriented the buildings themselves. There's really only been one layout change from the last time you guys looked at this and that was changing the roads and the entrance and I guess that had a ripple effect on the units. There are fewer units with this version you are looking at right now.

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Commissioner Raxton asked if there was a change to the density of the units. Because you went from Boyd Road to Veterans Memorial it reduced four units.

Mr. Forlaw replied that's correct.

Commissioner Raxton asked Mr. Mercer if there would be a traffic light placed on Veterans Memorial.

Mr. Mercer explained that 97 homes will not trigger a traffic signal on this particular roadway. You use a combination of homes that are exiting a development. In this case you are talking about 43 and 53 cars in the am and pm hour. That's not a lot of vehicles compared to some other development sizes. The current volumes along Veterans range from 15.4 – 15.7 cars per day and it won't warrant a signal.

Commissioner Mitchell asked Ms. Duncan the buffering requirement for this development and now disturbed from my understanding based on code violations, what happens with that?

Mr. Cronan explained that they are providing an 8' structural wall and reduced the buffer to 24' on the south and east.

Commissioner Mitchell asked who reduced it.

Mr. Cronan explained that if you provide a structural zoning buffer, typically a wall or a fence that's 8' high and opaque, you can reduce the buffer by 30% or in this case that would be 24'.

Commissioner Mitchell asked if I'm hearing you correctly there's going to be a fence and 25' or so natural, 24.

Mr. Cronan replied yes, sir.

Commissioner Mitchell asked how does the code violation come into play.

Ms. Duncan explained that considering transitioning the zoning to a new use does give us a path forward for all intents and purposes for remediating some of the violations on the property. You have heard me say this before, the difference between law enforcement and code enforcement is our first goal with code enforcement is to come into compliance. Our hope would be that this property would fairly soon move forward to its land disturbance permit and to ultimately developing at which point the redevelopment of this site would have to meet all applicable standards of the code.

The concern with some of the ongoing violations, the feedback we've gotten from folks, is what if this rezoning happens and it still hangs around for a minute. I think that was figuring

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out something within the vesting period to make sure that that doesn't happen was our ultimate goal. The way we would address any outstanding violations is to make sure whatever their new plan is would be completely compatible with all the requirements of the code. As Austin said, the reduction in the buffer is an allowable use in the UDC if they put the structural barrier there. We kind of move forward based on the assumption that when they develop this it would be compliant with all the standards of the UDC.

Commission Mitchell asked so this is why we're asking based on the deferment from Planning & Zoning to March 3rd to give us a little time to work through all of this.

Ms. Duncan stated that if you are concerned, the Planning & Zoning recommendation is going to be to approve with the condition. If the Planning & Zoning Board and Board of Commissioners would like us to take an additional step to address any outstanding violations, it is the recommendation of legal to defer to March 3rd to be able to do that. Planning & Zoning is comfortable to move forward with approval with the condition as indicated by staff.

Commissioner Mitchell explained that listening to Planning & Zoning about the potential deferment and these guys looking to ok that particular recommendation, maybe that will give us a little time to digest this.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion for Application Z2026-07.

Mr. Pennamon made a motion to recommend deferring Application Z2026-07 until the March 3, 2026 meeting. Mr. Curry seconded the motion.

Motion carries 5-0.

Mr. Simmons did not vote.

Chairman Jackson-Jones called for a motion from the Board of Commissioners for Application Z2026-07.

Commissioner Mitchell made a motion to defer Application Z2026-07 until the March 3, 2026 meeting. Commissioner Alcarez seconded the motion.

Motion carries 5-0.

Application Z2026-07 is deferred until March 3, 2026.

Application S2026-03

Tracy Payne – a request for a Special Use Permit to allow truck and trailer parking located on Veterans Memorial Highway, Lithia Springs, 30122. Land lot(s) 441, District 18, Section 2 & Parcel(s) 7. Lot size: 5 acre(s). Application signed by Tracy Payne. Commission District #1.

Ms. Glynn presented this application.

Existing Conditions

- o The property is located on the north side of Veterans Memorial Highway adjacent to the railroad right-of-way.
- o The property is currently vacant and densely wooded.
- o The property is also in the Highway Corridor Overlay.

Summary of Proposal

- o The applicant is proposing to develop the property as a heavy truck and trailer parking lot. The applicant proposes 50 parking spaces.

Discussion

- o The property was considered for rezoning to LI for an intermodal truck facility (Z2007-45). The Board of Commissioners voted to deny this request on September 4th, 2007.
- o The property was reconsidered for rezoning to LI-C with no proposed end use (Z2020-33). The Board of Commissioners voted to approve the rezoning to LI on September 1st, 2020, with the following condition:
 - ☐ The applicant shall coordinate with GDOT to identify required project rights-of-way and design the proposed site plan around those parameters.
- o The current applicant applied for a Special Use Permit for truck and trailer parking in 2021 (S2021-39). The Board of Commissioner voted to deny this request on August 31st, 2021.
- o The current applicant reapplied for the Special Use Permit for truck and trailer parking in 2022 (S2022-15). The requested use was approved by the Board of

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Commissioners on March 1st, 2022, with the following conditions:

1. The proposed use of this LI zoned parcel will increase truck & trailer traffic considerably along Veterans Memorial Hwy, to a point that improvements of a right turn deceleration lane for the proposed driveway as shown, as well as an eastbound left turn lane are required to comply with UDC Code. These turn lanes are a direct impact due to the demand concentrated at the proposed entrance to prevent excessive truck-turning wait times and excessive delay to vehicles blocked from through-traffic movement.
2. The proposed driveway entrance shall be shifted to align opposite the existing driveway of Sunrise Gardens of Memories.
3. A minimum of 5-foot-wide sidewalk with 4-foot sodded median is required along the entire property frontage with GDOT approval.
4. Provide curb and gutter with appropriate drainage structures along the entire property frontage with GDOT approval.
5. Additional requirements may be implemented by GDOT upon plan submittal.
6. A copy of the GDOT permit is required for all work within the Right-Of-Way.
7. To satisfy the design requirements of the UDC, the applicant will meet the requirements of Article 3, Section 331 (e) for a 20' landscape strip with 3 canopy trees, 3 understory trees, 2 evergreen coniferous trees, and 18 shrubs per 100 feet of linear frontage and the requirement for three-rail fence with brick supporting columns in Article 4, Division 4, Section 4.23(5)(a).
8. The property will comply with all fencing and lighting requirements of the Douglas County Unified Development Code.
 - o The applicant attended meetings for the Development Review Committee in August 2022 and March 2023 but failed to vest the use after approval in March of 2022.
 - o The applicant has not proposed any substantial changes in the condition of the

property and proposed development since previously approved.

o Several citizens were concerned about the proximity of the proposed development to the Sunrise Gardens of Memories Cemetery that is located south of the subject parcel.

Recommendation and Findings: Special Use Permit for Truck and Trailer Parking

Staff is recommending Approval with Conditions of the proposed Special Use based upon the following findings:

1. The proposed Special Use Permit would not modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The proposed Special Use Permit would not adversely affect the public health, safety, and welfare.

Recommendation and Findings: Conditions

Staff is recommending the following conditions:

1. The proposed use of this LI zoned parcel will increase truck & trailer traffic considerably along Veterans Memorial Hwy, to a point that improvements of a right turn deceleration lane for the proposed driveway as shown, as well as an eastbound left turn lane are required to comply with UDC Code. These turn lanes are a direct impact due to the demand concentrated at the proposed entrance to prevent excessive truck-turning wait times and excessive delay to vehicles blocked from through-traffic movement.
2. The proposed driveway entrance shall be shifted to align opposite the existing driveway of Sunrise Gardens of Memories.
3. A minimum of 5-foot-wide sidewalk with 4-foot sodded median is required along the entire property frontage with GDOT approval.
4. Provide curb and gutter with appropriate drainage structures along the entire property frontage with GDOT approval.
5. Additional requirements may be implemented by GDOT upon plan submittal.
6. A copy of the GDOT permit is required for all work within the Right-Of-Way.
7. To satisfy the design requirements of the UDC, the applicant will meet the requirements of Article 3, Section 331 (e) for a 20' landscape strip with 3 canopy trees, 3 understory

trees, 2 evergreen coniferous trees, and 18 shrubs per 100 feet of linear frontage and the requirement for three-rail fence with brick supporting columns in Article 4, Division 4, Section 4.23(5)(a).

8. The property will comply with all fencing and lighting requirements of the Douglas County Unified Development Code.

Ms. Tracy Payne of Douglasville represented this application. She stated that we did receive approval back in March of 2022. There were delays in getting GDOTs approval and other approvals we needed before we could apply for a land disturbance permit. One of the most prevailing issues facing truck drivers daily is parking shortage. As the need for truck drivers increases so does the number of truck drivers on the road. This is not a truck stop or a rest stop. It is simply a parking lot. The drivers will be obligated to park and go.

I would like to address some of the concerns. The security features that we will have is 24/7 camera surveillance, security guard, lighting, posted signs that say “No Trespassing”, “No Soliciting”, an electronic entry gate.

Some of the environmental concerns for truck idling: We will let them idol for approximately 10 minutes in the spring and summer because they do need to warm up. In the fall and winter, they need approximately 20 minutes for the same. We will have signage posted around the parking lot enforcing that.

Another concern was human trafficking and prostitution and solicitation. I am a mother of an eleven-year-old daughter. This is a major concern of mine anytime she leaves the home with me or without me. This is why I want to implement the security features.

Mr. Simmons asked Ms. Payne, are you in agreement with the eight conditions read in.

Ms. Payne replied yes.

No one spoke in favor of this application.

Ms. Karen Adams of Douglasville spoke in opposition to this application.

Mr. Noah Stockton of Veterans Memorial Highway spoke in opposition to this application.

Ms. Carmen Williams of Bremen spoke in opposition to this application.

Ms. Brandi Rampley of Lithia Springs spoke in opposition to this application.

Ms. Dale Spencer of Douglasville spoke in opposition to this application.

Ms. Dale Arrington of Lithia Springs spoke in opposition to this application.

Ms. Roseanne Kanger of Douglasville spoke in opposition to this application.

Mr. Thomas Furr of Douglasville spoke in opposition to this application.

Ms. Victoria Kanger of Dallas spoke in opposition to this application.

No one else spoke in opposition to this application.

Mr. Pennamon asked Mr. Mercer to give an overview of the safety and congestion of the area, considering the possible development.

Mr. Mercer explained that driving along different corridors you get a different feel. Veterans carries about 12, 400 cars a day. If you've driven down there, you'll get the feel of what the volume is over a 24-hour period. This site is shown to be a 42-truck parking facility with 13 cars with a total of 55 total parking spaces. We are required to follow a trip generation compilation. This will give us an idea about how many times a vehicle will go in and out of a specific development. In this particular one it appears that the calculation would equate to approximately 84 trips a day. That would be ten trips in the morning, 12 trips in the afternoon, meaning within an hour's period, ten vehicles would enter or exit in the morning. With that being said it's not a busy site when you talk about volume. However, when you start talking about mixing with larger vehicles, it changes the scope a little. As typical history you don't find many of the drivers that are going to park or use the facility will not use it during peak hours. The know it's a busy time and that's why your trip numbers are that low.

Mr. Pennamon asked Mr. Shae Strickland, engineer for the applicant, about the rendering for the truck parking and having trucks pull in and out safely.

Mr. Strickland stated originally, we had this site designed with a concept plan with the driveway to be realigned across from Sunrise Memorial. We have submitted our plans to GDOT and received approval for a driveway, decel and acceleration lane to the site. We will be providing over 400' of deceleration to the site for truckers to pull off of Veterans Memorial to decelerate before they make their turn into the site. We also have a 30' setback from the road where the truckers will stop and have site distances in each direction that have been approved by the city planning that they will have over 700' of site distance in each direction for the oncoming traffic.

We have also provided the 20' landscape buffer that was requested by the city so that the visual from the road won't be an empty parking lot and if someone from the cemetery looks across the street, they won't see a pile of trucks parked. We will have a significant landscape buffer and visual buffer between the road and parking lot.

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Mr. Pennamon asked, “are you familiar with the amount of time it takes on average for somebody to be able to key in their information and actually get a full semi into the actual parking lot.

Mr. Strickland explained that we have not done a study that takes the time to do that. Ms. Payne is planning on having a key card and pin number situation where you just be at the kiosk for approximately one minute before you pull in. The driveway entrance provides depth for idling in that space while you are entering the gated area.

Mr. Pennamon asked how many full size truck and trailers fit into the decel lane. For instance, if you have five trucks that are coming into the space at the same time, how many could fit in your decel lane?

Mr. Strickland explained I believe if we have a truck sitting at the keypad that there will be space for at least three trucks behind them in the decel lane.

Mr. Payne asked Mr. Strickland when coming out will they go to the left or right.

Mr. Strickland stated the trucks will have the ability to leave the site in both directions.

Mr. Payne stated that if you go to the right the next major intersection is Burnt Hickory and which does not allow trucks. You would have to go almost to Downtown Douglasville to try and get to the highway. There’s a lot of traffic there and I have a major concern about it.

Mr. Strickland stated that we have a traffic study completed and submitted to GDOT and has been accepted.

Mr. Payne stated that Burnt Hickory is a bridge and you can’t go across that bridge.

Mr. Strickland replied, correct. The parking lot will be providing space for 13 standards cars.

Mr. Curry asked Mr. Strickland some of the other issues people talked about was sound. If you listen to a truck when it starts up it makes a lot of noise. What time are they going to be coming in? That’s probably going to be one of your biggest complaints and with people going to the cemetery and traveling down that road. What are your hours of operation?

Ms. Payne explained that most of the drivers that I’ve spoken with have said that they leave first thing in the morning or later that evening, coming in.

Mr. Curry asked what time in the morning.

Ms. Payne stated that it will be a 24/7 parking lot but based on my studies that is what was stated to me.

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Mr. Curry asked Ms. Payne if it's going to be 24 hours, that means that they can come in and out whenever they feel like.

Ms. Payne replied yes.

There were no more questions from the Planning & Zoning Board.

Commissioner Mitchell asked Mr. Strickland so coming out of there, it will be mostly truckers that go west and cross Burnt Hickory all the way through Downtown Douglasville and going. I know 78 is going to get better designed. But GDOT and all of those, there's a plan to widen it. That conversation has been going on for 20 plus years. Don't know when it's going to happen. But, if I'm hearing you coming out of your drive, it's a right turn going toward Burnt Hickory, going in that direction or west?

Mr. Strickland stated yes, there will be a right turn acceleration lane that is west.

Commissioner Mitchell asked stated by Planning & Zoning at Burnt Hickory, you can't get to 20 there, you've got to go all the way through though, correct, crossing over Burnt Hickory.

Mr. Strickland replied possibly, I believe so. That is what's stated.

Commissioner Mitchell asked you said your traffic study stated that it's ok because you can't go left on Burnt Hickory and you can't cross there.

Mr. Strickland stated that our traffic study was based on the daily trips from our project. It was not stating that the trucks would be allowed to go on certain roads.

Commissioner Mitchell replied I don't think you can go on Burnt Hickory. I don't think you can make that left turn if I'm correct in that statement. I'm trying to understand the truck patterns because they are trying to get to the interstate. I understand the parking because up and down 78 is several. I'm just trying to figure out how that portion would work for you guys leaving from your establishment going to the interstate.

Ms. Payne explained that you have two options. You can make a left or a right coming out. If you make a right, I know that Burnt Hickory is not an option and I believe the next one is Hwy. 92.

Commissioner Mitchell asked so you'll go almost to Downtown Douglasville to get to Hwy. 92.

Ms. Payne stated it would be before you get to downtown.

Commissioner Mitchell stated that's right. You have the new bypass now.

Commissioner Mitchell asked about going left out of the establishment.

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Ms. Payne stated that you can go to S. Sweetwater and that will take you to Lee Road.

Commissioner Mitchell asked the amount of parking spaces for trucks and cars.

Mr. Strickland stated there would be 42 tractor trailer spots and 13 standard car spots.

Commissioner Mitchell asked are these overnight stays.

Ms. Payne explained that when a trucker comes to retrieve his truck he will come in his car, that's why we created the 13 car spots. He will park his car, crank up the truck and leave. When the trucker returns, he can park his truck and get in his car and leave. That will be the same scenario for all of the drivers. In the study we did only 13 spaces were needed to accommodate goings and comings of each driver.

Commissioner Mitchell asked is there a reason you guys are lining up with the cemetery across the street. Is that something that GDOT required?

Mr. Strickland stated that it was a condition for our first Special Use Permit.

Mr. Mercer explained that what you want to do when you have developments on each side of the road, you want to line your center line of your driveways up so that left turns can turn simultaneously if available. You can stagger them in one direction and it works well but if you stagger them in the opposite direction now, they're conflicting and you don't know who's going first so you always try to align your driveway or streets opposite of each other. It's a safety factor.

Mr. Mercer explained that a lot of times when driving we're more concerned with looking at the main road and may not be looking across the street. If you did turn left and had slightly altered alignment, you're not really looking at the car across the street as much which could cause the conflict.

Commissioner Mitchell asked about the traffic study and did you guys come up with anything that is good, bad or indifferent.

Mr. Mercer explained that the traffic study he's referring to is really just a trip generation that defines the projected number of trips that will be going in and out. The one thing that if I was just looking at the site itself, I would probably say 35-40% of the traffic would want to travel west and head toward 92 and probably a balance would travel east to go to Thornton. On Thornton you decide if you want to go south to I-20 or north toward Hiram.

Commissioner Mitchell asked Ms. Glynn the last I got was this was approved in 2022. Were there any conditions with them getting approved.

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Ms. Duncan explained that those conditions are the same ones we are proposing here. The Planning & Zoning Department perspective is from a land use. That hasn't been anything that's changed since 2022. Our recommendation is primarily the same. The conditions here that were read into the records are the same conditions from before. Everything in our report and recommendations are the same as they were in 2022.

Commissioner Mitchell asked we don't have any reasoning as to why and I think it was because GDOT and others and getting your permit and 24 months.

Ms. Duncan replied under Article 12 of our code you have 24 months to vest and approval. The code further elaborates further for a non-residential project that is obtaining a land disturbance permit.

Commissioner Mitchell asked GDOT took you that long to get there. Why are we back here again?

Mr. Strickland explained that GDOT was one of the agencies that we had to get approval from. The longest lead was the Douglas County Water and Sewer Authority. We went through sever or eight reviews to get our storm water system and our water quality system up to their standards and improved. That was the main reason that this project was not vested in the 24-month period.

Commissioner Mitchell asked if this was shared with Planning & Zoning.

Mr. Strickland replied yes. Douglas Water and Sewer Authority works with Planning & Zoning and that was the last approval we needed in order to get the final land disturbance permit.

Mr. McDonald explained that the last time plans were submitted to Douglas County versus Water and Sewer Authority was in March of 2023. We hadn't seen plans coming from our review since that date. It felt like an extraordinary amount of time to allow the Special Use Permit to extend all the way into 2026.

Commissioner Mitchell asked should we give them more time based off of or not.

Mr. McDonald said I would say no, because every other project that has the same requirements can meet the two-year period. We feel the two-year period is sufficient to get through the permitting process.

Commissioner Mitchell asked our requirements are reasonable.

Mr. McDonald replied yes.

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Chairman Jackson-Jones asked Mr. Mercer the study you provided with 12,400 cars per day, did that include traffic congestion related to funeral processions.

Mr. Mercer replied it was either our count or a GDOT count. GDOT does their own counts for a 24-hour period and puts it on their website. I would say it was more than likely a GDOT count in that specific area but it would capture in a true 24-hour period, how many cars pass a specific point. It's just clicking them as they go.

Chairman Jackson-Jones stated that during a funeral procession cars are at a standstill. The clicker may not even click when they leave.

Mr. Mercer explained that the volume itself would not determine possibly the speed, that's a different study and you would have to specifically have an attempt to capture speed. But if there was multiple funerals at the cemetery area then it would capture every car entering and exiting that particular area if a count was done immediately. When we say counts along Veterans, it's generally. It may not be immediately in front of this particular site, maybe a half of mile down the road because they scatter over how many miles and we pick the closest one to the site so that we can get as accurate information as possible.

Chairman Jackson-Jones asked that during those funeral processions are the Sheriff's deputy's directing traffic.

Ms. Duncan stated that I don't think it's appropriate to take feedback from the community. The public hearing is closed. We don't have any information submitted to us by the Sheriff's Department that indicated that there was anything associated with this use that was a concern to the DCSO.

Chairman Jackson-Jones stated that I just want to make sure I'm addressing the safety portion of this. I'm concerned about that particular area, some congestion during a funeral procession. I've been in a procession and there's a cadence but I will let it rest for this moment.

Ms. Duncan stated that I would like to clarify that congestion during a funeral procession may be a hyper specific consideration that I don't know if there is a traffic study that would capture that specific instance and I don't know if it would be possible to study that. I hear your concern. I will defer to Mr. Mercer if he feels differently. But, my question would be if we could actually get an accurate answer to that specific concern. You look at traffic counts at large on the road. I don't know that something specific to a funeral procession that we could an accurate count on that.

Mr. Mercer stated I'm not aware of anything specific to that. What we see as citizens that drive around would be the courtesy that our drivers are aware when there is a funeral or a

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procession nearby. Typically, your lower speeds are even people stop along the road. I'm not aware of any studies that would give me any numbers.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion for Application S2026-03.

Mr. Payne made a recommendation to deny Application S2026-03. Ms. Polk seconded the motion.

Mr. Pennamon stated that one thing I would like to consider from both perspectives is understanding the concern of those at the funeral home and congestion there. But I'm also huge proponent of land rights where you have the right to do on your own land what is zoned to be able to do. Another consideration I have in considering this case that I have to take personally is there is a desire for there not to be business done from the side that is considered today but that consideration wasn't made when there was business done on the opposition of the street that traffic comes out every single day. In my opinion I think there should be fair here and business should be able to be done on both sides of the street. Another part I wanted to make for the record is there anyway that there could be a flashing traffic light that could indicate when trucks are coming out just to make people who are driving aware? I'm not sure that's something that could be answered.

Motion is tied 3-3.

Chairman Jackson-Jones called for a motion for Application S2026-03.

Commissioner Mitchell stated I too am concerned with property rights and not violating them. I just want to make sure that's not the case. My other concern is how it managed to get through and back and here we are four or five years later asking for this again.

Commissioner Mitchell made a motion to approve Application S2026-03 with conditions. Commissioner Raxton seconded the motion.

Commissioner Kenner-Jones stated that I get why everyone is on the fence and split especially of a grandchild of a truck driver of 40 years. They're necessary. That have to have somewhere to go. We're trying to balance. My district has the second most impact. We already have an extreme safety hazard going on Riverside in my district where the trucks are parking in the center lane and on both shoulders overnight. At last count there was eleven. But I am concerned about the egress and ingress in that area because it's already so tight and congested. I don't want to make an already dire situation worse while also respecting that you do have landowner rights.

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If there was some way to get an agreement going between us and these warehouses, my understanding that there is over 200,000 square feet of unused space that has never been occupied by any tenant. If those locations already have direct access to the highway or are already situated on roads that are four lanes and just have better access and controls to keep all of our residents safe and give truck drivers that are trying to make a living for their family and property owners make the best use of their land. Some form of agreement because that space is being wasted. As a government we can't tell people what to do but if there is some way with a lease agreement where these truckers have somewhere safe, park somewhere that is well lit, somewhere that is meeting their needs but also keeping our residents safe. I would ask the Board to join me in figuring out some way to resolve that issue.

Motion fails 2-3.

Commissioners Mitchell and Raxton motion to approve.

Chairman Jackson-Jones and Commissioner Alcaez and Kenner-Jones voted against the approval.

Chairman Jackson-Jones called for another motion.

Commissioner Alcaez made a motion to deny Application S2026-03. Commissioner Kenner-Jones seconded the motion.

Motion carries 3-2.

Commissioner Mitchell and Commissioner Raxton voted opposed to the motion.

Application S2026-03 is denied.

Applications Z2026-14/S2026-08

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 at 13595 Veterans Memorial Highway, Winston, 30187. Land lot(s) 155, District 2, Section 5 & Parcel(s) 14. Lot size: 5 acre(s). Application signed by Shamaiz Rupani. Commission District #4.

Existing Conditions

- o The subject property is currently vacant.
- o Three previous zoning actions in 2008, 2020, and 2025 have been presented to the Board of Commissioners for development of mini warehouse self-storage on the property.

- o Since the original proposal in 2008, the property has been divided into two tracts. The mini warehouse self-storage units are proposed to only occupy a 3-acre tract that is located on Campground Road and has no access to Veterans Memorial Highway.
- o The previous requests were granted with an approval to exceed the impervious surface limits in the Dog River Secondary Watershed Basin. The allowance for exceeding impervious surface limits in Article 9 of the Unified Development Code was modified in December 2024. The Code does contemplate a six-month transition for projects that are already under consideration for compliance with new code standards. So, if the Board is inclined to approve the request for mini-warehouse units, it would be appropriate to extend the approval for exceeding the impervious surface requirements.

Summary of Proposal

- o The applicant proposes use of the property for mini-warehouse self-storage facilities.
- o The proposed building is three stories, which requires a special use permit for approval.
- o The approval will require continuation of the special use permit that allows for the applicant to exceed the 25% impervious surface limit on the property.

Discussion

- o This site was originally considered in 2008 (Z2008-36/ S2008-37) as a request for rezoning to Heavy Commercial and a Special Use Permit to exceed the 25% impervious surface limit in the Dog River Secondary Basin. This request was approved with multiple conditions.

Staff is recommending Approval with Conditions of the proposed Rezoning based upon the following findings:

1. The proposed rezoning and Special Use Permit would not modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The proposed rezoning and Special Use Permit would not adversely affect the public health, safety, and welfare.

Staff is recommending the following conditions:

1. Applicant is required to attend the Development Review Committee if the Board of Commissioners are inclined to approve the use.
2. Applicant is required to apply for the land disturbance permit within a year of approval.
3. The applicant is conditioned to the site plan dated January 20, 2026 and included in the file for this application. This includes the site and architectural plan depicted therein.
4. Unless otherwise determined by the County Arborist, the project shall be required to install 20' landscape strip, with 3 canopy trees, 3 understory trees, 2 evergreen coniferous trees, and 18 shrubs per 100 feet of linear frontage and the requirement for three-rail fence with brick supporting columns in Article 4, Division 4, Section 4.23(5)(a).

Mr. Terry Boomer of Canton represented this application. We're not looking for a reduction in impervious area. We'll stick to the 25%. We're in agreement with the conditions. It was conveyed to us that we had to go back to the 2008 zoning. The owner did not own it at that time. We're not doing mini warehouses. We're doing a beautiful brick building. All of the loading will be interior. It will be self-storage, climate controlled. We did come back with a new site plan that adheres to the 25% impervious coverage. We want to go back to the 2008 zoning with conditions. Some of the conditions we can't do anymore. There was a house from that era that was supposed to be renovated. We will clean that up. We're not proposing any outdoor storage. We're going to access Veterans Memorial. We've had preliminary discussions with the Georgia Department of Transportation. We feel that this use is a nice, quiet use. It doesn't put a burden on traffic, school system or infrastructure. There's no adverse to the power grid. We're not going all the way back to the residential neighbors.

No one spoke in favor of this application.

Ms. Sabian Kelley of Winston spoke in opposition to this application.

No one else spoke in opposition to this application.

Mr. Pennamon asked Mr. Boomer to give a background on Black Horse.

Mr. Boomer stated that it's a private LLC and the owner is here if you would like to speak with him. I've been his engineer on other developments for five years. He's in the development business and very reputable. He has different LLCs for each property as most developers do and should for liability reasons.

Mr. Simmons asked there are two parcels here and we're talking about the parcel in the front. Are there plans for the parcel in the back.

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Mr. Boomer explained that the parcels were split in 2020. In 2020 they came through with a rezoning and special use to eliminate the conditions from the 2008 rezoning. In that elimination they decided to split. Now, with our proposal we are going to recombine it with all five acres. We'll recombine it with the 25% of the five acres. To the concerned citizens point, we're going to leave the rest of the trees and vegetation.

Mr. Simmons asked Ms. Duncan there are two parcels there but, in the information meeting, we were only talking about the front parcel.

Ms. Duncan explained that this parcel when it was originally zoned was one tract. When it came through previously in 2020, we cleaned up the old conditions in the rear. If you look at the site plan what they are showing is that the majority of the development will be on the front of the property. But the problem is that the front piece of the property has conditions and the back piece doesn't. We're trying to do a couple of things with this. We're trying to clean up those old zoning conditions and get rid of that on the front piece so that they can be recombined for the larger tract. What they are doing now is 108,000 square feet, three story.

Mr. Boomer stated that it's just under a 100,000 but three stories.

Ms. Duncan, instead of having a single-story, low project that takes up most of the rear portion, which is what you saw previously which was going to be on the rear portion. I believe it was the intent to leave the front parcel for future development. Now they want to put the entire thing back together and use the front portion. They are going to need the entire thing to meet the 25% impervious. The trade off of what they are proposing is that we get a larger building but a building where they are agreeing to meet the architectural requirements, the additional enhanced landscape. Part of the reason we wrote condition #4 at the discretion of the County Arborist which would be Travis, if he looks at the property and he thinks that it's a better use of that site to retain vegetation on site, that is typically our preference, is to retain vegetation when it's there. But we also want to make sure in doing so we're providing something that is aesthetically attractive from the road.

Mr. Simmons asked if they decide to do something with the back part, will they have to come back to us.

Ms. Duncan stated that we are conditioning it to that site plan. That is condition #3. If they are building something that is not that site plan then the condition will require it to come back to the Board of Commissioners.

There were no more questions from the Planning & Zoning Board.

Commissioner Alcarez asked Ms. Duncan if Campground Road was a residential road.

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Ms. Duncan replied with DOT in the room I'm going to refer to Campground Road as a local road and not a residential road. Part of the concern previously was the proposal to come onto Campground. With the revised site plan this will go out on Veterans instead Campground. I don't know the number of houses down the street. I do know there is residential development down the street. Across the street on Campground there is a light industrial warehouse and a church.

Commissioner Alcaarez asked Mr. Boomer why did you choose this location. A half a mile back towards Highway 5 there's four storage buildings. If you go to Liberty Road there's two storage facilities. Why choose near the elementary school in that area.

Mr. Boomer explained that hopefully this is an adverse use. The owner didn't buy the property and bring the use to the property. He looked for properties that were previously zoned and approved for that use. That came to us. We didn't go shopping for it. The location had already been through the Board three times and approved three times. He being a good neighbor and a steward of development code, he chose the property based on its previous use and approval. I think the revised plan keeps us out of the neighborhood. You're on a major corridor there. You have heavy commercial there already. I have a book of approved 31 uses for heavy commercial. They bring with them noise and other heavy trips, traffic transportation. This is a nice quiet use that we're going to tuck in and maintain the vegetation and landscape the front. It's not a use that I need while we're driving by. I feel that the use and the property came to us.

Commissioner Alcaarez asked Ms. Duncan why did we deny it in 2025.

Ms. Duncan explained that in 2025 the staff recommendation was to approve. The Board chose at the time not to vote with the staff recommendation and to deny the use. I don't recall a specific reason. There were concerns the staff had with the previous plan in regard to septic tank, WSA storm water. Since that time, at zoning you are looking at the use and if it's favorable it goes to DRC and they deal with the site designs. Regardless, if the use is approved you still have to meet the requirements of the code. There were site issues at the time. The revised site plan does substantially address all of that. This site plan has been back to DRC.

Commissioner Alcaarez asked Mr. Boomer if this would be a 24-hour access.

Mr. Boomer replied it will be 24 hours. That's due to shift work. If the Board and legal agree and you have conditions on hours of operation, we can implement that into a key card and simply mandate that.

Commissioner Alcaarez stated that was my concern for the residents down that road. The hours of access any time of night.

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Mr. Boomer stated that we are not going down Campground Road. All of the loading will be from the front.

Commissioner Kenner-Jones asked Mr. Boomer, have you done anymore studies to see how much more need there actually is in this area for this particular use.

Mr. Boomer replied they have a market study.

Mr. Boomer asked would like to have it provided.

Commissioner Kenner-Jones replied yes, please.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion from the Planning & Zoning Board.

Ms. Polk made a motion to recommend denial of Application Z2026-14.

Motion dies for a lack of second.

Mr. Simmons called for another motion.

Mr. Curry made a motion to recommend approval of Application Z2026-14. Mr. Simmons seconded the motion.

Mr. Simmons stated that we've heard this a number of times and I think this is a good plan.

Motion carries 5-1.

Ms. Polk voted in opposition.

Recommendation is to approve Application Z2026-14.

Chairman Jackson-Jones called for a motion for Application Z2026-14.

Commissioner Alcarez made a motion to deny Application Z2026-14. Commissioner Raxton seconded the motion.

Commissioner Kenner-Jones stated that I would have liked to see your market analysis in making this decision to see if this is a continued needed use. I think in Douglasville, Lithia Springs, the county, there are between 25 and 30 self-storage units. That's a little bit concerning to me. I would have liked to have known the need for this ongoing. If there is a need, please Douglas County residents get rid of some of your stuff.

Ms. Duncan made a point of order. If this is denied there will be a six-month prohibition to bringing this back to the Board of Commissioners. If there is a preference to defer to see a market study, I just want to make sure that I outlined that option.

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Commissioner Kenner-Jones stated that I will yield that to the District Commissioner but I know that would be helpful for my decision.

Commissioner Alcaarez stated I would like to retract my motion.

Commissioner Alcaarez made a motion to defer to the March 3rd meeting so that we can see that analysis. Commissioner Kenner-Jones seconded the motion.

Motion carries 5-0.

Application Z2026-14 is deferred until the March 3rd meeting.

Application S2026-10

Craig Ray – a request for a Special Use Permit to allow an education program from the home located at 6560 Cedar Mountain Road, Douglasville, 30134. Land lot(s) 221, District 2, Section 5 & Parcel(s) 6. Lot size: 12.6 acre(s). Application signed by Craig Ray. Commission District #4.

Ms. Glynn presented this application.

Existing Conditions:

- o The subject property includes a single-family home and several accessory structures.
- o The subject parcel totals nearly 12.6 acres.
- o There is a creek along the northern and western sides of the parcel.

Summary of Proposal:

- o Applicant proposes the use of one accessory structure to be used as a classroom for the educational program on Wednesdays and Saturdays from 9am to 1pm.
- o Applicant proposes to host 20-25 students with appropriate supervision from four to five adult educators.
- ☐ The program caters to homeschooled students in grades K-12.
- o The educational program is proposed to combine academic education with outdoor experimental learning focused on agriculture, wildlife, and environmental stewardship.
- ☐ Agricultural gardening and geological creek study are proposed lessons for students.

☐ There are livestock such as chickens (20) and sheep (4) along with honeybees to be included in the curriculum plan.

Discussion:

o Applicant proposes the use of one accessory structure to be used as a classroom for the educational program on a limited schedule.

Staff is recommending Approval with Conditions of the proposed Special Use based upon the following findings:

1. The proposed Special Use Permit would not modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The proposed Special Use Permit would not adversely affect the public health, safety, and welfare.

Staff is recommending the following conditions:

1. Applicant is subject to any requirements of the Douglas County Development Review Committee prior to obtaining occupational tax certification.
2. Applicant is responsible for obtaining appropriate licensure from the State regarding educational programming.
3. Any new structures or renovation of existing structures associated with approval shall be required to meet commercial building permit standards unless otherwise allowed by the Chief Building Official.
4. The Special Use Permit must be renewed in 1 year from the date of the approval (February 3, 2026).

Mr. Craig Ray of 6560 Cedar Mountain Road, Douglasville, represented this application. One of the things that I would like to do for the community, I'm a biologist, I'm a naturalist, geology and what I really want to do is bring education. Not just education of nature but things I'm really big on are principles for the mind as well as skills for the land. It's really important not just knowing what happens in nature but there are a lot of life principles for success. This is an education center that is away from the home and it will be dedicated just for that if this is approved. The times that we're there are Wednesdays and Saturdays from 9am to 1pm.

Mr. Simmons asked Mr. Ray, are you in agreement with the conditions that were proposed.

Mr. Ray stated I did have a couple of questions because I'm not sure about some of the language.

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Mr. Ray asked about the condition pertaining to applicant is responsible for obtaining appropriate licensure from the state regarding educational programming. What does that mean?

Ms. Duncan stated that we can hear these questions now or hear them after the public hearing.

No one spoke in favor or in opposition of this application.

Mr. Curry asked Mr. Ray what have you done previously.

Mr. Ray stated that I've been an educator, youth pastor as well as done speaking engagements.

Mr. Curry told Mr. Ray I want to commend you for taking this on because as a kid growing up in Tennessee in the country, I had the opportunity to do things that most kids in the city didn't have the opportunity to do.

Mr. Curry asked, are you hours going to be from 9am to 1pm, Wednesday and Saturday.

Mr. Ray replied yes. That is what was recommended to me by the Fire Chief. He said there were conditional hours. It may not be specifically set on Wednesdays. Saturdays are specific.

Mr. Curry asked how many kids are you expecting to have there.

Mr. Ray replied between 20-25.

Mr. Curry asked are you going to be the only one that will be assisting with the kids.

Mr. Ray replied no, sir. We'll have a 1-5 ratio. Everyone will have background checks.

Mr. Pennamon asked Mr. Ray about any safety precautions with that close of proximity to the river.

Mr. Ray stated there is a small creek that flows through. It's barely knee-high deep. We will use the creek for different Ph studies. The kids will have the weighter type one piece that they can wear.

Mr. Pennamon asked, "is this a curriculum you have created yourself.

Mr. Ray replied yes, this is.

Mr. Pennamon stated I think that ties into the appropriate licensure from the state.

Ms. Duncan explained that Condition #1 is self-explanatory: if there are any reasons that this property needs to go to DRC, they need to get things squared away with parking,

access and Fire Marshal. Condition #2 is the appropriate licensure from the state. When this application first came in, we thought it was a home school but it is not a home school. Then we looked at it as a daycare. It didn't feel like a daycare either. The activity that we put it under in our code is Special Events from the home. It's under Article 3. It allows for agri-business and Agri-tourism. If there are requirements for having the children on the property, i.e. camp requirement, daycare requirement, anything like that will have to be licensed through the state. All we're saying is as Mr. Ray moves forward with this use if you are inclined to approve, we're going to put the burden on him to make sure that he is dealing appropriately with groups such as Bright from the Start, Department of Ag for keeping animals. I don't know what all of those are going to be.

In regard to Condition #3: any new structure or renovation of existing structures will have to meet commercial standards. Those buildings need to come into compliance with ADA, any requirements for public safety, fire extinguisher, lighting.

Condition #4: the staff is flexible on this but because there were certain aspects of this use, we had questions about what we decided to put in our condition that you have seen us use in the past. The applicant can get started but may have to come back to us in a year just to make sure they are meeting the expectation of the Board.

Mr. Pennamon asked is it safe to say that Conditions 1, 2 & 3 will be taken care in DRC.

Ms. Duncan explained that it will be DRC or any administrative approvals subsequent to having this Board decide if the use is appropriate. We are focusing on use. We haven't asked the applicant to do a lot of due diligence until we get the green light from this board to have him move forward.

Dr. Small asked Mr. Ray about the curriculum. What does a lesson look like? Do you have staff? Do they have background checks?

Mr. Ray explained that we have different workshops. We work with different organizations where we do things like tree planting classes. We do workshops on bee keeping. Workshops on chickens and birds. Wild edibles when it come to composting, soil science and hydroculture. For example, the chicken's ear is also the same color as the egg. What is the lesson and principle behind that? What you intake is what you outtake. We will have whole lessons on ensuring you're hearing the proper things in order to be successful.

The type of people that we have on board with us; my sister is an assistant principle at Kip Middle School. We have a youth director from a church. We have volunteers from other church organizations. We don't have any paid staff as of yet. It's volunteer.

Dr. Small asked is this just for home schooled students.

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Mr. Ray explained that it was our initial thought just because my kids are home schooled. They have a lot of friends that are home schooled and have a lot of home school groups that have wanted to use our facility before. Now, looking at hindsight, maybe I shouldn't have put myself in a box. Or maybe that could be one of the amendments when we come back for number 4. I'm not sure if that's possible or not.

Ms. Duncan stated that we are not conditioning this to any student.

Ms. Polk asked if the curriculum you use are they ones you've used. Where did they birth from?

Mr. Ray explained that I'm a biology major. I do a lot of teaching. Specifically, when it comes to plants, that's something that I have a real interest in. Since I was a youth pastor, I did a lot of teaching and sermons. All of my lessons came from nature-based things. It came from me, my wife and George Washington Carver.

Ms. Polk asked, is this a ministry or an education program.

Mr. Ray explained that it's a STEM based educational program but I'm not going to hide and say there is no ministry involved.

Ms. Polk asked will animals be involved.

Mr. Ray replied yes.

Ms. Polk asked, "are you aware of the protocols that are in place for you to have animals around children and animals that need vaccinations, bees with allergies. Do you have anyone on your staff to address those issues?"

Mr. Ray replied no, not right now, that are trained in those issues. We do have EpiPens. We do have a vet that is a volunteer with us. We don't use vaccinations. All of our stuff is organic. It's survival of the fittest so we breed good genes.

Ms. Polk asked Mr. Ray are the supplies you use for your lessons, are they purchased or given to you.

Mr. Ray replied we do purchase them.

Mr. Curry asked Mr. Ray will there be a fee to attend.

Mr. Ray replied yes.

There were no more questions from the Planning & Zoning Board.

Commissioner Alcares stated that I love your vision. I'm glad you are getting kids from behind the TVs and Xboxes and getting them back to nature. I grew up, we didn't sit inside.

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You have some great elementary schools at Cedar Mountain, Mirror Lake Elementary, Winston Elementary & Cedar Mountain Elementary. As you grow reach out to them.

Commissioner Raxton asked Ms. Duncan in regard to Conditions 1 & 2, is one year enough time for them to get their tax certificate and licensure.

Ms. Duncan stated that I don't know what would be involved. It is hard for me to say one year is enough or not enough. One year is typically the amount of time that we would check in to see if they have this use going or not. It is also an opportunity to return to this Board for a status update. If you are not concerned and you don't want to see this come back then you do not have to have this condition for the one year. If there are some things you want to keep an eye on, we will do some administrative things at one year. If you prefer to make that a two-year. We want to give them the benefit of the doubt to see if they can make progress but be mindful that there may be some public safety concerns that we want to keep an eye on.

Commissioner Raxton asked if Conditions 1 and 2 aren't met and they come back in a year then do we make a determination for another extended amount of time.

Ms. Duncan explained that what we've seen in the past such as the alpaca farms; there are certain health things that may take longer depending on the specific use. They really come back to give a status update. If you feel like the progress is being made, there's no outstanding code violations or other concerns from our viewing departments, it would most likely be our recommendation to continue. For any reason they are not making progress or we're getting complaints then it also provides a specific timeline for us to re-visit the Special Use Permit.

Commissioner Raxton asked Mr. Ray I see you have volunteers working for you. How much parking do you currently have?

Mr. Ray stated that it is a 12-acre property. I have a gravel lot that is already there. The drive is almost a round about where people can drop off and come back around.

Commissioner Raxton asked how are you marketing and promoting this.

Mr. Ray explained that before me and my wife moved to Douglas County we worked with a lot of other non-profits. TEAM Coalition, Georgie Cyber Academy and other home school groups that we worked with previously. We didn't have a facility so we would take them to different parks. We have a large following on social media. We will work with local churches as well.

Commissioner Alcaarez asked Mr. Ray would you be willing to have certifications for all of your volunteers in regard to a small medical response.

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Mr. Ray replied yes.

Commissioner Alcaarez stated that you could provide that as we look back on the one-year application that you have those available.

Mr. Ray replied yes, I am CPR certified.

Chairman Jackson-Jones commended Mr. Ray for extending learning opportunities for our youth here in Douglas County.

Chairman Jackson-Jones asked Mr. Ray about sampling from the creek and the ph. balance. I did not know if you would involve the Water & Sewer Authority.

Mr. Ray explained that not so much Water & Sewer Authority. But, when it comes to soil and something being alkaline and something being acidic and something being neutral, we would use it just for the ph. lessons.

Chairman Jackson-Jones asked do you have instruments to test the water.

Mr. Ray replied yes ma'am.

Chairman Jackson-Jones asked if there were epi-pens available for bees.

Mr. Ray replied yes.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion from the Planning & Zoning Board.

Mr. Pennamon made a motion to recommend approval of Application S2026-10 with conditions. Mr. Payne seconded the motion.

Motion carries 6-0.

Recommendation is to approve Application S2026-10 with conditions.

Chairman Jackson-Jones called for a motion for Application S2026-10.

Commissioner Alcaarez made a motion to approve Application S2026-10 with conditions with the additional condition of CPR and First Aid. Commission Kenner-Jones seconded the motion.

Motion carries 5-0.

Application S2026-10 is approved with conditions.

Applications Z206-11/S2026-12

Dion Holmes – a request for a rezoning from R-LD (residential low density) to C-H (heavy commercial) and a Special Use Permit to allow a rage room located 3497 Hwy. 5, Douglasville, 30135. Land lot(s) 127, District 2, Section 5 & Parcel(s) 203. Lot size: 1 acre(s). Application signed by Dion Holmes. Commission District #4.

Mr. Cronan presented this application.

Summary of Proposal:

- The applicant is proposing to use the existing residential structure for an office/administrative use as well as a restroom area for customers and to set a shed at the rear of the property for rage-room activities.

Discussion:

- The conversion of the zoning from a residential zoning district to a commercial zoning district is not discouraged; however, the zoning district necessary to suit the proposed use may permit uses not encouraged along this corridor unless conditions were authorized to limit the permitted uses.
- The use of the existing residential structure and a shed to the rear does not represent an orderly pattern of commercial development. A total redevelopment of the site is more appropriate. The Comprehensive Plan does not anticipate the transition of sites within this corridor to a commercial district unless as a part of a larger, mixed-use project.

Staff is recommending denial of the Rezoning and Special Use Permit requests based upon the following findings:

1. The use will modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The use does not represent orderly commercial development without being a part of a larger, mixed-use project or as a total redevelopment of the site to best suit the use and assure the mitigation of off-site impacts.
3. The use will adversely affect the public health, safety, or welfare.

If the Board of Commissioners is inclined to approve, staff is recommending the following

findings and condition:

1. Findings:

1. The use will not modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The redevelopment of the site represents an orderly commercial development.
3. The use will not adversely affect the public health, safety, or welfare.

2. Condition:

1. The applicant shall provide a redevelopment plan of the site that adequately addresses the agency impact statements submitted as a part of this staff report dated February 3rd, 2026 to provide adequate structures, driveways, vehicular circulation routes, parking, and stormwater detention infrastructure to outfit the use. No rage-room activities shall take place in non-principal structures.

Mr. Dion Holmes of 3497 Hwy. 5, Douglasville represented this application. He stated that he started this as a passion as my daughter took me to a rage room for Father's Day. We expressed the emphasis of experiences and not necessarily spending money.

It's an indoor-based recreation facility . It's a rage room that is in a contained and controlled environment. There will be non-hazardous materials in an enclosed structure under staff's supervision. Sessions are scheduled in advance with controlled occupancy of staff for activities.

Waste handling and environmental compliances are a must. We do not store hazardous materials. We don't smash TVs or light bulbs. We don't do components that are hazardous to explode. We emphasize heavily on recycling all materials.

The community has come out for the need to express themselves. I consider Total Rage ATL a safe haven for those who want to express themselves however they like in a controlled environment where they can express themselves for whatever reason.

Ms. Lyrica Holmes, partner of Dion Holmes spoke in favor of this application. We are currently located in Powder Springs. To date we've served over 3,500 individuals. We've done Team Building with UPS, Wounded Warriors, Girls Inc. It is somewhere to come and express yourself. We're looking to expand.

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Ms. Kimberly Stallworth of Austell spoke in favor of this application.

No one else spoke in favor of this application.

Ms. Sabina Kelly of Winston spoke in opposition to this application.

No one else spoke in opposition to this application.

Ms. Polk asked Mr. Holmes the process, the cost, what does a day look like and hours.

Mr. Holmes explained that when people show up, they have already booked a reservation. That's how I'm able to control parking and how many people are there at a time. I have a cap for a number of attendees for a group. There's a 40-minute session, an hour and 10-minute session or longer. For the record, I'm Total Rage ATL. She was speaking of another rage room that has since moved to Newnan. I do not have pipe wrenches, sledgehammers, I don't have swords. That is not my business. I advise them where the bathrooms are, additional accessories they may need to take off. Once they step in the put on thick soled rubber boots with puncture proof inserts, a thick onesie that covers their risk and put on a helmet with a face shield for protection. Two people at a time are to be in the room while they are expressing themselves. When I say expressing themselves, whether it's a vcr or bottles they are breaking, they have a golf club or bat or 2 x 4. There is a partition wall that has been "co'd" by the Fire Marshall where other guests are safely protected from the others. There is a blue tooth sound system that they can listen to music.

Prices range from \$130 to whatever package they want with their group. I've had two people come out with a large package and five people come out with a small package. They are able to curate the items that they want versus me telling them what they want. But I do have packages put together. When they arrive there package is ready to go.

Ms. Polk asked about age restrictions.

Mr. Holmes explained that without a parent/minor consent form it's 18. Up until the age of 14 they must be accompanied by a legal guardian and the parents must sign the parent consent form and that parent must be in the room, in the building at all times with that 14-17-year-old child.

It's not "we want to do a birthday party." No! If you want a structured activity to provide for your child from ages 14-17 and you show them how to properly express themselves and break things within a confined space. "My 9-year-old wants to come and break things because he's frustrated." No! I would not want my child from ages 14-17 to be in there regardless of what's taking place. You go to the bouncy house and they're jumping around; anything can happen and how well they monitor it. Their parents must be in the room, in

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the facility with them, watching them, showing them exactly how to hold the instruments while they are in there.

Mr. Holmes explained how they express themselves. It does not have to be angry. People skydive for a rush. Some come for a good day or a bad day, to blow off steam. I've had many Alcoholics Anonymous groups come out. They have sought out the to stop drinking but they still have built up tension. Am I suggesting that they should come out to express themselves for breaking things? No! I am suggesting it's a safe haven and safe space to express yourselves however you like? Yes!

To answer your question, why do they come out. It does not need to be for anger or madness.

I have a first aid kit inside the building. I show them where it is. I've had a couple of drops of blood and they usually realize it when they come out.

If you look on Google you will see I have 725 five-star reviews. I've had various people come out for various reasons. Some have been for cancer, for the loss of loved one, some because it's date night and it's something unusual. They want to feel safe.

I have an accessory building. The Fire Marshal has co'd the building. I've been approved by Powder Springs Planning & Zoning. For the third time in October, we were approved by the City Council and Mayor. I have no violations. I have no issues.

Ms. Polk asked Mr. Holmes, the youngest you will allow to partake is 14.

Mr. Holmes replied yes.

Ms. Polk asked and a parent has to be there.

Mr. Holmes replied yes.

Ms. Polk stated I heard you say, "drops of blood." Do you have training on how to properly clean that up?

Mr. Holmes replied yes.

Mr. Polk asked do you training in First Aid.

Mr. Holmes replied yes.

Ms. Polk asked have you experienced while breaking things a serious injury to a person.

Mr. Holmes replied no. The extent that I've had is a couple of shards and often times they don't know it until they come out. I brought that up on purpose to suggest I'm not saying it's

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perfect. We have a First Aid kit and are trained and prepared. I give them water when I check in on them.

There are times when the parent and child get in there and the parent realizes that they are not comfortable with their child being in there. If that's the case I will give them a full refund. Most people don't know what it's like to express themselves in a free nature. We emphasize on safety and recycle.

Ms. Polk asked Mr. Holmes, "have you ever had to deal with someone who's smashed things and it's gone a little too far and now they are outside of themselves and can't collect themselves after smashing things. What do you do? Do you have training in that?"

Mr. Holmes stated that I have yet to have that incident. I've had people come out with excitement. I've had people come out and say I didn't know I could experience that. They are exhausted and tired. The air conditioners are inside to keep them cool. They come out and take a breather and walk around. I've had many come out with overwhelming expressions of "WOW".

I do not believe in having cameras in there. They are expressing themselves. I do check on them from time to time.

Mr. Simmons asked Mr. Holmes how long have you been doing this.

Mr. Holmes explained that I'm within getting my third business license from Powder Springs. I've had close to 3,500 waivers signed coming through Rage ATL

Commissioner Alcares asked Mr. Holmes the hours of operation.

Mr. Holmes stated currently my first appointment is at 11 a.m., typically on Friday, Saturday and Sunday. My last appointment currently is 11 p.m. I don't know that there are stipulations on hours. I do like to offer possibly midnight. I would love to open up as early as 8 a.m. to offer earlier times. Everything is Fire Marshall approved with the accessory building where the activities are happening within that space. It will be appointment based. I am not open to the public, per se. Where I'm currently at, I've had a school bus, nurses, Grady had a 50-nurse event where I am currently. I will not be able to do that where I'm looking to locate to but I've had large groups come out because I have 50 parking spaces. It's appointment only so that I'm able to control the amount of cars there.

Commissioner Alcares asked how many people are you going to have at your location at one time.

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Mr. Holmes stated we have nine parking spaces including handicap parking. Carpooling will be heavily encouraged, that's why my cap is at 30. With large groups they will be advised in advance that parking is limited.

Commissioner Alcaarez asked about connecting to a blue tooth speaker. Is it a big speaker?

Mr. Holmes stated it's a sound bar that is within the room.

Commissioner Alcaarez explained that the only reason I'm asking is because there is a subdivision between you and the storage building place over there that I get complaints all the time about people going in and out of the storage building place and playing their music. It's a concern of mine and a complaint from those residents.

Mr. Holmes explained that the activities that take place are within the accessory building. It's a six-inch sub-wolfer in a box with a sound box. There's minimal noise that is able to travel outside the building.

Commissioner Alcaarez explained that where I live, I have a neighbor at the other end of the street and it's inside their own home and I can hear it crank it up. I'm thinking of how many rooms that you have, one room. One person can go in there at a time?

Mr. Holmes explained that two people will be in the room where they are breaking and then the other group will be on the other side of the partition wall.

Commissioner Alcaarez asked how many rage rooms do you have.

Mr. Holmes replied one.

Commissioner Alcaarez explained the reason I'm asking that is because you said you would go look in the windows to check on them. When you say windows, it makes me think multiple rooms.

Mr. Holmes showed Commissioner Alcaarez a picture of the facility. In that room the others are able to watch. Where I'm asking the building to be placed, the speaker will be facing the storage unit not the back.

Commissioner Alcaarez stated it looks like a utility shed.

Mr. Holmes stated that it's an accessory building and the Fire Marshal has signed off on it as a commercial accessory building.

Commissioner Alcaarez asked at your other location do you have the same set up.

Mr. Holmes explained that is my rage room there. All activities take place in that accessory building.

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Commissioner Kenner-Jones stated that I just want to make sure that the pages that were given to us make it to staff and included in the record.

Chairman Jackson-Jones asked who cleans up after it's over with.

Mr. Holmes replied I do.

Chairman Jackson-Jones asked do you have a limitation on age like 65 or 70. Because, blood pressure goes up, you have oxygen.

Mr. Holmes explained I have not come to a point where that is a concern. The most is offering them water and they calm down. It's designed where the sessions are kept at 45 minutes and a larger session for a larger group or a larger time slot that allows for more breaks in between so that they are not rushing to get through in a short time frame.

Chairman Jackson-Jones asked when there is blood how do you clean it up.

Mr. Holmes explained that if there is blood on the uniform then I throw it away. I tell people I'm not in the business to make money, I'm the business to make experiences.

Commissioner Alcaarez asked when you throw them away how do you dispose of them.

Mr. Holmes stated in the red bags. The biohazard bags. I tie them up and take them to the facility for proper disposal.

Commissioner Alcaarez asked you said you clean up all the glass. Is that between every single session?

Mr. Holmes replied yes. If there's a large group, half-way through I will go in and do a sweep.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion from the Planning & Zoning Board.

Mr. Pennamon made a motion to recommend approval of Application Z2026-11. Mr. Curry seconded the motion.

Motion carries 6-0.

Chairman Jackson-Jones called for a motion for Application Z2026-11.

Commissioner Alcaarez made a motion to approve Application Z2026-11 with conditions. Commissioner Raxton seconded the motion.

Motion carries 5-0.

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Application Z2026-11 is approved.

Mr. Simmons called for a motion for Application S2026-12.

Mr. Curry made a motion to recommend approval of Application S2026-12. Mr. Pennamon seconded the motion.

Motion carries 6-0.

Recommendation is to approve Application S2026-12.

Chairman Jackson-Jones called for a motion for Application S2026-12.

Commissioner Alcaarez made a motion to approve Application S2026-12. Commissioner Kenner-Jones seconded the motion.

Commissioner Alcaarez stated that don't be surprised if you see this group. There's a reason why the Powder Springs City Council comes there.

Motion carries 5-0.

Application S2026-12 is approved.

Ms. Duncan made an announcement that on February 16, that is on a Monday at 5pm, we will have a Special Called Planning & Zoning and Board of Commissioners joint meeting. That will be specifically to hear text amendments. We will not have any cases.

Meeting adjourned.

**DOUGLAS COUNTY PLANNING AND ZONING
SPECIAL USE PERMIT STAFF RECOMMENDATION**

Application Number	S2025-13
Applicant Name	Big Power Development 5, LLC
Property Owner Name	Jerry W. Garmon and Debra Baird
Property Address	2250 Rock House Road
Land Lot, District, Section, Parcel	Land Lot 947 District 18 Section 2 Parcel 1
Current Zoning	Light Industrial – Restricted (LI-R)
Future Land Use Classification	Commerce Center
Character Area Classification	Data District
Request	Special use permit request for private utility substation and building exceeding 50,000 square feet for a data center
Size (in acres)	36.146
Commissioner District	2
Subject to an HOA, POA, or similar?	No
Proposed Use	Data center that exceeds 50,000 square feet and a private utility substation
Recommendation on the Special Use Permit	Denial
Meeting Date	January 6, 2026

Relevant Code Sections:

Article	Section	Description
2	207	Describes various uses of the zoning districts and overlays, including the distinction between residential and industrial zoning and the Quality Growth Overlay
2	210 Table 2.2	Data processing, hosting and related services are a use allowed with SUP in the Light Industrial-Restricted Zoning District and Quality Growth Overlay; subject to the restrictions of Article 4, Section 4.19; utility substations require a special use permit; at the time the application was filed, data center uses were by right. Subsequent amendments have made this use a special use permit.
3	350	Requirements for private utility substations
4	4.19	Buildings that exceed 50,000 square feet are required to obtain a special use permit

Prior Zoning Actions:

Year	Case #	Summary of Action
		n/a

Adjacent Land Use and Zoning:

Direction	Land Use Description	Zoning Classification
North	Logistics/ Warehouse	Light Industrial Restricted (LI-R)/ Quality Growth Overlay (QGO)
South	Contractor storage	Light Industrial Restricted (LI-R)/ Quality Growth Overlay (QGO)
East	Single Family Detached Residential	Planned Unit Development

West	Logistics/ Warehouse	Light Industrial with Conditions (LI-C)/ Quality Growth Overlay (QGO)
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Special Use Permit Criteria Analysis:

Number	Special Use Permit Criteria	Supports Requested Use
1.	Will the proposed Special Use be consistent with the stated purpose of the zoning district in which it will be located?	Neutral
	The special use permit request is a use that is contemplated in the Light Industrial-Restricted category. However, given the proximity to residential development, and the character of the adjacent industrial development, other allowable uses in the Light Industrial-Restricted zoning would be better suited for this tract.	
2.	Will the establishment of the Special Use impede the normal and orderly development of surrounding property for uses predominant in the area?	No
	Given the proximity to residential development, and the character of the adjacent industrial development, other allowable uses in the Light Industrial zoning category would be better suited for this tract. Within this area, data centers and their accessory uses have been largely confined to the western side of Rock House and Factory Shoals Road. In areas where data centers are adjacent to residential neighborhoods, significant buffers have been put in place to facilitate the transition between incompatible land uses.	
3.	Is the location and character of the proposed Special Use consistent with a desirable pattern of development for the locality in general?	No
	The existing development pattern within this industrial character area includes numerous examples of buildings serving a variety of purposes, such as storage, active manufacturing, or distribution. If the special use permit is approved for a building to exceed 50,000 square feet, consideration should be given to appropriate buffers and architectural controls to mitigate the project on existing land uses. Steps should be taken to screen the utility substation. Other allowable uses in the Light Industrial-Restricted zoning would be better suited for this tract than the proposed use.	
4.	Is or will the type of street providing access to the use be adequate to serve the proposed special use?	Neutral
	The proposal will need to comply with all requirements of the Douglas County DOT. The DOT impact statements are included in this staff report.	
5.	Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	Neutral
	The proposal will need to comply with all requirements of the Douglas County DOT. The DOT impact statements are included in this staff report.	
6.	Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the Special Use?	Neutral
	Industrial uses along Factory Shoals, Douglas Hill Road and Thornton Road have been developing for several years, and agreements are in place to improve services in that area. Similar agreements will be required if this use is to be approved in this location. There will be no impact to the school aged population and fire service and EMA report that the impact on delivering those services is neutral.	
7.	Are or will refuse, service, parking, or loading areas on the property be located or screened to protect other properties in the area from such adverse affects as noise, light, glare or odor?	No

	The proposed use will be visible to the adjacent residential development and from the road right of way. Line of sight studies suggest an impact of both the large, multi-story building and the utility substation on the viewshed in the area. Other allowable uses in the Light Industrial-Restricted zoning would be better suited for this tract than the proposed use.	
8.	Will hours and manner of operation of the Special Use have no adverse effects on other properties in the area?	No
	The proposed facility will operate at a scale and on a schedule that is not compatible with the adjacent residential use. Line of sight studies suggest that there will be an impact from both the large, multi-story building and the utility substation on the viewshed from the adjacent properties. Other allowable uses in the Light Industrial-Restricted zoning would be better suited for this tract.	
9.	Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	No
	The proposed facility will operate at a scale that is not compatible with the adjacent residential use. Additionally, industrial uses east of Rock House Road and adjacent the subject parcel are primarily focused on logistics and warehousing, and do not operate with the intensity of a data center. Line of sight studies suggest that there will be an impact from both the large, multi-story building and the utility substation on the viewshed from the adjacent properties. The proposed site plan shows encroachment onto the area of the lake on the property, and the applicant has indicated that they are contemplating request for a permit from the Army Corps of Engineers to remove the lake. Other allowable uses in the Light Industrial-Restricted zoning would be better suited for this tract than the proposed use.	

Planning Concerns:

- Existing Conditions
 - The proposed project is for an undeveloped tract on Rock House Road.
 - The existing tract has a stream and lake that bisects the property.
 - The property appears to have been rezoned to Light Industrial-Restricted in the 1990s as a part of a county-initiated zoning update that encompassed multiple parcels.
 - The comprehensive plan at the time contemplated industrial development along the southeastern corner of the county to mirror the development of Fulton Industrial Boulevard. The rationale appears to have been the realignment and extension of SR 6/ Thornton Rd.
 - The Quality Growth Overlay was subsequently put in place to address concerns about the aesthetics of non-residential development in that area.
 - Though the zoning was changed in the 1990s, industrial development did not grow in this area for a decade or more after the extension of Thornton Road, with the first large buildings appearing around Rock House and Riverside Parkway after 2005.
 - Through the 2000s and early 2010s, development of this area was largely characterized by logistics/ warehouse uses. Around 2020, the proliferation of data center requests cluster along the western boundary of Factory Shoals and Rock House Road subsequent to the Sweetwater Master Plan, co-sponsored by the Development Authority, Douglas County, and the City of Douglasville.
- Summary of Proposal
 - The applicant's original proposal was for the construction of a 499,000 square foot, three story data center to be served by a private utility station.

- The applicant withdrew their application from the May 2025 P&Z agenda to allow for additional time to work with adjacent property owners.
- The county enacted a moratorium on data centers in 2025 to give time for further review and study of this land use. Text amendments responsive to this moratorium were adopted by the Board of Commissioners in September 2025.
- During the moratorium, several other applicants contemplating data center uses petitioned the county to allow the project to move forward during the moratorium on the basis that their application was vested for a hearing. This applicant did not submit a petition claiming their application was vested at that time.
- The applicant proposes to construct a new utility substation to serve a data center project that exceeds 50,000 sf. The applicant contends that they are not subject to any additional requirements of the new regulations after the moratorium since they had filed their application in December 2024. However, the applicant has also submitted a site plan demonstrating how they would propose to comply with the new regulations.
- Discussion
 - **Comprehensive Plan Compatibility.** The project is located in an area that the Comprehensive Plan identifies as Commerce Center on the Future Land Use Map and Data District on the Character Area map. The vision for this Character Area articulates that it is a center for light industrial and technology-oriented employment. The description highlights data centers as only one possible use, in addition to calling out large scale, light industrial technology opportunities.

The Commerce Center Future Land Use description indicates that uses should be appropriately buffered from established residential uses, and expands on a variety of uses that are appropriate to this future land use category, including office and business parks, warehouse centers, distribution/ service, large scale commercial, light industrial, high technology and research, wholesaling companies and similar businesses that have no significant impacts on the environment. Further, building design and landscaping of any new development should be of an appearance that will enhance and be compatible with the character of the surrounding area.

Based on the description in the Comprehensive Plan, the proposal for development of a data center and its accessory uses, on this parcel is questionable. Proximity to residential development is one concern expressly called out in the plan. And the fact that new development should be compatible with the character of the surrounding area poses an additional challenge. The site is relatively small for a development of this intensity, and includes a lake that is located within the Chattahoochee River watershed basin. The Comprehensive Plan descriptions identify that uses should have no significant impacts on the environment, which raises questions about the potential encroachment onto the lake on the property.

Data center uses in this area have largely been concentrated on the western side of Factory Shoals Road and Rock House Road. In instances where facilities could not be screened through buffers and setbacks, specific architectural treatments have been required, along with substantial landscape. Per the impact statement provided by the Engineering Department, line of sight studies show the building and substation to be very visible from the road. Studies similarly show that the buildings will be visible to the adjacent residential development. Given the impact to the adjacent neighborhood, the right of way, and the environmental concerns for impact to the lake, it is recommended that an alternative use be considered on this property.

- **Departmental Impact Statements and DRI:** Departmental impact statements identify an impact based on the proposed plans.
 - Engineering has expressed concerns about the line of sight impacts from the utility substation.
 - The Water and Sewer Authority has identified that the site will not use water for evaporative cooling. Should that change, the project would be required to be re-reviewed to determine if there will be an impact to capacity and ability to deliver services.
 - The Department of Transportation identifies the requirements for road improvements that are necessary to serve the area, and stipulates that final issuance of a certificate of occupancy is conditioned upon the required roundabout being completed.
 - The DCSO cites concern for the impact on the adjacent residential community.
 - E-911 identify that the project land use is considered to be low-frequency but high risk in an emergency.
- **Architectural controls and viewshed protection.** When site studies demonstrate a higher degree of visibility from the right of way, steps have been taken to mitigate the visual impact through architectural controls, fencing, screening and buffering. The project as proposed could have a significant negative impact on the viewshed of this area and adjacent properties. If approved, per the impact statement from the Engineering Department, the utility substation should be reduced in size. The routing of the utilities may also hinder the ability to adequately buffer the site. Uses that don't require a substation to be located on the property would ameliorate the need to mitigate the impact.
- **Cumulative Impact of similar projects and adjacent uses.** There are currently multiple data center campuses in various phases of design and construction that were previously approved in areas designated for this use adjacent to the Thornton Road Corridor. This includes an expansion of Switch; building permits for T5 (wherein land disturbance permits have been issued); and land disturbance permits for the AWS campus.

Two data center campuses have been approved on the western side of the county with a total square footage of approximately 3 million square feet of space. The city of Douglasville also has multiple data center campuses under review and development.

Inquiries for data centers in Douglas County have slowed recently. Similarly, projects that had previously been considered or approved for larger uses have scaled back the intensity of their development. A proposed logistics project at the intersection of Rock House and Bullard Road has revised their request to include a smaller building and outdoor storage equipment yard. And a proposed data center site has revised their request to be a contractor's office and storage yard.

The applicant has provided no information as to the proposed end user of the project. The applicant has provided no information about potential tax impact or need for abatements. The Board of Commissioners has updated their policy for consideration of any abatements, which may impact this project.

- **Recommendation:** The staff recommends denial of application S2025-13 with the following Findings:
 - **Findings**
In regard to the request for Special Use Permit, staff finds that:

- The proposed special use permit is not consistent with the Comprehensive Plan and the Unified Development Code based on the impacts to adjacent residential development and environmental concerns, as well as the character of the surrounding area.
 - The granting of the proposed special use permit may adversely affect the public health, safety or welfare.
 - The granting of the proposed special use permit does not comply with the spirit and intent of the Unified Development Code and does not reflect best practice.
- If the Board of Commissioners is inclined to approve the request, staff recommends the following conditions should be required.
- **Conditions**
 - The development of this site is for a data center, and for no other purpose. Any proposed change of use for this site shall be returned to the Board of Commissioners for review and approval.
 - The development of this site for a data center shall be generally in accordance with the concept plan included in the Planning and Zoning file and referenced in this staff report. Approval is conditioned to this site plan. Minor revisions may be approved by the Director of Development Services. Should the Director determine that a revision does not qualify as a minor revision, it shall be at the discretion of the Director to return the application to Board of Commissioners for review and approval.
 - All stipulations of the Douglasville-Douglas County Water and Sewer Authority impact statements included in the staff report are referenced herein and shall be binding as conditions of zoning approval.
 - All stipulations of the Douglas County Department of Transportation impact statements included in the staff report are referenced herein and shall be binding as conditions of zoning approval.
 - The project architecture shall be reviewed and approved by DRC prior to the issuance of a land disturbance permit. The project architecture shall substantially conform to the style, color and materials of the adjacent data center development. A determination of conformity shall be at the discretion of the Director of Development Services. In the event of a conflict of interpretation, this application shall be returned to the Board of Commissioners for review and approval.
 - Site landscaping shall meet the requirements of the Unified Development Code. Upon review of the submitted line of sight studies, additional landscaping may be required by the Director of Development Services to mitigate significant impact to the viewshed. In the event of a conflict of interpretation, the application shall be returned to the Board of Commissioners for review and approval.

Directive to Staff:

The Planning and Zoning Department is directed to conduct an administrative review of the property during the 1-year anniversary month of this approval and to investigate if the use is not established; the property is not in full compliance with the Douglas County Unified Development Code; and/ or all of the conditions of approval. If the use is not in compliance, staff will refer this case to Douglas County Code Enforcement for additional action.

The applicant is responsible for bringing the property in compliance with all relevant sections of the Unified Development Code, Code of Ordinances, or any, other applicable codes prior to the issuance of any approvals of development activity, site development plans, or commencement of the use. The agency impact statements submitted with this zoning action shall not be construed as an exhaustive list

of requirements for approval. Staff shall direct the applicant to the Development Review Committee (DRC) before the approval or issuance of any building permits, Occupational Tax Certification, site development plans, or commencement of the use.

The Planning and Zoning Department is directed to conduct an administrative review of the property after the elapse of 24 months from the date of approval. If the use is not vested in accordance with Section 1211 of the Unified Development Code, staff may return this case to the Planning and Zoning Board and Board of Commissioners to initiate a zoning change to revert the property to the previously zoned condition. THIS DIRECTIVE TO STAFF IS NOT INTENDED AS A CONDITION OF APPROVAL.

Technical Impact Statements (Attachments)

- DC DOT
- Environmental Health
- Water and Sewer Authority
- Fire Department
- Sheriff's Department
- Tax Assessor's Office
- Engineering/ Arborist/ Development Control
- Code Enforcement
- Board of Education
- Cemetery Commission

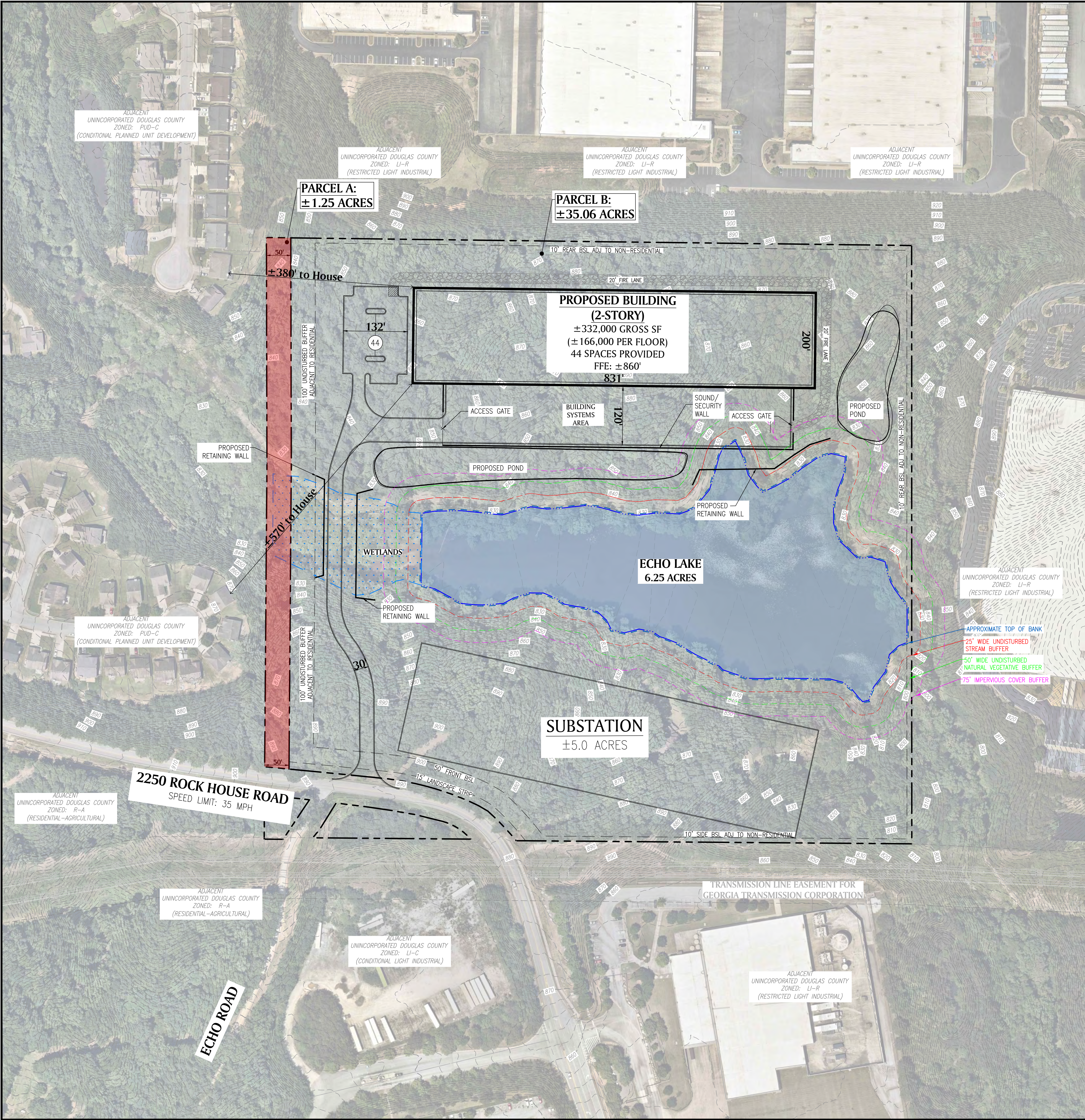
Attachments

- Zoning Map
- Aerial Image
- Photo Log
- Site Plan
- Future Land Use Category and Description
- Character Area and Description
- Draft Ordinance



SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

CP-2



VICINITY MAP
SCALE: NTS

SITE ANALYSIS	
BUILDING A:	±332,000 S.F.
AUTO SPACES:	44 SPACES
TOTAL BUILDING AREA:	±332,000 S.F.
PARCEL A:	±1.25 ACRES
PARCEL B:	±35.06 ACRES
TOTAL SITE AREA:	±36.31 ACRES

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PAULSON-MITCHELL-WISE

CIVIL ENGINEERS & PLANNERS

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770.650.7685

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85-A MILL STREET

SUITE 200

ROSWELL, GA 30075

PROJECT:
2250 ROCK HOUSE ROAD INDUSTRIAL
2250 ROCK HOUSE ROAD
LITHIA SPRINGS,
UNINCORPORATED DOUGLAS COUNTY,
GEORGIA

FOR:

NAI

Brannen
Goddard

5555 GLENRIDGE CONNECTOR
SUITE 1100
ATLANTA, GEORGIA 30342

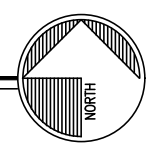
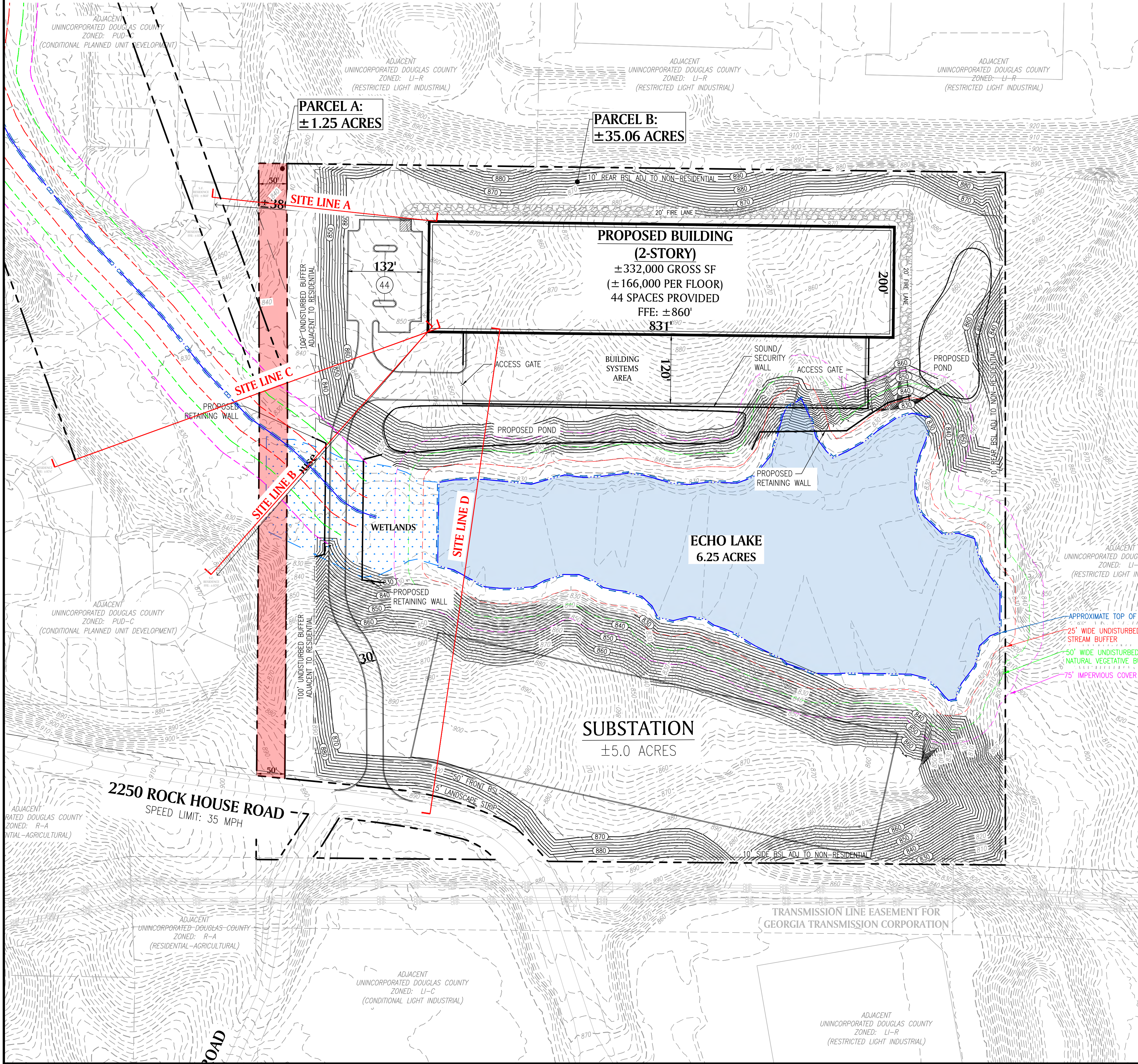
ZONING INFORMATION
ZONING CLASSIFICATION
JURISDICTION: UNINCORPORATED DOUGLAS COUNTY
EX. ZONING: LI-R (RESTRICTED LIGHT INDUSTRIAL)
OVERLAY DISTRICT: QUALITY OF GROWTH OVERLAY
PR. ZONING: LI-R (RESTRICTED LIGHT INDUSTRIAL)
BUILDING SETBACKS
FRONT: 50'
MAJOR SIDE: 100' ADJACENT TO RESIDENTIAL
MINOR SIDE: 10' ADJACENT TO NON-RESIDENTIAL
REAR: 100' ADJ TO RES | 10' ADJ TO NON-RES
BUFFERS
LANDSCAPE STRIP: 15' ADJACENT TO R/W
ZONING BUFFER: 50' ADJACENT TO RES
STATE STREAM BUFFER: 25'
COUNTY STREAM BUFFER: 50' UNDISTURBED
CITY STREAM BUFFER: 75'
PARKING SUMMARY
WAREHOUSE REQ.: 1 PER EMPLOYEE LARGEST SHIFT
STALL: 9'X20'
LANDSCAPE ISLAND SPACING: 1 PER 5 SPACES
LANDSCAPE REG'S.
MAXIMUM IMPERVIOUS ALLOWED: 100%
MAXIMUM BUILDING COVERAGE: —%
ENVIRONMENTAL
FLOOD PLAIN PRESENT (NO): FEMA/DOUGLAS GIS
STREAMS PRESENT (YES): NWI/DOUGLAS GIS
WETLANDS PRESENT (YES): NWI/DOUGLAS GIS
TOPOGRAPHY DATA: DOUGLAS COUNTY GIS
2024232 CP5.dwg 11.20.25

CONCEPTUAL SITE PLAN

0 50 100 200 400

SCALE: 1" = 100'

NORTH



SITE



GREEN GIANT ARBORVITAE (T. x Green Giant



SOUTHERN MAGNOLIA (*M. grandiflora*)

EVERGREEN SCREENING PLANTING



AMERICAN HOLLY (I. opaca)

PROPOSED SCREENING TREES:

- DBL STAGGERED ROW AT 12-16 FT SPACING
- 6 FT HT MIN. WHEN INSTALLED, PER CODE
- TREES WILL ATTAIN 30-50 FT MATURE HT

- TREES SHALL BE EVERGREEN AND MAY INCLUDE:
GREEN GIANT ARBORVITAE (T. x Green Giant)
AMERICAN HOLLY (I. opaca)
SOUTHERN MAGNOLIA (M. grandiflora)

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UNINCORPORATED DOUGLAS COUNTY
GEORGIA

FOR



5555 GLENRIDGE CONNECTOR
SUITE 1100
ATLANTA, GEORGIA 30342

ZONING INFORMATION

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PR. ZONING: LI-R (RESTRICTED LIGHT INDUSTRIAL)

BUILDING SETBACKS

FRONT:	50'
MAJOR SIDE:	100' ADJACENT TO RESIDENTIAL
MINOR SIDE:	10' ADJACENT TO NON-RESIDENTIAL
REAR:	100' ADJ TO RES 10' ADJ TO NON-RES

BUFFERS

LANDSCAPE STRIP:	15' ADJACENT TO R/W
ZONING BUFFER:	50' ADJACENT TO RES
STATE STREAM BUFFER:	25'
COUNTY STREAM BUFFER:	50' UNDISTURBED
CITY STREAM BUFFER:	75'

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LANDSCAPE ISLAND SPACING: 1 PER 5 SPACES

LANDSCAPE REG'S.

MAXIMUM IMPERVIOUS ALLOWED:	100%
MAXIMUM BUILDING COVERAGE:	___%
ENVIRONMENTAL	
FLOOD PLAIN PRESENT (NO):	FEMA/DOUGLAS GIS
STREAMS PRESENT (YES):	NWI/DOUGLAS GIS
WETLANDS PRESENT (YES):	NWI/DOUGLAS GIS
TOPOGRAPHY DATA:	DOUGLAS COUNTY GIS
2024232	12.16.2025

SIGHTLINE EXHIBIT

SHEET

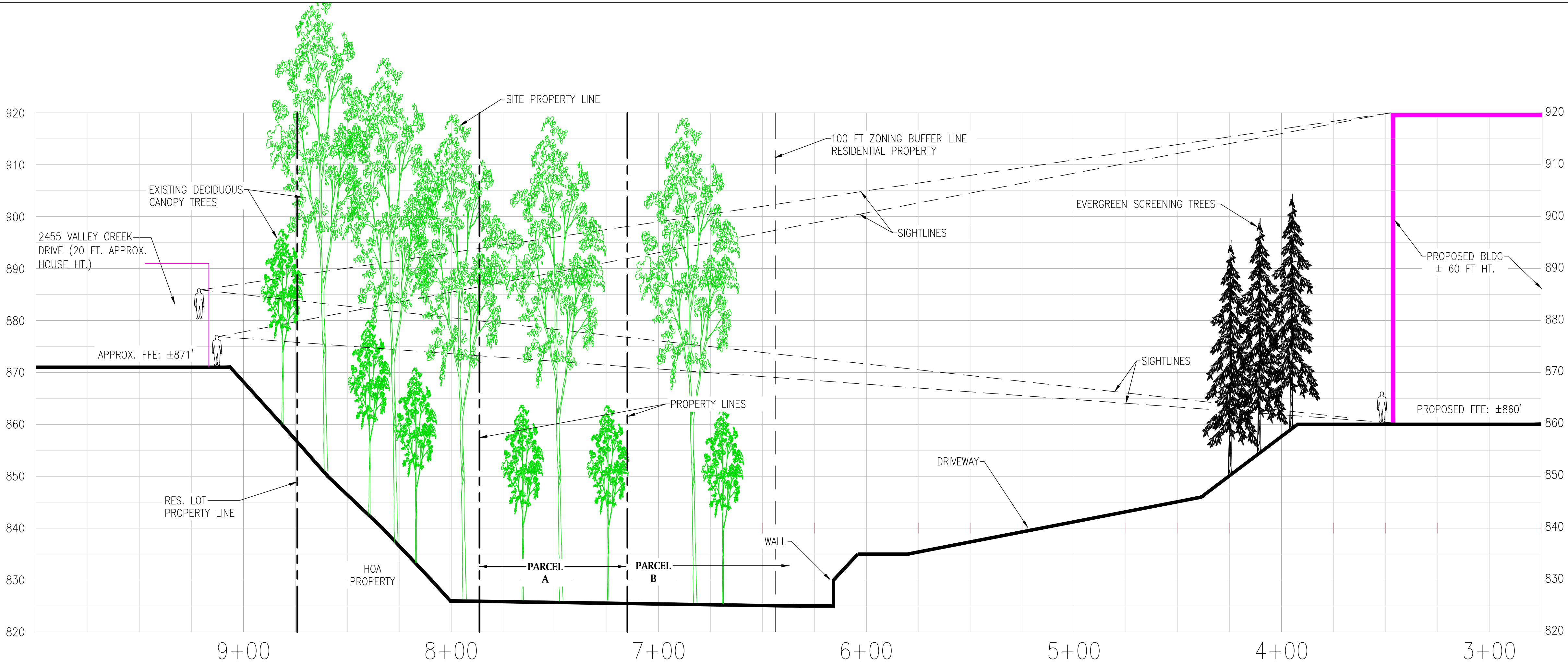
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GEORGIA

FOR:
NAI
Brannen
Goddard

5555 GLENRIDGE CONNECTOR
SUITE 1100
ATLANTA, GEORGIA 30342

ZONING INFORMATION

ZONING CLASSIFICATION
JURISDICTION: UNINCORPORATED DOUGLAS COUNTY
EX. ZONING: LI-R (RESTRICTED LIGHT INDUSTRIAL)
OVERLAY DISTRICT: QUALITY OF GROWTH OVERLAY
PR. ZONING: LI-R (RESTRICTED LIGHT INDUSTRIAL)

BUILDING SETBACKS
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BUFFERS
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STATE STREAM BUFFER: 25'
COUNTY STREAM BUFFER: 50' UNDISTURBED
CITY STREAM BUFFER: 75'

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ENVIRONMENTAL
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STREAMS PRESENT (YES): NWI/DOUGLAS GIS
WETLANDS PRESENT (YES): NWI/DOUGLAS GIS
TOPOGRAPHY DATA: DOUGLAS COUNTY GIS
2024323 11.20.2025

SITELINE EXHIBIT

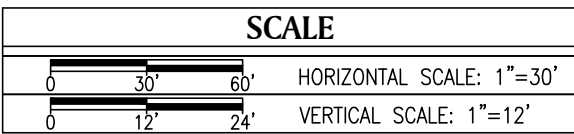
SHEET **EXH-SL2**

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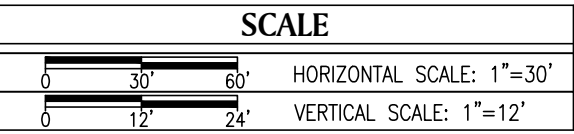
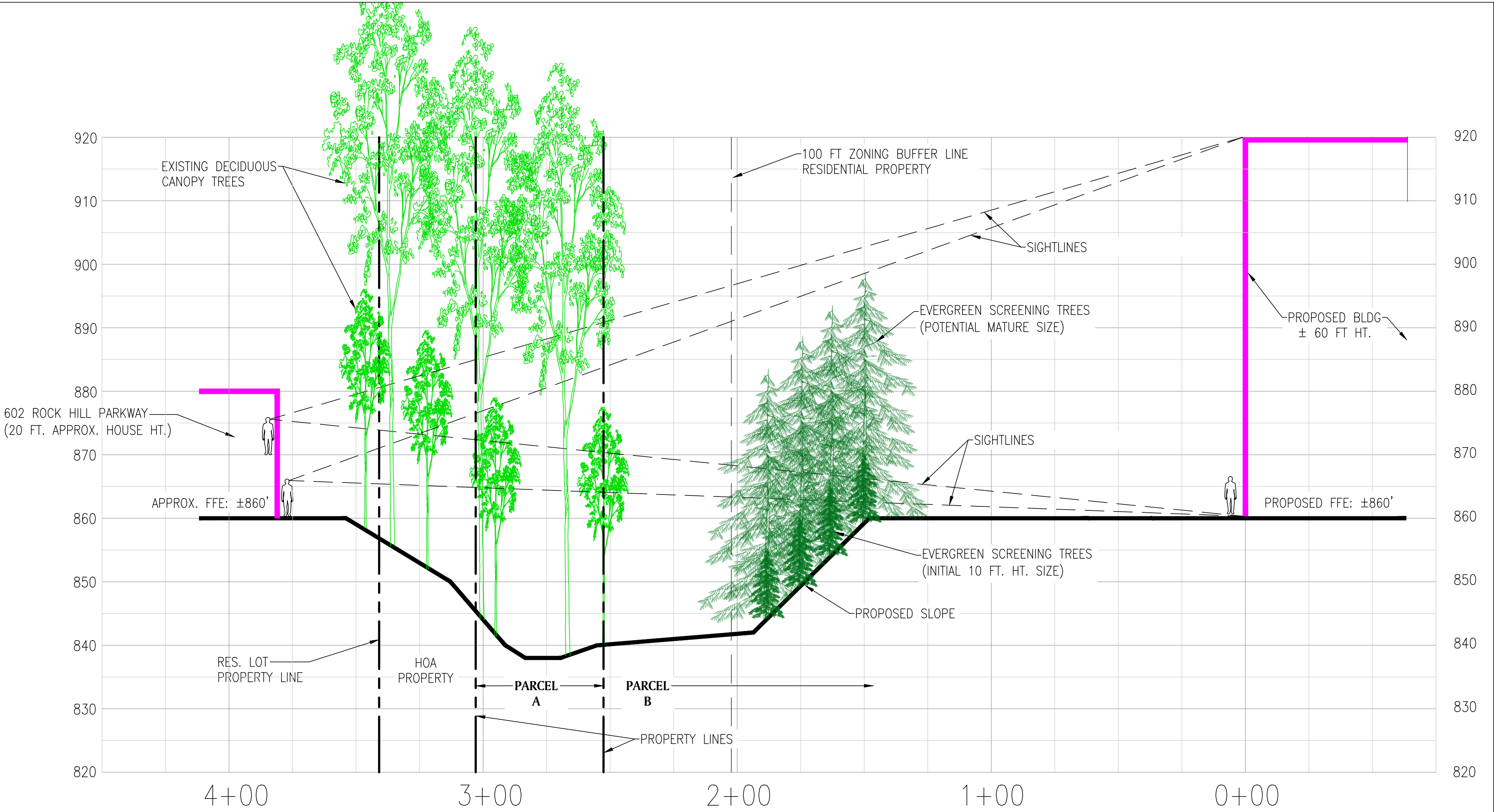
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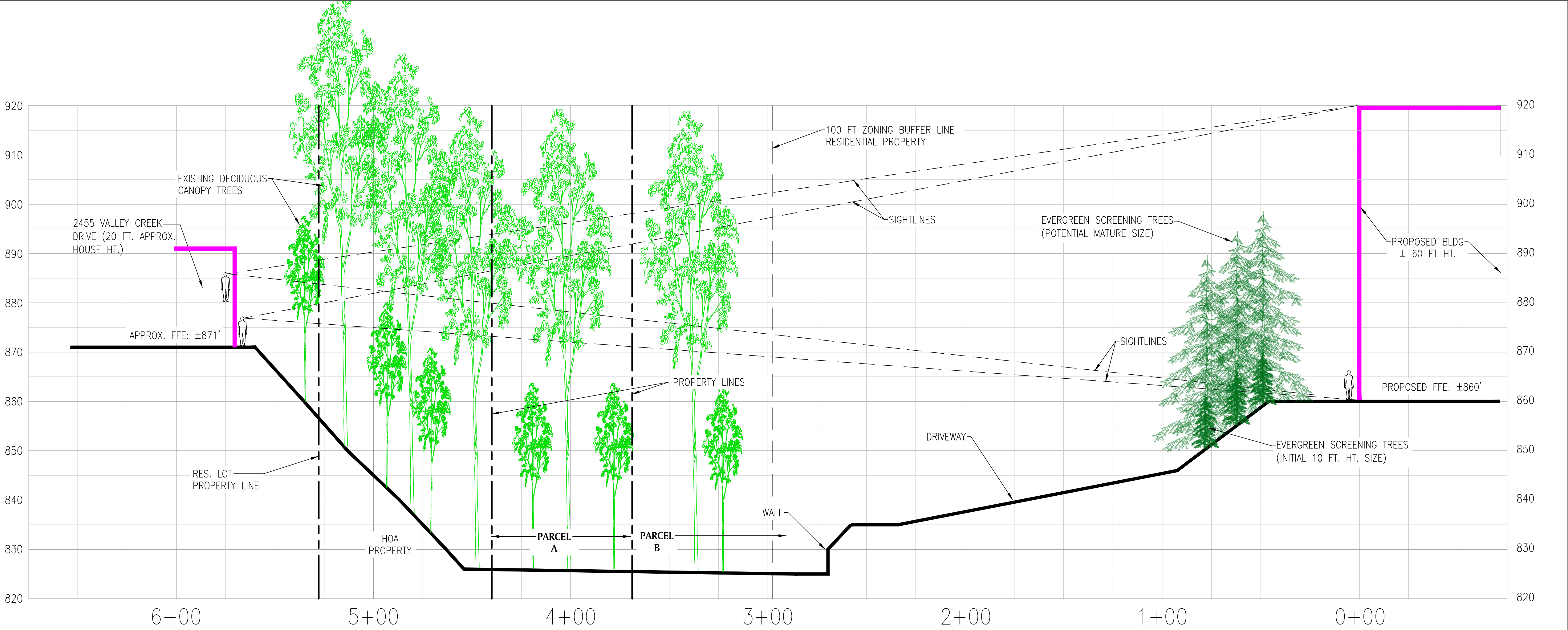
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SIGHT LINE A



SIGHT LINE B



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LANDSCAPE REG'S.

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ENVIRONMENTAL

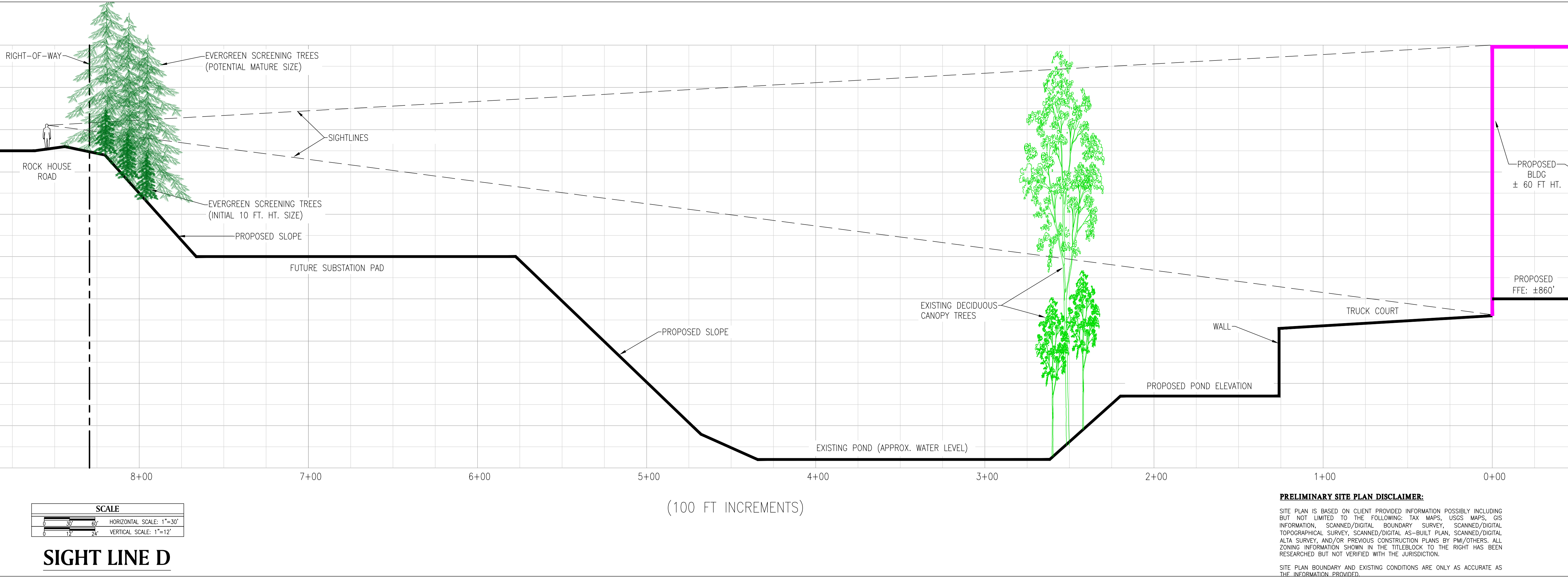
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STREAMS PRESENT (YES): NWI/DOUGLAS GIS
WETLANDS PRESENT (YES): NWI/DOUGLAS GIS
TOPOGRAPHY DATA: DOUGLAS COUNTY GIS
2024323 12.16.2025

SIGHTLINE EXHIBIT

SHEET

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GEORGIA

FOR:

NAI
**Brannen
Goddard**

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LANDSCAPE REG'S.

MAXIMUM IMPERVIOUS ALLOWED: 100%
MAXIMUM BUILDING COVERAGE: 100%

ENVIRONMENTAL

FLOOD PLAIN PRESENT (NO): FEMA/DOUGLAS GIS
STREAMS PRESENT (YES): NWI/DOUGLAS GIS
WETLANDS PRESENT (YES): NWI/DOUGLAS GIS
TOPOGRAPHY DATA: DOUGLAS COUNTY GIS
2024323 12.16.2025

SIGHTLINE EXHIBIT

EXH-SL3

SHEET



DOUGLASVILLE-DOUGLAS COUNTY WATER AND SEWER AUTHORITY

P.O. Box 1157 | Douglasville | Georgia | 30133

December 26, 2024

Mike Lash | First Vice President
Data Center Solutions
CBRE | Data Center Solutions
3550 Lenox Rd NE Atlanta, GA 30326

Re: Water and Sewer Availability at 2250 Rock House Road, LL 947, District 18, Section 2; within Douglas County, GA

To Whom It May Concern,

The Douglasville-Douglas County Water and Sewer Authority has an existing 12" water main in the right-of-way of Rock House Road that is available to serve the referenced property.

The Douglasville-Douglas County Water and Sewer Authority has a 30" sanitary sewer gravity main – Located on the property - that is available to serve the referenced property.

It is suggested that you retain the services of a private engineering group that normally engages in this type work to evaluate the feasibility of using the existing water and sewer facilities.

The owner/developer of the project is responsible for verifying the location of the Authority's water and sewer infrastructure that can/will serve the referenced property and designing and installing infrastructure to connect the project to the existing infrastructure in accordance with the Authority's Construction Standards. The Authority may require the developer, at the developer's cost, to upgrade the capacity of its existing infrastructure prior to connection if existing infrastructure is at or near capacity or if capacity demands of the development will cause the infrastructure to be near or above capacity.

Under no circumstances is this information valid for more than one year from the date of this letter. The Authority does not guarantee capacity of plant or infrastructure; capacity is allocated when purchased.

If we may be of any further assistance in this matter, please feel free to call at any time.

Sincerely,

Rebecca Tripp
Engineering Technician

cc: Availability File



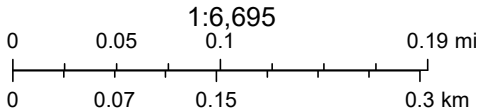
WATER. ENVIRONMENT. COMMUNITY.
WWW.DDCWSA.COM

2250 ROCK HOUSE RD Water & Sewer Map



12/26/2024, 2:02:38 PM

- Water Mains
- Water Hydrants
- Water System Valves
- Sewer Gravity Mains
- Gate
- WSA
- Water Fittings
- Sewer Manholes
- Tap



Esri, HERE, Garmin, iPC, Maxar



P.O. Box 897, Douglasville, GA 30133-0897
Tel 770-942-6576 Fax 770-489-0940
www.greystonepower.com

January 7, 2025

Mike Lash, First Vice President
Data Center Solutions
CBRE, Data Center Solutions
3550 Lenox Rd NE
Atlanta, GA 30326

RE: Lake Echo – 2250 Rock House Rd, Lithia Springs, GA

Mr. Lash:

This letter is to confirm that Greystone Power Corporation has a single phase service on the property and will provide and will supply three phase overhead electric service for the property at the address 2250 Rock House Road, Lithia Springs, GA in Douglas County.

This location has three phase electrical service supplied from the *Factory Shoals* Substation, circuit 11-2 and ties with the *Buzzard Roost* Substation.

Once we have the final project design, we can determine how to best serve the new load.

If you have any other specific questions regarding construction or other service-related items, please give me a call at (770)-370-2039 M-F, 8-5 and I will be glad to assist you.

Sincerely,

Chris Hammond

Greystone Power - Engineer
Phone: 770-370-2039

Email: christopher.hammond@greystonepower.com



Douglas County Planning & Zoning Department Impact Study for Land Use Permits, Rezoning and Proposed Subdivisions E-911

Proposed Zoning: 2250 Rock House Road

Date: 12/18/2025

1. Are any additional personnel or equipment necessary to continue providing services in these zones? Yes, in the event of an emergency.
2. What department is most often dispatched for this particular use based on available statistics? N/A
3. Additional remarks? A facility of this type would be low frequency but high-risk during emergencies.

DOUGLAS COUNTY ENGINEERING DEPARTMENT

Impact Study for Special Use Permits, Rezoning, and Variance Requests concerning Floodplain, Drainage, Soil Erosion/Sedimentation Control, Traffic, Roadways and Intersections and Other Engineering-Related issues.

Case Name: Big Power Dev 5 LLC Case No. S2026-13 Meeting Date: 1/6/26

Request For: ☒ Special Use Permit ☐ Rezoning ☐ Variance

1. Is any of the property in a floodplain identified on the FIRM?

☐ Zone A/AE (100-yr floodplain) ☒ Zone X (Not in Floodplain)

2. Is there a stream, body of water, or drainage easement on site or adjacent to this property?

☒ YES ☐ NO

3. In what drainage basin is the proposed project located?

☐ Sparks Reservoir ☐ Bear Creek ☐ Dog River ☐ Sweetwater Creek
☐ Anneewakee Creek ☐ Hurricane Creek ☒ Chattahoochee River (direct drainage basin)

4. Traffic Concerns: ☐ Intersections ☐ Right-of-Way ☐ GA DOT Permit Req'd?
☐ Ingress/Egress ☐ Sight Distance ☐ Existing Roadway Conditions

None.

5. Additional comments by the Engineering Department:

The sight line profile from Rock House Rd shows that the substation and building will be very visible from Rock House Rd. I recommend that the substation be reduced in size and moved away from Rock House Rd to leave as much natural buffer along the road as possible. Until we know where the utilities feeding the substation are going to be, we will not know if any buffer will be possible to protect the viewshed from the road. Environmental impacts to any wetlands or waterways on the property will be approved by Corps of Engineers or Georgia EPD during plan review.

6. Are there any existing significant stands of trees or specimen trees on the property?

Yes, the property is mostly wooded except for the existing lake and easement areas.

7. Are there any viable buffers existing on the perimeter of the property?

Yes, the property is mostly wooded.

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2025-13
Prepared by: Colonel Doug Oliver

Summary:

At present, there is adequate law enforcement coverage in the area. Please note that this assessment reflects the current status of citizens and businesses. Future impacts on public safety services will be influenced by continued population growth, as well as new housing developments, apartment complexes, data centers, warehouses, and commercial businesses that are anticipated to be approved in the coming years. Providing the expected level of public safety will carry a significant financial burden for Douglas County.

Current Response Times:

- Estimated arrival time for **non-emergency calls today**: approximately **15–20 minutes**.
- Response time is influenced by factors such as:
 - Time of day
 - Traffic conditions
 - Proximity of deputies to the call
 - Number of deputies on duty
 - Priority of other pending calls

As the population grows, response times are expected to increase due to:

- Higher residential density
- Increased commercial and industrial traffic
- Congested roadways and surface streets

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 35 positions short**, requiring an increase in overtime to meet staffing needs.
- Additional employees will be necessary across all divisions to support the expected growth from housing developments, commercial buildings, warehouses, and data centers.
- Increased traffic and accident response demands are anticipated.

Future Needs (Next 4–6 Years):

- Additional patrol deputies, jailers, investigators, and traffic officers will be required once all new developments are occupied.
- Infrastructure improvements should ideally precede large-scale residential and commercial growth.

Financial Considerations:

- The county's current tax burden is primarily supported by existing residents.
 - Multi-billion-dollar companies receiving tax abatements should share a fair portion of the cost for public safety and infrastructure to mitigate the financial impact on citizens.
-

Case-Specific Request:

- **Applicant:** Big Power developments 5, llc 36.146 ac Data center 499,000 square feet
 - **Impact Assessment:** Douglas County Sheriff's Office has **safety concerns** associated with this request.
-

Concerns:

- Based on current assessment, There is an adjacent subdivision that houses numerous citizens in our community. Potential power consumption and medical needs of those citizens will be concerning for public safety. Generators as back up source of Data Centers has a loud decibel ratings which could affect the citizens. Potential melt downs and fire hazards affecting the adjacent community. A more comprehensive study would be suggested.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT
Impact Study for Special Use Permits, Rezoning and Variances

CODE ENFORCEMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2025-13 DATE OF MEETING: _____

PROPOSED ZONING: _____ CURRENT ZONING: _____

OWNER'S NAME: Big Power Developments

MAILING ADDRESS: _____

LOCATION OF PROPERTY: _____

LAND LOT: _____ DISTRICT: _____ SECTION: _____ PARCEL: _____

NATURE OF VIOLATION(S):

None

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

N/A

COURT ORDER:

N/A

ADDITIONAL COMMENTS:

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2025-13

DATE OF MEETING: January 6, 2026

This site is located at #2250 Rock House Rd. Rock House Rd is a Local Street on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 35 MPH. The Right-Of-Way width along Rock House Rd is 50 feet per GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. This site shall comply with current UDC Code within the Right-Of-Way that will be defined in more detail during DRC plan review meetings.
2. The intersection of Rock House Rd and Echo Rd will be improved with the construction of a roundabout. A singular driveway access to this parcel shall connect to the proposed roundabout.
3. The proposed roundabout must be completed prior to CO approval, even if construction of the roundabout is completed as part of this project.
4. The proposed development will generate moderate traffic to the surrounding area. It is anticipated to generate approximately 495 daily trips, 55 AM Peak hour trips and 45 PM Peak hour trips.

Traffic Information

Rock House Rd (ADT) – (2023) – 1,594

Amazon Data Center Traffic Generator: 1123 Daily trips, 125 AM Peak Hour Trips and 102 PM Peak Hour Trips

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit

☐ Rezoning

☐ Variance

CASE NUMBER: S2025- 13

DATE OF MEETING: January 6, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 12" main in Rock House Road
3. Is there adequate water pressure for the additional fire protection that may be required for the new project?
Recommend fire flow test
4. Is the existing water line adequate for the project? If not, what size line will be required?
Recommend fire flow test
5. What are the future plans for expansion of water lines and the approximate time table?
No

SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
Yes, 30" traversing the property
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF _____ PEAK _____
4. Treatment Plant: Sweetwater Creek WWTP
5. Plant Capacity: ☒ Available ☐ Not Available
6. Line Capacity: ☒ Available ☐ Not Available
7. Projected Plant Availability: ☒ 0 to 5 years ☐ 5 to 10 years ☐ 10+ years
8. Have pressure-flow tests been completed for preliminary subdivision plats?
N/A
9. Have the development plans been approved by the water and sewer authority?
No plans have been submitted.

10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

11. Stormwater Concerns:

The Douglasville-Douglas County Water and Sewer Authority (Authority) understands the data center campus proposed by Big Power Developments 5, LLC at 2250 Rockhouse Road will not use water for evaporative cooling. Based on this understanding, the Authority's public water and sewer systems have sufficient capacity to serve the proposed development. Big Power Developments 5, LLC is working with the Authority to extend water and sewer infrastructure to their site. If Big Power Developments 5, LLC requires evaporative cooling at this data center campus, then additional

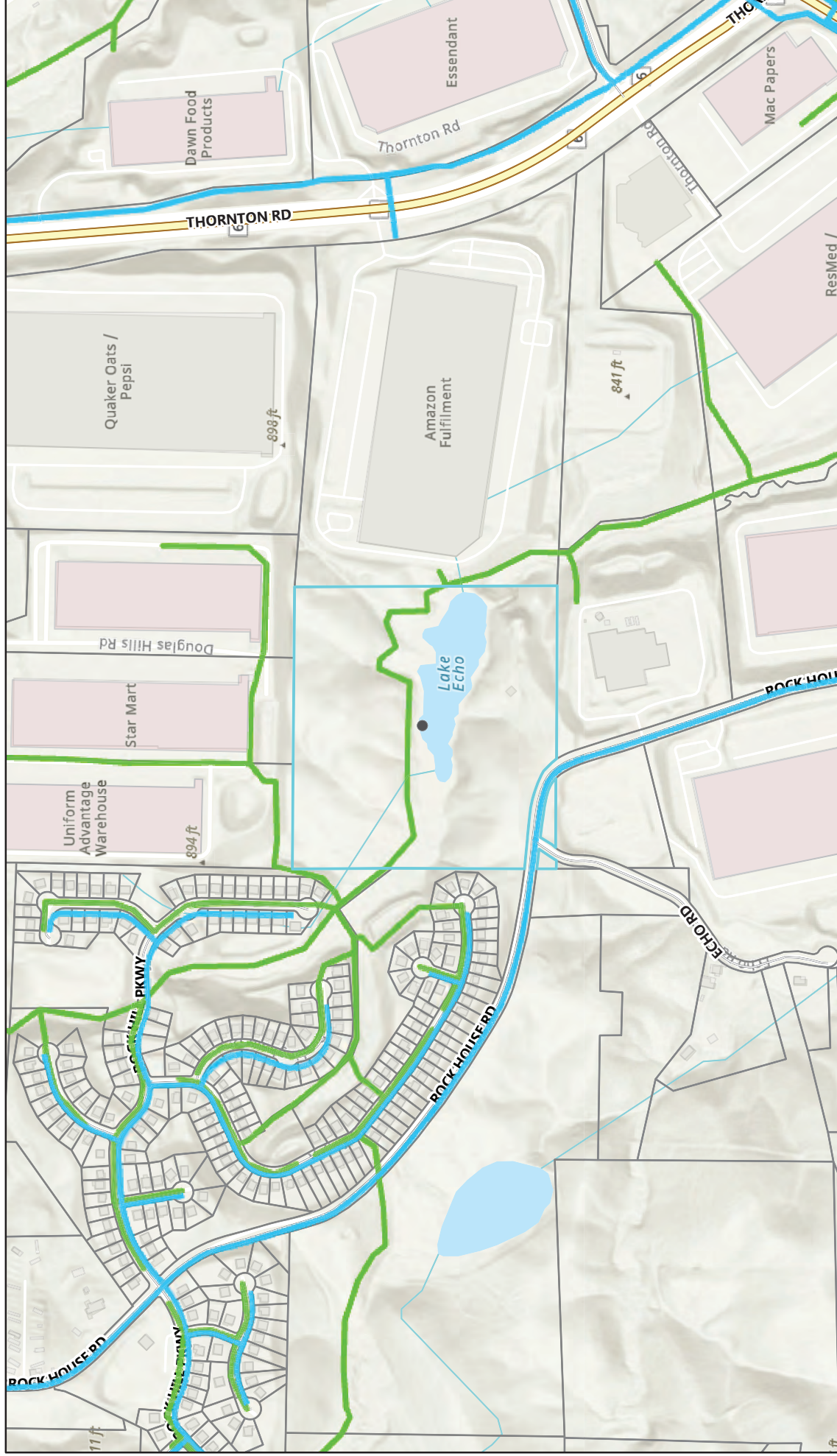
12. Additional Remarks:

A project concept meeting should be held with the Authority prior to proceeding beyond a preliminary design.

Prepared by: Diana Johnson

The Douglasville-Douglas County Water and Sewer Authority (Authority) understands the data center campus proposed by Big Power Developments 5, LLC at 2250 Rockhouse Road will not use water for evaporative cooling. Based on this understanding, the Authority's public water and sewer systems have sufficient capacity to serve the proposed development. Big Power Developments 5, LLC is working with the Authority to extend water and sewer infrastructure to their site. If Big Power Developments 5, LLC requires evaporative cooling at this data center campus, then additional infrastructure improvements and the development of non-potable water sources may be required at the Developer's/Owner's cost. State waters present on property. Property in the Chattahoochee River Drainage Basin. A 50-foot undisturbed buffer and additional 25-foot impervious setback apply.

Water & Sewer Map



3/6/2025, 11:45:10 AM

Water Mains WSA

Sewer Gravity Mains Sewer Pressurized Mains

1:9,028

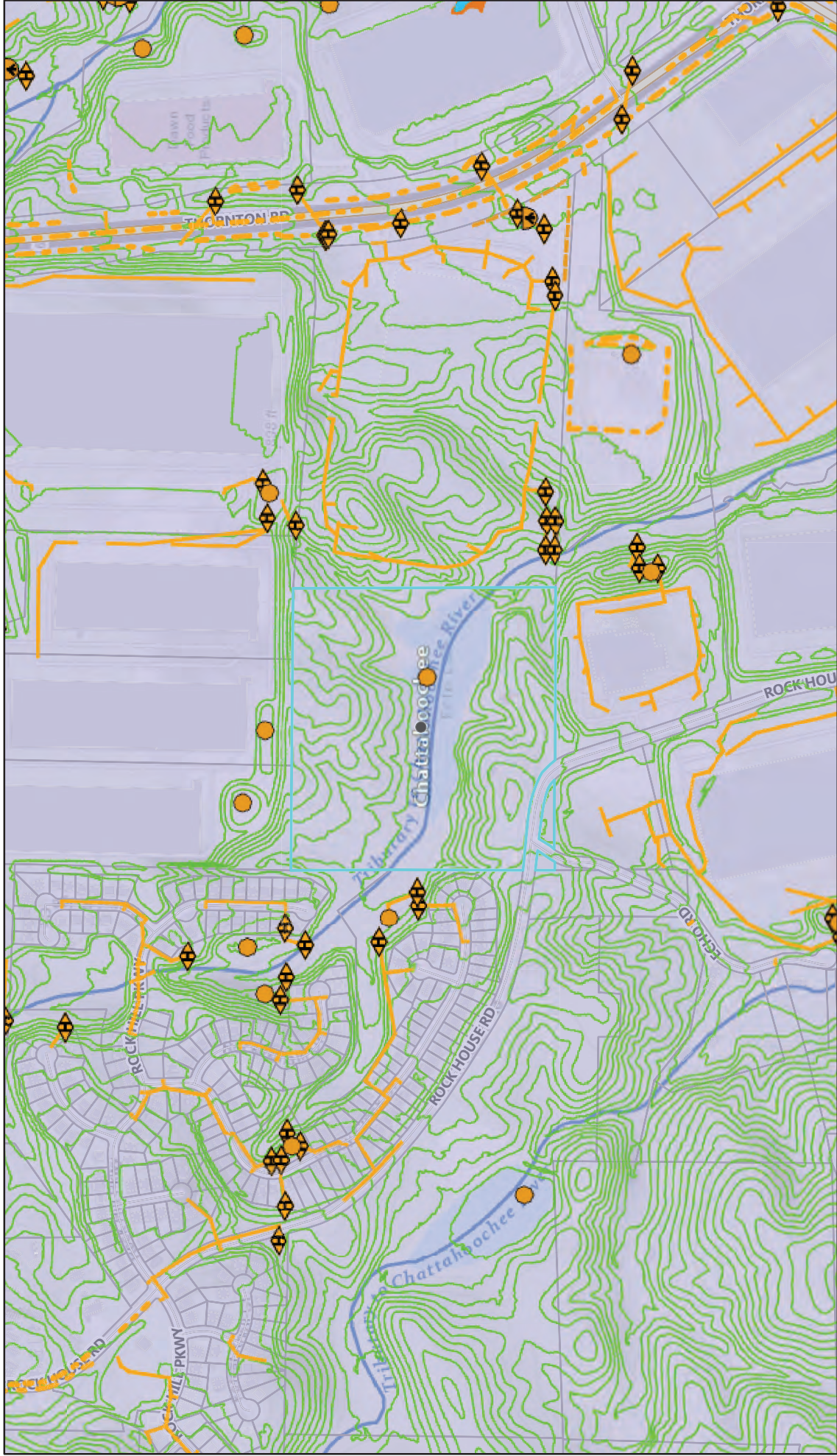
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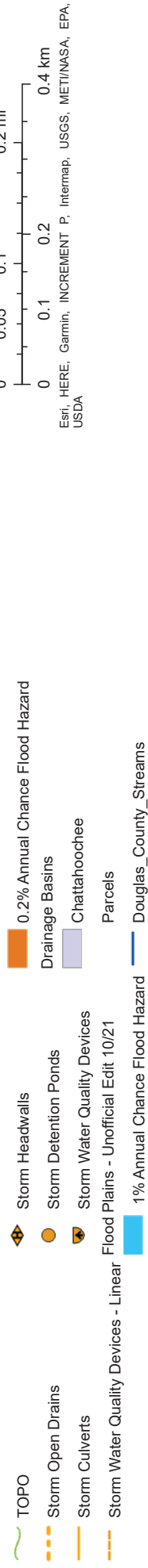
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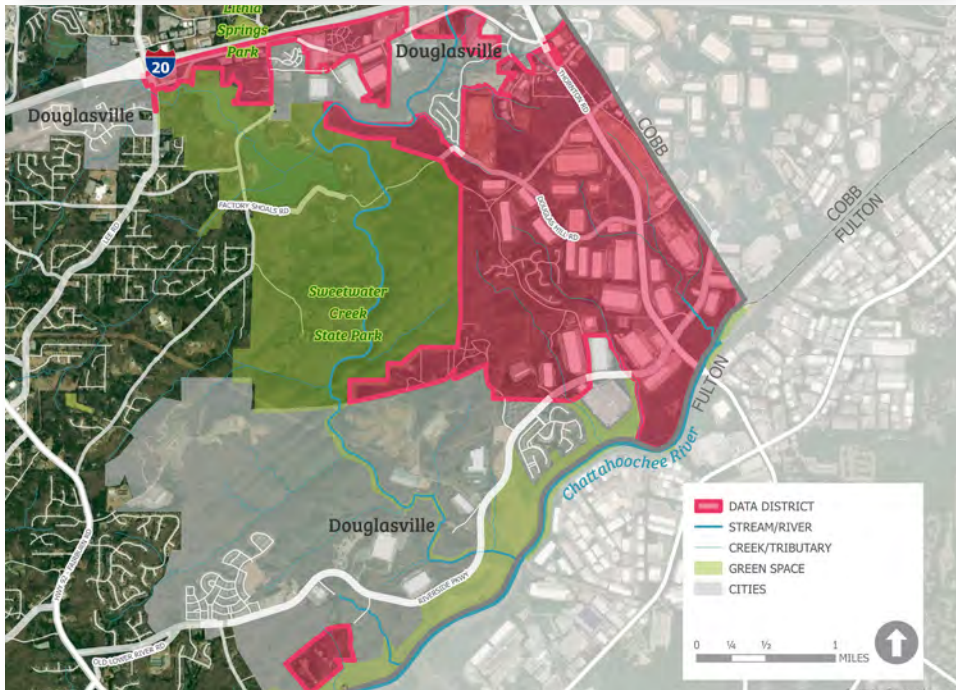
Drainage Basin



3/6/2025, 11:38:24 AM



Data District



Data District

Description

The Data District is an area of the county that is set aside for large scale light industrial technology and data centers. It is approaching full build-out and should be contained to its existing footprint. Residential uses are not encouraged in this area.

Current Character

- Newer, large-scale light industrial
- Scattered suburban residential
- Natural features include Sweetwater Creek and Chattahoochee River

Other Considerations:

- Additional residential uses are not encouraged in this area
- Additional screening may be needed near Sweetwater Creek State Park

Future Land Use Changes Can Be:

- Commerce Center*
- Workplace Center
- Urban Residential (limited)
- Transportation/ Communication/ Utilities
- Parks/ Recreation/ Conservation

* Predominant Land Use(s)

Vision: Center for light industrial and technology-oriented employment

Parks, Open Space + Trails Guidance

Because of limited residential development, the Data District does not need neighborhood and community parks, but private, campus-like greenspaces and linear parks/trails are appropriate. Trails between Chattahoochee Riverlands to Sweetwater Creek State Park are critical connections in the County's high-level trails framework.

Housing Guidance

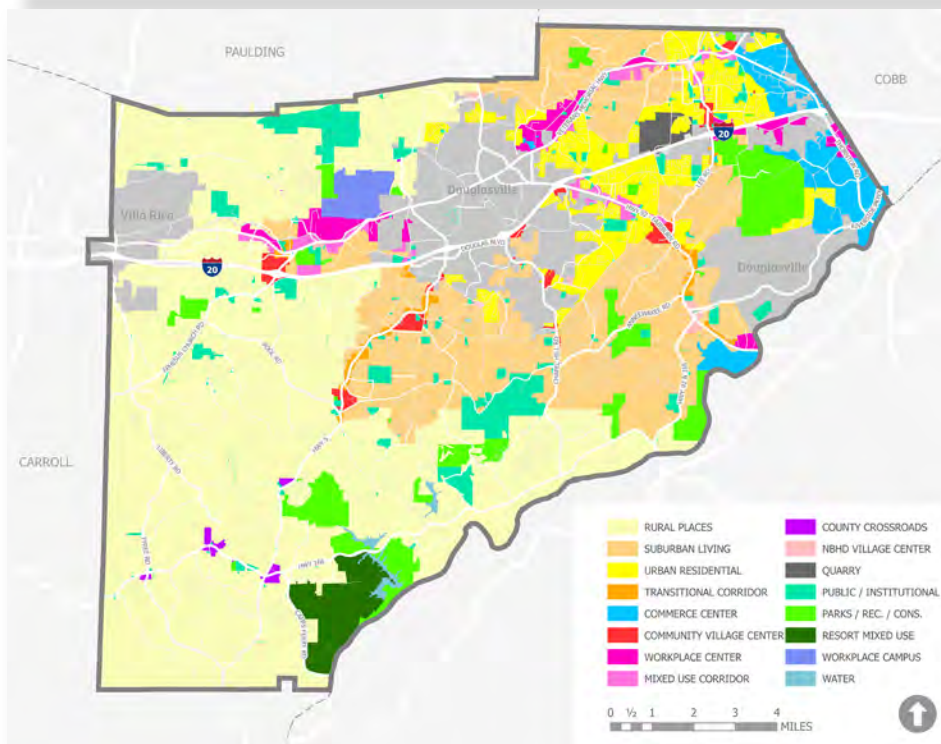
Existing housing should be preserved, but residential uses should not be expanded.

Compatible Zoning Districts for Future Rezonings

- OI
- C-G
- C-H
- LI
- LI-R
- HI
- PSP

The complete Comprehensive Plan Update can be found online at www.douglascountyga.gov.

Commerce Center



Commerce Centers are reserved for industrial office park type development with a focus on interstate-oriented development. These uses may include office and business parks, warehouse centers, distribution/service, large-scale commercial, light industrial, high technology and research, wholesaling companies, and similar businesses that have no significant impacts on the environment. Developments using planned development concepts are encouraged, such as business parks, campus settings and commercial/industrial mixed-use projects and should respond to their designated Character Area, other Master Plans, or Small Area Studies that are applicable. When located at the perimeter of a Character Area Map Commerce Center area, uses that are lower in intensity and scale to ensure minimal impact to adjacent properties is required. Commerce Centers should be situated a distance from dense residential areas and appropriately buffered from established and future residential development.

Policies and Implementation Strategies:

- The building design and landscaping of any new development should be of a high quality and of an appearance that will enhance and be compatible with the character of the surrounding area.
- All developments should be designed with internal pedestrian circulation patterns. Sidewalks are required and should be identified in the design phase and provided for the design process. These include linkages to individual buildings, neighboring properties, and parking. Inter-parcel site access and shared driveways are desirable between similar uses.

Primary Land Uses:

- “Highway Commercial” type uses that are integrated into an overall design, such as sales and show rooms, storage garages, car, and mobile home dealers.
- Large-scale light and general industrial uses, office buildings, and parks

Community Facilities:

- Public water & sewer
- Major transportation access

Master Planned Developments:

- Mixed commercial and industrial uses are the preferred method of development.

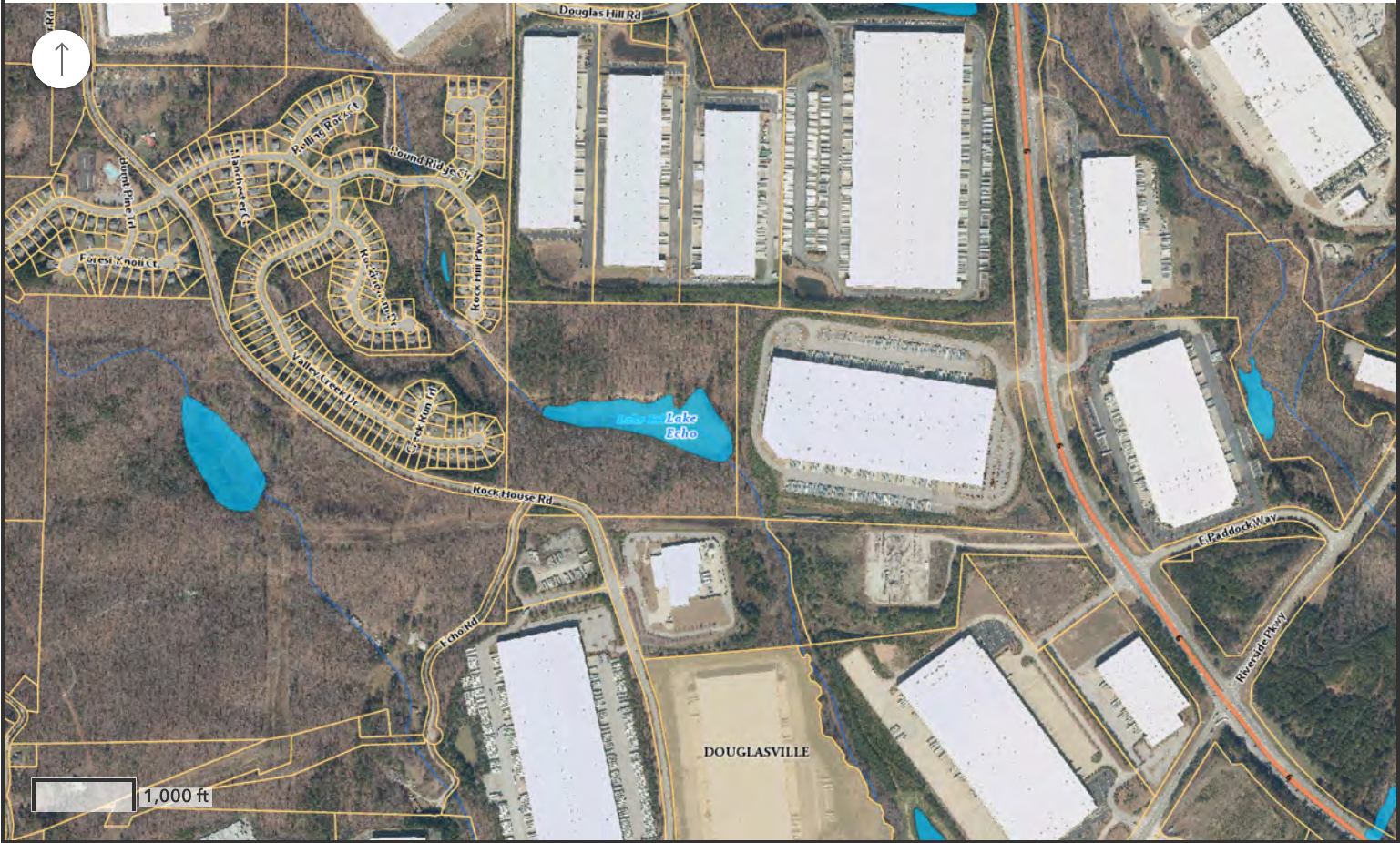
Appropriate Zoning Districts:

- OI
- C-G
- C-H
- LI
- LI-R
- PUD

Character Areas:

- Data District
- Campbellton West
- Westfork

Big Power Aerial Image



ArcReaderBase - Land Records



ArcReaderBase

Administrative Boundaries

County Boundary

Transportation

Railroad

Road Centerlines

Freeway

Ramp

Highways

Local Roads

Land Records

● SECONDARY ● CELL ● UTILITY

Land Records

Subdivisions

City Limits

Parks

Facilities

Fire Stations

Library

Post Office

Educational Facilities

Police Stations

Fire Station

Library

Post Office

Educational Facilities

Law Enforcement

Hydro

Lakes and Ponds

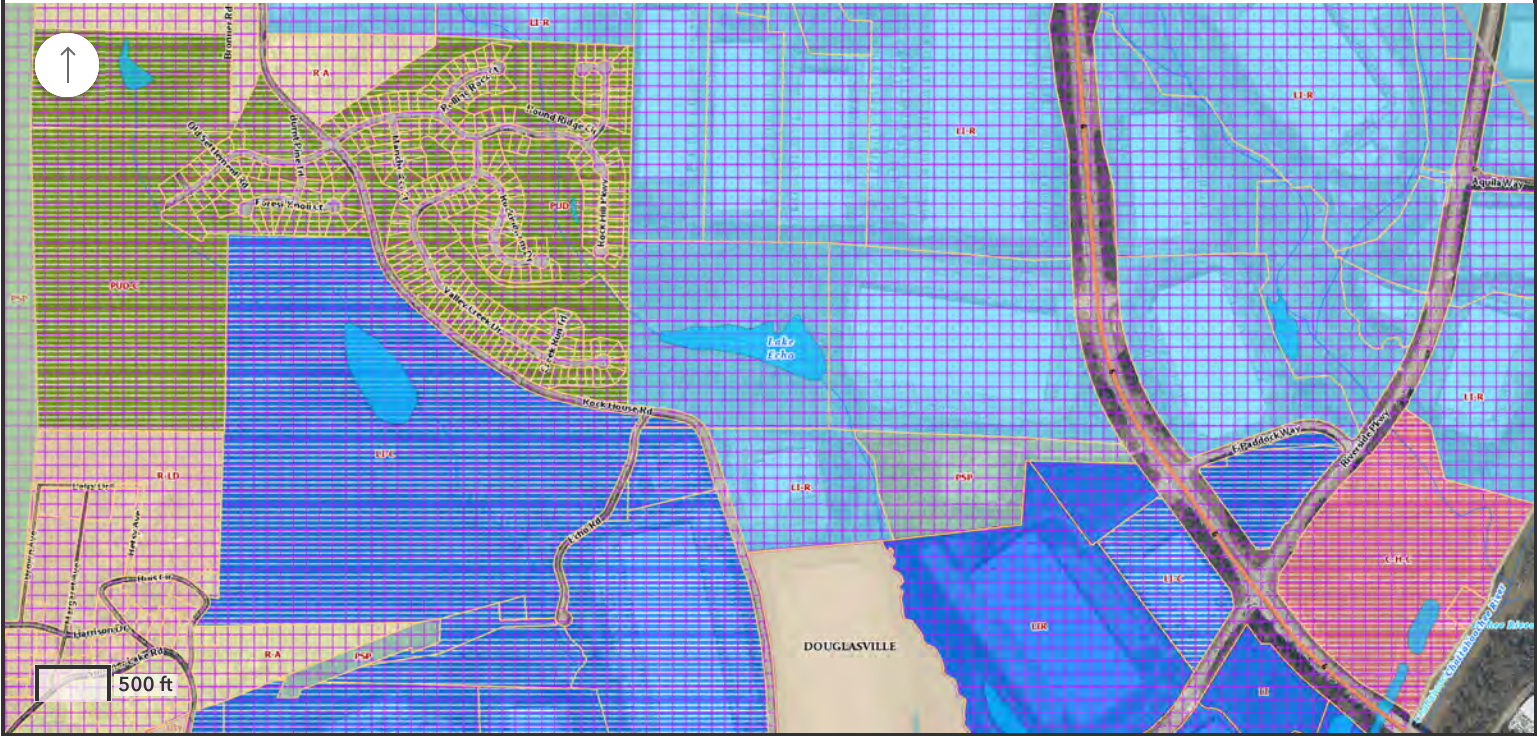
Rivers and Streams

Labels

Courthouse Park and Recreation Areas Fire Stations Libraries Educational Facilities Police Stations

Rivers/Creeks Reservoir/Lakes

Big Power Zoning Map



ArcReaderBase - Land Records



ArcReaderBase

Administrative Boundaries

County Boundary

Transportation

Railroad

Road Centerlines

Freeway

Ramp

Highways

Local Roads

Land Records

Subdivisions

City Limits

Parks

Facilities

Fire Stations

Library

Post Office

Educational Facilities

Police Stations

Hydro

Lakes and Ponds

Rivers and Streams

Fire Station

Library

Post Office

Educational Facilities

Law Enforcement

Zoning

Highway Corridor Overlay

Master Planned Community

Mixed Planned Community

Airport Hazard Overlay







 O-AH

 O-AH-C

Quality Growth Overlay

Estate Density Overlay

Split Zoned







Zoning

 AG

 C-G

 C-G-C

 C-H

 C-H-C

City

 HI

 HI-C

 LI

 LI-C

 LI-R

 LI-R-C

 OI

 PRD

 PRD-C

 PSP

 PUD

 PUD-C

 R-A

 R-A-C

 R-HD

 R-HD-C

 R-LD

 R-LD-C

 R-MD

 R-MD-C

 R-MH

Labels

Courthouse

Park and Recreation Areas

Fire Stations

Libraries

Educational Facilities

Police Stations

Rivers/Creeks

Reservoir/Lakes

Staff recommends denial of S2025-13. Should the Board of Commissioners be inclined to approve the request, it is recommended that the Findings and Conditions of the draft ordinance be considered.

ORDINANCE NO. S2025-13

AN ORDINANCE ALLOWING A SPECIAL USE PERMIT

The following is hereby ordained by the Board of Commissioners of Douglas County, Georgia:

WHEREAS, an application has been duly filed for a rezoning in unincorporated Douglas County,

Applicant: Big Power Developments 5 LLC

Address: 2250 Rock House Road, Lithia Springs GA 30122

More Fully Described: Land Lot 947, District 18, Section 5, Parcel 1

Parcel ID: 09471820001

Acreage: 36.146 acres

Request: Special Use Permit to Allow Building(s) over 50,000 sq. ft. and a Private Utility Substation

WHEREAS, the Douglas County Planning and Zoning Board has duly considered and investigated said application at a hearing held fifteen (15) days after the legal advertisement for such hearing; and

WHEREAS, the County Commissioners have reviewed and taken administrative notice of the recommendation of the Zoning Board and the testimony, application, evidence, and documents submitted at the hearing, the staff Report and Recommendations, and the contents of the Planning and Zoning Manager's file; and

NOW, THEREFORE, it is hereby ordained that the special use permit are approved pursuant to the requirements established by the Douglas County Unified Development Code, and any findings and conditions specified below.

Findings:

1. The proposed special use permit is consistent with the Future Land Use category of Commerce Center.
2. The granting of the proposed special use permit will not adversely impact existing public facilities and services.
3. The granting of the proposed special use permit will not adversely affect the public health, safety, or welfare.

Conditions:

1. The development of this site is for a data center, and for no other purpose. Any proposed change of use for this site shall be returned to the Board of Commissioners for review and approval.
2. The development of this site for a data center shall be generally in accordance with the concept plan included in the Planning and Zoning file and referenced in this staff report. Approval is conditioned to this site plan. Minor revisions may be approved by the Director of Development Services. Should the Director determine that a revision does not qualify as a minor revision, it shall be at the discretion of the Director to return the application to Board of Commissioners for review and approval.
3. All stipulations of the Douglasville-Douglas County Water and Sewer Authority impact statements included in the staff report are referenced herein and shall be binding as conditions of zoning approval.
4. All stipulations of the Douglas County Department of Transportation impact statements included in the staff report are referenced herein and shall be binding as conditions of zoning approval.
5. The project architecture shall be reviewed and approved by DRC prior to the issuance of a land disturbance permit. The project architecture shall substantially conform to the style, color and materials of the adjacent data center development. A determination of conformity shall be at the discretion of the Director of Development Services. In the event of a conflict of interpretation, this application shall be returned to the Board of Commissioners for review and approval.
6. Site landscaping shall meet the requirements of the Unified Development Code. Upon review of the submitted line of sight studies, additional landscaping may be required by the Director of Development Services to mitigate significant impact to the viewshed. In the event of a conflict of interpretation, the application shall be returned to the Board of Commissioners for review and approval.

Adopted and effective this January 6, 2026.

Staff recommends denial of S2025-13. Should the Board of Commissioners be inclined to approve the request, it is recommended that the Findings and Conditions of the draft ordinance be considered.

ORDINANCE NO. S2025-13

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcaarez, District IV

Dr. Romona Jackson Jones, Chairman

Attest:

Allison Duncan, AICP
Planning and Zoning Manager

**DOUGLAS COUNTY PLANNING AND ZONING
REZONING STAFF RECOMMENDATION**

Application Number	Z2026-07
Applicant Name	Lithia Investments, LLC
Property Owner Name	Lithia Investments, LLC
Property Address	10371, 10391, 10431 Veterans Memorial Hwy, Lithia Springs, GA 30122
Land Lot, District, Section, Parcel	Land Lot(s): 0318 & 0319, District: 18, Section: 2, Parcel(s): 0014, 0015, 0018, 0019, 0024, 0025, 0027, Parcel ID(s): 0318-182-0014, 0318-182-0015, 0318-182-0018, 0318-182-0019, 0318-182-0025, 0318-182-0027, 0319-182-0024
Current Zoning	R-LD, Residential, Low-Density (0319-182-0024), LI, Light Industrial (0318-182-0018, 0318-182-0019, 0318-182-0027, C-G, General Commercial (0318-182-0015), C-H, Heavy Commercial (0318-182-0014)
Future Land Use Classification	Mixed Use Corridor
Character Area Classification	Historic Lithia Springs
Request	Request for a Rezoning from R-LD, C-G, C-H, and LI to R-HD (Residential, High-Density) for a 97-unit townhome development
Associated Rezoning	R-LD, C-G, C-H, & LI → R-HD
Associated Future Land Use Map Amendment	N/A
Size (in acres)	13.41 acres +/-
Commissioner District	1
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Single-family attached, townhome development
Recommendation	Approval with Condition
Meeting Date	02/03/2026

Relevant Code Sections:

Article	Section	Description
3	308	Standards for multi-family dwellings (including townhouses)

Prior Zoning Actions:

Year	Case #	Summary of Action
2025	Z2025-30	Denied; A request for a Rezoning from R-LD, C-G, C-H, & LI to R-HD for a 101-unit, single-family attached, townhome development
1992	Z1992-134	Request for a Rezoning from M-1-C to C-2, now C-H, Heavy Commercial
1987	Z1987-199	Request for a Rezoning from C-1 & M-1 to C-3, now C-H, Heavy Commercial, for a shopping center (parcel 0318-182-0016)

Adjacent Land Use and Zoning:

Direction	Land Use Description	Zoning Classification
North	Vacant & Veterans Memorial Hwy	R-LD, Residential, Low-Density (Vacant property, 6513 Boyd St) & ROW, Right-of-Way
South	Single-Family Detached Residences	R-LD, Residential, Low-Density
East	Single-Family Detached Residences	R-LD, Residential, Low-Density
West	Single-Family Detached Residences & Vacant commercial property	C-H, Heavy Commercial (Vacant Commercial Property) & R-LD, Residential, Low-Density (Single-Family Detached Residences)

Rezoning Criteria Analysis:

Number	Rezoning Criteria	Supports Requested Use
1.	Is the proposed use consistent with the stated purpose of the zoning district that is being requested?	Yes
	A single-family attached, townhome development, provided that the density does not exceed 8 dwelling units per acre, is a use that is contemplated by right in the R-HD, Residential, High-Density, zoning district. The applicants are proposing an overall density of 7.23 dwelling units per acre with 97 dwelling units proposed across 13.41 acres +/-.	
2.	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	Neutral
	The applicants must abide by an incompatible use buffer where abutting R-LD, Residential, Low-Density, zoning districts, and the applicants have anticipated this on their site plan. The proposed development is of a greater density than the legacy lots that abut this site and the more contemporary lots of the Paces Estates subdivision; however, the Comprehensive Plan, and, more specifically, the Lithia Springs Small Area Plan, contemplates a concentration of density immediately adjacent to Veterans Memorial Hwy that then diffuses to the legacy neighborhoods of Lithia Springs as distance from Veterans Memorial Hwy increases. The Mixed Use Corridor Future Land Use Map designation also contemplates higher density of residential uses in proximity to major thoroughfares to promote a greater urban density and support existing and proposed non-residential uses within close proximity. The major change from the last submittal in April of 2025 for a single-family attached, townhome development and this submittal is that the applicants are reducing the unit count from 101 units to 97 and have shifted the single point of access from Boyd St, a local road, to Veterans Memorial Hwy, a major arterial road	

	and state highway. Staff's original contention with the previous iteration was the access point for a greater-scale project onto a local road which may not be adequately outfitted to handle the anticipated traffic volume whereas a major arterial road is the more suitable point of access.	
3.	Will the proposed use not adversely affect the existing use, value or usability of adjacent or nearby property?	Yes
	In hand with the incompatible use buffer proposed, the shifting of the point of access from Boyd St to Veterans Memorial Hwy will not adversely affect the existing use, value, or usability of adjacent or nearby property.	
4.	Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	Yes
	This site is within close proximity to the Town Center Mixed Use concept envisioned within the Lithia Springs Small Area Plan that calls for a mixed-use at the Town Center area with higher-density residential located at identified satellite areas around the mixed-use Town Center. The proposal would be compatible with that vision as a satellite, higher-density residential use. The Mixed Use Corridor Future Land Use Map designation anticipates supporting greater urban density and defers to the character area in determination of compatibility with the plan. The primary focus of the Mixed Use Corridor is to provide for a mix of non-residential uses in proximity to major thoroughfares, but the deference to the Historic Lithia Springs Character Area allows for compatibility with the Comprehensive Plan in that the higher-density uses are encouraged. And the proximity to the existing shopping center, while not included as a subject of this Rezoning, does provide for an integrated non-residential component that is reasonably situated along this site. The additional residential uses may aid in support of the form of that existing shopping center.	
5.	Are their substantial reasons why the property cannot or should not be used as currently zoned?	Yes
	The applicants have since presented a concept plan for an industrial development on this site. An industrial project would be permitted by right; however, the transportation improvements to support such a use along Boyd St and Butler Dr, if access to Veterans Memorial Hwy is not feasible or not a condition of the original 1987 zoning approval, may not be feasible. An industrial development on this tract is not anticipated by the Comprehensive Plan, and a transition to a residential use is encouraged. From the impact statement provided by Code Enforcement, there have been multiple violations of heavy truck parking, paving without permits, asphalt-milling sales without authorization, litter, and vehicle sales without authorization. The rezoning to a residential designation would not permit the previously cited, unauthorized uses which are uses permitted with a Special Use Permit in the current LI, Light Industrial, zoning district. The littering and improvements without permits are not permitted under any circumstance.	
6.	Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?	Yes
	There was not an indication of excessive or burdensome use of public facilities or services included in the impact statements attached herein.	

7.	Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?	Yes
	The proposed use would be more compatible with the Comprehensive Plan than a by-right use under the current zoning designation. By-right uses under the Industrial zoning designation may introduce greater potential for emanations of light, noise, glare, and odor—as well as other, unanticipated off-site impacts.	
8.	Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	Yes
	The concept plan submitted represents a reasonable modification based on staff feedback and does not modify the intent, purpose, or spirit of the Comprehensive Plan or the Unified Development Code.	

Planning Concerns:

1. Existing Conditions:
 - a. The site is vacant with cleared areas. The site is overall mostly wooded.
2. Summary of Proposal:
 - a. The applicant is proposing a 97-unit, single-family, attached townhome development with access onto Veterans Memorial Hwy.
3. Discussion:
 - a. The previous iteration denied in April of 2025 depicted a single point of access onto Boyd St, a local road. The applicants have shifted the point of access from Boyd St to Veterans Memorial Hwy, a major arterial road and state highway.
 - b. The previous iteration of the concept plan proposed 101 units whereas this proposal is for 97 units. The previous access point onto Boyd St is now dedicated as an Outlot not to be included for development.
 - c. The Lithia Springs Small Area Plan contemplates satellite, higher-density, residential uses near its Town Center Mixed Use node at Veterans Memorial Hwy and Sweetwater Rd.
 - d. This project is located within close proximity to an existing shopping center; the intent of the Mixed Use Corridor is not adversely affected since the site may contemplate integration with the existing shopping center either through form or through proximity.

Recommendation and Findings: Rezoning from R-LD, Residential, Low-Density, C-G, General Commercial, C-H, Heavy Commercial, and LI, Light Industrial, to R-HD, Residential, High-Density, for a 97-Unit, Single-Family Attached, Townhome Development
 Staff is recommending **approval with condition** of the request based upon the following findings:

1. Findings:
 1. The proposed use would not modify the Comprehensive Plan or the intent, purpose, or spirit of the Unified Development Code.
 2. The proposed use would not adversely affect the public health, safety, or welfare.
 3. The proposed use would provide a transition from commercial and industrial by-right uses that may generate unanticipated, off-site impacts.

Recommendation and Findings: Condition
 Staff is recommending the following **condition**:

1. Condition:

1. The approval shall be for a townhome development only. A change in the type of housing units offered from townhomes to another housing type would require resubmission of a site plan for review and approval before the Board of Commissioners.

Directive to Staff:

The Planning and Zoning Department is directed to conduct an administrative review of the property during the 1-year anniversary month of this approval and to investigate if the use is not established; the property is not in full compliance with the Douglas County Unified Development Code; and/ or all of the conditions of approval. If the use is not in compliance, staff will refer this case to Douglas County Code Enforcement for additional action.

The applicant is responsible for bringing the property in compliance with all relevant sections of the Unified Development Code, Code of Ordinances, or any, other applicable codes prior to the issuance of any approvals of development activity, site development plans, or commencement of the use. The agency impact statements submitted with this zoning action shall not be construed as an exhaustive list of requirements for approval. Staff shall direct the applicant to the Development Review Committee (DRC) before the approval or issuance of any building permits, Occupational Tax Certification, site development plans, or commencement of the use.

Technical Impact Statements (Attachments)

- DC DOT
- Environmental Health
- Water and Sewer Authority
- Fire Department
- Sheriff's Department
- Tax Assessor's Office
- Engineering/ Arborist/ Development Control
- Code Enforcement
- Board of Education
- Cemetery Commission

Attachments

- Zoning Map
- Aerial Image
- Photo Log
- Site Plan
- Future Land Use Category and Description
- Character Area and Description
- Draft Ordinance

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: Z2026-07

DATE OF MEETING: January 6, 2025

This site is located at 10371, 10391, 10431 Veterans Memorial Hwy. Veterans Memorial Hwy is a Major Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 45 MPH. The Right-Of-Way width along Veterans Memorial Hwy is shown as 80 feet per the County's GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. This development shall comply with all UDC Code requirements and will be more defined during DRC meetings.
2. This development shall have no access to Boyd St or Butler Dr
3. A copy of the approved GDOT permit is required prior to plan approval.
4. The proposed development will generate moderate traffic to the surrounding area with approximately 568 trips on a daily average with approximately 43 during the AM Peak hour and 53 during the PM Peak hour.

Traffic Information

Veterans Memorial Hwy ADT: (2022) – 15,400 (2023) – 15,600 (2024) – 15,700

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☐ Special Use Permit

☒ Rezoning

☐ Variance

CASE NUMBER: Z2026-07

DATE OF MEETING: January 6, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 8" main in Veterans Memorial Hwy
3. Is there adequate water pressure for the additional fire protection that may be required for the new project?
Recommend fire flow test
4. Is the existing water line adequate for the project? If not, what size line will be required?
Recommend fire flow test
5. What are the future plans for expansion of water lines and the approximate time table?
No

SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
Yes, 8" in Paces Estate Dr; +/- 356 feet Lee Road
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF _____ PEAK _____
4. Treatment Plant: Sweetwater Creek WWTP
5. Plant Capacity: ☒ Available ☐ Not Available
6. Line Capacity: ☒ Available ☐ Not Available
7. Projected Plant Availability: ☒ 0 to 5 years ☐ 5 to 10 years ☐ 10+ years
8. Have pressure-flow tests been completed for preliminary subdivision plats?
N/A
9. Have the development plans been approved by the water and sewer authority?
No plans have been submitted.

10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

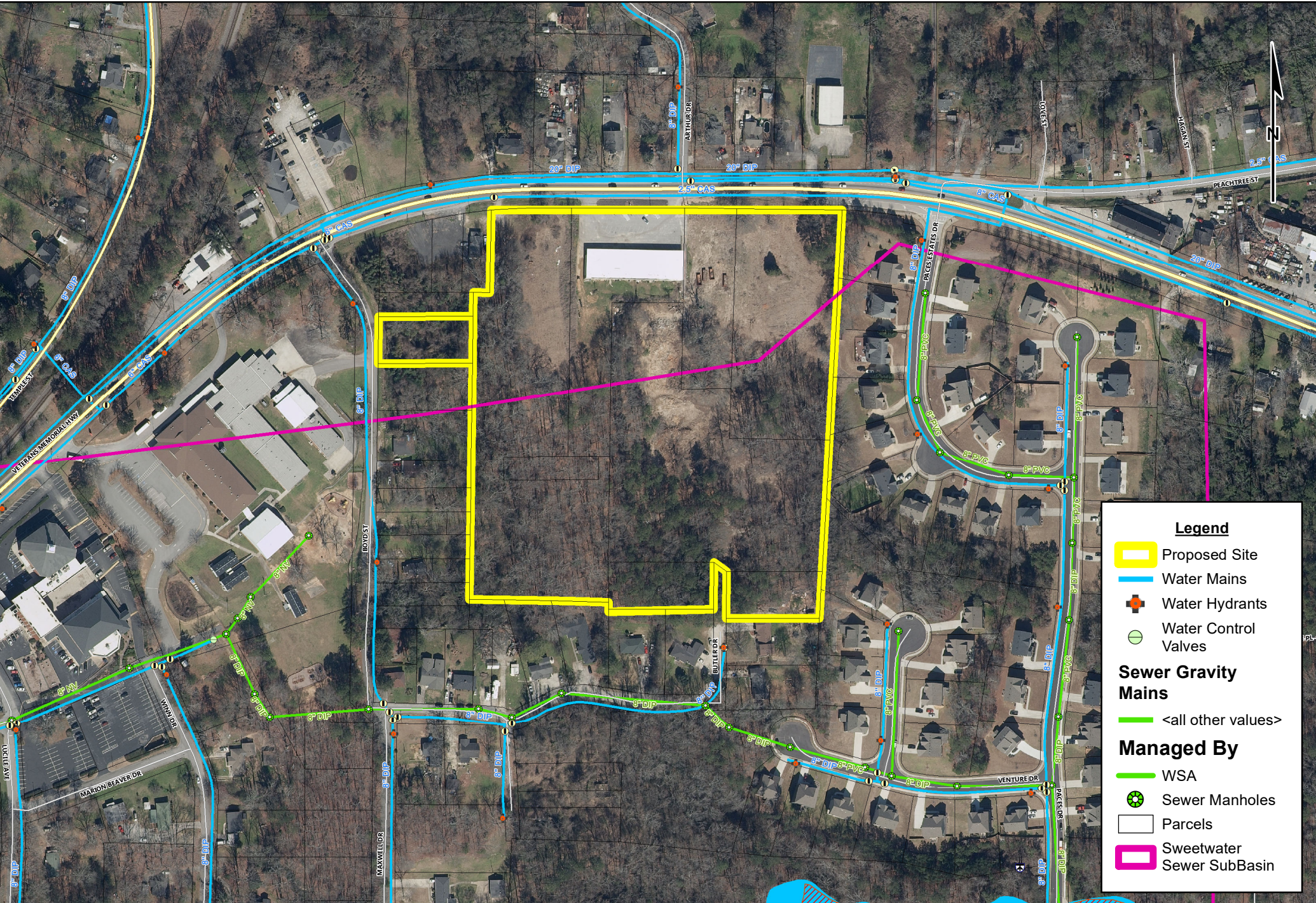
11. Stormwater Concerns:

State waters are present on property. Property in the Sweetwater Creek Basin. A 50-foot undisturbed buffer and additional 25-foot impervious setback applies.

12. Additional Remarks:

A project concept meeting should be held with the Authority prior to proceeding beyond a preliminary design.

Prepared by: Diana Johnson



Applicant: Lithia Investments, LLC
Location: 10371, 10391, 10431 Veterans Memorial Highway
Land Lot Lot:318 & 319 Dist:18 Sect:2 Parcel: 03191820023, 14-16, 18,19, 25, 27
Lot Size: Acres:13.41
Case #: Z2025-30

DDCWSA Impact Study Map
These maps are for information purposes only. DDCWSA does not guarantee the accuracy of these maps.

Legend

Proposed Site

Water Mains

Water Hydrants

Water Control Valves

Sewer Gravity Mains

<all other values>

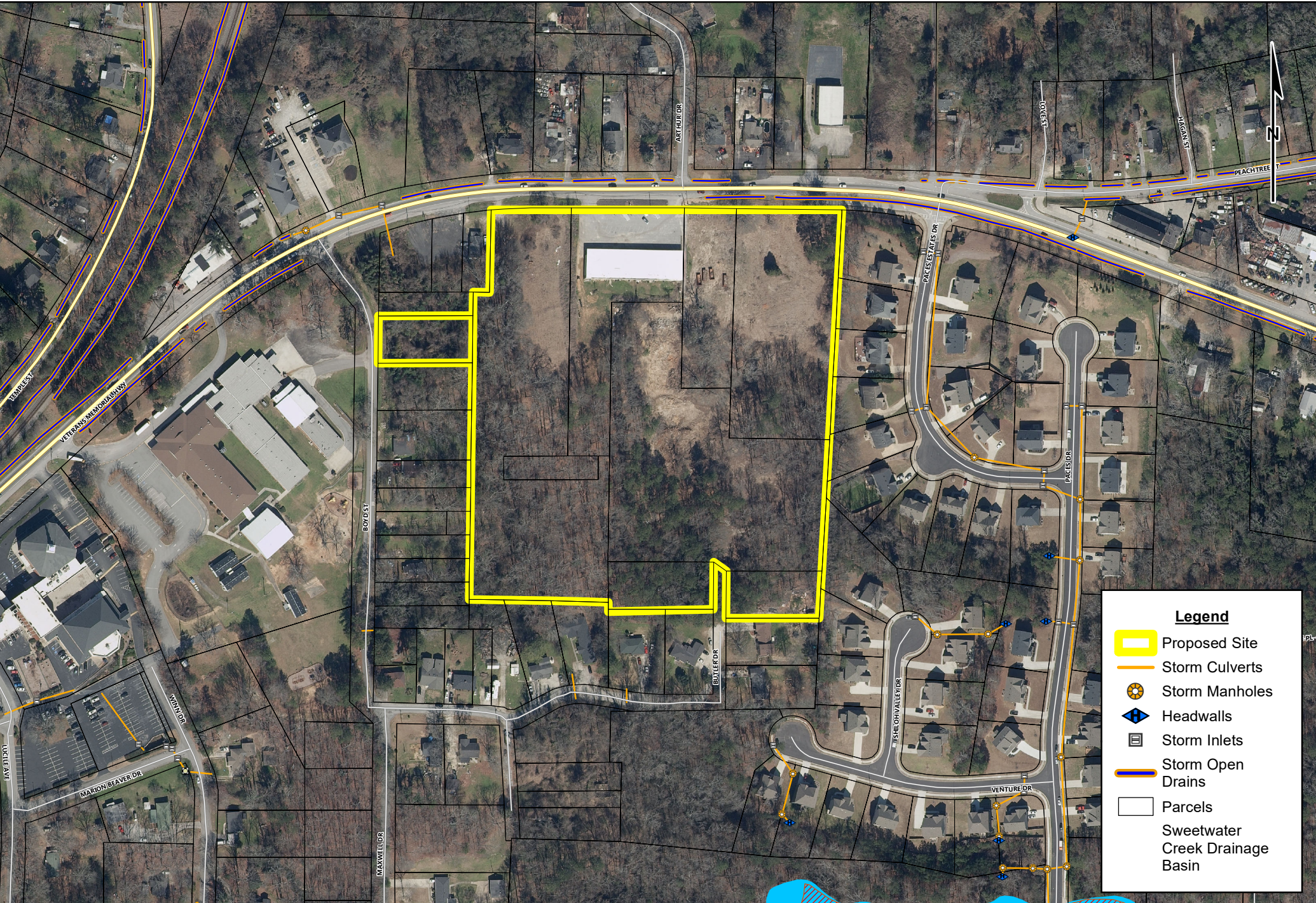
Managed By

WSA

Sewer Manholes

Parcels

Sweetwater Sewer SubBasin



Applicant: Lithia Investments, LLC
Location: 10371, 10391, 10431 Veterans Memorial Highway
Land Lot Lot:318 & 319 Dist:18 Sect:2 Parcel: 03191820023, 14-16, 18,19, 25, 27
Lot Size: Acres:13.41
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DDCWSA Impact Study Map

These maps are for information purposes only. DDCWSA does not guarantee the accuracy of these maps.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT
Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☐ Special Use Permit ☒ Rezoning ☐ Variance

CASE NUMBER: 7202607 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	6	1.6
Advanced Life Support EMS Unit	1	6	1.6
Aerial Fire Apparatus	1	6	1.6

*Estimated Response Times are based on applicable first responding units being in-service and available for immediate dispatch.

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

Minimum Water Main Size: - Inches in Diameter *per System design*

Fire Hydrant Spacing Requirements: - Feet Intervals

Water Flow Data Required? Yes ☒ NO ☐

(Supplemental water supplies and hydrants may be required based on specific features of proposed development)

Additional resources needed (if any) to supply an adequate service level to the requested project:

Comments:

Shall provide and maintain adequate access for all emergency service personnel/equipment and apparatus.

[Signature] 12/11/25

10391 VMH

DOUGLAS COUNTY ENGINEERING DEPARTMENT

Impact Study for Special Use Permits, Rezoning, and Variance Requests concerning Floodplain, Drainage, Soil Erosion/Sedimentation Control, Traffic, Roadways and Intersections and Other Engineering-Related issues.

Case Name: Lithia Investments Case No. Z2026-07 Meeting Date: 1/6/26

Request For: ☐ Special Use Permit ☒ Rezoning ☐ Variance

1. Is any of the property in a floodplain identified on the FIRM?

☐ Zone A/AE (100-yr floodplain) ☒ Zone X (Not in Floodplain)

2. Is there a stream, body of water, or drainage easement on site or adjacent to this property?

☐ YES ☒ NO

3. In what drainage basin is the proposed project located?

☐ Sparks Reservoir ☐ Bear Creek ☐ Dog River ☒ Sweetwater Creek
☐ Anneewakee Creek ☐ Hurricane Creek ☐ Chattahoochee River (direct drainage basin)

4. Traffic Concerns: ☐ Intersections ☐ Right-of-Way ☒ GA DOT Permit Req'd?
☐ Ingress/Egress ☐ Sight Distance ☐ Existing Roadway Conditions

5. Additional comments by the Engineering Department:

A similar site plan was reviewed by DRC on 3/5/25. The main difference with this site plan from the previous plan is the development entrance off of Veterans Memorial Hwy. Another DRC review of the current plan was not needed.

6. Are there any existing significant stands of trees or specimen trees on the property?

Yes, there are cleared areas but most of the property is wooded.

7. Are there any viable buffers existing on the perimeter of the property?

There are cleared areas, but most of the property has trees.

]DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT
Impact Study for Special Use Permits, Rezoning and Variances

CODE ENFORCEMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2026-07 DATE OF MEETING: _____

PROPOSED ZONING: _____ CURRENT ZONING: _____

OWNER'S NAME: Lithia Investments

MAILING ADDRESS: _____

LOCATION OF PROPERTY: _____

LAND LOT: _____ DISTRICT: _____ SECTION: _____ PARCEL: _____

NATURE OF VIOLATION(S):

Multiple zoning and litter violations throughout all three (3) listed property addresses.

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

N/A

COURT ORDER:

N/A

ADDITIONAL COMMENTS:

Over the past few years, there have been multiple violations of prohibited heavy truck parking, prohibited paving, a prohibited asphalt milling sales business, various forms of litter, and prohibited vehicle sales on the listed three (3) property addresses. There has also been a long standing history of a lack of cooperation and of correcting the violations by the property owner(s), accompanied by a very nonchalant and flippant attitude concerning the bringing up of violations by the Douglas County Code Enforcement Department. In short, Code Enforcement has seen an almost complete lack of disregard for following any processes and procedures outlined in the Douglas County codes that pertain to these properties.





Veterans Memorial Hwy

78

Peachtree St

Peachtree St

Boyd St

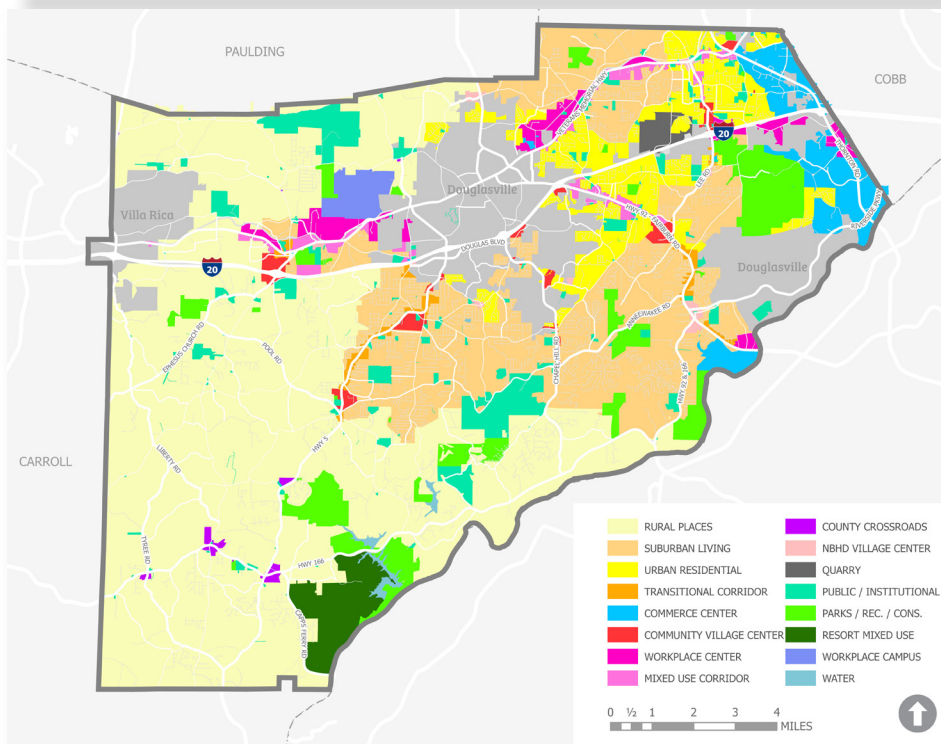
Boyd St

High Valley Dr

High Valley Dr

Eut. Map is for reference only and does not constitute a survey

Mixed Use Corridor



Mixed Use Corridors anticipate a mix of non-residential uses in proximity to major thoroughfares and support a greater urban density of form, scale and use than other thoroughfares in the County. These non-residential uses may include heavy commercial uses, light industrial and employment uses that are limited to office and business parks, distribution/service, light industrial, high technology and research, wholesaling companies, and similar businesses that have no significant impacts on the environment. Development within Mixed Use Corridors should respond to their designated Character Area and other Master Plans or Small Area Studies that are applicable. Higher density residential uses may be found in proximity to, or as a part of, and overall master planned development, but development of new residential uses should recognize the primary function of the corridor for non-residential development.

Cohesive architectural standards and extensive landscaping and streetscaping requirements are a priority to define the visual appeal and enhance the aesthetics of these Corridors. Planning for appropriate transportation access and expansion and improving bike/ ped and transit connections along these Corridors is a priority.

Primary Land Uses:

- Light industrial (only within the VMH Corridor)
- Hotels
- Medical and dental offices.
- Auto-oriented services and repair shops
- Highway type commercial, except for large land consumers such as car dealerships and mini warehouses
- Higher density residential like apartments, townhomes, du/tri/quadplexes

Community Facilities:

- Public water & sewer may be available
- Arterial access
- Potential rail corridor access
- Regional public facilities

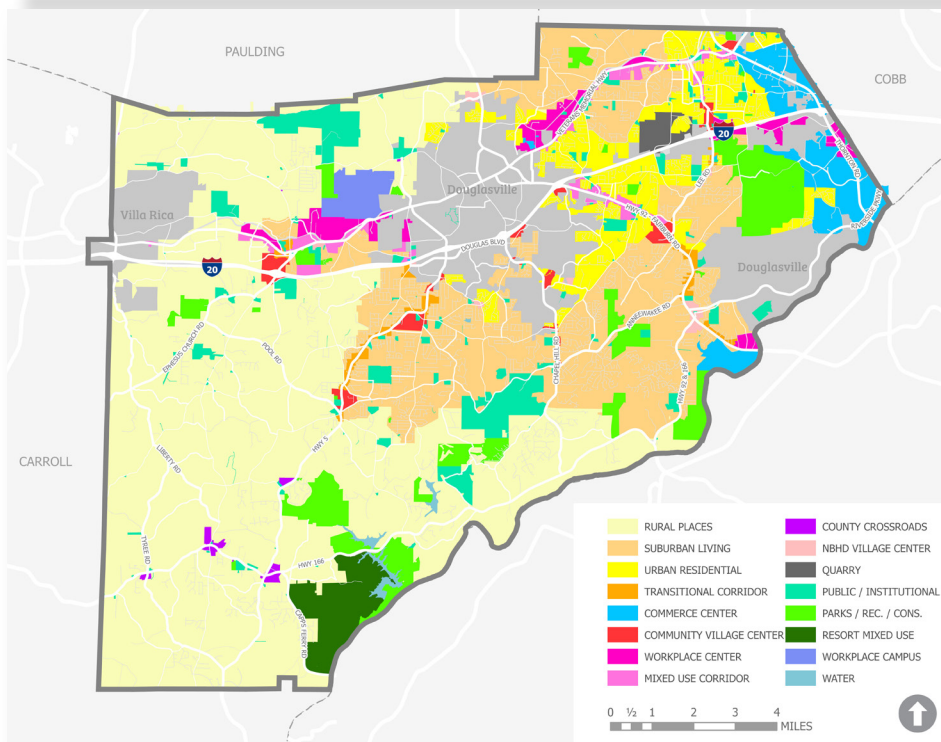
Master Planned Developments:

- Mixed-use and master planned developments are highly encouraged within this district.
- Additional design and site restrictions apply

Appropriate Zoning Districts:

- OI
- C-G
- C-H
- LI
- LI-R
- R-MD
- R-HD
- PUD
- PRD

Mixed Use Corridor



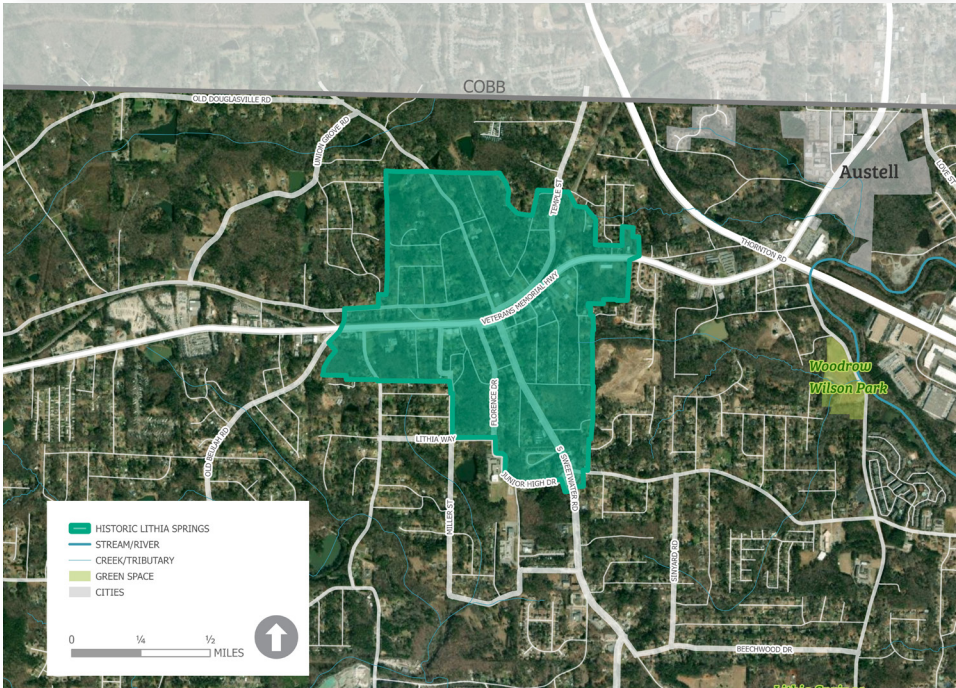
Character Areas:

- Traditional Neighborhood
- Historic Lithia Springs
- Winston
- Fairburn-Lee Corridor*
- VMH Professional Corridor*

Policies and Implementation Strategies:

- Promote a mix of uses: Corridors are suitable for office buildings, research and development, research and development activities, restrictive industrial, warehousing, and light manufacturing which will not have an adverse impact upon environmental quality.
- The number of restaurants with a drive through, car washes, automobile repair/service, or gasoline sales (combined or not combined with another business) is limited in number
- Drive through windows, menu boards, equipment and associated stacking lanes should be located to minimize impacts on adjacent residential areas and should be adequately screened from public view and view of adjacent sites.
- Parking decks should be “wrapped” by retail or residential uses. The providing of parking in an adjoining development manner among owners and developers of adjoining properties should be encouraged.
- Include the use of street trees, landscaped medians, and improved lighting for safety and aesthetics in streetscapes
- The parking or storage of trucks, trailers, or containers is prohibited within the minimum front setback and should be screened along side and rear setbacks.

Historic Lithia Springs



Historic Lithia Springs

Description

Historic Lithia Springs centers around the established commercial district of the Lithia Springs community. Denser, people-scaled commercial uses cluster near the intersection of S Sweetwater Road and Veterans Memorial Highway (VMH,) Lithia Springs' main street. Envisioned as a mixed-use town center, new development in the commercial core should reflect this historic scale and promote walkable, mixed uses. Immediately surrounding the town center, future development should also incorporate limited higher density residential uses that complement the established, single-family residential uses along the edges of this character area. The Lithia Springs Small Area Plan offers a more detailed redevelopment vision for this Character Area.

Current Character

- Older, small-scaled commercial uses along VMH
- Stable older, single-family neighborhoods

Other Considerations:

- GDOT projects along VMH result in uncertain future
- Heavy rail line bisects community

Compatible Zoning Districts for Future Rezonings

- OI
- C-G
- R-MD
- R-HD (limited)

Vision: People-scaled, walkable historic town center where small businesses and residents thrive

Parks, Open Space + Trails Guidance

Nearby community parks serve the Historic Lithia Springs character area; however, the creation of additional parks and recreation spaces is encouraged, particularly small neighborhood or pocket parks to enhance the walkable town center. The Sweetwater Creek Greenway concept passes through the core of Historic Lithia Springs.

Housing Guidance

- Residential Mixed Use
- Townhomes
- Single Family High Density
- Cottage Court
- Du/Tri/Quadplex
- Accessory Dwelling Unit

Future Land Use Changes Can Be:

- Neighborhood Village Center*
- Urban Residential
- Mixed Use Corridor
- Public/Institutional
- Transportation/ Communication/ Utilities
- Parks/ Recreation/ Conservation

* Predominant Land Use(s)

AN ORDINANCE ALLOWING A REZONING

The following is hereby ordained by the Board of Commissioners of Douglas County, Georgia:

WHEREAS, an application has been duly filed for a rezoning in unincorporated Douglas County,

Applicant: Lithia Investments, LLC

Address: 10371, 10391, 10431 Veterans Memorial Hwy, Lithia Springs, GA 30122

More Fully Described: Land Lot(s): 0318 & 0319, District: 18, Section: 2, Parcel(s): 0014, 0015, 0018, 0019, 0024, 0025, 0027

Parcel ID: 0318-182-0014, 0318-182-0015, 0318-182-0018, 0318-182-0019, 0318-182-0025, 0318-182-0027, 0319-182-0024

Acreage: 13.41 acres +/-

Zoning: Rezoning from R-LD, C-G, C-H, & LI to R-HD-C

WHEREAS, the Douglas County Planning and Zoning Board has duly considered and investigated said application at a hearing held fifteen (15) days after the legal advertisement for such hearing; and

WHEREAS, the County Commissioners have reviewed and taken administrative notice of the recommendation of the Zoning Board and the testimony, application, evidence, and documents submitted at the hearing, the staff Report and Recommendations, and the contents of the Planning and Zoning Manager's file; and

NOW, THEREFORE, it is hereby ordained that the rezoning is approved pursuant to the requirements established by the Douglas County Unified Development Code, and any findings and conditions specified below.

Findings:

1. The proposed use would not modify the Comprehensive Plan or the intent, purpose, or spirit of the Unified Development Code.
2. The proposed use would not adversely affect the public health, safety, or welfare.
3. The proposed use would provide a transition from commercial and industrial by-right uses that may generate unanticipated, off-site impacts.

Condition:

1. The approval shall be for a townhome development only. A change in the type of housing units offered from townhomes to another housing type would require resubmission of a site plan for review and approval before the Board of Commissioners.

Adopted and effective this January 6, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcaarez, District IV

Attest:

Dr. Romona Jackson Jones, Chairman

Allison Duncan, AICP
Planning and Zoning Manager

DRAFT

**DOUGLAS COUNTY PLANNING AND ZONING
REZONING AND SPECIAL USE PERMIT STAFF RECOMMENDATION**

Application Number	Z2026-14/S2026-08
Applicant Name	Black Horse LLC
Property Owner Name	Black Horse LLC
Property Address	3-acre portion of 13595 Veterans Memorial Highway, Winston GA 30187
Land Lot, District, Section, Parcel	Land Lot 155, District 2, Section 5, Parcel 14
Current Zoning	Heavy Commercial with Conditions (C-H-C)
Future Land Use Classification	Mixed Use Corridor
Character Area Classification	Winston
Request	Special Use Permit for mini-warehouse units
Associated Future Land Use Map Amendment	n/a
Size (in acres)	3 acres
Commissioner District	4
Subject to an HOA, POA, or similar?	n/a
Proposed Use	Mini-warehouse self-storage facility
Recommendation on Rezoning Request	Approval with Conditions
Recommendation on Special Use Permit	Approval with Conditions
Meeting Date	February 3, 2026

Relevant Code Sections:

Article	Section	Description
2	210(d), Table 2.2	Mini warehouses and self-storage units are permitted with a special use permit in the CH zoning district
3	338	Various requirements that apply to mini warehouse and self-storage units
9	908(b), Table 9.1	The Dog River Secondary Basin limits impervious surface to 25%; until recently, a request to increase impervious surface to 50% could be approved by Special Use Permit; this property was previously granted that allowance, prior to the change in the site plan

Prior Zoning Actions:

Year	Case #	Summary of Action
2008	Z2008-36/ S2008-37	Request rezoning to Heavy Commercial (CH) for the construction of mini warehouses and a special use permit to increase the impervious surface allocation from 25% to 50% in the Dog River Secondary Watershed Basin
2020	Z2020-06/ S2020-07	Request rezoning to remove any conditions from the property and to renew the special use permit to increase the impervious surface allocation from 25% to 50% in the Dog River Secondary Watershed Basin
2025	Z2025-03/ S2025-04	Request rezoning to remove conditions from parcel 01550250066 and a special use permit to support mini warehouse storage

Adjacent Land Use and Zoning:

Direction	Land Use Description	Zoning Classification
North	Single story residence, largely overgrown by dense vegetation	Residential Low Density (R-LD)
South	Vacant	Light Industrial (LI)
East	Vacant	Light Industrial (LI)
West	Residences and Religious Institution	Residential Low Density (R-LD), Public/ Semi-Public (PSP)

Rezoning Criteria Analysis:

Number	Rezoning Criteria	Supports Requested Use
1.	Is the proposed use consistent with the stated purpose of the zoning district that is being requested?	Neutral
	The CH zoning classification does support the use of the property for development of mini-warehouses with a special use permit	
2.	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	Neutral
	The property is in a transitional area along Veterans Memorial Highway. The Mixed Use Corridor designation on the Future Land Use Map does contemplate a transition from vacant, agricultural, and rural residential uses. But the exact mix of uses will be influenced by a number of factors, including the type of previously established uses on the property.	
3.	Will the proposed use not adversely affect the existing use, value or usability of adjacent or nearby property?	Neutral
	The proposed use was previously considered and approved by the Board of Commissioners in 2008 and 2020. The property has failed to develop since that time. The proposed use was considered in 2025 and denied by the Board of Commissioners. Because the proposed use will influence the character of the area and future uses, consideration should be given to why this use has failed to be initiated in the 15 +/- years since initial approval.	
4.	Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	Neutral
	The proposed use was previously considered and approved by the Board of Commissioners in 2008 and 2020. The property has failed to develop previously. The proposed use was considered in 2025 and denied by the Board of Commissioners. Because the proposed use will influence the character of the area and future uses, consideration should be given to why this use has failed to be initiated in the 15 +/- years since initial approval. Given the limited commercial zoning in the county, and the identification of this property in the Winston Character Area, consideration should be given to whether this is a use that further the vision of the Comprehensive Plan.	
5.	Are there substantial reasons why the property cannot or should not be used as currently zoned?	Neutral
	There are a number of uses allowable under the Heavy Commercial zoning classification.	
6.	Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?	Neutral
	Impacts have been identified by the DCSO that may be mitigated with conditions. Sprinklers will be required in one or more buildings, along with other design elements to mitigate risks from fire.	
7.	Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?	Neutral
	The proposed use was previously considered and approved by the Board of Commissioners in 2008 and 2020. The property has failed to develop previously. The proposed use was considered in 2025 and denied by the Board of Commissioners. Because the proposed use will influence the character of the area and future uses, consideration should be given to why this use has failed to be initiated in the 15 +/- years since initial approval. Given the limited commercial zoning in the county, and the identification of this property in the	

Special Use Permit Criteria Analysis

Number	Special Use Permit Criteria	Supports Requested Use
1.	Will the proposed Special Use be consistent with the stated purpose of the zoning district in which it will be located?	Neutral
	Mini warehouses require a special use permit in the heavy commercial zoning district. A special use permit is required for certain uses that may be appropriate in some contexts, but not necessarily all contexts, of a given zoning district.	
2.	Will the establishment of the Special Use impede the normal and orderly development of surrounding property for uses predominant in the area?	Neutral
	The proposed use was previously considered and approved by the Board of Commissioners in 2008 and 2020. The property has failed to develop previously. The proposed use was considered in 2025 and denied by the Board of Commissioners. Because the proposed use will influence the character of the area and future uses, consideration should be given to why this use has failed to be initiated in the 15 +/- years since initial approval. Given the limited commercial zoning in the county, and the identification of this property in the Winston Character Area, consideration should be given to whether this is a use that further the vision of the Comprehensive Plan.	
3.	Is the location and character of the proposed Special Use consistent with a desirable pattern of development for the locality in general?	Neutral
	The proposed use was previously considered and approved by the Board of Commissioners in 2008 and 2020. The property has failed to develop previously. The proposed use was considered in 2025 and denied by the Board of Commissioners. Because the proposed use will influence the character of the area and future uses, consideration should be given to why this use has failed to be initiated in the 15 +/- years since initial approval. Given the limited commercial zoning in the county, and the identification of this property in the Winston Character Area, consideration should be given to whether this is a use that further the vision of the Comprehensive Plan.	
4.	Is or will the type of street providing access to the use be adequate to serve the proposed special use?	Neutral
	Previously, conditions of zoning on this property restricted access to Campground Road. The site has since been modified, and now the only access to the property is from Campground Road.	
5.	Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	Neutral
	Previously, conditions of zoning on this property restricted access to Campground Road. The site has since been modified, and now the only access to the property is from Campground Road.	
6.	Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the Special Use?	Neutral
	Impacts have been identified by the DCSO that may be mitigated with conditions. Sprinklers will be required in one or more buildings, along with other design elements to mitigate risks from fire.	
7.	Are or will refuse, service, parking, or loading areas on the property be located or screened to protect other properties in the area from such adverse affects as noise, light, glare or odor?	Neutral
	The project is proposed to have a three-story building. It is not anticipated that this project will be screened from view of the adjacent properties.	
8.	Will hours and manner of operation of the Special Use have no adverse effects on other properties in the area?	Neutral

	The applicants propose no office on the property. Renters will have access to the site with limited oversight by personnel on the property from day to day.	
9.	Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	Neutral
	The project is proposed to have a three-story building. Most of the land around the subject property is vacant or has limited development.	

Planning Concerns:

- Existing Conditions
 - The subject property is currently vacant.
 - Three previous zoning actions in 2008, 2020, and 2025 have been presented to the Board of Commissioners for development of mini warehouse self-storage on the property.
 - Since the original proposal in 2008, the property has been divided into two tracts. The mini warehouse self-storage units are proposed to only occupy a 3-acre tract that is located on Campground Road and has no access to Veterans Memorial Highway.
 - The previous requests were granted with an approval to exceed the impervious surface limits in the Dog River Secondary Watershed Basin. The allowance for exceeding impervious surface limits in Article 9 of the Unified Development Code was modified in December 2024. The Code does contemplate a six-month transition for projects that are already under consideration for compliance with new code standards. So if the Board is inclined to approve the request for mini-warehouse units, it would be appropriate to extend the approval for exceeding the impervious surface requirements.
- Summary of Proposal
 - The applicant proposes use of the property for mini-warehouse self-storage facilities.
 - The proposed building is three stories, which requires a special use permit for approval.
 - The approval will require continuation of the special use permit that allows for the applicant to exceed the 25% impervious surface limit on the property.
- Discussion
 - This site was originally considered in 2008 (Z2008-36/ S2008-37) as a request for rezoning to Heavy Commercial and a Special Use Permit to exceed the 25% impervious surface limit in the Dog River Secondary Basin. This request was approved with multiple conditions (see attached ordinance).
 - This site was considered again in 2020 (Z2020-06/ S2020-07) as a request to remove conditions and continue the approval for increasing the impervious surface from 25% to 50%. Conditions were again placed on the approval (see attached ordinance).
 - After the 2020 zoning approval, the project was again delayed. Subsequent to the 2020 approval, the UDC was modified to require a special use permit for storage warehouses and a special use permit to exceed the impervious surface in the Dog River Basin is no longer an option.
 - The original 5-acre tract has been further subdivided into a two-acre tract and a three acre tract. Both parcels appear to still be in common ownership. However, the property subject to this rezoning request no longer has access to Veterans Memorial Highway. It appears that the rationale for subdividing the property had to do with avoiding an instance of split zoning on the property.
 - Section 334 requires mini-storage facilities to access roads of a certain capacity. The impact statement provided by DCDOT identifies Campground Road as a local street. It is unclear as to whether Campground Road will be deemed suitable for this use without substantial improvements. DCDOT identifies that those considerations will need to be addressed during the DRC review process.

- Douglas County Sheriff's Department has provided feedback that a camera system should be installed on the property, and they should cooperate with DCSO on following up in instances of criminal activity.
- The site was considered for a third time in February 2025 (Z2025-03/ S2025-04) as a request to remove the conditions and allow applicant to exceed the 25% impervious surface limit on the property.
- Staff reports from the previous three applications have indicated support for the commercial use of the property for mini warehouse storage units. Though many of the conditions existing conditions remain similar, the fact that this use has not been acted upon does call into question the viability of this use on this parcel. Article 2, Section 210(d), Table 2.2 identifies a variety of uses that can be initiated in the Heavy Commercial Zoning District.

Recommendation and Findings: Rezoning to CH and Special Use Permit for warehouse

Staff is recommending **Approval with Conditions** of the proposed Rezoning based upon the following findings:

1. The proposed rezoning and Special Use Permit would not modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The proposed rezoning and Special Use Permit would not adversely affect the public health, safety, and welfare

Recommendation and Findings: Conditions

Staff is recommending the following **conditions**:

1. Applicant is required to attend the Development Review Committee if the Board of Commissioners are inclined to approve the use.
2. Applicant is required to apply for the land disturbance permit within a year of approval.
3. The applicant is conditioned to the site plan dated January 20, 2026 and included in the file for this application. This includes the site and architectural plan depicted therein.
4. Unless otherwise determined by the County Arborist, the project shall be required to install 20' landscape strip, with 3 canopy trees, 3 understory trees, 2 evergreen coniferous trees, and 18 shrubs per 100 feet of linear frontage and the requirement for three-rail fence with brick supporting columns in Article 4, Division 4, Section 4.23(5)(a).

Directive to Staff:

The Planning and Zoning Department is directed to conduct an administrative review of the property during the 1-year anniversary month of this approval and to investigate if the use is not established; the property is not in full compliance with the Douglas County Unified Development Code; and/or all of the conditions of approval. If the use is not in compliance, staff will refer this case to Douglas County Code Enforcement for additional action.

The Planning and Zoning Department is directed to conduct an administrative review of the property after the elapse of 24 months from the date of approval. If the use is not vested in accordance with Section 1211 of the Unified Development Code, staff may return this case to the Planning and Zoning Board and Board of Commissioners to initiate a zoning change to revert the property to the previously zoned condition. THIS DIRECTIVE TO STAFF IS NOT INTENDED AS A CONDITION OF APPROVAL.

Technical Impact Statements (Attachments)

- DC DOT
- Environmental Health
- Water and Sewer Authority
- Fire Department

- Sheriff's Department
- Tax Assessor's Office
- Engineering/ Arborist/ Development Control
- Code Enforcement
- Board of Education
- Cemetery Commission

Attachments

- Zoning Map
- Aerial Image
- Photo Log
- Site Plan
- Future Land Use Category and Description
- Character Area and Description
- Draft Ordinance

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezonings and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-08

DATE OF MEETING: January 6, 2026

This site is located at #13595 Veterans Memorial Hwy and the corner of Campground Rd. Veterans Memorial Hwy is a Major Arterial roadway on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 45 MPH. The Right-Of-Way width along Veterans Memorial Hwy is 80 feet per the County's GIS map. Campground Rd is a Local Street on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 25 MPH. The Right-Of-Way width along Campground Rd is 40 feet per the County's GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. This site shall comply with current UDC Code within the Right-Of-Way that will be defined in more detail during DRC plan review meetings.
2. A copy of the approved GDOT permit is required prior to plan approval.
3. This development will generate minimal impact on traffic in the immediate area. It is anticipated this development will generate approximately 149 daily trips, with 10 trips anticipated in the AM peak hour and 15 trips anticipated in the PM peak hour.

Veterans Memorial Hwy ADT: (2022) – 8,980 (2023) – 9,760 (2024) – 9,840

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2026-08

DATE OF MEETING: January 6, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 8" main in Campground Road
3. Is there adequate water pressure for the additional fire protection that may be required for the new project?
Recommend fire flow test
4. Is the existing water line adequate for the project? If not, what size line will be required?
Recommend fire flow test
5. What are the future plans for expansion of water lines and the approximate time table?
No

SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
Yes, 8" sewer in Hamrick Road; 4,250 feet
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF _____ PEAK _____
4. Treatment Plant: South Central WWTP
5. Plant Capacity: ☒ Available ☐ Not Available
6. Line Capacity: ☒ Available ☐ Not Available
7. Projected Plant Availability: ☒ 0 to 5 years ☐ 5 to 10 years ☐ 10+ years
8. Have pressure-flow tests been completed for preliminary subdivision plats?
N/A
9. Have the development plans been approved by the water and sewer authority?
No plans have been submitted.

10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

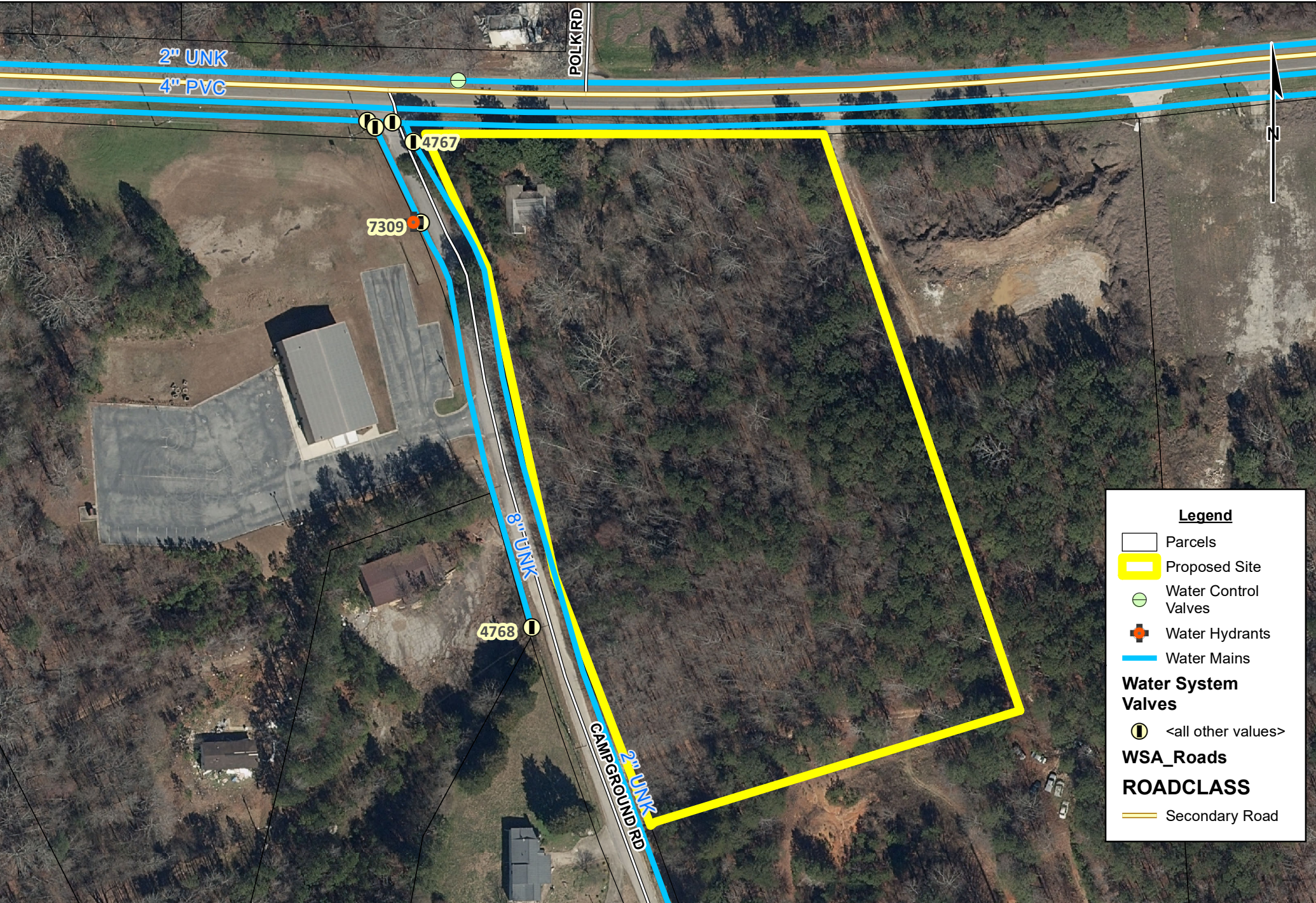
11. Stormwater Concerns:

Property is in the Secondary Dog River Basin. An impervious surface limit of 25% applies.

12. Additional Remarks:

A project concept meeting should be held with the Authority prior to proceeding beyond a preliminary design.

Prepared by: Diana Johnson



Applicant: Black Horse, LLC.
Location: 13595 Veterans Memorial Highway Winston GA
Land Lot Lot:155 Dist:2 Sect: Parcel: 01550250014
Lot Size: Acres:5.02
Case #: S2026-08

DDCWSA Impact Study Map

These maps are for information purposes only. DDCWSA does not guarantee the accuracy of these maps.



Legend

Parcels

Proposed Site

WSA_Roads

ROADCLASS

Secondary Road

Storm Open Drains

Applicant: Black Horse, LLC.
Location: 13595 Veterans Memorial Highway Winston GA
Land Lot Lot:155 Dist:2 Sect: Parcel: 01550250014
Lot Size: Acres:5.02
Case #: S2026-08

DDCWSA Impact Study Map

These maps are for information purposes only. DDCWSA does not guarantee the accuracy of these maps.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: J2026-08 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	2	3	.9
Advanced Life Support EMS Unit	2	3	.9
Aerial Fire Apparatus	10	7	4

*Estimated Response Times are based on applicable first responding units being in-service and available for immediate dispatch.

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

Minimum Water Main Size: _____ Inches in Diameter *per System design*

Fire Hydrant Spacing Requirements: _____ Feet Intervals

Water Flow Data Required? Yes ☒ NO ☐
(Supplemental water supplies and hydrants may be required based on specific features of proposed development)

Additional resources needed (if any) to supply an adequate service level to the requested project:

May require additional hydrants.

Comments:

Shall provide and maintain adequate access for all emergency service personnel/equipment and apparatus.

[Signature]

12/11/25

13595 VMH

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2025-08
Prepared by: Colonel Doug Oliver

Summary:

At present, there is adequate law enforcement coverage in the area. Please note that this assessment reflects the current status of citizens and businesses. Future impacts on public safety services will be influenced by continued population growth, as well as new housing developments, apartment complexes, data centers, warehouses, and commercial businesses that are anticipated to be approved in the coming years. Providing the expected level of public safety will carry a significant financial burden for Douglas County.

Current Response Times:

- Estimated arrival time for **non-emergency calls today**: approximately **15–20 minutes**.
- Response time is influenced by factors such as:
 - Time of day
 - Traffic conditions
 - Proximity of deputies to the call
 - Number of deputies on duty
 - Priority of other pending calls

As the population grows, response times are expected to increase due to:

- Higher residential density
- Increased commercial and industrial traffic
- Congested roadways and surface streets

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 35 positions short**, requiring an increase in overtime to meet staffing needs.
- Additional employees will be necessary across all divisions to support the expected growth from housing developments, commercial buildings, warehouses, and data centers.
- Increased traffic and accident response demands are anticipated.

Future Needs (Next 4–6 Years):

- Additional patrol deputies, jailers, investigators, and traffic officers will be required once all new developments are occupied.
- Infrastructure improvements should ideally precede large-scale residential and commercial growth.

Financial Considerations:

- The county's current tax burden is primarily supported by existing residents.
 - Multi-billion-dollar companies receiving tax abatements should share a fair portion of the cost for public safety and infrastructure to mitigate the financial impact on citizens.
-

Case-Specific Request:

- **Applicant:** Black Horse ..LLC 13595 Veterans memorial Hwy- climate control storage warehouses
 - **Impact Assessment:** Douglas County Sheriff's Office understands that with the amount of new housing in Douglas County Storage facilities are a necessity for their citizens
-

Concerns:

I have viewed the proposed plans and read the security measures that have been outlined. DCSO would SUGGEST GOOD CLARITY camera systems that record in low light conditions which newer such developments do install now days with a recording capability to go back at least 90 days. Request the business to keep detailed records.

DOUGLAS COUNTY ENGINEERING DEPARTMENT

Impact Study for Special Use Permits, Rezoning, and Variance Requests concerning Floodplain, Drainage, Soil Erosion/Sedimentation Control, Traffic, Roadways and Intersections and Other Engineering-Related issues.

Case Name: Black Horse LLC Case No. S2026-08 Meeting Date: 1/6/26

Request For: ☒ Special Use Permit ☐ Rezoning ☐ Variance

1. Is any of the property in a floodplain identified on the FIRM?

☐ Zone A/AE (100-yr floodplain) ☒ Zone X (Not in Floodplain)

2. Is there a stream, body of water, or drainage easement on site or adjacent to this property?

☐ YES ☒ NO

3. In what drainage basin is the proposed project located?

☐ Sparks Reservoir ☐ Bear Creek ☒ Dog River ☐ Sweetwater Creek
☐ Anneewakee Creek ☐ Hurricane Creek ☐ Chattahoochee River (direct drainage basin)

4. Traffic Concerns: ☐ Intersections ☐ Right-of-Way ☐ GA DOT Permit Req'd?
☐ Ingress/Egress ☐ Sight Distance ☐ Existing Roadway Conditions

None.

5. Additional comments by the Engineering Department:

This site plan was reviewed by DRC on 11/12/25.

6. Are there any existing significant stands of trees or specimen trees on the property?

Yes, the property is mostly wooded.

7. Are there any viable buffers existing on the perimeter of the property?

Yes, the property is mostly wooded.

]DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT
Impact Study for Special Use Permits, Rezoning and Variances

CODE ENFORCEMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2026-08 DATE OF MEETING: January 6, 2026

PROPOSED ZONING: _____ CURRENT ZONING: _____

OWNER'S NAME: Black Horse, LLC

MAILING ADDRESS: _____

LOCATION OF PROPERTY: _____

LAND LOT: _____ DISTRICT: _____ SECTION: _____ PARCEL: _____

NATURE OF VIOLATION(S):

N/A

PHOTOS ATTACHED: ☐ YES ☒ NO

COURT ACTION:

Property is in the Secondary Dog River Basin. An impervious surface limit of 25% applies.

COURT ORDER:

A project concept meeting should be held with the Authority prior to proceeding beyond a preliminary design.

Prepared by: Diana Johnson

ADDITIONAL COMMENTS:



Polk Rd

78

78

78

R-LD

Campground Rd

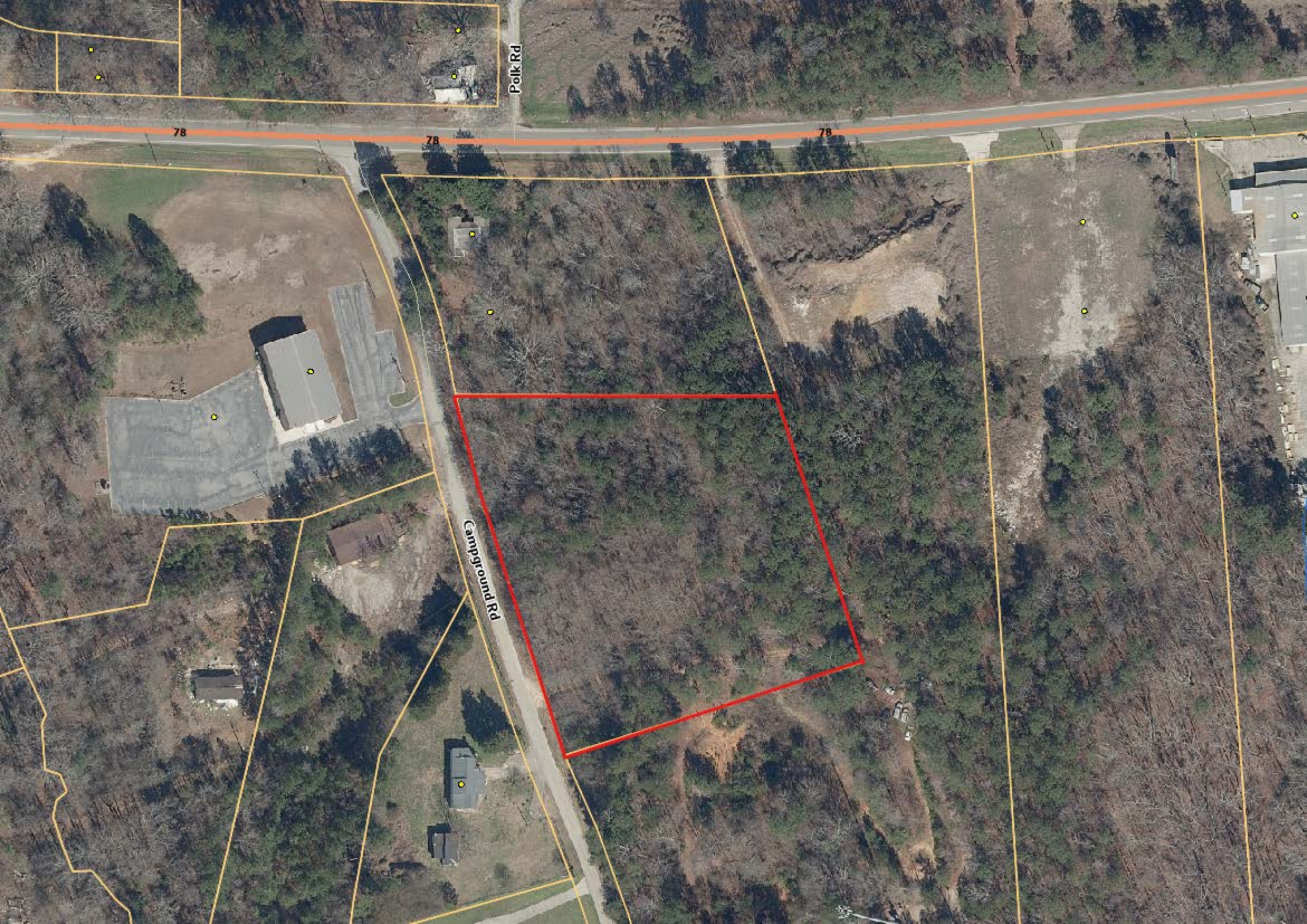
C-H

PSP

R-LD

LI

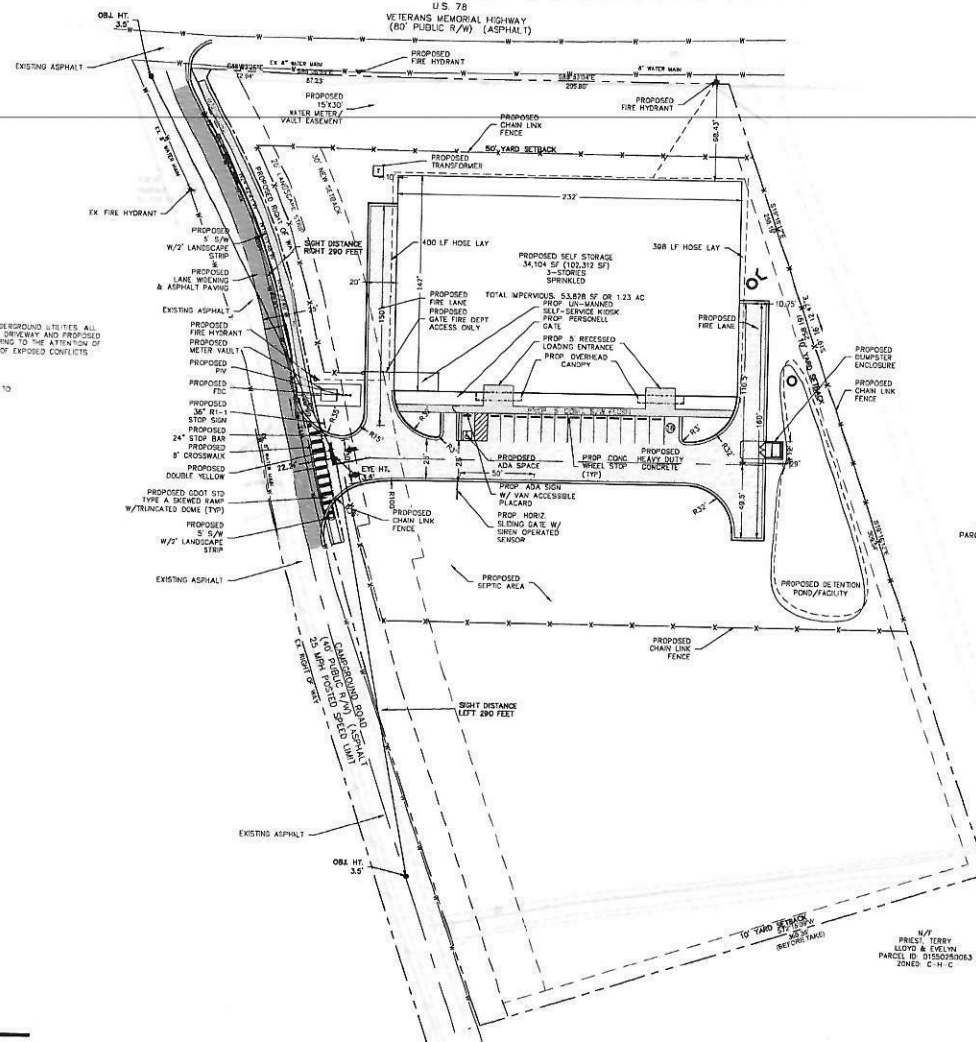
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VICINITY MAP
N.T.S

CONTRACTOR PLEASE NOTE: THERE ARE NUMEROUS UNDERGROUND UTILITIES. ALL SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION OF DRIVEWAY AND PROPOSED UTILITY AND STORM DRAIN EXISTENCES. IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER / ENGINEER AND / OR UTILITY PROVIDER OF EXPOSED CONFLICTS. SITE PLAN DEVELOPED FROM A SURVEY PROVIDED BY ATLAS TECHNICAL CONSULTANTS, L.L.C. RESURVES THE RIGHT TO REVISIT THE SITE AS NECESSARY. ADDITIONAL INFORMATION IS MADE AVAILABLE. SITE PLAN SUBJECT TO CHANGE.



SITE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION, STATE AND FEDERAL, AND COUNTY DEVELOPMENT REGULATIONS.
2. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
3. TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS, SHALL PROVIDED BY OTHERS. PLEASE FAMILIARIZE YOURSELF WITH THE SURVEY.
4. ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA).
5. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION. ALL STRIPING SHALL BE THERMOPLASTIC.
6. ALL STRIPED OR CURBED RADI SHALL BE 5' UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ON-SITE OR OFF-SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
8. SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
9. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
10. SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
11. ANY SEVERATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
12. ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
13. ALL CONCRETE SHALL BE 4000 PSI 28 DAY COMPRESSIVE STRENGTH.
14. PROJECT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
15. ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
16. PARKING LOT STRIPING SHALL BE INCLUDED IN PARKING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIL).
17. THERE ARE NO STATE WATERS OR WETLANDS ON OR WITHIN 200 FEET OF THIS PROJECT.
18. NO RETAINING WALLS WILL BE CONSTRUCTED FOR THIS PROJECT.
19. TEMPORARY GRASSING OR MULCHING IS REQUIRED EVERY (7) DAYS.
20. ACCESS TO REMAINING PROPERTY THE FRONTS VETERANS MEMORIAL HWY WILL REQUIRE ACCESS FROM VETERANS MEMORIAL HWY. OR JOINT USE WITH THE PROPOSED ACCESS OF STORAGE FACILITY. THIS CONSENT SHALL BE INCLUDED ON THE SITE PLAN SHEET.
21. ALL TRAFFIC STRIPING WITHIN THE COUNTY RIGHT OF WAY SHALL BE THERMOPLASTIC.
22. BUILDING MUST FULLY COMPLY WITH THE GA. ACCESSIBILITY CODE 122-3-70-7.
23. GATE SECURING FIRE APPARATUS ACCESS SHALL BE A MINIMUM FOURTEEN (14) FEET IN CLEAR WIDTH FOR DIVIDED LANES AND TWENTY (20) FEET FOR A SINGLE LANE. GATE SHALL BE SWING OR SLIDING TYPE. VERTICAL SLIDING GATES ARE STRICTLY PROHIBITED. FIRE ACCESS LANES SHALL BE STRAIGHT AND HAVE NO TURNS FOR FIFTY (50) FEET ON BOTH SIDES OF SECURITY GATE.
24. GATES SECURING FIRE APPARATUS ACCESS SHALL BE PROVIDED WITH AN AUTOMATIC GATE-OPENING DEVICE IF THE GATES ARE CONTROLLED BY ELECTRONIC MEANS. AN APPROVED SHOWN OPERATED SENSOR SHALL ACTIVATE THE GATE-OPENING DEVICE.
25. FIRE HYDRANTS AND WATER MAINS SHALL BE INSTALLED AND UNDER PRESSURE BEFORE ANY CONSTRUCTIBLE CONSTRUCTION IS STARTED.
26. BUILDINGS OF ANY TYPE CONSTRUCTION OR OCCUPANCY GREATER THAN FIVE THOUSAND (5,000) SQUARE FEET OR BUILDINGS OF TWO OR MORE STORIES IN HEIGHT SHALL BE PROTECTED THROUGHOUT BY AN APPROVED SUPERVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH THE CURRENT STATE OF GEORGIA ADOPTED EDITION WITH AMENDMENTS FOR NFPA 13 AS MODIFIED STANDARDS FOR THE INSTALLATION OF SPRINKLER SYSTEMS. CERTAIN OCCUPANCIES ARE LOWER IN SQUARE FOOTAGE.
27. ALL NEW BUILDINGS, CHANGES OF OCCUPANCY OR ADDITIONS TO, WITH A SQUARE FOOTAGE EXCEEDING TWENTY-THOUSAND (22,000), REQUIRES TESTING FOR AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM.

SITE DATA

PANEL B (REFERENCE)	DISSEMINATION
EXISTING LAND USE	VACANT HOUSE
CURRENT ZONING CLASSIFICATION	C-H
CURRENT LOCAL JURISDICTION	DEKALB COUNTY
FLOOD ZONE CLASSIFICATION	700K-1
TOTAL SITE AREA	5.87 ACRES (253,715 SF)
PERVIOUS AREA	164,887 SF OR (3.78 AC)
IMPERVIOUS AREA	53,828 SF OR (1.23 AC)
PERVIOUS AREA % OF SITE	0.28%

DIRECTION	PROPERTY USE	ZONING
NORTH	VACANT	C-H-C
EAST	VACANT	C-H-C
SOUTH	VACANT	C-H-C
WEST	PUBLIC ROADWAY	PUBLIC ROW

BUILDING DATA

GROSS BUILDING AREA 34,104 SF (3 STORES) 60 FT

PROPOSED PARKING DATA

COUNTY PARKING REQUIRED 53 SPACES PER 1,000 SQ FT OF GFA

PROPOSED PARKING 52 SPACES

STANDARD SPACES 52 SPACES

ACCESSIBLE SPACES 2 SPACES

TOTAL PARKING PROVIDED 54 SPACES

PERVIOUS AREA 164,887 SF OR (3.78 AC) 75%

IMPERVIOUS AREA 53,828 SF OR (1.23 AC) 25%

IT SHALL BE UNLAWFUL FOR ANY PERSON TO ENGAGE IN OR CONDUCT ANY ACTIVITY IN THE CONSTRUCTION OF ANY BUILDING OR STRUCTURE, OR SHOWING OF EXHIBITS, OR THE LAYING OF ANY PAVEMENT, INCLUDING, BUT NOT LIMITED TO, THE MARKING OF ANY EXCAVATION, CLEARING OR GRADING OF SURFACE, AND LOADING OR UNLOADING MATERIAL, EQUIPMENT OR SUPPLIES, EXCEPT BETWEEN THE HOURS OF 7:00 AM AND 7:00 PM, MONDAY THROUGH SATURDAY.

24-HOUR CONTACT: MR. SHAMAIZ RUPANI (404) 903-1888

LJA
175 S. MAIN STREET
SUITE 204
CANTON, GA 30114
404-881-1070



11/25/2025
EXPIRATION 12/31/2025

PROPOSED SELF STORAGE
13595 VETERANS MEMORIAL HWY
LL 155 - DISTRICT 2ND, PARCEL # 0150200314

BLACK HORSE, LLC
2850 W. WILSON AVE
MARIETTA, GA

11/25/2025
EXPIRATION 12/31/2025

PROPOSED SELF STORAGE
13595 VETERANS MEMORIAL HWY
LL 155 - DISTRICT 2ND, PARCEL # 0150200314

BLACK HORSE, LLC
2850 W. WILSON AVE
MARIETTA, GA

11/25/2025
EXPIRATION 12/31/2025

PROPOSED SELF STORAGE
13595 VETERANS MEMORIAL HWY
LL 155 - DISTRICT 2ND, PARCEL # 0150200314

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11/25/2025
EXPIRATION 12/31/2025

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PROPOSED SELF STORAGE
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LL 155 - DISTRICT 2ND, PARCEL # 0150200314

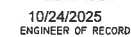
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MARIETTA, GA

11/25/2025
EXPIRATION 12/31/2025

PROPOSED SELF STORAGE
13595 VETERANS MEMORIAL HWY
LL 155 - DISTRICT 2ND, PARCEL # 0150200314

BLACK HORSE, LLC
2850 W. WILSON AVE
MARIETTA, GA

11/25/2025
EXPIRATION 12/31/2025



4	
5	
8	

CIVIL PLANS
"PROPOSED SELF STORAGE"
13595 VETERANS MEMORIAL HWY
L.L. 155~ DISTRICT 2ND, PARCEL # 01550250014
BLACK HORSE, LLC
2561 WINTER HAVEN LN
MARIETTA, GA



ISSUE DATE
10/1/2025

PROJECT NUMBER
2020-038

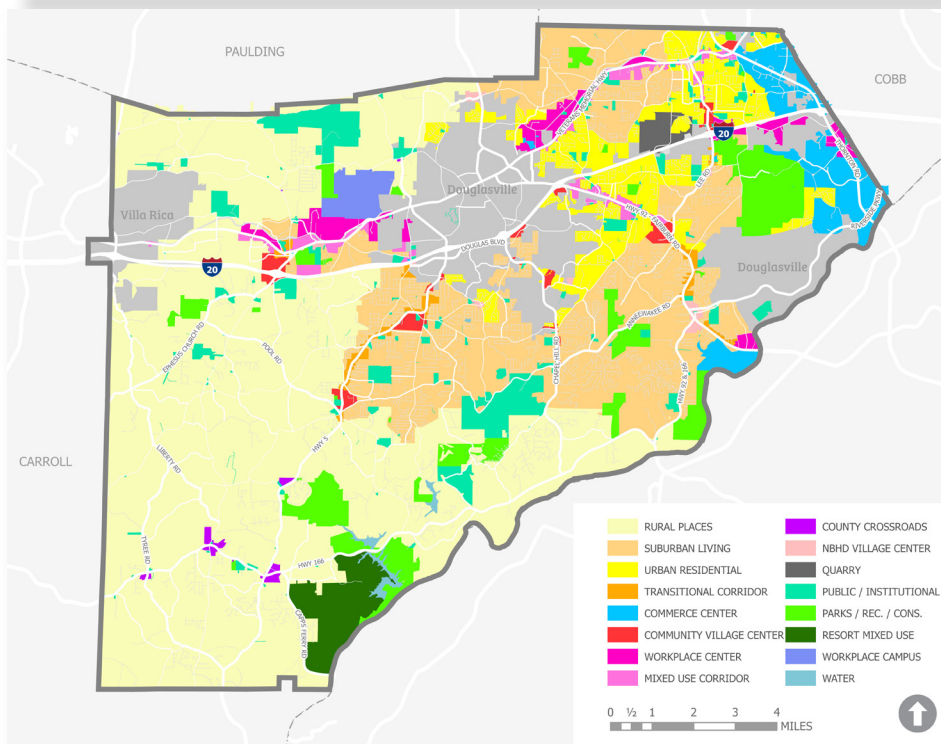
SHEET TITLE

SITE PLAN

SHEET NUMBER

C2

Mixed Use Corridor



Mixed Use Corridors anticipate a mix of non-residential uses in proximity to major thoroughfares and support a greater urban density of form, scale and use than other thoroughfares in the County. These non-residential uses may include heavy commercial uses, light industrial and employment uses that are limited to office and business parks, distribution/service, light industrial, high technology and research, wholesaling companies, and similar businesses that have no significant impacts on the environment. Development within Mixed Use Corridors should respond to their designated Character Area and other Master Plans or Small Area Studies that are applicable. Higher density residential uses may be found in proximity to, or as a part of, and overall master planned development, but development of new residential uses should recognize the primary function of the corridor for non-residential development.

Cohesive architectural standards and extensive landscaping and streetscaping requirements are a priority to define the visual appeal and enhance the aesthetics of these Corridors. Planning for appropriate transportation access and expansion and improving bike/ ped and transit connections along these Corridors is a priority.

Primary Land Uses:

- Light industrial (only within the VMH Corridor)
- Hotels
- Medical and dental offices.
- Auto-oriented services and repair shops
- Highway type commercial, except for large land consumers such as car dealerships and mini warehouses
- Higher density residential like apartments, townhomes, du/tri/quadplexes

Community Facilities:

- Public water & sewer may be available
- Arterial access
- Potential rail corridor access
- Regional public facilities

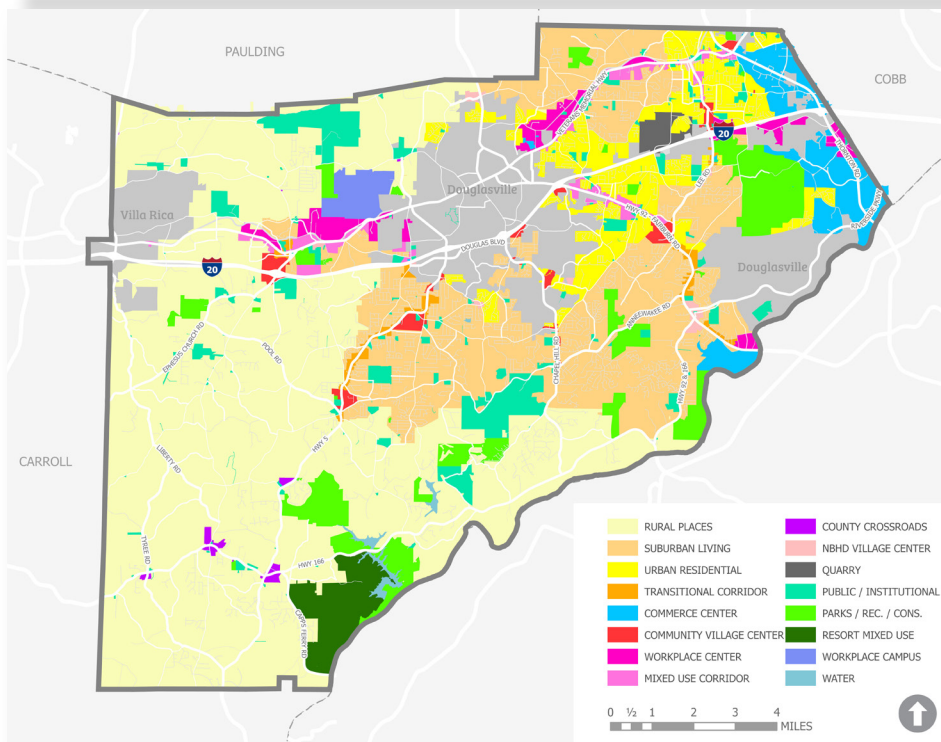
Master Planned Developments:

- Mixed-use and master planned developments are highly encouraged within this district.
- Additional design and site restrictions apply

Appropriate Zoning Districts:

- OI
- C-G
- C-H
- LI
- LI-R
- R-MD
- R-HD
- PUD
- PRD

Mixed Use Corridor



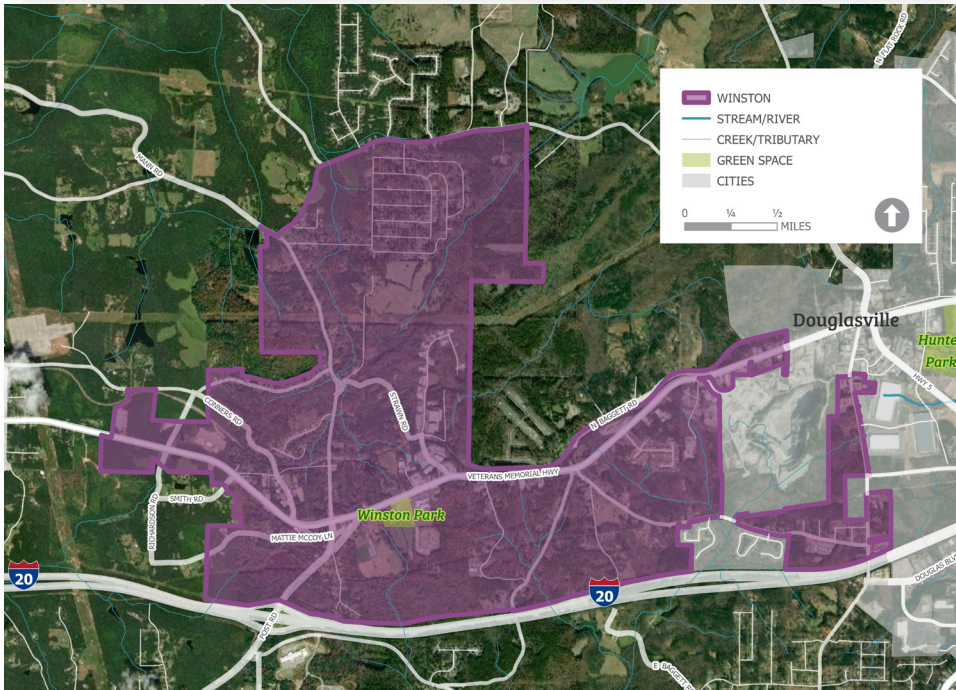
Policies and Implementation Strategies:

- Promote a mix of uses: Corridors are suitable for office buildings, research and development, research and development activities, restrictive industrial, warehousing, and light manufacturing which will not have an adverse impact upon environmental quality.
- The number of restaurants with a drive through, car washes, automobile repair/service, or gasoline sales (combined or not combined with another business) is limited in number
- Drive through windows, menu boards, equipment and associated stacking lanes should be located to minimize impacts on adjacent residential areas and should be adequately screened from public view and view of adjacent sites.
- Parking decks should be “wrapped” by retail or residential uses. The providing of parking in an adjoining development manner among owners and developers of adjoining properties should be encouraged.
- Include the use of street trees, landscaped medians, and improved lighting for safety and aesthetics in streetscapes
- The parking or storage of trucks, trailers, or containers is prohibited within the minimum front setback and should be screened along side and rear setbacks.

Character Areas:

- Traditional Neighborhood
- Historic Lithia Springs
- Winston
- Fairburn-Lee Corridor*
- VMH Professional Corridor*

Winston



Winston

Description

Winston is a historic, rural community where community services and some employment uses cluster around the crossroads of Post Road and Veterans Memorial Highway. Additional commercial and mixed use is appropriate near this crossroads, particularly near the I-20 onramp. West of this activity center, small-scale, light industrial uses are suitable between VMH and the Norfolk Southern rail line, but operations generating heavy truck traffic are discouraged. Some medium density residential uses are appropriate near the crossroads center, but rural, low density residential characterizes the rest of Winston and is the predominant land use.

Current Character

- Mix of rural residential, community services, and small-scaled light industrial uses
- Historic crossroads

Other Considerations:

- Community does not want additional freight traffic
- A grocery store, restaurants, and other services are highly desired
- Future crossroads development requires sewer expansion

Compatible Zoning Districts for Future Rezoning

- OI
- C-G
- C-H
- LI (limited)
- LI-R (limited)
- AG
- RA
- R-LD
- R-MD
- PSP

Vision: Rural, residential community around a historic crossroads center with restaurants, retail, grocery store, and other services

Parks, Open Space + Trails Guidance

Winston is home to two parks. Near the crossroads, Winston Park provides baseball fields and open space next to Winston Elementary. Further north, Aeromodeler's Park provides space for visitors to fly model airplanes. Given that these parks serve specific uses, additional community parks, nature preserves, and trails are appropriate here.

Housing Guidance

- Rural Residential
- Single Family Low Density
- Single-Family Medium Density
- Accessory Dwelling Unit

Future Land Use Changes Can Be:

- Neighborhood Village Center
- Community Village Center
- County Crossroads
- Mixed Use Corridor
- Workplace Center (limited)
- Suburban Living
- Rural Places
- Transitional Corridor
- Public/Institutional
- Transportation/ Communication/ Utilities
- Parks/ Recreation/ Conservation

AN ORDINANCE ALLOWING A SPECIAL USE PERMIT

The following is hereby ordained by the Board of Commissioners of Douglas County, Georgia:

WHEREAS, Carlous Brown has duly filed an application to allow a special use permit for increased impervious surface from 25% to 50% within the boundaries of unincorporated Douglas County, Georgia at 7245 Highway 78, more fully described as district/section 2/5, land lot(s) 155, and parcel(s) 14; comprising approximately 5.022 ± acres, and

WHEREAS, the Douglas County Planning and Zoning Board has duly considered and investigated said application at a hearing held fifteen (15) days after the legal advertisement for such hearing,

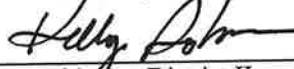
NOW, THEREFORE, it is hereby ordained that a special use permit for increased impervious surface from 25% to 50% shall be granted upon the subject premises

And pursuant to the requirements established by the Douglas County Unified Development Code.

Adopted and effective this 6th day of January 2009.

OPPOSED

Freddie Ashmon, JR, District I



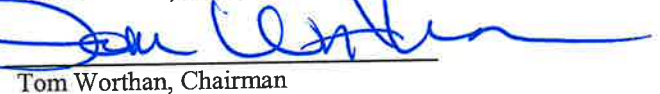
Kelly Robinson, District II

OPPOSED

Michael Mulcare, District III



David Latham, District IV



Tom Worthan, Chairman

Attest:



Mark Teal, Development Services

AN ORDINANCE ALLOWING A REZONING OF LAND

The following is hereby ordained by the Board of Commissioners of Douglas County, Georgia:

WHEREAS, Carlous Brown has duly filed an application to allow a rezoning from R-LD to C-H for mini warehouse storage within the boundaries of unincorporated Douglas County, Georgia at 7245 Highway 78, more fully described as district/section 2/5, land lot(s) 155, and parcel(s) 14; comprising approximately 5.022 ± acres, and

WHEREAS, the Douglas County Planning and Zoning Board has duly considered and investigated said application at a hearing held fifteen (15) days after the legal advertisement for such hearing,

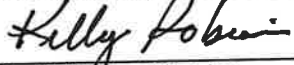
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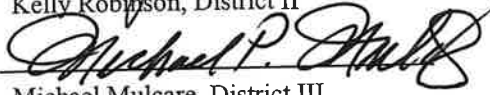
1. 50% of any outside storage of boats, motor homes shall be covered with an awning or canopy subject to the approval of the Planning and Zoning Department. Outside storage is limited to the left rear corner of the property.
2. Provide right-of-way in accordance with the current Transportation and Thoroughfare Plan. (25 ft from centerline along Campground Road)
3. No access to Campground Road
4. Site access from Bankhead Hwy (SR 8) must be permitted by the Georgia Department of Transportation prior to Land Disturbance Activities.
5. There shall be a brick façade on the portion of the storage buildings that is visible from Highway 78 and Campground Road.
6. The existing residential structure shall be brought into compliance with all current codes for a commercial structure (excluding façade materials requirements in the UDC).
7. There shall be a decorative wrought iron fence with brick columns along the perimeter of the property fronting Highway 78 and in between the buildings on Campground Road, including a locking gate at the entrance to the storage area. The UDC will dictate the rest of the fencing details.

And pursuant to the requirements established by the Douglas County Unified Development Code.

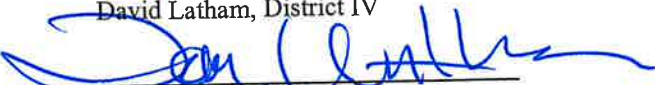
Adopted and effective this 6th day of January 2009.


Freddie Ashmon, Jr., District I

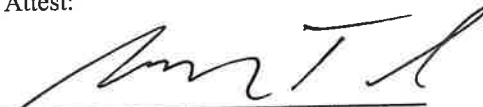

Kelly Robinson, District II


Michael Mulcare, District III


David Latham, District IV


Tom Worthan, Chairman

Attest:


Mark Teal, Development Services

AN ORDINANCE ALLOWING A SPECIAL USE PERMIT

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And pursuant to the requirements established by the Douglas County Unified Development Code.

Adopted and effective this 6th day of January 2009.

OPPOSED

Freddie Ashmon, JR, District I

Kelly Robinson, District II

Michael Mulcare, District III

David Latham, District IV

Tom Worthan, Chairman

Attest:

Mark Teal, Development Services

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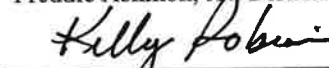
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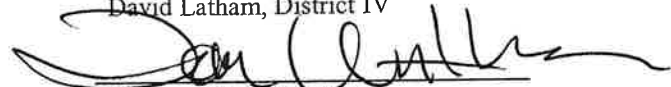
Adopted and effective this 6th day of January 2009.


Freddie Ashmon, District I


Kelly Robinson, District II


Michael Mulcare, District III


David Latham, District IV


Tom Worthan, Chairman

Attest:


Mark Teal, Development Services

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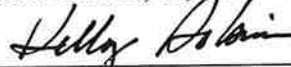
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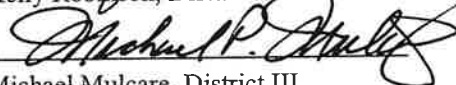
Adopted and effective this 6th day of January 2009.

OPPOSED

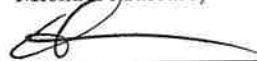
Freddie Ashmon, JR, District I



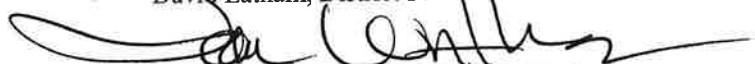
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Michael Mulcare, District III



David Latham, District IV



Tom Worthan, Chairman

Attest:



Mark Teal, Development Services

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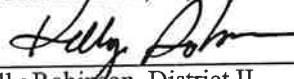
NOW, THEREFORE, it is hereby ordained that a special use permit for increased impervious surface from 25% to 50% shall be granted upon the subject premises

And pursuant to the requirements established by the Douglas County Unified Development Code.

Adopted and effective this 6th day of January 2009.

OPPOSED

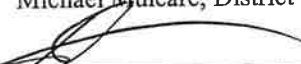
Freddie Ashmon, JR, District I



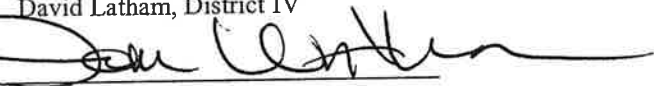
Kelly Robinson, District II

OPPOSED

Michael Mulcare, District III



David Latham, District IV



Tom Worthan, Chairman

Attest:



Mark Teal, Development Services

AN ORDINANCE ALLOWING A SPECIAL USE PERMIT

The following is hereby ordained by the Board of Commissioners of Douglas County, Georgia:

WHEREAS, Shamaiz Rupani on behalf of Black Horse LLC has duly filed an application to request a special use permit to allow a mini warehouse development within the boundaries of unincorporated Douglas County, Georgia, located at 13595 Veterans Memorial Highway, for the southern-most 3.02 acre portion of a parcel further described as Land lot 155, District 2, Section 5, and Parcel 14, which has an overall lot size of 5.022 acres; and

WHEREAS, the Douglas County Planning and Zoning Board has duly considered and investigated said application at a hearing held fifteen (15) days after the legal advertisement for such hearing; and

WHEREAS, the County Commissioners have reviewed and taken administrative notice of the recommendation of the Zoning Board and the testimony, application, evidence, documents submitted at the hearing, and the contents of the Zoning Administrator's file; and

WHEREAS, the County Commissioners find as follows:

- A. The special use will not substantially modify the Land Use Plan or the intent, purpose, or spirit of the Douglas County Unified Development Code;
- B. The special use will not negatively impact surrounding properties;
- C. The granting of the Special Use Permit will not adversely affect the public health, safety, or welfare.

NOW, THEREFORE, it is hereby ordained that a special use permit to allow to allow outdoor storage for a landscaping company be granted upon the subject premises, with the following conditions:

- 1. Within one month of this meeting, a plat for the split of this property shall be submitted to the Planning & Zoning office so that the C-H zoned portion is located on its own parcel.
- 2. At Development Review Stage, the Special Use Permit S2008-37 that allowed impervious surface area to be increased from 25% to 50%, will be strictly enforced. Impervious surface will not be allowed to exceed 50%.
- 3. All requirements of the Unified Development Code, to include fencing and landscape screening, shall be met with the appropriate setback distances from property lines.
- 4. There shall be no outside storage of boats, motor homes, equipment or cars on the site.
- 5. There shall be a brick façade on the portion of the storage buildings that are visible from Veterans Highway and Campground Road.
- 6. Provide right-of-way in accordance with the current Transportation and Thoroughfare Plan. Access shall be provided from Campground Road only and shall be approved by Douglas County Department of Transportation.
- 7. There shall be no access from Veterans Highway.
- 8. Improvements to Campground Road frontage to provide a minimum of 12 foot wide travel lane shall be required.
- 9. Sidewalk shall be installed along the frontage of Campground Road with appropriate ADA ramps.
- 10. Curb and gutter with proper drainage will be required along frontage of Campground Road.
- 11. In discussions with neighbors along Campground, the applicant has offered an additional condition to provide a right-out and left-in turning movement for the development to assist in preventing any traffic flow exiting southbound onto Campground.

Directive to Staff:

The Planning and Zoning Department is directed to conduct an administrative review of the property during the month of January 2021 and to present a report to the Douglas County Planning Commission and Board of County Commissioners at its February 2021 meeting. If the use is not established and/or the property is not in full compliance with the Douglas County Unified Development Code and/or all of the

conditions of approval, the County Commissioners may, at their discretion, direct staff to schedule the permit for a public hearing at the March 2021 meeting to consider revocation of the special use. The Commission, at its discretion, may also direct staff to conduct an administrative review and/or schedule the permit for public hearing at an earlier date, if deemed necessary. THIS DIRECTIVE TO STAFF IS NOT INTENDED AS A CONDITION OF APPROVAL.

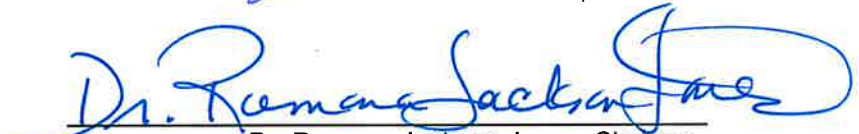
And, pursuant to the requirements established by the Douglas County Unified Development Code, adopted and effective this 4th day of February, 2020.


Henry Mitchell, III, District I


Kelly Robinson, District II


Tarenia Carthan, District III


Ann Jones Guider, District IV


Dr. Romona Jackson Jones, Chairman

Attest:


Ronald Roberts, Jr., AICP; Planning & Zoning Manager

AN ORDINANCE ALLOWING A REZONING

The following is hereby ordained by the Board of Commissioners of Douglas County, Georgia:

WHEREAS, Shamaiz Rupani on behalf of Black Horse LLC has duly filed an application to request a rezoning from C-H-C (heavy commercial with conditions) to C-H (heavy commercial), removing the conditions of zoning for the southern-most 3.02 acre portion of a parcel within the boundaries of unincorporated Douglas County, Georgia, located at 13595 Veterans Memorial Highway, further described as Land lot 155, District 2, Section 5, and Parcel 14, which has an overall lot size of 5.022 acres; and

WHEREAS, the Douglas County Planning and Zoning Board has duly considered and investigated said application at a hearing preceded by proper legal notice and held a minimum of fifteen (15) days after the legal advertisement for said hearing; and

WHEREAS, the County Commissioners have reviewed and taken administrative notice of the recommendation of the Zoning Board and the testimony, application, evidence, documents submitted at the hearing, the Staff Report and Recommendations, and the contents of the Planning and Zoning Director's file; and

WHEREAS, the County Commissioners find as follows:

1. The rezoning will not modify the Land Use Plan or the intent, purpose, or spirit of the Douglas County Unified Development Code;
2. The rezoning will not negatively impact surrounding properties;
3. The granting of the rezoning will not adversely affect the public health, safety, or welfare and represents best planning practices.

NOW, THEREFORE, it is hereby ordained that the subject property is rezoned Heavy Commercial with the following requirement:

Special Use Permit 2020-07 is approved by the Douglas County Board of Commissioners.

And pursuant to the requirements established by the Douglas County Unified Development Code.

Adopted and effective this 4th day of February, 2020.


Henry Mitchell, III, District I


Kelly Robinson, District II


Tarenia Carthan, District III


Ann Jones Guider, District IV


Dr. Romona Jackson Jones, Chairman

Attest:


Ronald Roberts, Jr., AICP; Planning & Zoning Manager

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WHEREAS, the Douglas County Planning and Zoning Board has duly considered and investigated said application at a hearing preceded by proper legal notice and held a minimum of fifteen (15) days after the legal advertisement for said hearing; and

WHEREAS, the County Commissioners have reviewed and taken administrative notice of the recommendation of the Zoning Board and the testimony, application, evidence, documents submitted at the hearing, the Staff Report and Recommendations, and the contents of the Planning and Zoning Director's file; and

WHEREAS, the County Commissioners find as follows:

1. The rezoning will not modify the Land Use Plan or the intent, purpose, or spirit of the Douglas County Unified Development Code;
2. The rezoning will not negatively impact surrounding properties;
3. The granting of the rezoning will not adversely affect the public health, safety, or welfare and represents best planning practices.

NOW, THEREFORE, it is hereby ordained that the subject property is rezoned Heavy Commercial with the following requirement:

Special Use Permit 2020-07 is approved by the Douglas County Board of Commissioners.

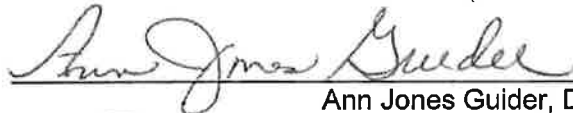
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Adopted and effective this 4th day of February, 2020.


Henry Mitchell, III, District I

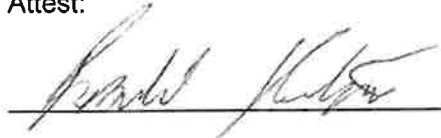

Kelly Robinson, District II


Tarenia Carthan, District III


Ann Jones Guider, District IV


Dr. Romona Jackson Jones, Chairman

Attest:


Ronald Roberts, Jr., AICP; Planning & Zoning Manager

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WHEREAS, the County Commissioners have reviewed and taken administrative notice of the recommendation of the Zoning Board and the testimony, application, evidence, documents submitted at the hearing, and the contents of the Zoning Administrator's file; and

WHEREAS, the County Commissioners find as follows:

- A. The special use will not substantially modify the Land Use Plan or the intent, purpose, or spirit of the Douglas County Unified Development Code;
- B. The special use will not negatively impact surrounding properties;
- C. The granting of the Special Use Permit will not adversely affect the public health, safety, or welfare.

NOW, THEREFORE, it is hereby ordained that a special use permit to allow to allow outdoor storage for a landscaping company be granted upon the subject premises, with the following conditions:

- 1. Within one month of this meeting, a plat for the split of this property shall be submitted to the Planning & Zoning office so that the C-H zoned portion is located on its own parcel.
- 2. At Development Review Stage, the Special Use Permit S2008-37 that allowed impervious surface area to be increased from 25% to 50%, will be strictly enforced. Impervious surface will not be allowed to exceed 50%.
- 3. All requirements of the Unified Development Code, to include fencing and landscape screening, shall be met with the appropriate setback distances from property lines.
- 4. There shall be no outside storage of boats, motor homes, equipment or cars on the site.
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- 7. There shall be no access from Veterans Highway.
- 8. Improvements to Campground Road frontage to provide a minimum of 12 foot wide travel lane shall be required.
- 9. Sidewalk shall be installed along the frontage of Campground Road with appropriate ADA ramps.
- 10. Curb and gutter with proper drainage will be required along frontage of Campground Road.
- 11. In discussions with neighbors along Campground, the applicant has offered an additional condition to provide a right-out and left-in turning movement for the development to assist in preventing any traffic flow exiting southbound onto Campground.

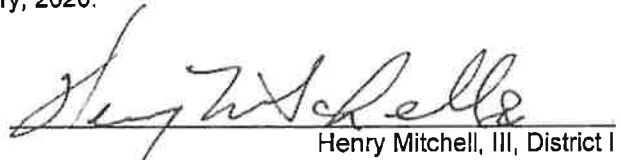
Directive to Staff:

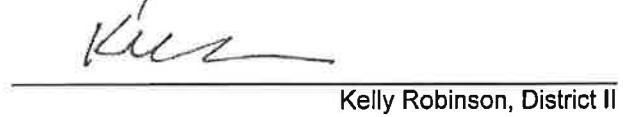
The Planning and Zoning Department is directed to conduct an administrative review of the property during the month of January 2021 and to present a report to the Douglas County Planning Commission and Board of County Commissioners at its February 2021 meeting. If the use is not established and/or the property is not in full compliance with the Douglas County Unified Development Code and/or all of the

ORDINANCE NO. S2020-07

conditions of approval, the County Commissioners may, at their discretion, direct staff to schedule the permit for a public hearing at the March 2021 meeting to consider revocation of the special use. The Commission, at its discretion, may also direct staff to conduct an administrative review and/or schedule the permit for public hearing at an earlier date, if deemed necessary. THIS DIRECTIVE TO STAFF IS NOT INTENDED AS A CONDITION OF APPROVAL.

And, pursuant to the requirements established by the Douglas County Unified Development Code, adopted and effective this 4th day of February, 2020.


Henry Mitchell, III, District I


Kelly Robinson, District II


Tarenia Carthan, District III


Ann Jones Guider, District IV


Dr. Romona Jackson Jones, Chairman

Attest:


Ronald Roberts, Jr., AICP; Planning & Zoning Manager

AN ORDINANCE ALLOWING A REZONING AND A SPECIAL USE PERMIT

The following is hereby ordained by the Board of Commissioners of Douglas County, Georgia:

WHEREAS, an application has been duly filed for a rezoning special use permit in unincorporated Douglas County,

Applicant: Terry Boomer
Address: 13595 Veterans Memorial Highway
More Fully Described: Land Lot 155 District 2 Section 5 Parcel 14
Parcel ID: 0155-02-5-0014
Acreage: 3.02 acres
Zoning: Heavy Commercial with Conditions
Use: Mini-warehouse storage

WHEREAS, the Douglas County Planning and Zoning Board has duly considered and investigated said application at a hearing held fifteen (15) days after the legal advertisement for such hearing; and

WHEREAS, the County Commissioners have reviewed and taken administrative notice of the recommendation of the Zoning Board and the testimony, application, evidence, and documents submitted at the hearing, the staff Report and Recommendations, and the contents of the Planning and Zoning Director's file; and

NOW, THEREFORE, it is hereby ordained that the rezoning and special use permit is approved pursuant to the requirements established by the Douglas County Unified Development Code, and any findings and conditions specified below.

Findings:

1. The proposed rezoning and Special Use Permit would not modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The proposed rezoning and Special Use Permit would not adversely affect the public health, safety, and welfare

Conditions:

1. Applicant is required to attend the Development Review Committee if the Board of Commissioners are inclined to approve the use.
2. Applicant is required to apply for the land disturbance permit within a year of approval.
3. The applicant is conditioned to the site plan dated January 20, 2026 and included in the file for this application. This includes the site and architectural plan depicted therein.
4. Unless otherwise determined by the County Arborist, the project shall be required to install 20' landscape strip, with 3 canopy trees, 3 understory trees, 2 evergreen coniferous trees, and 18 shrubs per 100 feet of linear frontage and the requirement for three-rail fence with brick supporting columns in Article 4, Division 4, Section 4.23(5)(a).

Adopted and effective this February 3, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcares, District IV

Dr. Romona Jackson Jones, Chairman

Attest:

Allison Duncan, AICP
Planning and Zoning Manager

**DOUGLAS COUNTY PLANNING AND ZONING
SPECIAL USE PERMIT STAFF RECOMMENDATION**

Application Number	S2026-15
Applicant Name	Dana Joubert-Hayes
Property Owner Name	Dana Joubert-Hayes
Property Address	2753 Trail Creek Circle
Land Lot, District, Section, Parcel	Land Lot 845 District 18 Section 2 Parcel 25
Current Zoning	PUD with a base of residential
Future Land Use Classification	Urban Residential
Character Area Classification	Traditional Neighborhood
Request	To operate a residential care facility at this location
Associated Rezoning	n/a
Associated Future Land Use Map Amendment	n/a
Size (in acres)	.46 acres
34	2
Subject to an HOA, POA, or similar?	n/a
Proposed Use	To operate a residential care facility
Recommendation	Approval
Meeting Date	March 3, 2026

Relevant Code Sections:

Article	Section	Description
2	210, Table 2.2	A residential care facility for up to six persons requires a special use permit
3	340	Regulations for residential care facility (up to six persons under care)

Prior Zoning Actions:

Year	Case #	Summary of Action
n/a		

Special Use Permit Criteria Analysis:

Number	Special Use Permit Criteria	Supports Requested Use
1.	Will the proposed Special Use be consistent with the stated purpose of the zoning district in which it will be located?	Yes
2.	Will the establishment of the Special Use impede the normal and orderly development of surrounding property for uses predominant in the area?	Yes
3.	Is the location and character of the proposed Special Use consistent with a desirable pattern of development for the locality in general?	Yes
4.	Is or will the type of street providing access to the use be adequate to serve the proposed special use?	Yes
5.	Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	Yes
6.	Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the Special Use?	Yes

7.	Are or will refuse, service, parking, or loading areas on the property be located or screened to protect other properties in the area from such adverse affects as noise, light, glare or odor?	Yes
8.	Will hours and manner of operation of the Special Use have no adverse effects on other properties in the area?	Yes
9.	Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	Yes

Special Use Permit Criteria Discussion:

The proposed special use does not change the principle use of the property as a single family residential structure. There will be no additional changes to the exterior of the property required to accommodate the special use. The house will be subject to commercial building review and interior renovations may be required to meet current life safety code and building code requirements. Personal care homes may require additional visits by emergency service personnel to provide medical care, but otherwise, all other impact to public infrastructure and services aligns with the principle use as a single family residence.

Summary of Proposal:

The applicant is proposing to use the home as an owner-occupied residential care facility.

Existing Conditions:

The subject property is 1,220 square foot, 3-bedroom house constructed in 1984 that is a part of the Indian Creek subdivision.

Planning Concerns:

The proposed use will not alter the principal character of the use as a single family residence and will operate as an accessory use. The Unified Development Code stipulates that the unit shall be owner-occupied and the applicant shall be the full-time resident and caregiver.

Recommendation:

Staff recommends approval of the special use permit.

Conditions:

n/a

Directive to Staff:

The Planning and Zoning Department is directed to conduct an administrative review of the property during the 1-year anniversary month of this approval and to investigate if the use is not established; the property is not in full compliance with the Douglas County Unified Development Code; and/ or all of the conditions of approval. If the use is not in compliance, staff will refer this case to Douglas County Code Enforcement for additional action.

The Planning and Zoning Department is directed to conduct an administrative review of the property after the elapse of 24 months from the date of approval. If the use is not vested in accordance with Section 1211 of the Unified Development Code, staff may return this case to the Planning and Zoning Board and Board of Commissioners to initiate a zoning change to revert the property to the previously zoned condition. THIS DIRECTIVE TO STAFF IS NOT INTENDED AS A CONDITON OF APPROVAL.

Technical Impact Statements (Attachments)

- DC DOT
- Environmental Health
- Water and Sewer Authority
- Fire Department
- Sheriff's Department
- Tax Assessor's Office
- Engineering/ Arborist/ Development Control
- Code Enforcement
- Board of Education
- Cemetery Commission

Attachments

- Zoning Map
- Aerial Image
- Photo Log
- Site Plan
- Future Land Use Category and Description
- Character Area and Description

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-15
Prepared by: Colonel Doug Oliver

Summary:

At present, there is adequate law enforcement coverage in the area. Please note that this assessment reflects the current status of citizens and businesses. Future impacts on public safety services will be influenced by continued population growth, as well as new housing developments, apartment complexes, data centers, warehouses, and commercial businesses that are anticipated to be approved in the coming years. Providing the expected level of public safety will carry a significant financial burden for Douglas County.

Current Response Times:

- Estimated arrival time for **non-emergency calls today**: approximately **15–20 minutes**.
- Response time is influenced by factors such as:
 - Time of day
 - Traffic conditions
 - Proximity of deputies to the call
 - Number of deputies on duty
 - Priority of other pending calls

As the population grows, response times are expected to increase due to:

- Higher residential density
- Increased commercial and industrial traffic
- Congested roadways and surface streets

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 41 positions short with an additional employee's retiring this year**, requiring an increase in overtime to meet staffing needs.
- Additional employees will be necessary across all divisions to support the expected growth from housing developments, commercial buildings, warehouses, and data centers.
- Increased traffic and accident response demands are anticipated.

Future Needs (Next 4–6 Years):

- Additional patrol deputies, jailers, investigators, and traffic officers will be required once all new developments are occupied.
- Infrastructure improvements should ideally precede large-scale residential and commercial growth.

Financial Considerations:

- The county's current tax burden is primarily supported by existing residents.
- Multi-billion-dollar companies receiving tax abatements should share a fair portion of the cost for public safety and infrastructure to mitigate the financial impact on citizens.

Case-Specific Request: 2753 Trail Creek , Lithia Springs ,Georgia , proposed use is personal care home.

Concerns: None at this time as long as the business follows rules and regulations governed by Douglas County. Cameras are suggested to record persons coming and going from residence or to safe guard the owner from any alleged neglect acts. Fence may be a considerations based on the mobility of any potential patients who have cognitive disability.

DOUGLAS COUNTY ENGINEERING DEPARTMENT

Impact Study for Special Use Permits, Rezoning, and Variance Requests concerning Floodplain, Drainage, Soil Erosion/Sedimentation Control, Traffic, Roadways and Intersections and Other Engineering-Related issues.

Case Name: Dana Hayes Case No. S2026-15 Meeting Date: 3/3/26

Request For: ☒ Special Use Permit ☐ Rezoning ☐ Variance

1. Is any of the property in a floodplain identified on the FIRM?

☐ Zone A/AE (100-yr floodplain) ☒ Zone X (Not in Floodplain)

2. Is there a stream, body of water, or drainage easement on site or adjacent to this property?

☒ YES ☐ NO

3. In what drainage basin is the proposed project located?

☒ Sparks Reservoir ☐ Bear Creek ☐ Dog River ☐ Sweetwater Creek
☐ Anneewakee Creek ☐ Hurricane Creek ☐ Chattahoochee River (direct drainage basin)

4. Traffic Concerns: ☐ Intersections ☐ Right-of-Way ☐ GA DOT Permit Req'd?
☐ Ingress/Egress ☐ Sight Distance ☐ Existing Roadway Conditions

None.

5. Additional comments by the Engineering Department:

The applicant met with DRC on 2/4/26. No DRC requirements are expected due to this being an existing personal care home that has legally been in operation for a number of years.

6. Are there any existing significant stands of trees or specimen trees on the property?

Yes, behind the house to the rear of the property is wooded.

7. Are there any viable buffers existing on the perimeter of the property?

Only behind the home.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT
Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S 2026-15 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	6	2.7
Advanced Life Support EMS Unit	1	6	2.7
Aerial Fire Apparatus	1	6	2.7

*Estimated Response Times are based on applicable first responding units being in-service and available for immediate dispatch.

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

Minimum Water Main Size: _____ Inches in Diameter Per System Design.

Fire Hydrant Spacing Requirements: _____ Feet Intervals

Water Flow Data Required? Yes ✓ NO _____

(Supplemental water supplies and hydrants may be required based on specific features of proposed development)

Additional resources needed (if any) to supply an adequate service level to the requested project:

May require additional Hydrant & Sprinkler System.

Comments:

Shall provide and maintain adequate access for all emergency service personnel/equipment and apparatus.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-15

DATE OF MEETING: March 3, 2026

This site is located at #2753 Trail Creek Cir. Trail Creek Cir is a Local Street on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 25 MPH. The Right-Of-Way width along Trail Creek Cir is 50 feet per GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. Douglas County Department of Transportation takes no exceptions to the applicant's request.
2. The proposed development will generate minimal traffic to the surrounding area.

Traffic Information

There are no traffic counts for this roadway

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT
Impact Study for Special Use Permits, Rezoning and Variances

ENVIRONMENTAL HEALTH DEPARTMENT

Request For: ☒ Special Use Permit ☐ Rezoning ☐ Variance

Case Number: S 2026-15 Date of Meeting: 3.3.26

1. If Water is not available, will wells be permitted?

Property currently has public water

2. Does the proposed development warrant immediate connection to sewer?

Property is currently connected to sewer.

3. Are there any health hazards in the area that would affect the proposed project?

None known.

4. If septic tanks are used, will adjacent bodies of water be affected by the development?

NA

5. Additional Remarks:

As part of the state licensing process Environmental Health will be asked to sign a form presented by the owners. There is a fee associated with this service.

IF APPLICABLE:

1. Has the subdivision owner submitted perk tests and been approved before submission of the final plat?

2. Are the outlots and plot plan lots displayed on the final plat?

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit

☐ Rezoning

☐ Variance

CASE NUMBER: S2026-15

DATE OF MEETING: March 3, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 4" main in Trail Creek Circle
3. Is there adequate water pressure for the additional fire protection that may be required for the new project?
Recommend fire flow test
4. Is the existing water line adequate for the project? If not, what size line will be required?
Recommend fire flow test
5. What are the future plans for expansion of water lines and the approximate time table?
No

SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
Yes, 8" sewer in Trail Creek Circle
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF _____ PEAK _____
4. Treatment Plant: Sweetwater Creek WWTP
5. Plant Capacity: ☒ Available ☐ Not Available
6. Line Capacity: ☒ Available ☐ Not Available
7. Projected Plant Availability: ☒ 0 to 5 years ☐ 5 to 10 years ☐ 10+ years
8. Have pressure-flow tests been completed for preliminary subdivision plats?
N/A
9. Have the development plans been approved by the water and sewer authority?
No plans have been submitted.

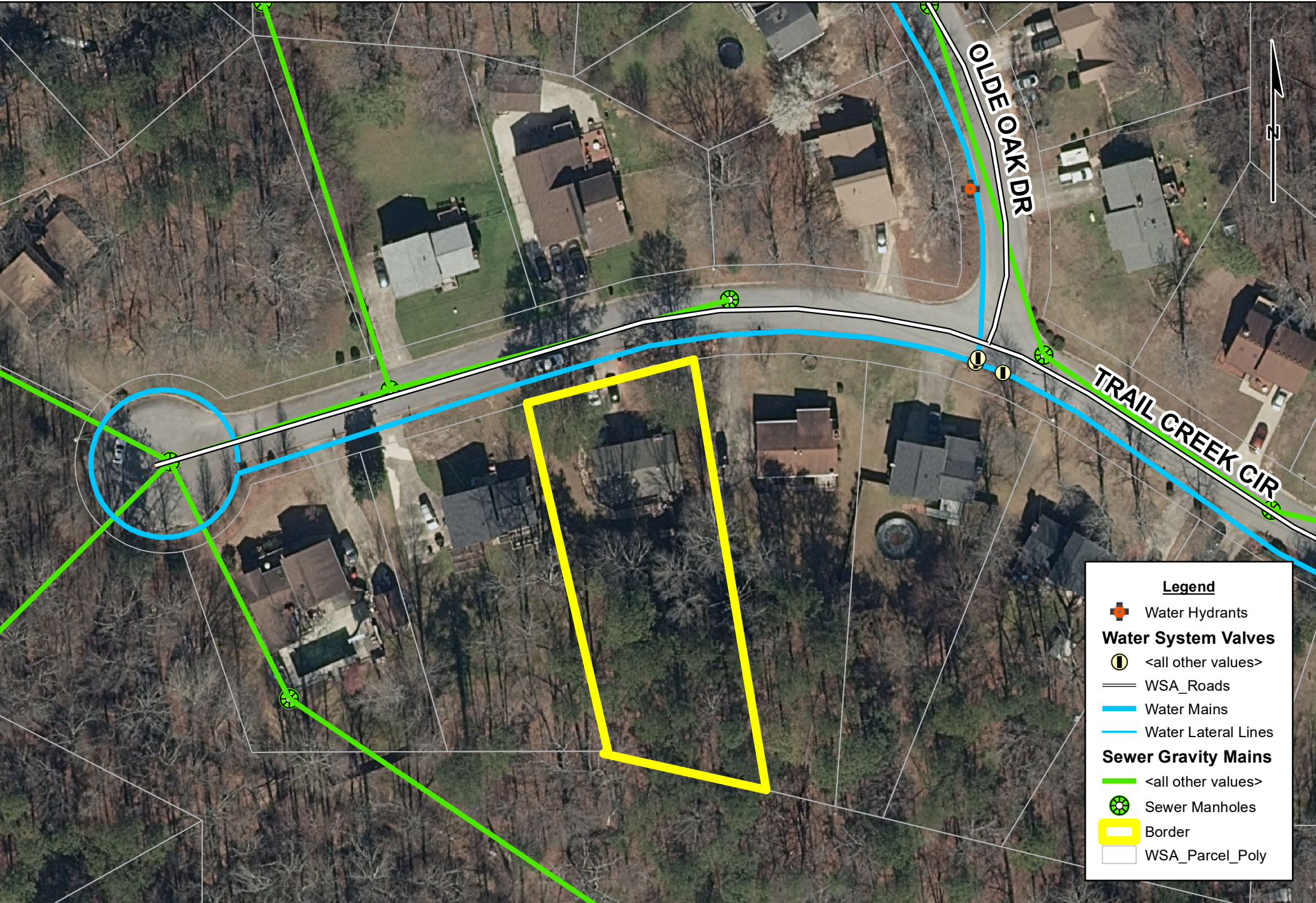
10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

11. Stormwater Concerns:

12. Additional Remarks:

No Objection

Prepared by: Diana Johnson



Legend

- Water Hydrants
- Water System Valves**
 - <all other values>
- WSA_Roads
- Water Mains
- Water Lateral Lines
- Sewer Gravity Mains**
 - <all other values>
- Sewer Manholes
- Border
- WSA_Parcel_Poly

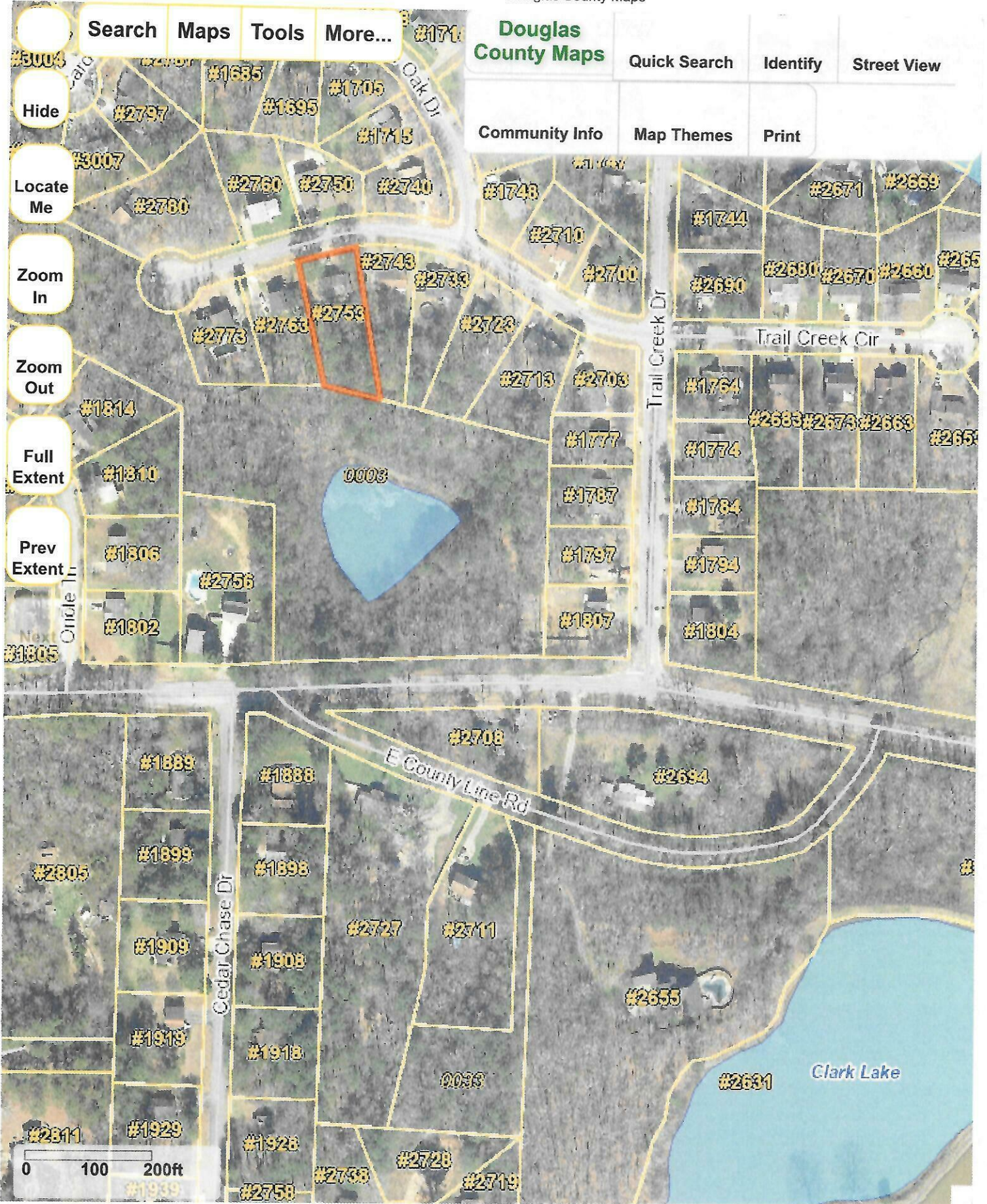
Applicant: Dana Joubert-Hayes
Location: 2753 Trail Creek Cir Lithia Springs GA 30122
Land Lot: Lot: 845 Dist: 18 Sect: 2 Parcel: 25
Lot Size: Acres:
Case #: S2026-15

DDCWSA Impact Study Map



Applicant: Dana Joubert-Hayes
Location: 2753 Trail Creek Cir Lithia Springs GA 30122
Land Lot: Lot: 845 Dist: 18 Sect: 2 Parcel: 25
Lot Size: Acres:
Case #: S2026-15

DDCWSA Impact Study Map



APPROVED
APR 2 1984
DOUGLAS COUNTY
DEPARTMENT OF
ENGINEERING

APPROVED
APR 2 1984
DOUGLAS COUNTY
WATER SYSTEM

FILED
TRAIL CREEK 1st 2 3rd PH '84
JAN 1 1984
DOUGLAS COUNTY, GA

UNIT ONE
LAND LOTS 810, 845, 846 18th DISTRICT 2nd SECTION
DOUGLAS COUNTY, GEORGIA

JANUARY 26, 1984
REVISION APRIL 17, 1984 20' SANITARY SEWER EASEMENT LOTS 64 & 65

OWNERS ACKNOWLEDGMENT
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREIN,
AND IN PERSON OR THROUGH A JUST AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT
WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER
ALL STREETS, PARKS, DRIVeways, EASEMENTS AND PUBLIC GROUNDS THEREIN SHOWN.
SUBDIVIDER: James A. Briggs DATE: APR 2 1984
OWNER: James A. Briggs

SURVEYOR'S NOTES:
THE FIELD DATA UPON WHICH THE HEDGECUT OF THIS PLAT IS BASED HAS
A CLOSE PROXIMITY OF THE FOOT IN THE HEDGECUT AND IN AN ANGULAR
EACH OF 2" SECONDS PER ANGLE POINTS WAS ADJUSTED USING
CRANDALL'S RULE.
THE BOUNDARY OF THIS PLAT HAS BEEN CALCULATED FOR CLOSURE
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500,000 FEET.
TYPE OF EQUIPMENT USED: ODM 340 0.2 50'

SURVEYOR'S CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND
WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE
UNDER MY SUPERVISION, THAT ALL INSTRUMENTS SHOWN HEREON
ACTUALLY EXIST OR ARE MARKED AS FUTURE AND THEIR LOCATION,
SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL
ENGINEERING REQUIREMENTS OF THE DOUGLAS COUNTY LAND SUB-
DIVISION REGULATIONS AND THE REQUIREMENTS OF THE ZONING
REGULATIONS HAVE BEEN FULLY COMPLIED WITH.
Robert G. Vansant APR 26 1984
ROBERT G. VANSANT, REGISTERED LAND SURVEYOR, STATE OF GEORGIA

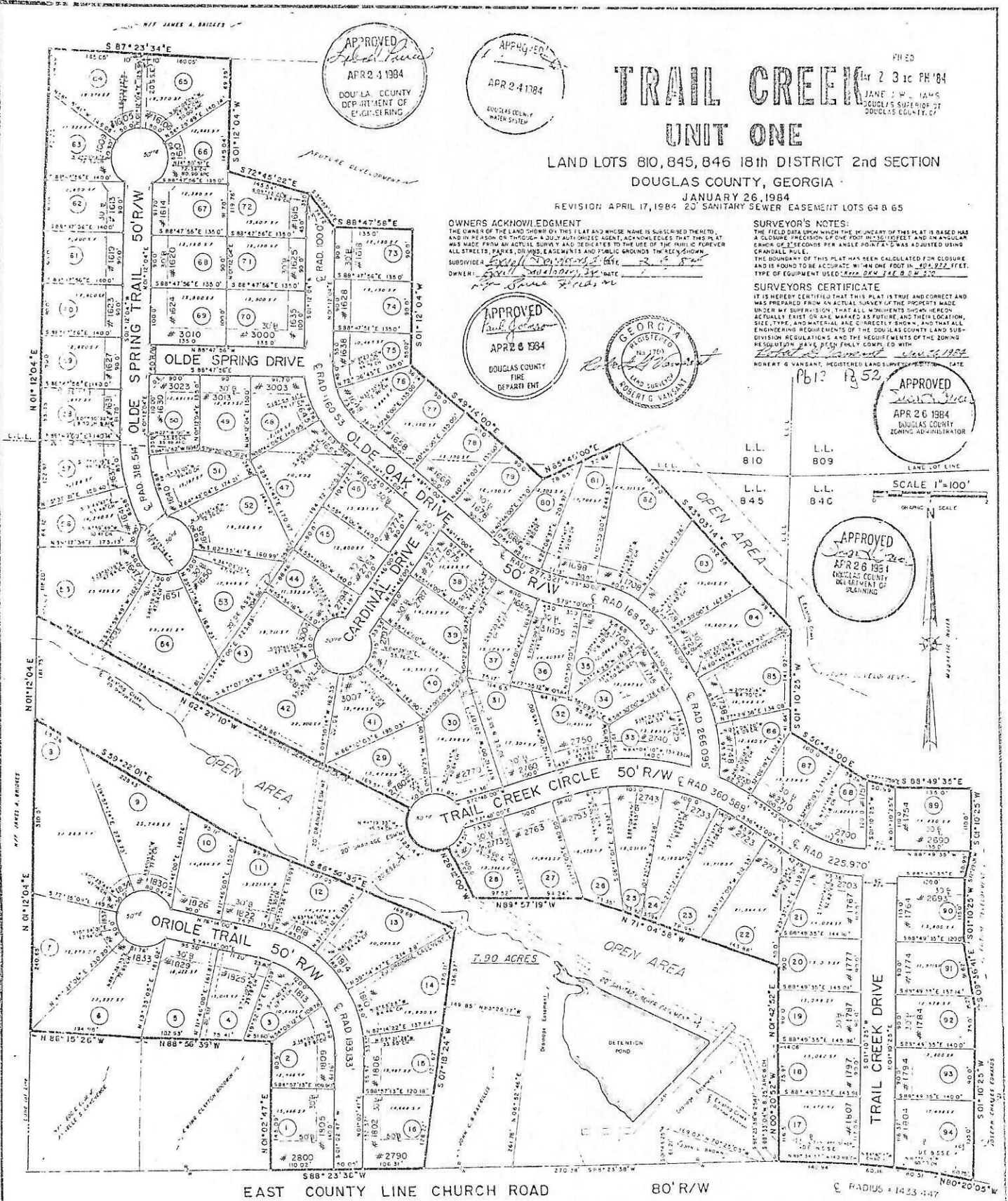
APPROVED
APR 2 1984
DOUGLAS COUNTY
FIRE DEPARTMENT

GEORGIA
REGISTERED
LAND SURVEYOR
ROBERT G. VANSANT
No. 1701

APPROVED
APR 26 1984
DOUGLAS COUNTY
ZONING ADMINISTRATOR

SCALE 1"=100'
GRAPHIC SCALE

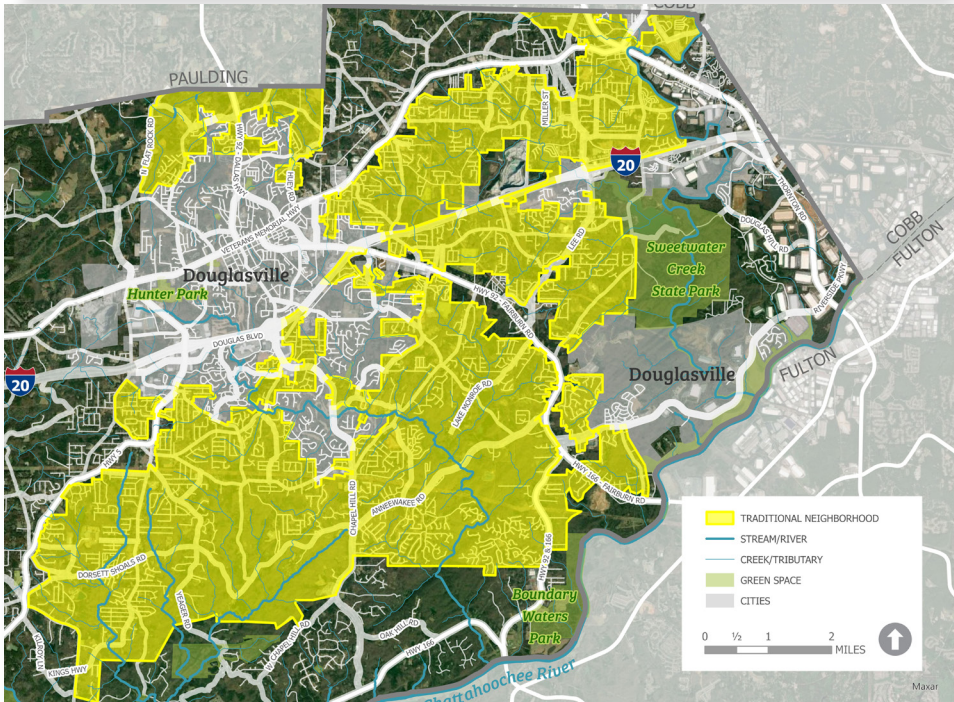
APPROVED
APR 26 1984
DOUGLAS COUNTY
DEPARTMENT OF
PLANNING



EAST COUNTY LINE CHURCH ROAD 80' R/W

C RADIUS = 1433.447

Traditional Neighborhood



Traditional Neighborhood

Description

The Traditional Neighborhoods are communities that support high quality suburban lifestyles. These areas predominantly have single family neighborhoods and neighborhood-serving shopping centers. There is widespread access to water and sewer infrastructure and relatively good access to automobile transportation opportunities. Some areas are limited for development due to environmentally sensitive conditions, including granite deposits, topography, and watershed protection restrictions.

Neighborhood development patterns reflect a diversity of ages, styles, and materials. The predominant development pattern is single-family residential, with limited nodes of non-residential development that serve neighborhood needs. Non-residential development most appropriate to these areas include schools, religious institutions, small-to medium-sized commercial centers, parks, and cultural opportunities. Large commercial centers, office or industrial development are not appropriate for this character area. Higher density residential uses are appropriate in transitional areas along major corridors.

New development should incorporate high quality materials and reflect design and landscape considerations appropriate to the context of the neighborhood it serves. An emphasis on context appropriate development that considers the historic time period and appropriate materials of adjacent development is preferred. Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive and transit networks will be evaluated for all new developments or changes to existing developments.

Vision: Well-connected and high-quality suburban residential communities

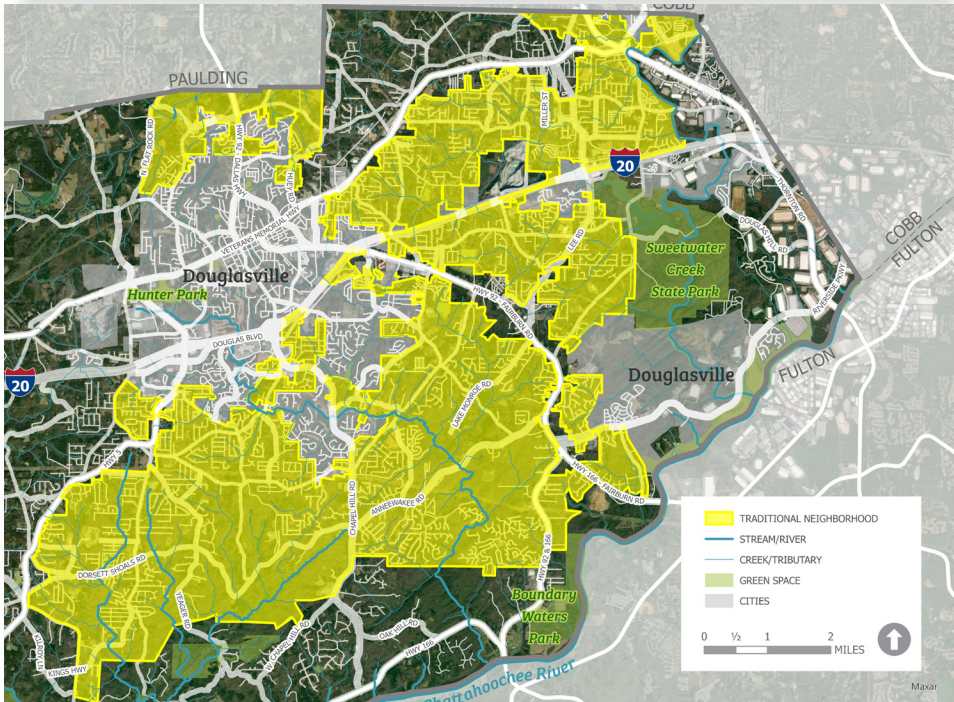
Parks, Open Space + Trails Guidance

The Traditional Neighborhood character area is well-served by community parks (see Map on page 133 in the Parks, Open Space, and Trails chapter); however, the creation of additional parks and recreation spaces is encouraged.

Housing Guidance

- Single Family Low Density
- Single Family Medium Density
- Single Family High Density (limited)
- Cottage Court (limited)
- Du/Tri/Quadplex (limited)
- Townhomes (limited)
- Multi-Family Garden Style (limited)
- Residential Mixed Use (limited)
- Accessory Dwelling Unit (ADU)

Traditional Neighborhood



Current Character

- A mix of historic and newer suburban-style residential neighborhoods
- Some smaller shopping centers and strip commercial along corridors
- Multiple creek systems present, such as the Anneewakee, Gothards, Little Bear, and Sweetwater Creeks
- Barriers to Future Development
- Granite/Gneiss and some bands of quartzite
- Flood zones from various creek systems
- Some protected watershed regulations around Baldwin Bear Creek Watershed

Other Considerations:

While single-family residential is the predominant housing type, increasing housing diversity is encouraged because of the level of infrastructure available. Higher density housing will be limited to corridors.

Compatible Zoning Districts for Future Rezoning

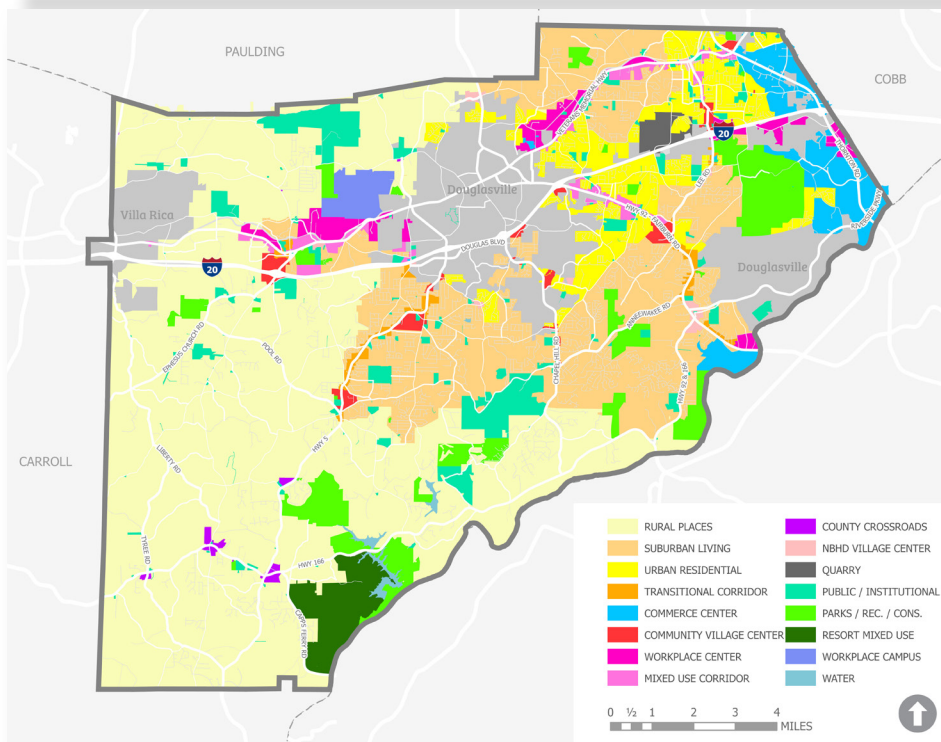
- R-LD
- R-MD (limited)
- R-HD (limited)
- OI
- C-G
- PRD
- PUD

Future Land Use Changes Can Be:

- Suburban Living*
- Urban Residential*
- Rural Places
- Neighborhood Village Center
- Community Village Center
- Transitional Corridor
- Mixed Use Corridor
- Public/Institutional
- Transportation/Communication/ Utilities
- Parks/Recreation Conservation

* Predominant Land Use(s)

Urban Residential



Areas designated as Urban Residential are located primarily within areas that are currently experiencing growth pressures, such as outside of Douglasville. These areas are predominantly characterized by older, established single-family residential development but currently include a mix of single-family homes, duplexes, and townhomes. Given this existing mix, future residential development in Urban Residential can include these as well as additional housing type diversity. Appropriate attached types include triplexes, quadplexes, and townhomes. Detached cottage courts and ADUs are also appropriate.

Commercial activity designed to serve the adjacent population—like neighborhood and community villages—is appropriate in identified nodes and corridors. Industrial activities are discouraged and should be buffered from adjacent residential uses. Master Planned developments of mixed housing and integrated development are highly encouraged within this area to further the transition from the City of Douglasville. Public Services and Facilities are provided to serve a denser population.

Compatibility with the surrounding area, and specifically established neighborhoods should be a primary policy determination of the type of new development that is approved. Minimum lot size varies by type of unit and whether public water and sewer serves the lot.

Typically, Urban Residential exists in areas with access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes. Despite this existing access to transportation networks, improving connections among parks, greenspaces and community amenities through bike/ pedestrian networks and transit opportunities remains a priority.

Primary Land Uses:

- All housing types
- Commercial
- Neighborhood Village Centers
- Community Village Centers
- Transitional Corridors
- Commercial Districts

Community Facilities:

- Public water & sewer
- Regional public facilities

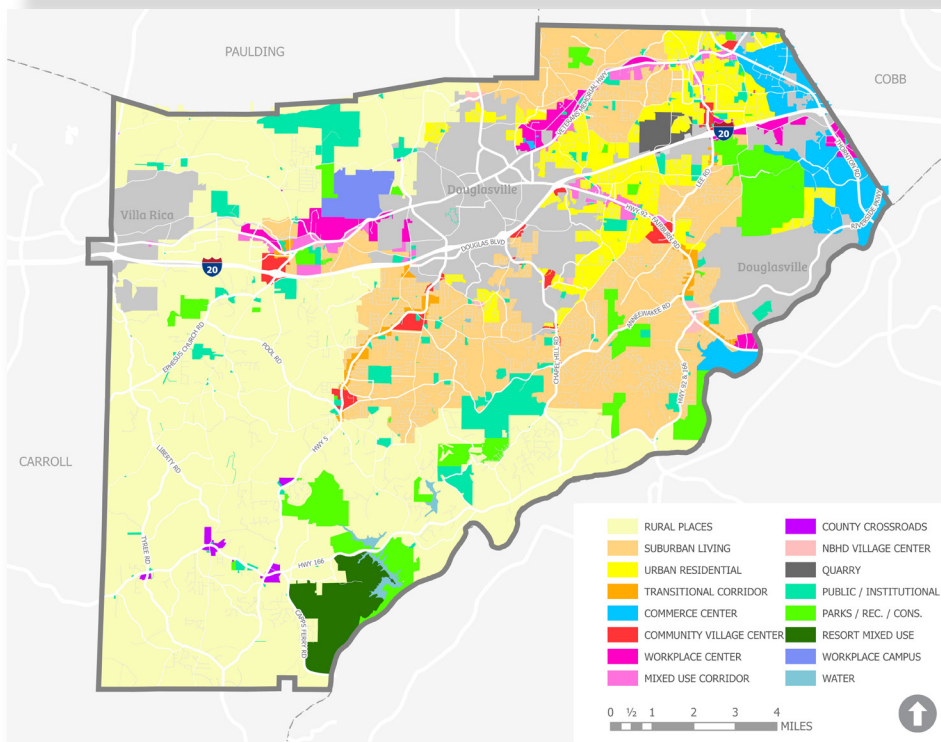
Master Planned Developments:

- PUD featuring mixed housing uses
- Neighborhood Commercial
- Office, professional, or institutional uses

Appropriate Zoning Districts:

- R-LD
- R-MD
- R-HD
- R-MH
- PUD

Urban Residential



Character Areas:

- Traditional Neighborhood
- Data District
- Campbellton West
- Historic Lithia Springs
- Fairburn-Lee Corridor
- VMH Professional Corridor

Policies and Implementation Strategies:

- Accommodate a variety of housing types that suit the variety of Douglas County lifestyles and income levels.
- Allow for the conversion of sites to more intensive residential use when appropriate.
- Ensure compatibility between established single family and newer medium density development.
- Provide and maintain a supply of developable land throughout the urban area for residential and other supportive urban uses, as demand warrants and service capabilities permit.
- Encourage locating residential development where full urban services, public facilities, and routes of public transportation are available.
- Permit, in certain sections of the County, multi-family housing developments which are consistent with growth policies of the County and which blend into the overall fabric of the County.
- Develop residential areas that utilize innovative urban design principles that encourage community, pedestrian linkages and mixed-use environments.
- Create bike and pedestrian connections to parks, greenspaces, and community amenities via continuous sidewalks and trails. Encourage locating residential development where full urban services, public facilities, and routes of public transportation are available.

**DOUGLAS COUNTY PLANNING AND ZONING
SPECIAL USE PERMIT STAFF RECOMMENDATION**

Application Number	S2026-16
Applicant Name	6615 Harper, LLC
Property Owner Name	6615 Harper, LLC
Property Address	6615 Harper Road, Lithia Springs 30122
Land Lot, District, Section, Parcel	Land Lot 362 District 18 Section 2 Parcel 33
Current Zoning	Light Industrial (LI)
Future Land Use Classification	Workplace Center
Character Area Classification	VMH Professional Corridor
Request	Contractor's yard with outdoor storage
Associated Rezoning	n/a
Associated Future Land Use Map Amendment	n/a
Size (in acres)	2.8 acres
Commissioner District	1
Subject to an HOA, POA, or similar?	no
Proposed Use	Contractor's yard with outdoor storage
Recommendation	Approval with conditions
Meeting Date	March 3, 2026

Relevant Code Sections:

Article	Section	Description
2	2.10, Table 2.2	A contractor's yard with outdoor storage requires a special use permit for outdoor storage
3	305	Outdoor storage in the LI zoning district requires a special use permit and is subject to certain requirements of the Code

Prior Zoning Actions:

Year	Case #	Summary of Action
1972	1972-42	Rezoning from residential to industrial
1991	n/a	The zoning map was adopted to correct the zoning on the property to Light Industrial; no case number has been identified.

Special Use Permit Criteria Analysis:

Number	Special Use Permit Criteria	Supports Requested Use
1.	Will the proposed Special Use be consistent with the stated purpose of the zoning district in which it will be located?	Yes
2.	Will the establishment of the Special Use impede the normal and orderly development of surrounding property for uses predominant in the area?	Yes
3.	Is the location and character of the proposed Special Use consistent with a desirable pattern of development for the locality in general?	Yes
4.	Is or will the type of street providing access to the use be adequate to serve the proposed special use?	Yes
5.	Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	Yes, with conditions

6.	Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the Special Use?	Yes
7.	Are or will refuse, service, parking, or loading areas on the property be located or screened to protect other properties in the area from such adverse affects as noise, light, glare or odor?	Yes, with conditions
8.	Will hours and manner of operation of the Special Use have no adverse effects on other properties in the area?	Yes
9.	Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	Yes

Special Use Permit Criteria Discussion:

The property has been zoned Light Industrial since 1972. It has had various uses over time, some of which included outdoor storage. Based on the agency impact statements, the special use permit criteria support the request for special use permit if certain conditions are required.

Summary of Proposal:

The application is for a contractors yard with outdoor storage. The property will be leased to EJ Companies, which designs and manufactures access solutions for underground utilities and transportation systems. The tenant currently has another location in Douglas County at 2288 Sweetwater Industrial Boulevard.

Existing Conditions:

According to Occupational Tax records, the property has not had an active business license since 2020. The last licensed building on the property was for a logistics company. A 6,500 square foot warehouse building constructed in 1974 is located on the property.

Planning Concerns:

The building is visible in aerial imagery as early as 1978. Outdoor storage is evidenced since at least the 1980s. Staff has no particular concern with the continuation of outdoor storage on the property, however certain aspects of the land use have fallen into disrepair and should be remedied. Deteriorated conditions with access and parking on the property should be repaired and resurfaced. Chain link fencing is deteriorated and not compliant with current regulations, including the use of barbed wire. There is no evident stormwater management infrastructure or solid waste dumpster on the property and, staff has additional concerns about signage on the building.

Recommendation:

Staff recommends approval of the special use permit with conditions.

Conditions:

At the discretion of the County Engineer, the property shall be presented to the County Engineer for review by the Development Review Committee. Deficiencies identified in the agency impact statements or special use permit staff report shall be brought into compliance with current standards of the UDC.

Directive to Staff:

The Planning and Zoning Department is directed to conduct an administrative review of the property during the 1-year anniversary month of this approval and to investigate if the use is not established; the property is not in full compliance with the Douglas County Unified Development Code; and/ or all of the conditions of approval. If the use is not in compliance, staff will refer this case to Douglas County Code Enforcement for additional action.

The Planning and Zoning Department is directed to conduct an administrative review of the property after the elapse of 24 months from the date of approval. If the use is not vested in accordance with Section 1211 of the Unified Development Code, staff may return this case to the Planning and Zoning Board and Board of Commissioners to initiate a zoning change to revert the property to the previously zoned condition. THIS DIRECTIVE TO STAFF IS NOT INTENDED AS A CONDITION OF APPROVAL.

Technical Impact Statements (Attachments)

- DC DOT
- Environmental Health
- Water and Sewer Authority
- Fire Department
- Sheriff's Department
- Tax Assessor's Office
- Engineering/ Arborist/ Development Control
- Code Enforcement
- Board of Education
- Cemetery Commission

Attachments

- Zoning Map
- Aerial Image
- Photo Log
- Site Plan
- Future Land Use Category and Description
- Character Area and Description

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezonings and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-16

DATE OF MEETING: March 3, 2026

This site is located at #6615 Harper Rd. Harper Rd is a Local Street on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 25 MPH. The Right-Of-Way width along Harper Rd is 40 feet per GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. This site shall comply with current UDC Code within the Right-Of-Way that will be defined in more detail during DRC plan review meetings.
2. The proposed development will generate minor traffic to the surrounding area.

Traffic Information

There are no traffic counts for this roadway

DOUGLAS COUNTY ENGINEERING DEPARTMENT

Impact Study for Special Use Permits, Rezoning, and Variance Requests concerning Floodplain, Drainage, Soil Erosion/Sedimentation Control, Traffic, Roadways and Intersections and Other Engineering-Related issues.

Case Name: 6615 Harper Rd LLC Case No. S2026-16 Meeting Date: 3/3/26

Request For: ☒ Special Use Permit ☐ Rezoning ☐ Variance

1. Is any of the property in a floodplain identified on the FIRM?

☐ Zone A/AE (100-yr floodplain) ☒ Zone X (Not in Floodplain)

2. Is there a stream, body of water, or drainage easement on site or adjacent to this property?

☐ YES ☒ NO

3. In what drainage basin is the proposed project located?

☐ Sparks Reservoir ☐ Bear Creek ☐ Dog River ☒ Sweetwater Creek
☐ Anneewakee Creek ☐ Hurricane Creek ☐ Chattahoochee River (direct drainage basin)

4. Traffic Concerns: ☐ Intersections ☐ Right-of-Way ☐ GA DOT Permit Req'd?
☒ Ingress/Egress ☐ Sight Distance ☐ Existing Roadway Conditions

DOT will likely require improvements along Harper Rd to provide defined ingress/egress points.

5. Additional comments by the Engineering Department:

It is recommended that the applicant meet with DRC to understand the required property improvements for the intended use.

6. Are there any existing significant stands of trees or specimen trees on the property?

No.

7. Are there any viable buffers existing on the perimeter of the property?

No.

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-16
Prepared by: Colonel Doug Oliver

Summary:

At present, there is adequate law enforcement coverage in the area. Please note that this assessment reflects the current status of citizens and businesses. Future impacts on public safety services will be influenced by continued population growth, as well as new housing developments, apartment complexes, data centers, warehouses, and commercial businesses that are anticipated to be approved in the coming years. Providing the expected level of public safety will carry a significant financial burden for Douglas County.

Current Response Times:

- Estimated arrival time for **non-emergency calls today**: approximately **15–20 minutes**.
- Response time is influenced by factors such as:
 - Time of day
 - Traffic conditions
 - Proximity of deputies to the call
 - Number of deputies on duty
 - Priority of other pending calls

As the population grows, response times are expected to increase due to:

- Higher residential density
- Increased commercial and industrial traffic
- Congested roadways and surface streets

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 41 positions short with an additional employee's retiring this year**, requiring an increase in overtime to meet staffing needs.
- Additional employees will be necessary across all divisions to support the expected growth from housing developments, commercial buildings, warehouses, and data centers.
- Increased traffic and accident response demands are anticipated.

Future Needs (Next 4–6 Years):

- Additional patrol deputies, jailers, investigators, and traffic officers will be required once all new developments are occupied.
- Infrastructure improvements should ideally precede large-scale residential and commercial growth.

Financial Considerations:

- The county's current tax burden is primarily supported by existing residents.
- Multi-billion-dollar companies receiving tax abatements should share a fair portion of the cost for public safety and infrastructure to mitigate the financial impact on citizens.

Case-Specific Request: Harper llc- 6615 Harper Road, Lithia Springs, Georgia 2.8 ac current truck parking proposed use- contractor storage yard. String underground utility equipment

Concerns: None at this time as long as the business follows rules and regulations governed by Douglas County. Cameras are suggested to detour and record crime.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT
Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: 2026-16 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	5	2
Advanced Life Support EMS Unit	1	5	2
Aerial Fire Apparatus	1	5	2

*Estimated Response Times are based on applicable first responding units being in-service and available for immediate dispatch.

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 1000 Gallons Per Minute plus Domestic Demand

Minimum Water Main Size: _____ Inches in Diameter Per system Design.

Fire Hydrant Spacing Requirements: _____ Feet Intervals

Water Flow Data Required? Yes ☒ NO ☐

(Supplemental water supplies and hydrants may be required based on specific features of proposed development)

Additional resources needed (if any) to supply an adequate service level to the requested project:

Comments:

Shall provide and maintain adequate access for all emergency service personnel/equipment and apparatus.



2/2/26

10615 Harder Rd.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit

☐ Rezoning

☐ Variance

CASE NUMBER: S2026-16

DATE OF MEETING: March 3, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 6" main in Ben Hill Road
3. Is there adequate water pressure for the additional fire protection that may be required for the new project?
Recommend fire flow test
4. Is the existing water line adequate for the project? If not, what size line will be required?
Recommend fire flow test
5. What are the future plans for expansion of water lines and the approximate time table?
No

SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
Yes, 8" sewer in Lakeside Mobile Home Park; 3,221 feet
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF _____ PEAK _____
4. Treatment Plant: Sweetwater Creek WWTP
5. Plant Capacity: ☒ Available ☐ Not Available
6. Line Capacity: ☒ Available ☐ Not Available
7. Projected Plant Availability: ☒ 0 to 5 years ☐ 5 to 10 years ☐ 10+ years
8. Have pressure-flow tests been completed for preliminary subdivision plats?
N/A
9. Have the development plans been approved by the water and sewer authority?
No plans have been submitted.

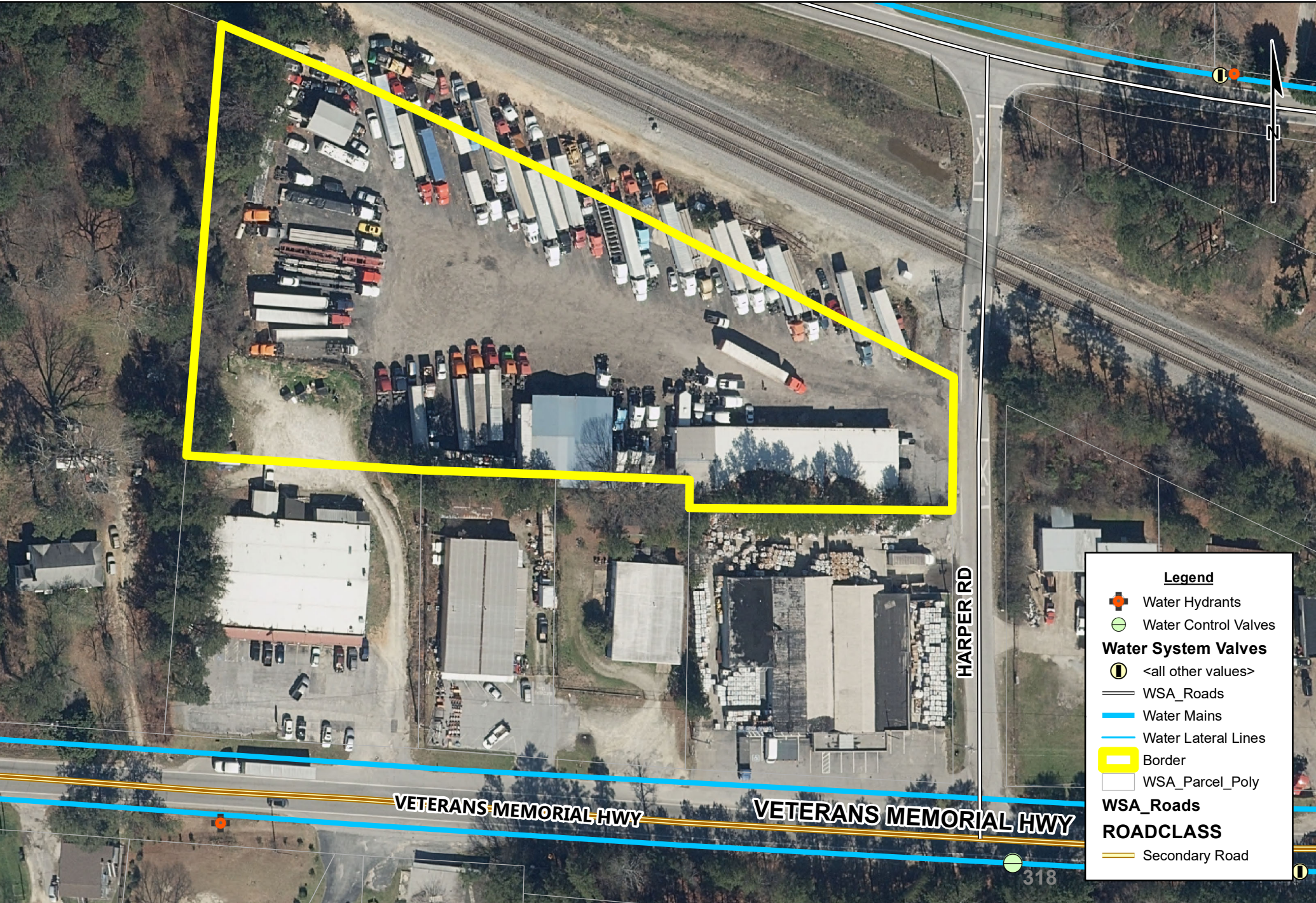
10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

11. Stormwater Concerns:

12. Additional Remarks:

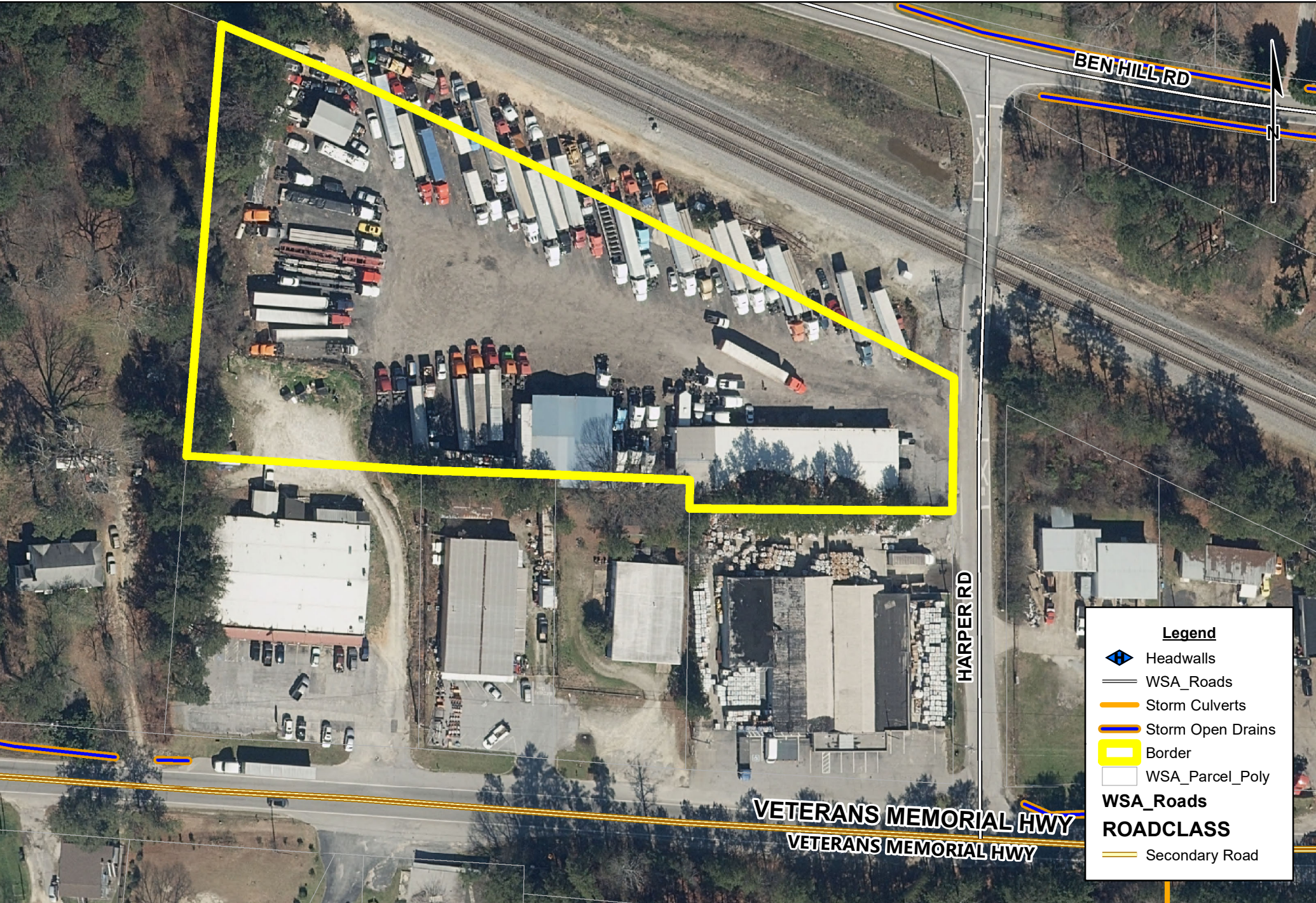
A project concept meeting should be held with the Authority prior to proceeding beyond a preliminary design.

Prepared by: Diana Johnson



Applicant: 6615 Harper LLC (case of Crawford Arnold)
Location: 6615 Harper Rd, Lithia Springs, GA 30122
Land Lot: Lot: Dist: Sect: Parcel: 03621820033
Lot Size: Acres: 2.8
Case #: S2026-16

DDCWSA Impact Study Map

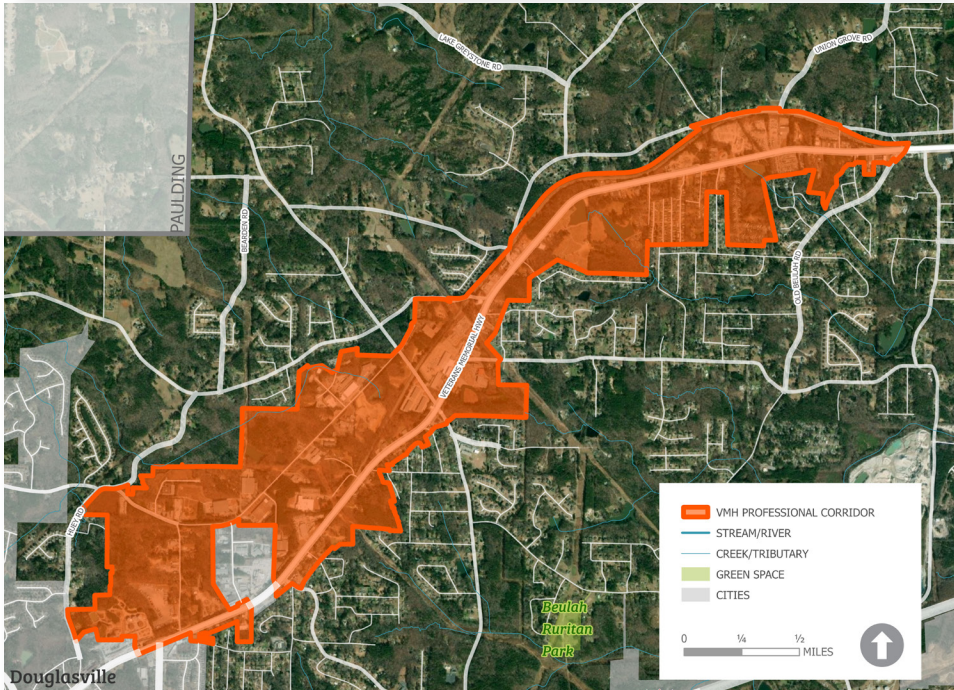


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Case #: S2026-16

DDCWSA Impact Study Map



VMH Professional Corridor



VMH Professional Corridor

Description

This section of Veterans Memorial Highway (VMH) is a portion of the old Bankhead Highway, which was one of the first federal auto trails, a precursor to the federal highway system. As a result, it has a legacy of auto-oriented and industrial uses in proximity to a number of first-generation suburban neighborhoods. The Lithia Springs Small Area Plan identified this part of VMH as a place to concentrate job-generating uses like industrial, office, and commercial.

Current Character

- Mix of professional uses including light industrial, warehousing, and auto-oriented businesses
- Traditional suburban residential interspersed

Housing Guidance

- Townhomes
- Multi-Family Garden Style
- Residential Mixed Use

Future Land Use Changes Can Be:

- Workplace Center*
- Mixed Use Corridor*
- Urban Residential
- Public/Institutional
- Parks/Rec/Conservation
- Transportation/Communication/Utilities

* Predominant Land Use(s)

Vision: A main East-West connection between Douglasville and Historic Lithia Springs that hosts job-generating, professional uses like office, industrial, and commercial.

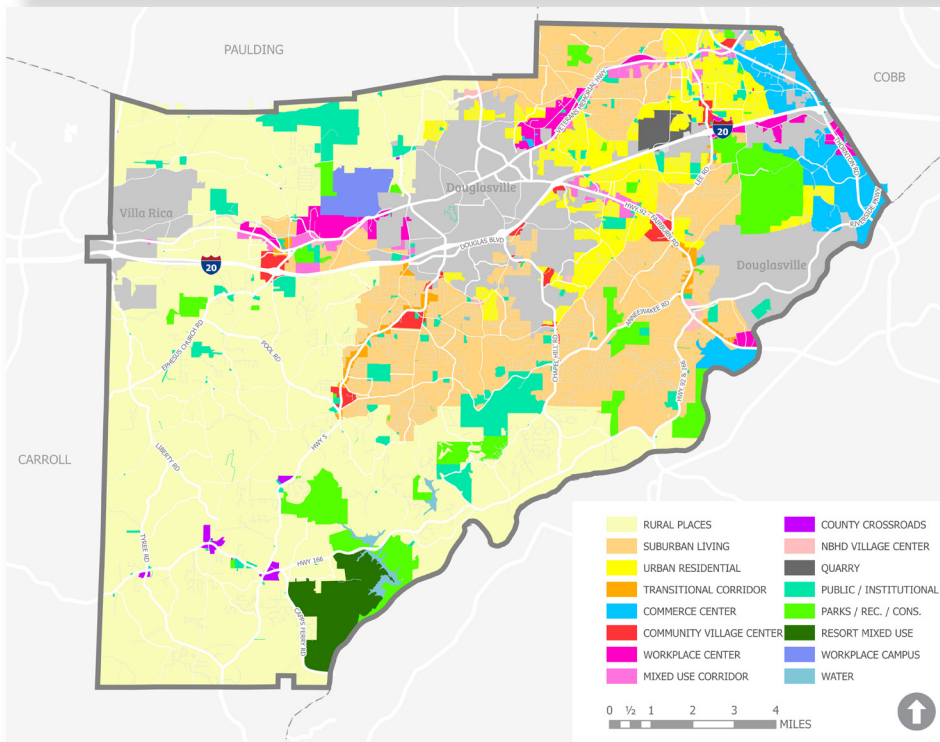
Parks, Open Space + Trails Guidance

While it lacks community parks, the focus for the VMH Professional Corridor is to create linear parks/trail connections as well as to encourage the private development of campus-like greenspaces for future professional developments. The trail framework recommends a trail connection between Historic Lithia Springs to Douglasville.

Compatible Zoning Districts for Future Rezonings

- OI
- C-G
- C-H
- LI (limited)
- LI-R (limited)
- R-MD
- R-HD
- PUD

Workplace Center



Workplace Centers identify suitable locations for current and future intensive commercial, office, and technology development along major highway corridors. The expectation for businesses located in Workplace Centers is that they are considered to be major employment generators; integrated office parks and similar developments are encouraged. Development within Workplace Centers should respond to their designated Character Area and other Master Plans or Small Area Studies that area applicable.

From an urban design standpoint, the most critical element in creating a visually appealing workplace center is the enforcement of appropriate development standards to ensure adequate site plans and landscaping. Buffers are critical between incompatible uses and guidelines that address signage and lighting will help to mitigate the negative impacts of a high concentration of commercial uses. Vast amounts of parking and loading/unloading areas should be screened from view. Where possible the parking areas should be distributed to two or more sides of the business to “visually scale down” the size of the parking lot. Inter-parcel access between sites should be used whenever possible. Grouping or “clustering” of shops with commingled parking, landscaping and pedestrian areas in encouraged.

Typically, these areas have access to both public water and sewer and good access to major transportation networks including Interstate 20 and one or more state routes. Planning for appropriate transportation access and in some cases, expansion is a priority. In addition to vehicular access, improving bike/pedestrian and transit connections along these corridors is important.

Primary Land Uses:

- “Showplace” operations such as offices and research facilities, sales and show rooms, and medical complexes
- Comprehensive and cohesive unified projects that integrate commercial, office, and on occasion, residential uses
- High rise office buildings
- Retail, dining, personal business and professional services that support the employment base and local residents
- Major commercial shopping, including department stores and “big box” uses, that is integrated into the overall design of the complex
- Warehouse, distribution, and wholesaling businesses when transportation facilities are sufficient
- Light industrial uses within planned centers
- Convention hotels and motels

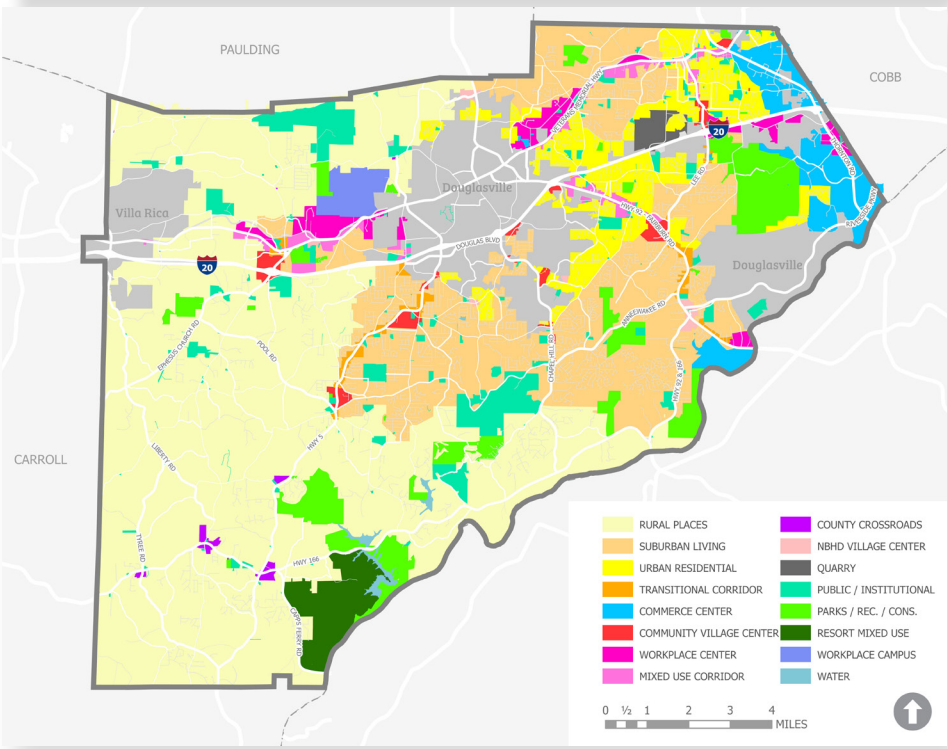
Community Facilities:

- Public water & sewer available or planned in the near future
- Arterial access
- Rail access
- Regional public facilities

Master Planned Developments:

- Urban design characteristics and unity are major characteristics within planned developments.

 Workplace Center



Appropriate Zoning Districts:

- OI
- C-G
- C-H
- LI
- LI-R
- R-MD
- R-HD
- PUD
- PRD

Character Areas:

- Traditional Neighborhood
- Historic Lithia Springs
- Winston
- Fairburn-Lee Corridor*
- VMH Professional Corridor*

Policies and Implementation Strategies:

- Workplace centers should be designed as a coordinated whole and integrated into surrounding character of the center. Office and industrial parks are encouraged.
- Buildings should be designed to conform to architectural standards and oriented in close proximity to each other to facilitate walking instead of driving.
- The design of a building that occupies a pad or portion of a building within a planned project or shopping center should share similar design characteristics and design vocabulary. Precise replication is not desirable, instead utilizing similar colors, materials, and textures as well as repeating patterns, rhythms, and proportions found within the architecture of other buildings in the center can be utilized to achieve unity.
- A transition from low buildings at the site perimeter to larger and taller structures on the interior of the site is encouraged.
- Use lighting to draw attention to window displays, signs, and store information and buildings architectural details.
- Signage should be consistent in scale with other signs within the corridor/center, and that complement a building's architecture.
- Where parking structures have a strong relationship to the street or other pedestrian areas, the lower level of the structure should be activated with pedestrian-related improvements, storefronts, or alternative uses and enhanced landscape treatment to soften the structure. Other sides of parking structures should also be landscaped with increasing intensity the more visible the parking structure is from surrounding uses.
- Workplace centers should include pedestrian spaces scaled with respect to the size and demands of the particular use. The space should incorporate landscaping, shaded areas, and seating opportunities for customers and employees.
- Shared parking, or providing parking with adjoining development between owners or developers of adjoining properties, is encouraged.

**DOUGLAS COUNTY PLANNING AND ZONING
SPECIAL USE PERMIT STAFF RECOMMENDATION**

32	S2026-17
Applicant Name	Kiran Chinthagumpula
Property Owner Name	Frank Nikzad
Property Address	3750 W County Line Road, Lithia Springs 30122
Land Lot, District, Section, Parcel	Land Lot 969 District 18 Section 2 Parcel 32
Current Zoning	Heavy Commercial (CH)
Future Land Use Classification	Mixed Use Corridor
Character Area Classification	Fairburn-Lee Corridor
Request	To allow a convenience store without fuel pumps
Associated Rezoning	n/a
Associated Future Land Use Map Amendment	n/a
Size (in acres)	2.18 acres
Commissioner District	2
Subject to an HOA, POA, or similar?	n/a
Proposed Use	Convenience store without fuel pumps
Recommendation	Approval with conditions
Meeting Date	March 3, 2026

Relevant Code Sections:

Article	Section	Description
2	210, Table 2.2	Convenience stores without fuel pumps require a special use permit in the CH zoning district in the Highway Corridor Overlay

Prior Zoning Actions:

Year	Case #	Summary of Action
1984	84-106	Rezoning to Heavy Commercial

Special Use Permit Criteria Analysis:

Number	Special Use Permit Criteria	Supports Requested Use
1.	Will the proposed Special Use be consistent with the stated purpose of the zoning district in which it will be located?	Yes
2.	Will the establishment of the Special Use impede the normal and orderly development of surrounding property for uses predominant in the area?	Neutral

3.	Is the location and character of the proposed Special Use consistent with a desirable pattern of development for the locality in general?	Neutral
4.	Is or will the type of street providing access to the use be adequate to serve the proposed special use?	Yes
5.	Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	Yes
6.	Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the Special Use?	Yes
7.	Are or will refuse, service, parking, or loading areas on the property be located or screened to protect other properties in the area from such adverse affects as noise, light, glare or odor?	Yes
8.	Will hours and manner of operation of the Special Use have no adverse effects on other properties in the area?	Neutral
9.	Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	Yes

Special Use Permit Criteria Discussion:

The Special Use Permit Criteria generally support the requested use. The property includes an established commercial building with multi-tenant leasable space. The use could be appropriate in this area if it is approved with conditions.

Summary of Proposal:

The applicant proposes a convenience store within an existing commercial tenant space. They propose to sell pre-packed food, snacks, bottled beverages and general convenience retail items only.

Existing Conditions:

The property includes a multi-tenant retail space which was constructed in 1984. The building contains 12,000 square feet of space.

Planning Concerns:

Staff has fielded requests to open a tobacco and vape store at the proposed location. This use is not permitted in the Highway Corridor Overlay. A convenience store may sell similar items but will also have to stock a variety of convenience retail merchandise to be compatible with the Unified Development Code. The definition of a convenience store under Article 15 of the Unified Development Code includes the sale of pre-packaged food products, beverages, household items, newspapers and magazines, along with sandwiches, salads and other freshly prepared foods for off-site consumption.

The property has limited visibility from Highway 92, and will not have fuel pumps to anchor retail traffic. Staff generally will support a convenience store in this location, but this use will need to be monitored to ensure compliance with the UDC.

Recommendation:

Staff recommends approval with conditions.

Conditions:

The special use approval is for a convenience store, and for no other purpose. Should the use cease operations, the special use permit for a convenience store will not be transferred to a new applicant without obtaining another approval for special use permit.

Directive to Staff:

The Planning and Zoning Department is directed to conduct an administrative review of the property during the 1-year anniversary month of this approval and to investigate if the use is not established; the property is not in full compliance with the Douglas County Unified Development Code; and/ or all of the conditions of approval. If the use is not in compliance, staff will refer this case to Douglas County Code Enforcement for additional action.

The Planning and Zoning Department is directed to conduct an administrative review of the property after the elapse of 24 months from the date of approval. If the use is not vested in accordance with Section 1211 of the Unified Development Code, staff may return this case to the Planning and Zoning Board and Board of Commissioners to initiate a zoning change to revert the property to the previously zoned condition. THIS DIRECTIVE TO STAFF IS NOT INTENDED AS A CONDITION OF APPROVAL.

Technical Impact Statements (Attachments)

- DC DOT
- Environmental Health
- Water and Sewer Authority
- Fire Department
- Sheriff's Department
- Tax Assessor's Office
- Engineering/ Arborist/ Development Control
- Code Enforcement
- Board of Education
- Cemetery Commission

Attachments

- Zoning Map
- Aerial Image
- Photo Log
- Site Plan

- Future Land Use Category and Description
- Character Area and Description

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezonings and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-17

DATE OF MEETING: March 3, 2026

This site is located at #3750 W County Line Rd. W County Line Rd is a Collector Street on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 45 MPH. The Right-Of-Way width along W County Line Rd is 40 feet per GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. Douglas County Department of Transportation takes no exceptions to the applicant's request.
2. The proposed development will generate minor traffic impacts to the surrounding area.

Traffic Information

W County Line Rd: (2021) – 3,851, (2023) – 4,049, (2025) – 3,410

DOUGLAS COUNTY ENGINEERING DEPARTMENT

Impact Study for Special Use Permits, Rezoning, and Variance Requests concerning Floodplain, Drainage, Soil Erosion/Sedimentation Control, Traffic, Roadways and Intersections and Other Engineering-Related issues.

Case Name: Kiran Chinthagumpula Case No. S2026-17 Meeting Date: 3/3/26

Request For: ☒ Special Use Permit ☐ Rezoning ☐ Variance

1. Is any of the property in a floodplain identified on the FIRM?

☐ Zone A/AE (100-yr floodplain) ☒ Zone X (Not in Floodplain)

2. Is there a stream, body of water, or drainage easement on site or adjacent to this property?

☐ YES ☒ NO

3. In what drainage basin is the proposed project located?

☒ Sparks Reservoir ☐ Bear Creek ☐ Dog River ☐ Sweetwater Creek
☐ Anneewakee Creek ☐ Hurricane Creek ☐ Chattahoochee River (direct drainage basin)

4. Traffic Concerns: ☐ Intersections ☐ Right-of-Way ☐ GA DOT Permit Req'd?
☐ Ingress/Egress ☐ Sight Distance ☐ Existing Roadway Conditions

None.

5. Additional comments by the Engineering Department:

None.

6. Are there any existing significant stands of trees or specimen trees on the property?

No.

7. Are there any viable buffers existing on the perimeter of the property?

No.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT
Impact Study for Special Use Permits, Rezoning and Variances

ENVIRONMENTAL HEALTH DEPARTMENT

Request For: ☒ Special Use Permit ☐ Rezoning ☐ Variance

Case Number: S 2026-17 Date of Meeting: 3.3.26

1. If Water is not available, will wells be permitted?

Property currently has public water

2. Does the proposed development warrant immediate connection to sewer?

UNKNOWN AT THIS TIME

3. Are there any health hazards in the area that would affect the proposed project?

None known.

4. If septic tanks are used, will adjacent bodies of water be affected by the development?

SEE ATTACHD SEPTIC DIAGRAMS .

5. Additional Remarks:

THIS PROPERTY WOULD NEED AN EXISTING EVALUATION TO DETERMINE THE EFFECT ON THE EXISTING SEPTIC SYSTEM.

A DEPARTMENT OF AG. PERMT WILL BE NEEDED.

IF APPLICABLE:

1. Has the subdivision owner submitted perk tests and been approved before submission of the final plat?

2. Are the outlots and plot plan lots displayed on the final plat?



ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT

GIS - 3750 West county line Rd

Date 8-30-07

Tec/Permit No. 1-8274

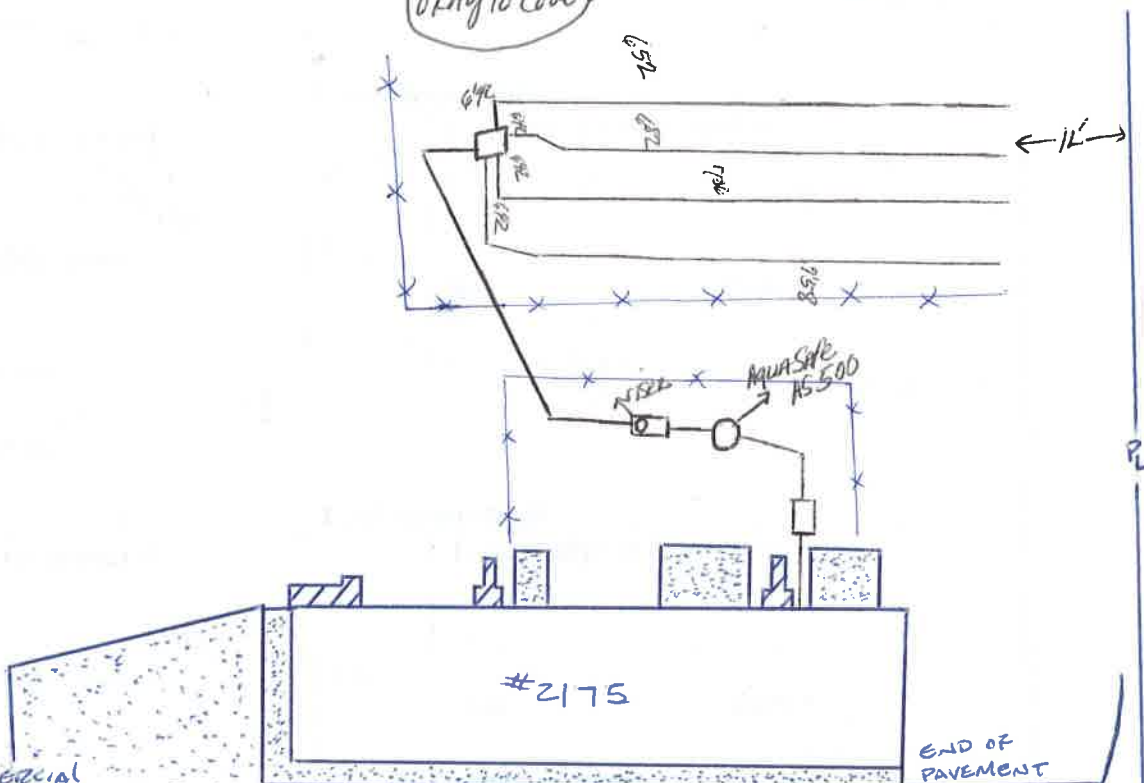
Address 2145 W. County Line Rd. Douglasville Zip 30135

Subdivision County Line Crossing Unit Lot Block

Phase Land Lot 969 District 18 Section 2

Owner MARK ADAMS (GREAT WEST REALTY, INC.) Installer JACOBS GRADING

OKAY TO COVER



GENERAL

- Facility type Commercial OFFICE SPACE
- ☐ New ☒ Repair ☐ Modification
- Water supply PUBLIC
- Bedrooms or gal/day 500gpd
- Lot size - ft
- Building line - ft
- Field layout Distribution
- Field type/ mfg gravel bed
- Septic tank capacity 1000 gal
- Filter -
- Grease trap capacity 1/2 gal
- Dosing tank capacity 1000 gal
- Pump/ siphon mfg. Liberty
- Pump/ siphon model Liberty 2812-2816
- ATU tank capacity 500 gal
- ATU mfg. AQUA SAFE 15500
- Total linear ft 334' ft
- Trench width 36 in
- Average trench depth 12x15" in
- Aggr. depth/ Chamber height 8 in
- Distance field to building 60 ft
- Nearest property line 1' ft
- Distance to # 9 12 ft
- Distance field to body of water N/A ft
- Distance tank to body of water N/A ft
- Distance field to well N/A ft
- Distance tank to well N/A ft

MEASUREMENTS

- Building sewer length EXISTING
- Distance tank to building - ft
- Absorption trench lengths (ft)

1	2	3
4	5	6

Violations/ Comments * need to see outside receptacles run & AQUA SAFE working properly *
 * heard pump surge & heard alarm & saw pump surge TP's need to verify pump around system (TB)

SYSTEM APPROVED? ☒ Yes ☐ No

This system is approved for a maximum of 5 bedrooms/gpd. Any increase of bedrooms or gpd will render this approval void.

Inspected by: Jerril A Banks EHS II

Contractor: [Signature]

Approval of the on-site sewage management system by representatives of the Cobb & Douglas Public Health shall not be construed as a guarantee that such system will function satisfactorily for a given period of time; furthermore, said Cobb & Douglas Public Health does not, by any action taken affecting compliance with these rules, assume any liability for damages which are caused, or which may be caused by malfunction of such system.



ON-SITE SEWAGE MANAGEMENT SYSTEM INSPECTION REPORT

Date 6/12/06

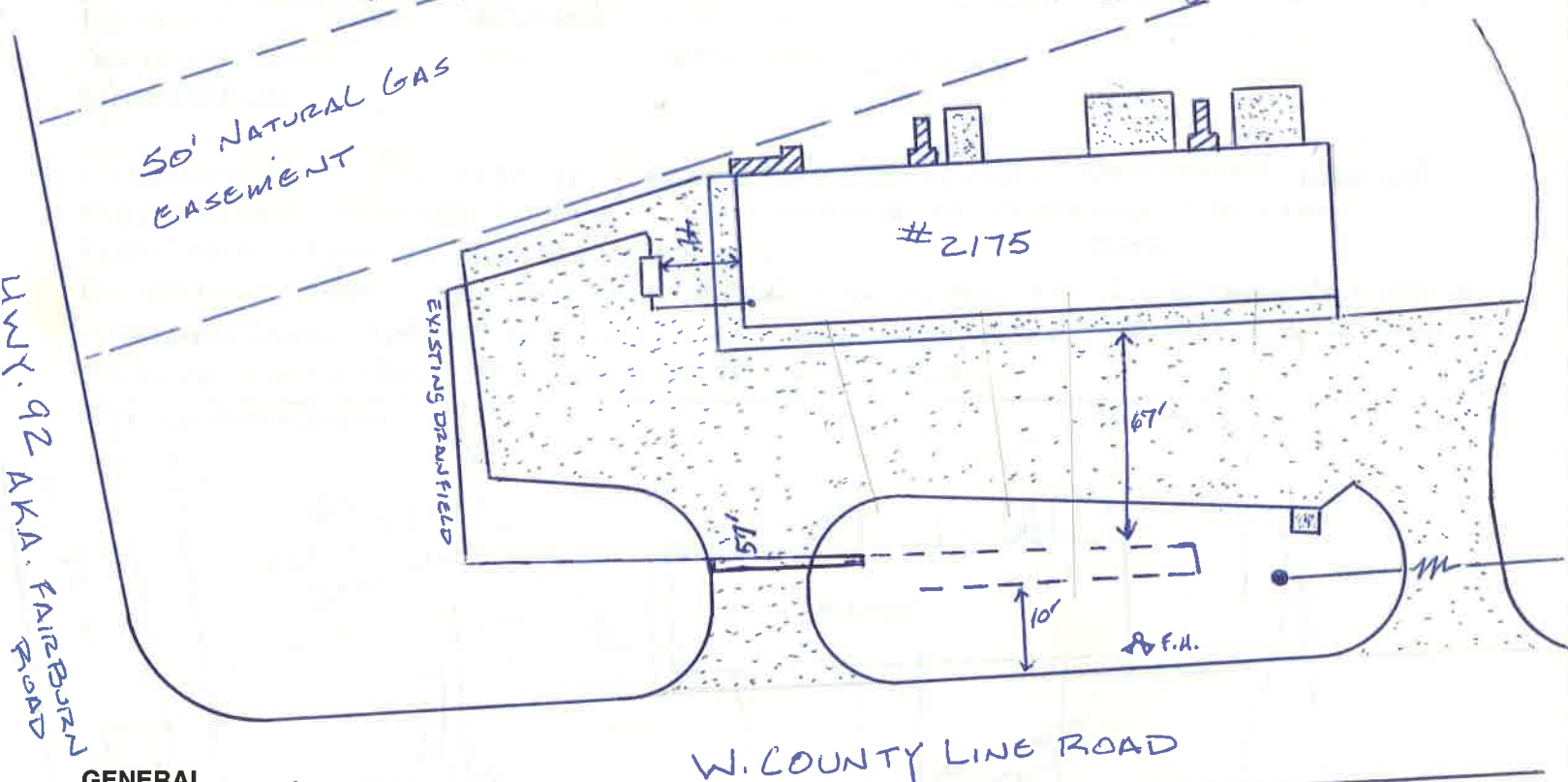
Tec/Permit No. 1-5332

Address 3150 2175 W. COUNTY LINE RD. Douglasville Zip 30135

Subdivision COUNTY LINE CROSSING Unit _____ Lot _____ Block _____

Phase _____ Land Lot 969 District 18 Section 2

Owner MARK ADAMS Installer Jacob's Grading



GENERAL

- Facility type Commercial OFFICE SPACES
- ☐ New ☒ Repair ☐ Modification
- Water supply PUBLIC
- Bedrooms or gal/day 425 gpd
- Lot size _____ ft
- Building line _____ ft
- Field layout Serial
- Field type/ mfg QUIK 4
- Septic tank capacity 1000 gal
- Filter -
- Grease trap capacity - gal

- Dosing tank capacity _____ gal
- Pump/ siphon mfg. _____
- Pump/ siphon model _____
- ATU tank capacity _____ gal
- ATU mfg _____

MEASUREMENTS

- Building sewer length EXISTING
- Distance tank to building 49 ft
- Absorption trench lengths (ft)

1 <u>140</u>	2 <u>60</u>	3 _____
4 _____	5 _____	6 _____

- Total linear ft 200' ft
- Trench width 36 in
- Average trench depth 36 in
- Aggr. depth/ Chamber height 16 in
- Distance field to building 67 ft
- Nearest property line front
- Distance to # 9 10 ft
- Distance field to body of water N/A ft
- Distance tank to body of water 1 ft
- Distance field to well 1 ft
- Distance tank to well N/A ft

Violations/ Comments _____

SYSTEM APPROVED? ☒ Yes ☐ No

This system is approved for a maximum of _____ bedrooms/gpd. Any increase of bedrooms or gpd will render this approval void.

Inspected by: Terrie A. Banks EHS I

Contractor: [Signature]

Approval of the on-site sewage management system by representatives of the Cobb & Douglas Public Health shall not be construed as a guarantee that such system will function satisfactorily for a given period of time; furthermore, said Cobb & Douglas Public Health does not, by any action taken affecting compliance with these rules, assume any liability for damages which are caused, or which may be caused by malfunction of such system.

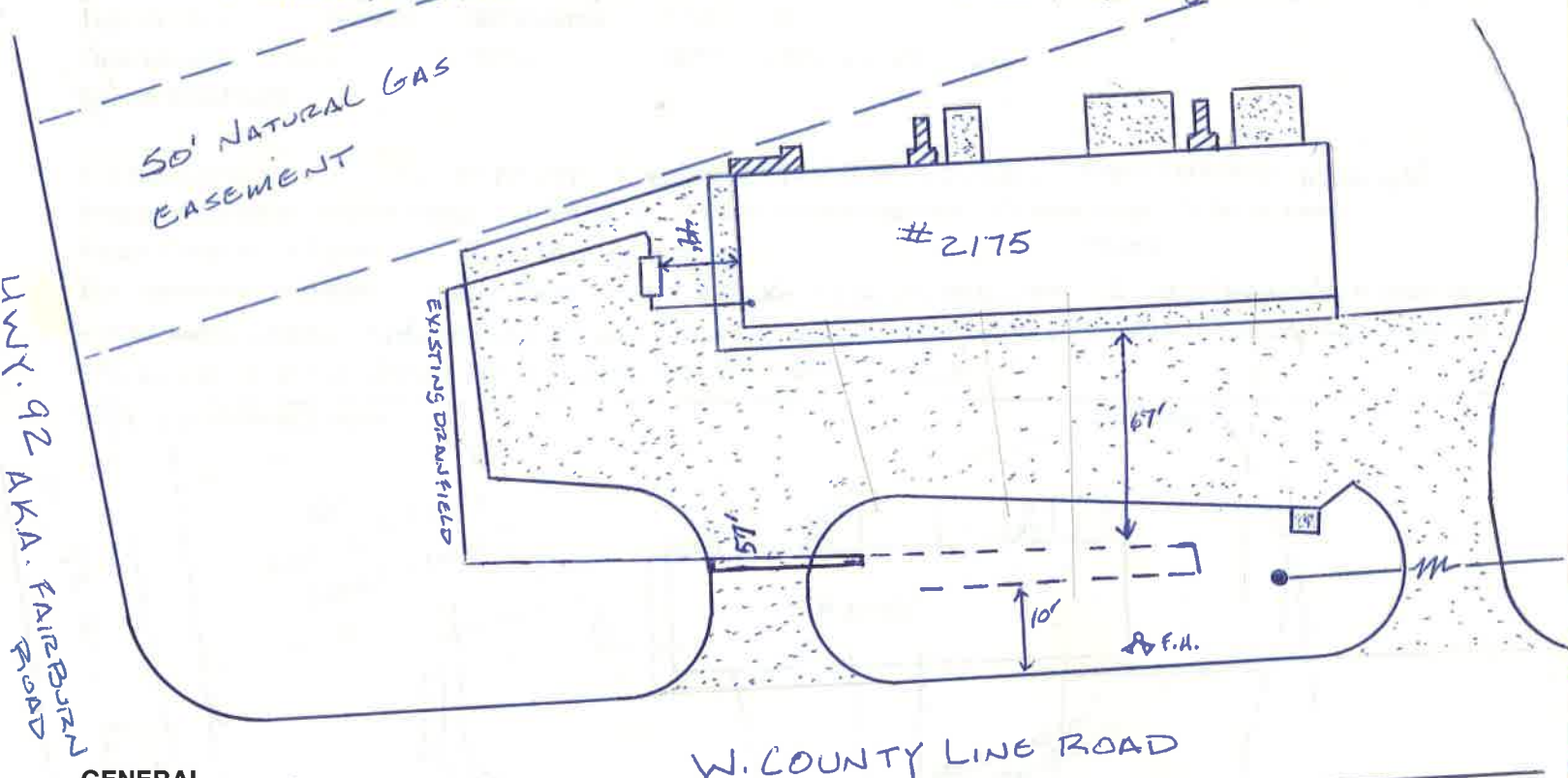


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Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-17
Prepared by: Colonel Doug Oliver

Summary:

At present, there is adequate law enforcement coverage in the area. Please note that this assessment reflects the current status of citizens and businesses. Future impacts on public safety services will be influenced by continued population growth, as well as new housing developments, apartment complexes, data centers, warehouses, and commercial businesses that are anticipated to be approved in the coming years. Providing the expected level of public safety will carry a significant financial burden for Douglas County.

Current Response Times:

- Estimated arrival time for **non-emergency calls today**: approximately **15–20 minutes**.
- Response time is influenced by factors such as:
 - Time of day
 - Traffic conditions
 - Proximity of deputies to the call
 - Number of deputies on duty
 - Priority of other pending calls

As the population grows, response times are expected to increase due to:

- Higher residential density
- Increased commercial and industrial traffic
- Congested roadways and surface streets

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 41 positions short with an additional employee's retiring this year**, requiring an increase in overtime to meet staffing needs.
- Additional employees will be necessary across all divisions to support the expected growth from housing developments, commercial buildings, warehouses, and data centers.
- Increased traffic and accident response demands are anticipated.

Future Needs (Next 4–6 Years):

- Additional patrol deputies, jailers, investigators, and traffic officers will be required once all new developments are occupied.
- Infrastructure improvements should ideally precede large-scale residential and commercial growth.

Financial Considerations:

- The county's current tax burden is primarily supported by existing residents.
- Multi-billion-dollar companies receiving tax abatements should share a fair portion of the cost for public safety and infrastructure to mitigate the financial impact on citizens.

Case-Specific Request: 3750 West County line Road 2.18 existing commercial establishments containing numerous office buildings. Proposed use is a convenience store.

Concerns: None at this time as long as the business follows rules and regulations governed by Douglas County. Cameras are suggested to detour and record crime.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT
Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: 2026-17 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	9	4.3
Advanced Life Support EMS Unit	1	9	4.3
Aerial Fire Apparatus	1	9	4.3

*Estimated Response Times are based on applicable first responding units being in-service and available for immediate dispatch.

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

Minimum Water Main Size: _____ Inches in Diameter Per System Design

Fire Hydrant Spacing Requirements: _____ Feet Intervals

Water Flow Data Required? Yes _____ NO _____

(Supplemental water supplies and hydrants may be required based on specific features of proposed development)

Additional resources needed (if any) to supply an adequate service level to the requested project:

Comments:

Shall provide and maintain adequate access for all emergency service personnel/equipment and apparatus.

 Josh Murray

2/2/26

3750 W County Rd.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit

☐ Rezoning

☐ Variance

CASE NUMBER: S2025-17

DATE OF MEETING: March 3, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 16" main in W. County Line Road
3. Is there adequate water pressure for the additional fire protection that may be required for the new project?
Recommend fire flow test
4. Is the existing water line adequate for the project? If not, what size line will be required?
Recommend fire flow test
5. What are the future plans for expansion of water lines and the approximate time table?
No

SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
Yes, 8" sewer in Fairburn Road; 997 feet
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF _____ PEAK _____
4. Treatment Plant: Sweetwater Creek WWTP
5. Plant Capacity: ☒ Available ☐ Not Available
6. Line Capacity: ☒ Available ☐ Not Available
7. Projected Plant Availability: ☒ 0 to 5 years ☐ 5 to 10 years ☐ 10+ years
8. Have pressure-flow tests been completed for preliminary subdivision plats?
N/A
9. Have the development plans been approved by the water and sewer authority?
No plans have been submitted.

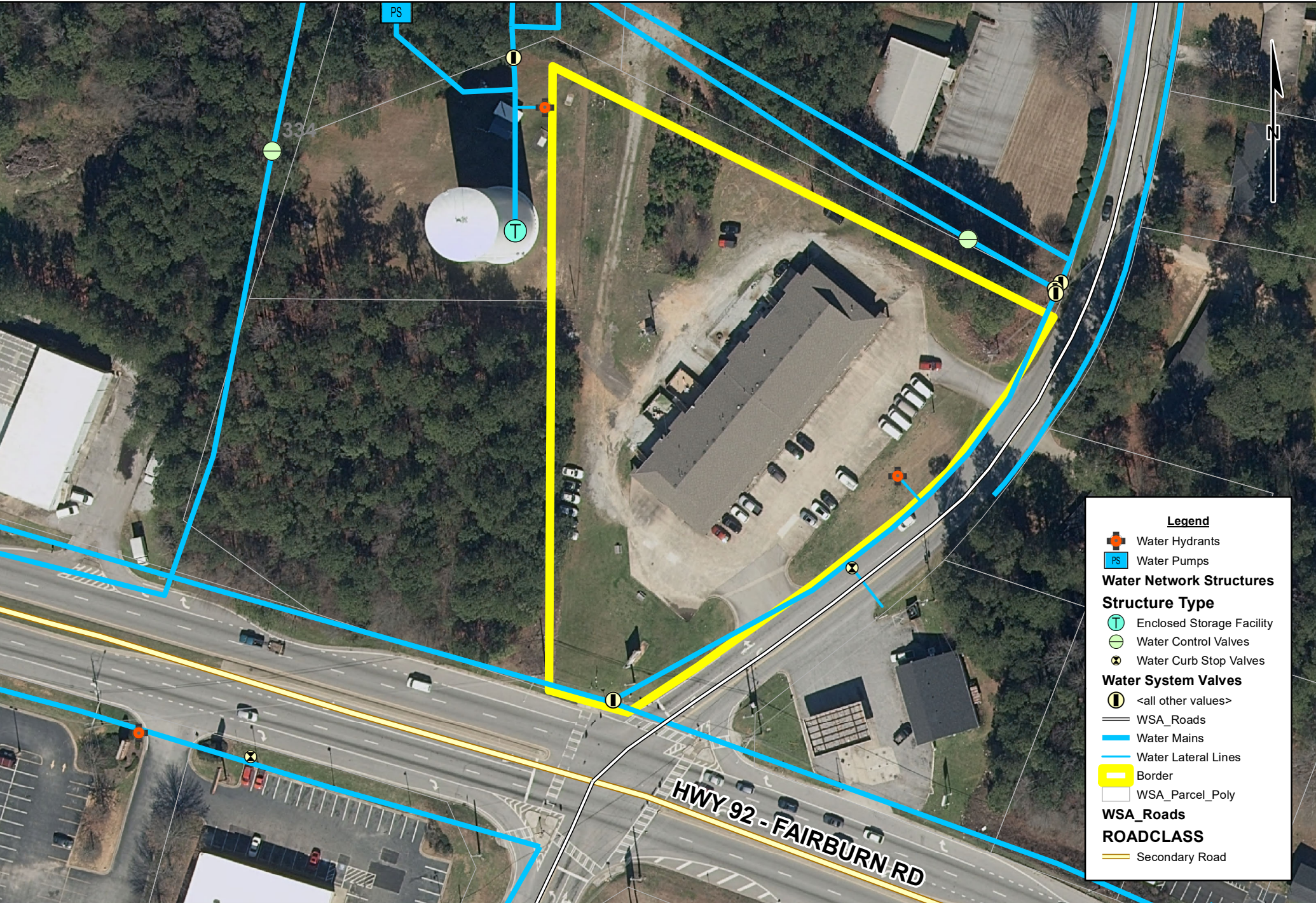
10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

11. Stormwater Concerns:

12. Additional Remarks:

A project concept meeting should be held with the Authority prior to proceeding beyond a preliminary design.

Prepared by: Diana Johnson



Legend

Water Hydrants

Water Pumps

Water Network Structures

Structure Type

Enclosed Storage Facility

Water Control Valves

Water Curb Stop Valves

Water System Valves

<all other values>

WSA_Roads

Water Mains

Water Lateral Lines

Border

WSA_Parcel_Poly

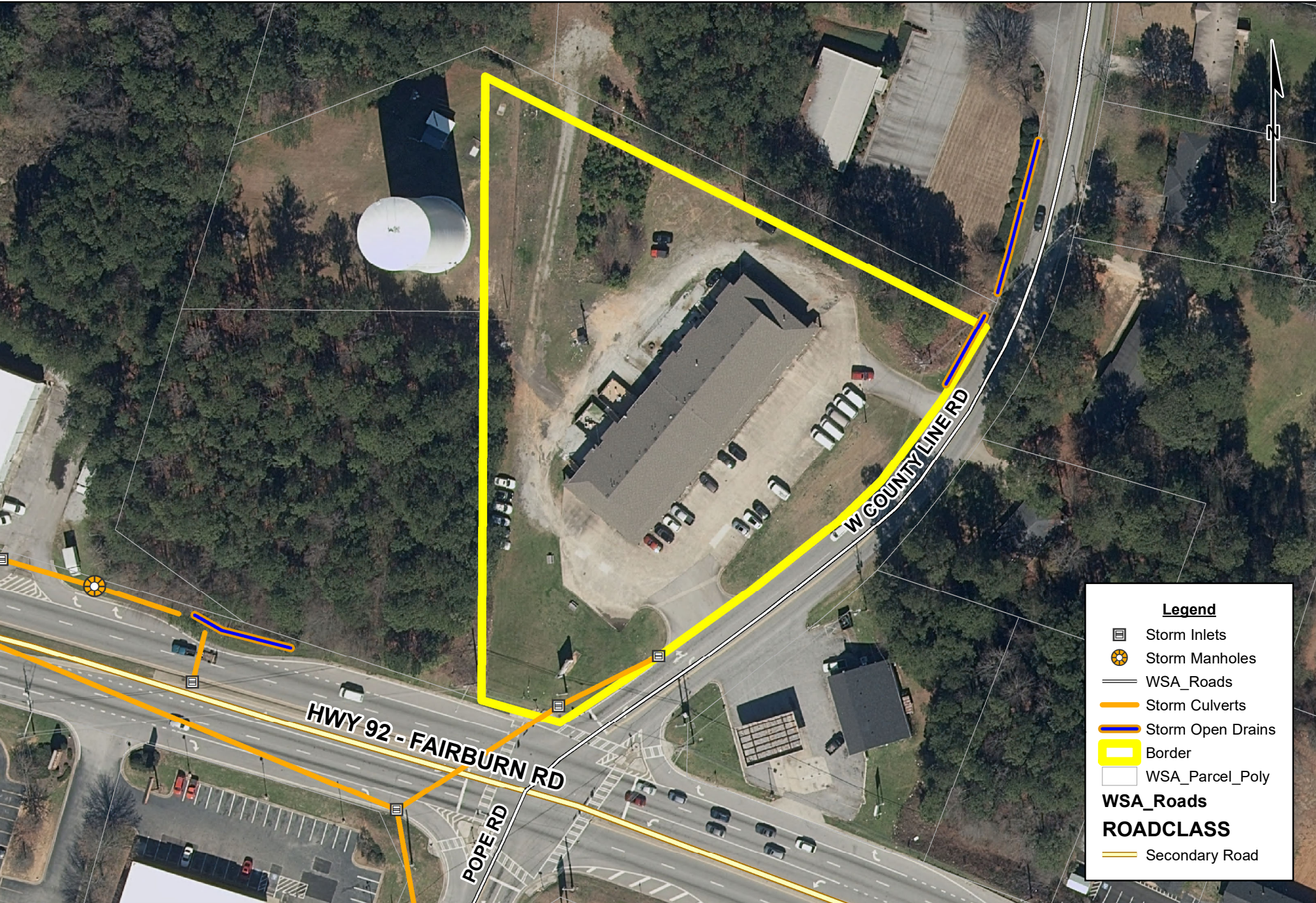
WSA_Roads

ROADCLASS

Secondary Road

Applicant: Kiran Chinthagumpula
Location: 3750 West County Line, Douglasville, GA 30135
Land Lot Lot: 969 Dist: 18 Sect: 2 Parcel: 32
Lot Size: Acres: 2.18
Case #: S2026-17

DDCWSA Impact Study Map



Applicant: Kiran Chinthagumpula
Location: 3750 West County Line, Douglasville, GA 30135
Land Lot: Lot: 969 Dist: 18 Sect: 2 Parcel: 32
Lot Size: Acres: 2.18
Case #: S2026-17

DDCWSA Impact Study Map

Search Maps Tools More...

Douglas County Maps

Quick Search Identify Street View

Community Info Map Themes Print

Hide

Locate Me

Zoom In

Zoom Out

Full Extent

Prev Extent

Next Extent

ID:1 Parcels

Owner: **COUNTY LINE, DOUGLASVILLE GA, LLC**
Property Address: **3750 W LINE RD**

[Zoom to](#)

0 50 100ft

DOUGLASVILLE

Pope Rd

W County Line Rd

Hwy 92

#3750

#2191

#2169

#2195

#2205

#2202

#5741

#3741

#37

#2193

#2194

#2195

#2205

#2250

#0031

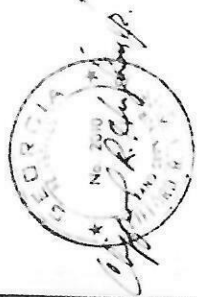
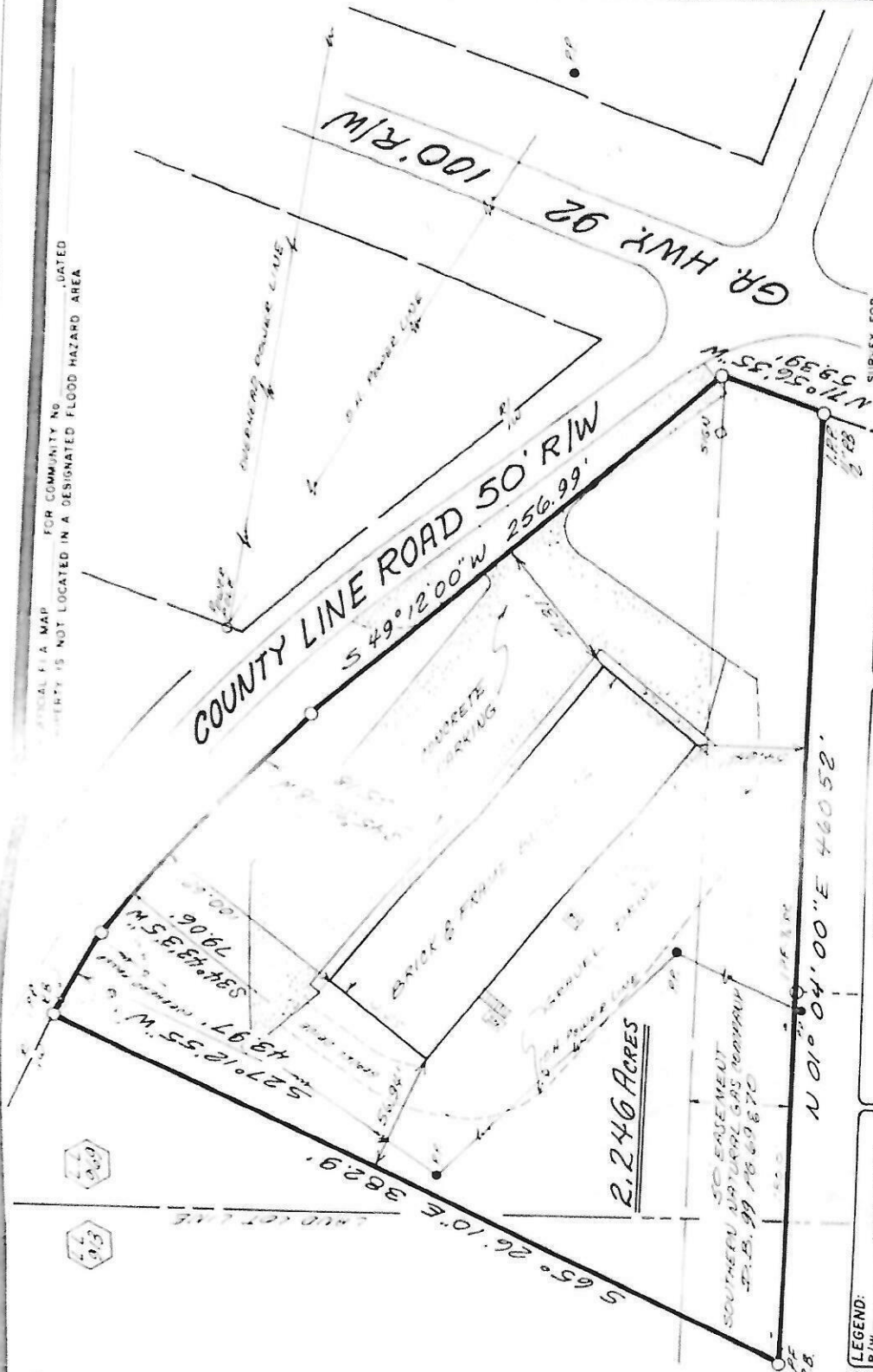
#0034

#0035

#0036



ORIGINAL & A MAP FOR COMMUNITY NO. 1, DATED 1985, IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN _____ FEET AND AN ANGULAR ERROR OF _____ PER ANGLE POINT AND WAS ADJUSTED USING _____ RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 216,724 FEET EQUIPMENT USED: TOTAL STATION

- LEGEND:
- R/W RIGHT OF WAY
 - IPF IRON PIN FOUND
 - IPP IRON PIN PLACED
 - CT CRIMPED TOP PIPE
 - RB REINFORCING BAR
 - OT OPEN TOP PIPE
 - X X X FENCE
 - PROPERTY LINE
 - BUILDING LINE
 - POWER LINE

PREPARED BY
Vansant Turner Hughes & Smith
CIVIL ENGINEERS PLANNERS SURVEYORS
DOUGLASVILLE, GEORGIA 30134 (404) 942-1534

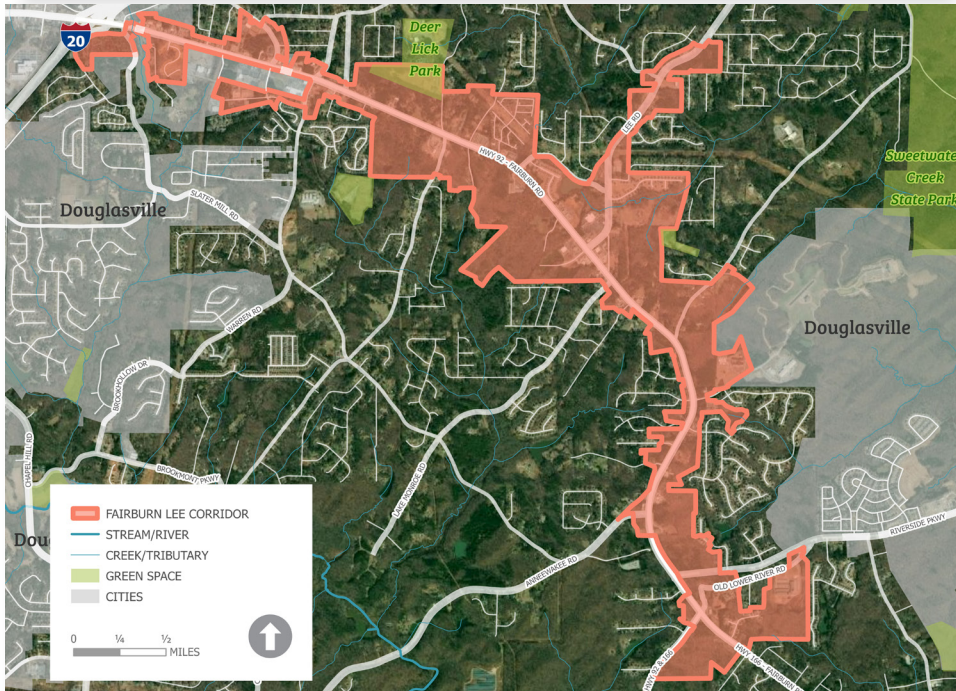


LOCATED IN
COUNTY LINE CROSSING
CONDOMINIUM

LAND LOT 913E969 18TH DIST 2ND SECT DOUGLAS COUNTY, GA.
DATE 11TH JAN 1985 REFERENCE SCALE: 1" = 50'

REVISED:
F.B. No. 363

Fairburn-Lee Corridor



Fairburn-Lee Corridor

Description

This section of Highway 92 is the focus of the 2007 Livable Centers Initiative (LCI). This corridor is comprised of three primary development nodes, with the largest one being at the intersection of Fairburn Road and Lee Road. Development along the corridor promotes a mix of commercial, residential, and recreational opportunities.

Current Character

- Strip commercial concentrates close to Douglasville and intersection of Hwy 92/Lee Road
- Other parts are large-lot residential or undeveloped

Housing Guidance

- Single Family – Low Density
- Single Family – Medium Density
- Single Family – High Density
- Accessory Dwelling Unit
- Cottage Court
- Duplex, Triplex, or Quadplex
- Townhomes
- Multi-Family Garden Style
- Residential Mixed Use

Compatible Zoning Districts for Future Rezonings

- OI
- C-G
- C-H
- PRD
- PUD
- R-LD
- R-MD
- R-HD

Vision: An important north-south corridor that balances a range of residential communities with high-quality neighborhood/community services at key nodes

Parks, Open Space + Trails Guidance

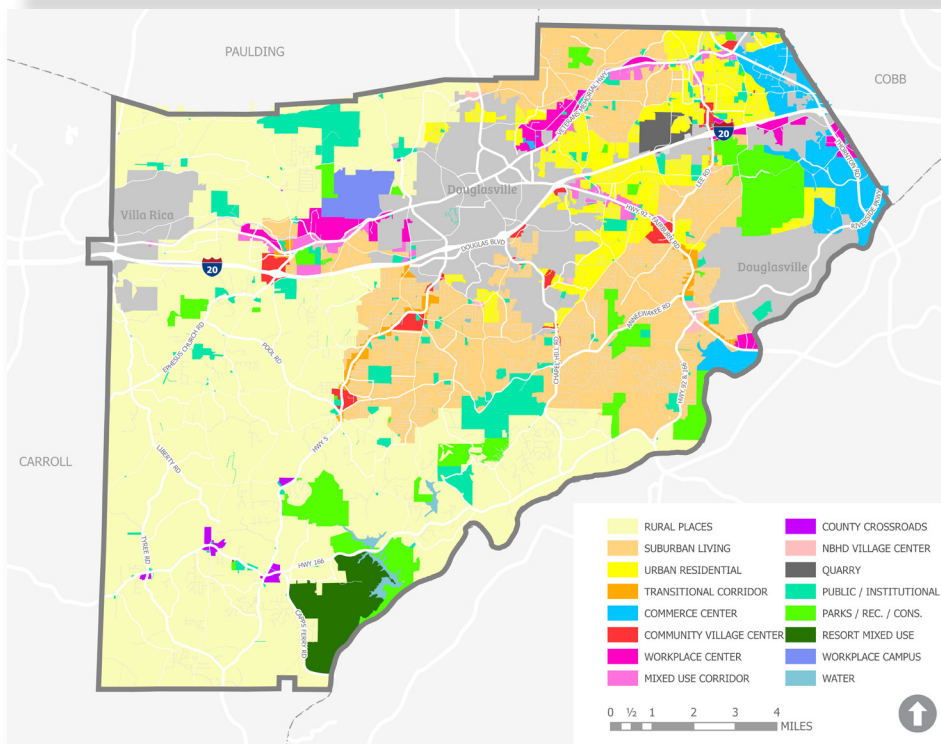
The Fairburn-Lee corridor is well-served by community parks, and developing linear parks and trails is a priority for this character area. Mt. Carmel Park offers recreation and open space opportunities within the character area. Deer Lick Park and the Chestnut Log Soccer Complex fall just outside the Fairburn-Lee Corridor. The trails framework shows trails connecting Douglasville to existing facilities on Riverside Parkway as well as Hwy 92 to anticipated facilities on Lee Road.

Future Land Use Changes Can Be:

- Mixed Use Corridor*
- Transitional Corridor*
- Community Village Center*
- Suburban Living
- Urban Residential
- Public/Institutional
- Transportation/Communication/Utilities
- Parks/Recreation/Conservation

* Predominant Land Use(s)

Mixed Use Corridor



Mixed Use Corridors anticipate a mix of non-residential uses in proximity to major thoroughfares and support a greater urban density of form, scale and use than other thoroughfares in the County. These non-residential uses may include heavy commercial uses, light industrial and employment uses that are limited to office and business parks, distribution/service, light industrial, high technology and research, wholesaling companies, and similar businesses that have no significant impacts on the environment. Development within Mixed Use Corridors should respond to their designated Character Area and other Master Plans or Small Area Studies that are applicable. Higher density residential uses may be found in proximity to, or as a part of, and overall master planned development, but development of new residential uses should recognize the primary function of the corridor for non-residential development.

Cohesive architectural standards and extensive landscaping and streetscaping requirements are a priority to define the visual appeal and enhance the aesthetics of these Corridors. Planning for appropriate transportation access and expansion and improving bike/ ped and transit connections along these Corridors is a priority.

Primary Land Uses:

- Light industrial (only within the VMH Corridor)
- Hotels
- Medical and dental offices.
- Auto-oriented services and repair shops
- Highway type commercial, except for large land consumers such as car dealerships and mini warehouses
- Higher density residential like apartments, townhomes, du/tri/quadplexes

Community Facilities:

- Public water & sewer may be available
- Arterial access
- Potential rail corridor access
- Regional public facilities

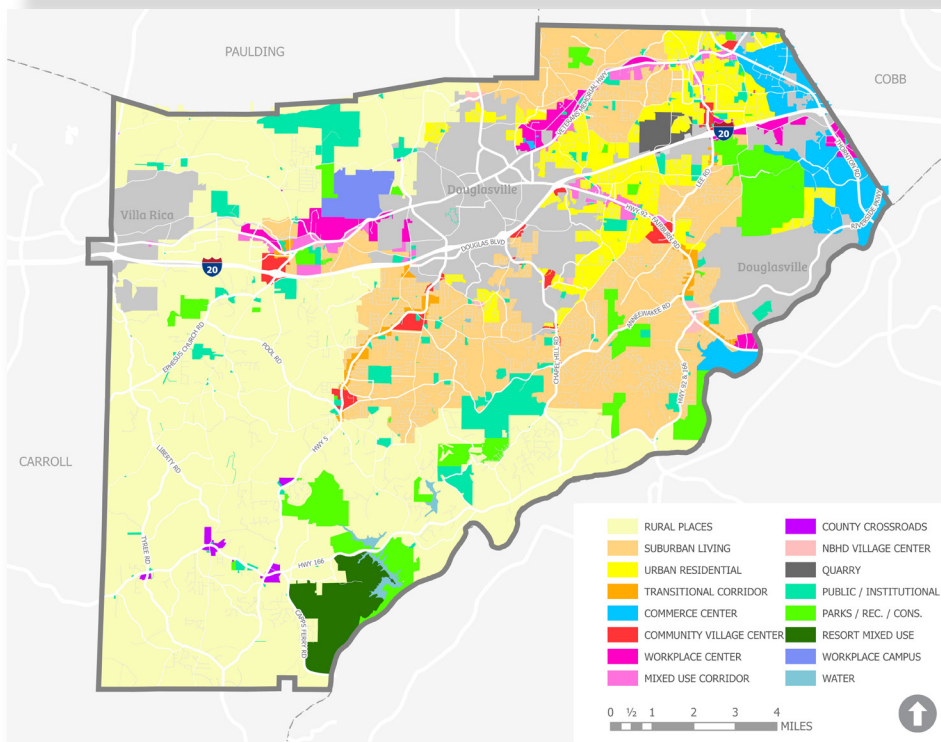
Master Planned Developments:

- Mixed-use and master planned developments are highly encouraged within this district.
- Additional design and site restrictions apply

Appropriate Zoning Districts:

- OI
- C-G
- C-H
- LI
- LI-R
- R-MD
- R-HD
- PUD
- PRD

Mixed Use Corridor



Character Areas:

- Traditional Neighborhood
- Historic Lithia Springs
- Winston
- Fairburn-Lee Corridor*
- VMH Professional Corridor*

Policies and Implementation Strategies:

- Promote a mix of uses: Corridors are suitable for office buildings, research and development, research and development activities, restrictive industrial, warehousing, and light manufacturing which will not have an adverse impact upon environmental quality.
- The number of restaurants with a drive through, car washes, automobile repair/service, or gasoline sales (combined or not combined with another business) is limited in number
- Drive through windows, menu boards, equipment and associated stacking lanes should be located to minimize impacts on adjacent residential areas and should be adequately screened from public view and view of adjacent sites.
- Parking decks should be “wrapped” by retail or residential uses. The providing of parking in an adjoining development manner among owners and developers of adjoining properties should be encouraged.
- Include the use of street trees, landscaped medians, and improved lighting for safety and aesthetics in streetscapes
- The parking or storage of trucks, trailers, or containers is prohibited within the minimum front setback and should be screened along side and rear setbacks.

**DOUGLAS COUNTY PLANNING AND ZONING
REZONING STAFF RECOMMENDATION**

Application Number	Z2026-19
Applicant Name	Taylor Smith
Property Owner Name	Smith Property Services LLC
Property Address	999 Crestmark Blvd, Lithia Springs 30122
Land Lot, District, Section, Parcel	Land Lot 580 District 18 Section 2 Parcel 1
Current Zoning	General Commercial (CG)
Future Land Use Classification	Commerce Center
Character Area Classification	Westfork
Request	Rezoning to LI
Associated Future Land Use Map Amendment	n/a
Size (in acres)	1.83 acres
Commissioner District	2
Subject to an HOA, POA, or similar?	n/a
Proposed Use	Allow for repair of the building and lease for continued use
Recommendation on Rezoning Request	Staff recommends approval of rezoning to Heavy Commercial (CH) with an allowance for outdoor storage
Meeting Date	March 3, 2026

Relevant Code Sections:

Article	Section	Description
2	207	This property is currently zoned General Commercial (CG); Heavy Commercial Zoning May be a more appropriate classification for this property given the proximity of adjacent residential and commercial uses; Light Industrial Zoning (LI) may introduce an intensity of use and scale to the property that would not be compatible with the adjacent properties.

Prior Zoning Actions:

Year	Case #	Summary of Action
1987	87-127	Rezoning to General Commercial with Conditions

Rezoning Criteria Analysis:

Number	Rezoning Criteria	Supports Requested Use
1.	Is the proposed use consistent with the stated purpose of the zoning district that is being requested?	Neutral

2.	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	No
3.	Will the proposed use not adversely affect the existing use, value or usability of adjacent or nearby property?	No
4.	Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?	Neutral
5.	Are there substantial reasons why the property cannot or should not be used as currently zoned?	Neutral
6.	Will the proposed use not cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?	Yes, with conditions
7.	Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?	Neutral
8.	Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?	Yes, with conditions

Rezoning Criteria Discussion:

Both Heavy Commercial and Light Industrial zoning categories could be feasible options for this property, however the Heavy Commercial zoning classification would be more compatible with the adjacent development. The use of the property has evolved after the original approval in 1984. A Light Industrial Zoning category could be compatible with the Commerce Center Future Land Use Map, however the subject parcel is adjacent multi-family residential development and highway commercial development. Based on the agency impact statements, the proposed use will not result in substantial impact to existing services or infrastructure.

Summary of Proposal:

The applicant proposes to renovate the buildings and use the property for warehouse and storage for a variety of tenants.

Existing Conditions:

The property includes two buildings designed for commercial and office uses. According to the tax records, the buildings are 9,000 square feet and 5,400 square feet and were built in 1980. The property is adjacent to high density residential development (Crestmark Apartment Homes) and located in proximity to the Home Depot at Thornton Road, as well as the office/professional suites at 870 and 880 Crestmark Boulevard. The relocation of the hospital away from this area in the early 2000s shifted the potential uses for surrounding properties and impacted development patterns over the last twenty years.

The property is constrained by floodplain and a gas line pipeline. There is limited redevelopment potential beyond the established developable area. The property is also surrounded by the City of Douglasville on three sides. There is currently no active business license for this property.

Planning Concerns:

When these buildings were constructed in 1988, the Douglas County Hospital Building was located at the site of the Home Depot at 1000 Thornton Road. Many of the uses that had developed in proximity to the hospital included medical and professional spaces. There are currently conditions on the property from the 1987 rezoning that limit the use to professional offices, financial offices, personal businesses or service offices and general communication offices.

Certain aspects of the property have fallen into disrepair and should be remedied. The existing fencing, signage and landscaping are not compatible with current standards. If approved the property should come to DRC for review and feedback on required improvements.

Recommendation:

Staff recommends approval of the rezoning to Heavy Commercial with conditions. If the Board is inclined to approve a rezoning to Light Industrial, additional conditions are recommended.

Conditions:

If the rezoning request is for Heavy Commercial, staff recommends the following conditions:

1. The property shall submit for any property renovations through the Development Review Committee and commercial building permit review prior to releasing the space to a new tenant. All relevant code requirements shall be met.
2. The fence on the property shall be brought into compliance with the requirements of Article 3, Section 310 in regard to standards for office, commercial and industrial use.
3. Redevelopment of the property shall not exceed 25,000 square feet of leasable space under roof subject to the requirements of the Development Review Committee and Douglas County Building Department.

If the rezoning request is for Light Industrial, staff recommends the following conditions, in addition to conditions 1 and 2 above:

1. Redevelopment of the property shall not exceed 50,000 square feet of leasable space under roof subject to the requirements of the Development Review Committee and Douglas County Building Department.
2. The use of the property shall be limited to warehousing and storage only.
3. Vehicle parking on the property shall be limited to fleet vehicles and no more than 5 tractor trailers, tractor trailer cabs or shipping containers used as may be stored on the property at any given time.
4. Tractor trailer traffic to the property must be contained completely on the property and may not queue on Crestmark Boulevard at any time.

Directive to Staff:

The Planning and Zoning Department is directed to conduct an administrative review of the property during the 1-year anniversary month of this approval and to investigate if the use is not established; the property is not in full compliance with the Douglas County Unified Development Code; and/ or all of the conditions of approval. If the use is not in compliance, staff will refer this case to Douglas County Code Enforcement for additional action.

The Planning and Zoning Department is directed to conduct an administrative review of the property after the elapse of 24 months from the date of approval. If the use is not vested in accordance with Section 1211 of the Unified Development Code, staff may return this case to the Planning and Zoning Board and Board of Commissioners to initiate a zoning change to revert the property to the previously zoned condition. THIS DIRECTIVE TO STAFF IS NOT INTENDED AS A CONDITION OF APPROVAL.

Technical Impact Statements (Attachments)

- DC DOT
- Environmental Health
- Water and Sewer Authority
- Fire Department
- Sheriff's Department
- Tax Assessor's Office
- Engineering/ Arborist/ Development Control
- Code Enforcement
- Board of Education
- Cemetery Commission

Attachments

- Zoning Map
- Aerial Image
- Photo Log
- Site Plan
- Future Land Use Category and Description
- Character Area and Description

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-18
Prepared by: Colonel Doug Oliver

Summary:

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- Response time is influenced by factors such as:
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 - Traffic conditions
 - Proximity of deputies to the call
 - Number of deputies on duty
 - Priority of other pending calls

As the population grows, response times are expected to increase due to:

- Higher residential density
- Increased commercial and industrial traffic
- Congested roadways and surface streets

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 41 positions short with an additional employee's retiring this year**, requiring an increase in overtime to meet staffing needs.
- Additional employees will be necessary across all divisions to support the expected growth from housing developments, commercial buildings, warehouses, and data centers.
- Increased traffic and accident response demands are anticipated.

Future Needs (Next 4–6 Years):

- Additional patrol deputies, jailers, investigators, and traffic officers will be required once all new developments are occupied.
- Infrastructure improvements should ideally precede large-scale residential and commercial growth.

Financial Considerations:

- The county's current tax burden is primarily supported by existing residents.
- Multi-billion-dollar companies receiving tax abatements should share a fair portion of the cost for public safety and infrastructure to mitigate the financial impact on citizens.

Case-Specific Request: 999 Crest Mark Blvd, Lithia Springs, Ga 30122 Proposed use of property is a warehouse. The property consist of approximately 1.83 Ac and has a fence around it.

Concerns: None at this time as long as the business follows rules and regulations governed by Douglas County. Cameras are suggested to detour and record crime.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☐ Special Use Permit ☒ Rezoning ☐ Variance

CASE NUMBER: 22024-18 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	1	8	3.5
Advanced Life Support EMS Unit	1	8	3.5
Aerial Fire Apparatus	1	8	3.5

*Estimated Response Times are based on applicable first responding units being in-service and available for immediate dispatch.

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

Minimum Water Main Size: _____ Inches in Diameter

Fire Hydrant Spacing Requirements: _____ Feet Intervals

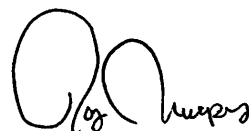
Water Flow Data Required? Yes _____ NO _____

(Supplemental water supplies and hydrants may be required based on specific features of proposed development)

Additional resources needed (if any) to supply an adequate service level to the requested project:

Comments:

Shall provide and maintain adequate access for all emergency service personnel/equipment and apparatus.

 2/2/26

999 0Restmark

DOUGLAS COUNTY ENGINEERING DEPARTMENT

Impact Study for Special Use Permits, Rezoning, and Variance Requests concerning Floodplain, Drainage, Soil Erosion/Sedimentation Control, Traffic, Roadways and Intersections and Other Engineering-Related issues.

Case Name: Taylor Smith Case No. Z2026-18 Meeting Date: 3/3/26

Request For: ☐ Special Use Permit ☒ Rezoning ☐ Variance

1. Is any of the property in a floodplain identified on the FIRM?

☒ Zone A/AE (100-yr floodplain) ☐ Zone X (Not in Floodplain)

2. Is there a stream, body of water, or drainage easement on site or adjacent to this property?

☒ YES ☐ NO

3. In what drainage basin is the proposed project located?

☐ Sparks Reservoir ☐ Bear Creek ☐ Dog River ☒ Sweetwater Creek
☐ Anneewakee Creek ☐ Hurricane Creek ☐ Chattahoochee River (direct drainage basin)

4. Traffic Concerns: ☐ Intersections ☐ Right-of-Way ☐ GA DOT Permit Req'd?
☐ Ingress/Egress ☐ Sight Distance ☐ Existing Roadway Conditions

None.

5. Additional comments by the Engineering Department:

DRC met with the applicant about the site requirements on 2/4/26. If approved, the applicant will be required to come back to DRC to address the comments that have been provided.

6. Are there any existing significant stands of trees or specimen trees on the property?

Only in the floodplain area to the rear of the property.

7. Are there any viable buffers existing on the perimeter of the property?

Only in the floodplain area to the rear of the property.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-18

DATE OF MEETING: March 3, 2026

This site is located at #999 Crestmark Blvd. Crestmark Blvd is a Local Street on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 25 MPH. The Right-Of-Way width along Crestmark Blvd is 50 feet per GIS map.

Douglas County Department of Transportation offers the following recommendations:

1. Douglas County Department of Transportation takes no exceptions to the applicant's request.
2. The proposed development will generate minor traffic impacts to the surrounding area.

Traffic Information

There are no traffic counts along this roadway

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT
Impact Study for Special Use Permits, Rezoning and Variances

ENVIRONMENTAL HEALTH DEPARTMENT

Request For: ☐ Special Use Permit ☒ Rezoning ☐ Variance

Case Number: Z 2026-18 Date of Meeting: 3.3.26

1. If Water is not available, will wells be permitted?

Property currently has public water

2. Does the proposed development warrant immediate connection to sewer?

Property is currently connected to sewer.

3. Are there any health hazards in the area that would affect the proposed project?

None known.

4. If septic tanks are used, will adjacent bodies of water be affected by the development?

Must remain on sewer.

5. Additional Remarks:

IF APPLICABLE:

1. Has the subdivision owner submitted perk tests and been approved before submission of the final plat?

2. Are the outlots and plot plan lots displayed on the final plat?

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☐ Special Use Permit ☒ Rezoning ☐ Variance

CASE NUMBER: S2025-18

DATE OF MEETING: March 3, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 8" main in Crestmark Blvd
3. Is there adequate water pressure for the additional fire protection that may be required for the new project?
Recommend fire flow test
4. Is the existing water line adequate for the project? If not, what size line will be required?
Recommend fire flow test
5. What are the future plans for expansion of water lines and the approximate time table?
No

SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
Yes, 12" sewer in Crestmark Blvd
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF _____ PEAK _____
4. Treatment Plant: Sweetwater Creek WWTP
5. Plant Capacity: ☒ Available ☐ Not Available
6. Line Capacity: ☒ Available ☐ Not Available
7. Projected Plant Availability: ☒ 0 to 5 years ☐ 5 to 10 years ☐ 10+ years
8. Have pressure-flow tests been completed for preliminary subdivision plats?
N/A
9. Have the development plans been approved by the water and sewer authority?
No plans have been submitted.

10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

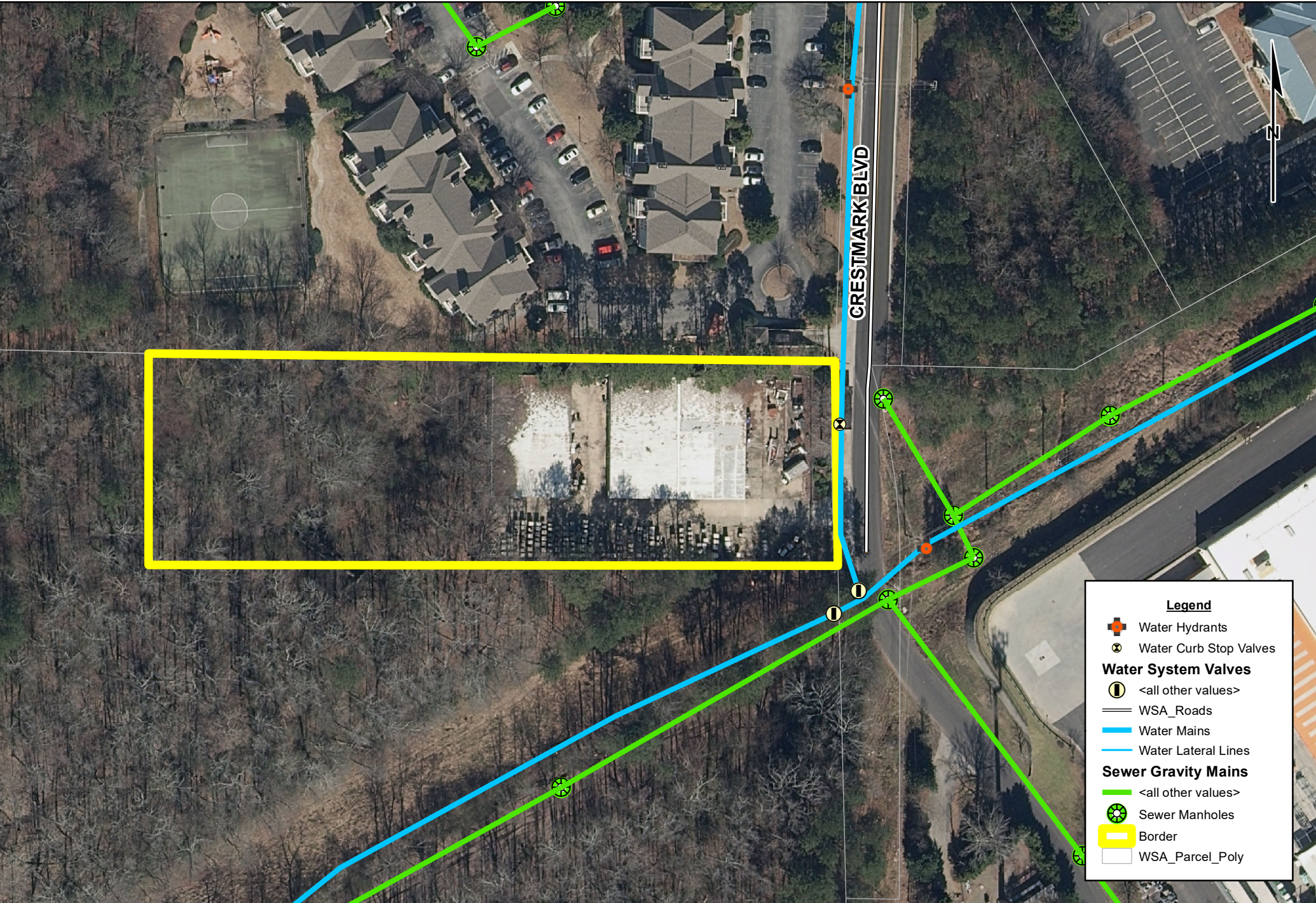
11. Stormwater Concerns:

State waters and mapped floodplain are on the property in the Sweetwater Creek basin. A 50-foot buffer and additona; 25-foot impervious setback would apply.

12. Additional Remarks:

A project concept meeting should be held with the Authority prior to proceeding beyond a preliminary design.

Prepared by: Diana Johnson



Legend

Water Hydrants

Water Curb Stop Valves

<all other values>

WSA_Roads

Water Mains

Water Lateral Lines

<all other values>

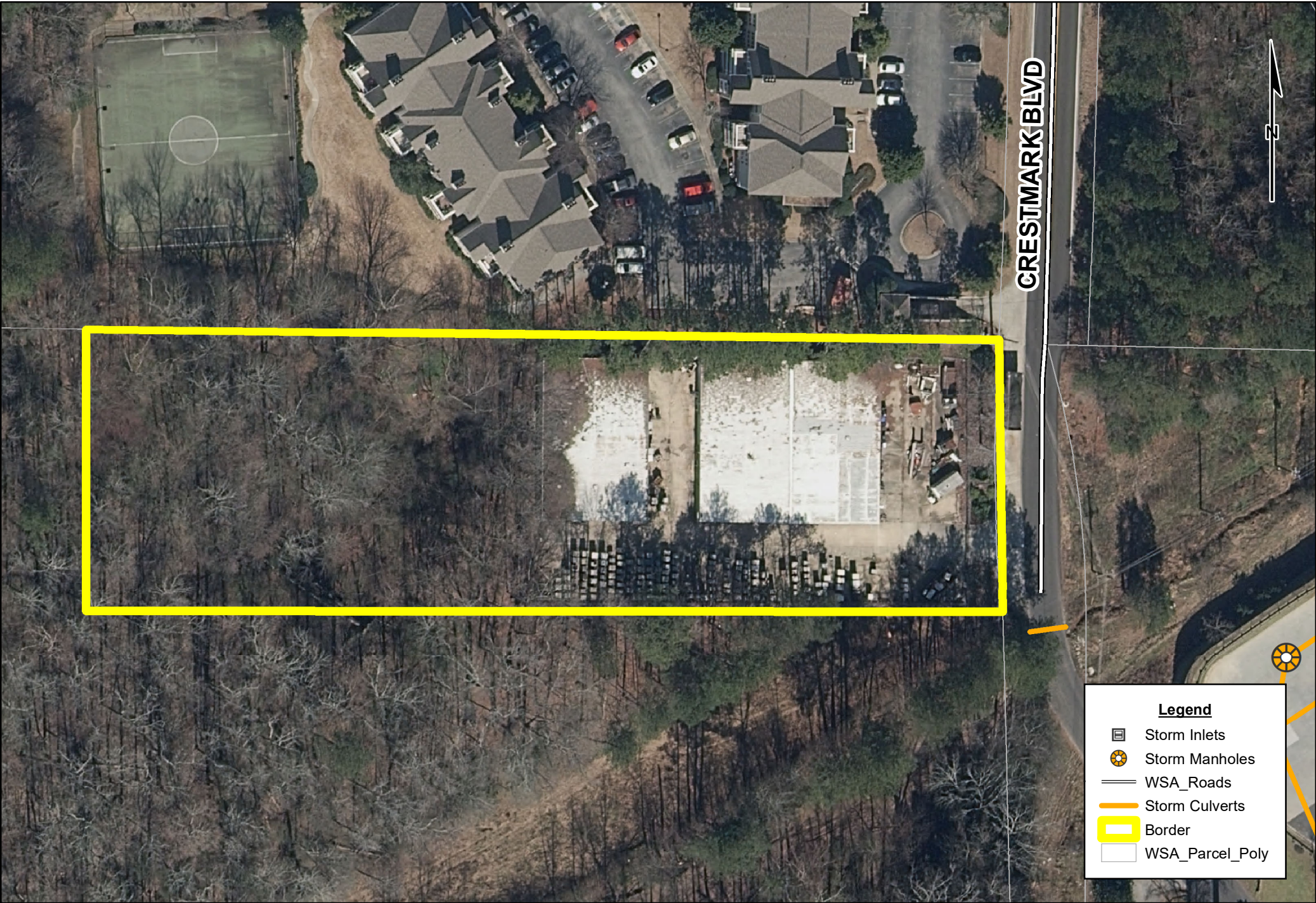
Sewer Manholes

Border

WSA_Parcel_Poly

Applicant: Taylor Smith
Location: 999 Crestmark BLVD, Lithia Springs, GA 30122
Land Lot Lot: Dist: Sect: Parcel: 05801820001
Lot Size: Acres: 1.83
Case #: Z2026-18

DDCWSA Impact Study Map



Applicant: Taylor Smith
Location: 999 Crestmark BLVD, Lithia Springs, GA 30122
Land Lot Lot: Dist: Sect: Parcel: 05801820001
Lot Size: Acres: 1.83
Case #: Z2026-18

DDCWSA Impact Study Map

Search Maps Tools More...

Douglas
County Maps

Quick Search

Identify

Street View

Community Info

Map Themes

Print

Hide

Locate
Me

Zoom
In

Zoom
Out

Full
Extent

Prev
Extent

Next
Extent

DOUGLASVILLE

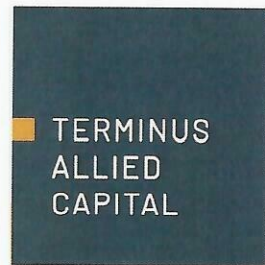
Crestmark Blvd

0012

#999

0004

0 50 100ft



January 16th, 2026

Mr. Austin Cronan
Zoning Administrator
Douglas County Planning and Zoning
4655 Timber Ridge Dr
Douglasville, GA 30135

RE: Rezoning Application for 999 Crestmark Blvd, Lithia Springs, GA 30122

Mr. Cronan,

We appreciate your consideration of our rezoning request for the property located 999 Crestmark Blvd, Lithia Springs, GA 30122 ("Subject Property"). The Subject Property is comprised of two 1-story metal buildings that are currently being used for storage, light repairs, and maintenance work. The buildings are designed as warehouse/industrial buildings similar to other buildings located in the immediate vicinity. The current zoning for the property is General Commercial (C-G) and we intend to rezone the property to Light Industrial (L-I), which is a use more conducive to physical attributes of the property.

Light Industrial zoning is intended to accommodate low-impact industrial, warehousing, distribution that operate primarily within enclosed buildings and are designed to minimize impacts on surrounding properties. The subject property's location, size, access, and attributes make it well suited for such uses.

The proposed rezoning is also suitable in view of the zoning and development of adjacent and nearby properties. The Crestmark Boulevard corridor is characterized by industrial, flex, warehouse, and employment-related development patterns. Rezoning this property to Light Industrial aligns with the existing and emerging land use character of the area and represents a logical extension of surrounding development.

The proposed use will not adversely affect the existing use, value, or usability of adjacent or nearby properties given that the property has been largely used for these types of uses in the past. While there may be some outdoor storage uses, we are proposing to implement adequate fencing and screening as deemed necessary.

The proposed rezoning will not result in an excessive or burdensome use of public facilities or services. Light Industrial uses typically generate fewer daily vehicle trips than retail commercial

Terminus Allied Capital, LLC

uses, do not place demands on school facilities, and operate within the capacity of existing streets, utilities, and public safety services.

We believe that the potential uses in Light Industrial (L-I) zoning will be similar to current uses but allow us to attract the best type of businesses for this particular location while still not being a nuisance to any of the neighbors due to the limited amount of noise, odors, or truck/trailer traffic that are synonymous with a Heavy Industrial or Manufacturing zoning.

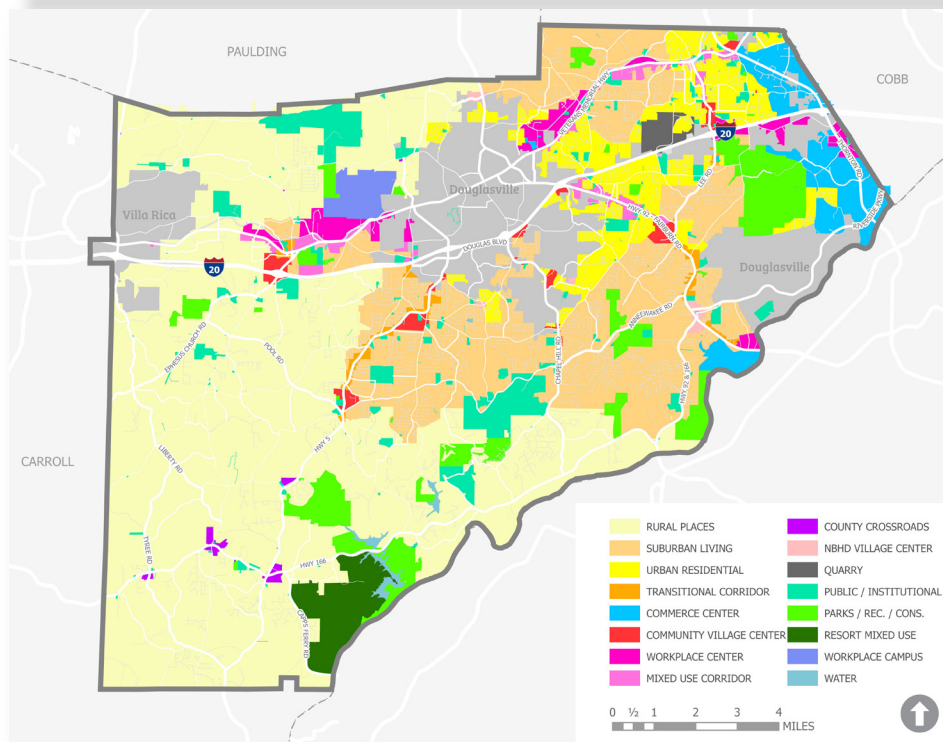
For these reasons, we respectfully request approval of the rezoning application from General Commercial (C-G) to Light Industrial (L-I) for the property located at 999 Crestmark Boulevard, Lithia Springs, GA 30122.

Thank you for your time and consideration.

Sincerely,

Taylor Smith
Manager
Terminus Allied Capital, LLC

Commerce Center



Commerce Centers are reserved for industrial office park type development with a focus on interstate-oriented development. These uses may include office and business parks, warehouse centers, distribution/service, large-scale commercial, light industrial, high technology and research, wholesaling companies, and similar businesses that have no significant impacts on the environment. Developments using planned development concepts are encouraged, such as business parks, campus settings and commercial/industrial mixed-use projects and should respond to their designated Character Area, other Master Plans, or Small Area Studies that are applicable. When located at the perimeter of a Character Area Map Commerce Center area, uses that are lower in intensity and scale to ensure minimal impact to adjacent properties is required. Commerce Centers should be situated a distance from dense residential areas and appropriately buffered from established and future residential development.

Policies and Implementation Strategies:

- The building design and landscaping of any new development should be of a high quality and of an appearance that will enhance and be compatible with the character of the surrounding area.
- All developments should be designed with internal pedestrian circulation patterns. Sidewalks are required and should be identified in the design phase and provided for the design process. These include linkages to individual buildings, neighboring properties, and parking. Inter-parcel site access and shared driveways are desirable between similar uses.

Primary Land Uses:

- “Highway Commercial” type uses that are integrated into an overall design, such as sales and show rooms, storage garages, car, and mobile home dealers.
- Large-scale light and general industrial uses, office buildings, and parks

Community Facilities:

- Public water & sewer
- Major transportation access

Master Planned Developments:

- Mixed commercial and industrial uses are the preferred method of development.

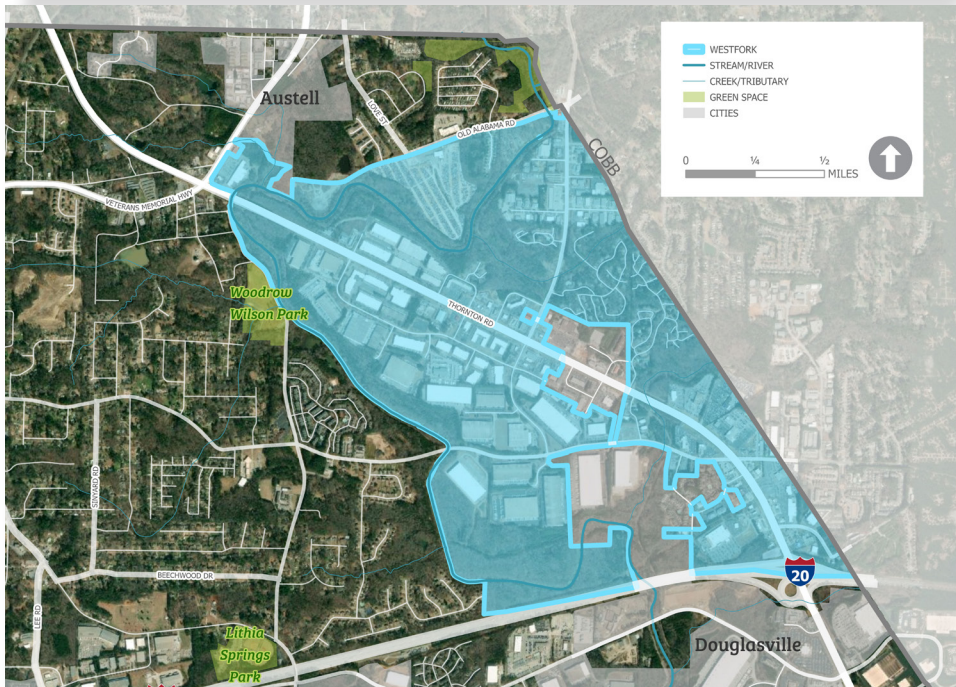
Appropriate Zoning Districts:

- OI
- C-G
- C-H
- LI
- LI-R
- PUD

Character Areas:

- Data District
- Campbellton West
- Westfork

Westfork



Westfork

Description

Westfork encapsulates predominantly light industrial, distribution, and large-scale commercial uses, centering around a master-planned development along Thornton Road. Industrial and distribution uses should not be expanded from this area. Business incubation in its commercial core is encouraged. This area is largely built out and faces little significant redevelopment pressure at this time. There is some existing residential in this area, and this would be an appropriate place for higher density residential. The Lithia Springs Small Area Plan examines Westfork in greater detail and further defines the vision for this district.

Current Character

- Heavy commercial
- Light industrial
- Sweetwater Creek provides a natural buffer

Other Considerations:

- Heavy freight traffic poses a challenge to safety—particularly for pedestrians

Vision: A vibrant commercial-industrial district serving a range of businesses, from those in an incubation stage to more established, large operations

Parks, Open Space + Trails Guidance

Trails and linear parks are appropriate for this character area, and implementation of the Sweetwater Greenway is encouraged. Natural Open Space/Conservation is also appropriate given the area's significant floodplains.

Future Land Use Changes Can Be:

- Commerce Center*
- Parks/Recreation Conservation
- Transportation/Communication/Utilities

* Predominant Land Use(s)

Housing Guidance

- Multi-Family Garden Style
- Townhomes
- Residential Mixed Use

Compatible Zoning Districts for Future Rezonings

- PUD
- C-G
- C-H
- OI
- OI
- LI
- LI-R

**DOUGLAS COUNTY PLANNING AND ZONING
SPECIAL USE PERMIT STAFF RECOMMENDATION**

Application Number	S2026-19
Applicant Name	Kaio Quinan
Property Owner Name	Shayla and Lateef Holmes
Property Address	5291 Driskell Drive, Winston GA 30187
Land Lot, District, Section, Parcel	Land Lot 23 District 2 Section 5 Parcel 4
Current Zoning	Residential Agricultural (RA)
Future Land Use Classification	Rural Places
Character Area Classification	Dog River Basin
Request	To allow for a dog boarding facility
Associated Rezoning	n/a
Associated Future Land Use Map Amendment	n/a
Size (in acres)	10 acres
Commissioner District	4
Subject to an HOA, POA, or similar?	Yes, shared easement for ingress and egress
Proposed Use	Dog boarding facility
Recommendation	Deny
Meeting Date	March 3, 2026

Relevant Code Sections:

Article	Section	Description
2	210, Table 2.2	Pet care facilities require a special use permit in the RA zoning district
3	319(c)	Specific requirements for dog kennels in non-commercial districts

Prior Zoning Actions:

Year	Case #	Summary of Action
n/a		

Special Use Permit Criteria Analysis:

Number	Special Use Permit Criteria	Supports Requested Use
1.	Will the proposed Special Use be consistent with the stated purpose of the zoning district in which it will be located?	No
2.	Will the establishment of the Special Use impede the normal and orderly development of surrounding property for uses predominant in the area?	No
3.	Is the location and character of the proposed Special Use consistent with a desirable pattern of development for the locality in general?	No
4.	Is or will the type of street providing access to the use be adequate to serve the proposed special use?	No
5.	Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?	No
6.	Are or will public facilities such as schools, water or sewer utilities, and police or fire protection be adequate to serve the Special Use?	Neutral

7.	Are or will refuse, service, parking, or loading areas on the property be located or screened to protect other properties in the area from such adverse affects as noise, light, glare or odor?	Neutral
8.	Will hours and manner of operation of the Special Use have no adverse effects on other properties in the area?	No
9.	Will the height, size or location of the buildings or other structures on the property be compatible with the height, size or location of buildings or other structures on neighboring properties?	No

Special Use Permit Criteria Discussion:

The subject property uses a shared private easement for ingress and egress, which is not sufficient for the increased traffic along the easement. The addition of ten enclosed units on the property for the housing of animals is not in character with the existing neighborhood. There are concerns for noise from barking dogs, as well as an operation that would run 24-hours a day with staff coming to the property.

Summary of Proposal:

The applicant proposes to establish a dog boarding facility on the property. The use contemplates 10 individual units for housing dogs with up to 6 dogs in each unit. The applicants proposal anticipates 4 additional vehicle trips per hour for pick up and drop off, as well as having a commercial heavy truck for transporting pets to and from the facility. Animals will be in enclosed facilities except during times of outdoor play between 9:00 a.m. and 7:00 p.m. The facility will have the owner operator living on site as well as 4 additional staff and an overnight supervisor living on site.

Existing Conditions:

The property is a part of large lot subdivision of parcels sharing a common driveway. It is a currently used as a single family home on 10 acres of property. The subject parcel is adjacent to The Overlook at River Pointe, a subdivision of 24 single family lots on minimum 1 acres lots. The subject property is heavily wooded.

Planning Concerns:

The subject property is a part of an estate lot subdivision that utilizes a common drive for ingress and egress. The homeowners share the responsibility and cost of joint maintenance. The subject property is internal to the community and surrounded by single family homes. The amount of traffic proposed for this site is incompatible with access through a shared private easement. The use of a heavy vehicle for transporting animals, as well as the anticipated increase in trips per hour would cause substantial wear and tear on a driveway not accustomed to handle such use. The proposal to construct an additional 10 enclosed buildings on the property would not be in keeping with the residential character of the area.

Recommendation:

Staff recommends denial of the special use permit for a dog boarding facility.

Conditions:

n/a

Directive to Staff:

The Planning and Zoning Department is directed to conduct an administrative review of the property during the 1-year anniversary month of this approval and to investigate if the use is not established; the property is not in full compliance with the Douglas County Unified Development Code; and/ or all of the

conditions of approval. If the use is not in compliance, staff will refer this case to Douglas County Code Enforcement for additional action.

The Planning and Zoning Department is directed to conduct an administrative review of the property after the elapse of 24 months from the date of approval. If the use is not vested in accordance with Section 1211 of the Unified Development Code, staff may return this case to the Planning and Zoning Board and Board of Commissioners to initiate a zoning change to revert the property to the previously zoned condition. THIS DIRECTIVE TO STAFF IS NOT INTENDED AS A CONDITON OF APPROVAL.

Technical Impact Statements (Attachments)

- DC DOT
- Environmental Health
- Water and Sewer Authority
- Fire Department
- Sheriff's Department
- Tax Assessor's Office
- Engineering/ Arborist/ Development Control
- Code Enforcement
- Board of Education
- Cemetery Commission

Attachments

- Zoning Map
- Aerial Image
- Photo Log
- Site Plan
- Future Land Use Category and Description
- Character Area and Description

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S2026-19
Prepared by: Colonel Doug Oliver

Summary:

At present, there is adequate law enforcement coverage in the area. Please note that this assessment reflects the current status of citizens and businesses. Future impacts on public safety services will be influenced by continued population growth, as well as new housing developments, apartment complexes, data centers, warehouses, and commercial businesses that are anticipated to be approved in the coming years. Providing the expected level of public safety will carry a significant financial burden for Douglas County.

Current Response Times:

- Estimated arrival time for **non-emergency calls today**: approximately **15–20 minutes**.
- Response time is influenced by factors such as:
 - Time of day
 - Traffic conditions
 - Proximity of deputies to the call
 - Number of deputies on duty
 - Priority of other pending calls

As the population grows, response times are expected to increase due to:

- Higher residential density
- Increased commercial and industrial traffic
- Congested roadways and surface streets

Staffing and Resource Needs:

- Some vacant positions are being filled with new and existing officers.
- Current State & policy regulations require a new Deputy to complete:
 - 20 weeks of mandate training
 - 16 weeks of field training before independent patrol
- Currently, the department is **approximately 41 positions short with an additional employee's retiring this year**, requiring an increase in overtime to meet staffing needs.
- Additional employees will be necessary across all divisions to support the expected growth from housing developments, commercial buildings, warehouses, and data centers.
- Increased traffic and accident response demands are anticipated.

Future Needs (Next 4–6 Years):

- Additional patrol deputies, jailers, investigators, and traffic officers will be required once all new developments are occupied.
- Infrastructure improvements should ideally precede large-scale residential and commercial growth.

Financial Considerations:

- The county's current tax burden is primarily supported by existing residents.
- Multi-billion-dollar companies receiving tax abatements should share a fair portion of the cost for public safety and infrastructure to mitigate the financial impact on citizens.

Case-Specific Request: 5791 Driskell Drive, Winston, Georgia 10 Ac Proposed use- low impact dog boarding facility

Concerns: None at this time as long as the business follows rules and regulations governed by Douglas County, Suggest security cameras to assist in detouring and recording any thefts etc of animals.

DOUGLAS COUNTY ENGINEERING DEPARTMENT

Impact Study for Special Use Permits, Rezoning, and Variance Requests concerning Floodplain, Drainage, Soil Erosion/Sedimentation Control, Traffic, Roadways and Intersections and Other Engineering-Related issues.

Case Name: Kaio Quinan Case No. S2026-19 Meeting Date: 3/3/26

Request For: ☒ Special Use Permit ☐ Rezoning ☐ Variance

1. Is any of the property in a floodplain identified on the FIRM?

☐ Zone A/AE (100-yr floodplain) ☒ Zone X (Not in Floodplain)

2. Is there a stream, body of water, or drainage easement on site or adjacent to this property?

☐ YES ☒ NO

3. In what drainage basin is the proposed project located?

☐ Sparks Reservoir ☐ Bear Creek ☒ Dog River ☐ Sweetwater Creek
☐ Anneewakee Creek ☐ Hurricane Creek ☐ Chattahoochee River (direct drainage basin)

4. Traffic Concerns: ☐ Intersections ☐ Right-of-Way ☐ GA DOT Permit Req'd?
☐ Ingress/Egress ☐ Sight Distance ☐ Existing Roadway Conditions

None.

5. Additional comments by the Engineering Department:

DRC met with the applicant about the site requirements on 2/4/26. If approved, the applicant will be required to come back to DRC to address the comments that have been provided.

6. Are there any existing significant stands of trees or specimen trees on the property?

The property is partially wooded with large areas of trees and open fields.

7. Are there any viable buffers existing on the perimeter of the property?

Yes.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT
Impact Study for Special Use Permits, Rezoning and Variances

FIRE DEPARTMENT

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: 2026-19 DATE OF MEETING: _____

Fire Responding Unit	Located at Station#	Estimated Response Time in Minutes*	Approximate Distance in Miles
Fire Engine	3	6	3.5
Advanced Life Support EMS Unit	3	6	3.5
Aerial Fire Apparatus	10	18	10

*Estimated Response Times are based on applicable first responding units being in-service and available for immediate dispatch.

Current Fire Protection Rating of Area: Class 3

Minimum Water Requirements: 750 Gallons Per Minute plus Domestic Demand

Minimum Water Main Size: _____ Inches in Diameter per System Design.

Fire Hydrant Spacing Requirements: _____ Feet Intervals

Water Flow Data Required? Yes _____ NO _____

(Supplemental water supplies and hydrants may be required based on specific features of proposed development)

Additional resources needed (if any) to supply an adequate service level to the requested project:

Will need to be designed and set up to NFPA 150

Comments:

Shall provide and maintain adequate access for all emergency service personnel/equipment and apparatus.

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-19

DATE OF MEETING: March 3, 2026

This site is located at #5291 Driskell Dr. This parcel does not have frontage along a public street, the access to a public street is via easement from a neighboring property. There is no public Right-Of-Way along this property frontage.

Douglas County Department of Transportation offers the following recommendations:

1. The applicant shall submit plans to the DRC Committee who will impose current County standards to ensure this development complies to UDC Code.
2. The proposed development will generate minor traffic impacts to the surrounding area.

Traffic Information

There are no traffic counts along this roadway

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit ☐ Rezoning ☐ Variance

CASE NUMBER: S2025-19

DATE OF MEETING: March 3, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 8" main in Driskell Drive
3. Is there adequate water pressure for the additional fire protection that may be required for the new project?
Recommend fire flow test
4. Is the existing water line adequate for the project? If not, what size line will be required?
Recommend fire flow test
5. What are the future plans for expansion of water lines and the approximate time table?
No

SEWER

1. Is sewer available to the project? How far from the proposed development is the nearest sewer line?
Yes, 8" sewer in Spring Valley Court; ~13,000 feet
2. Approximate length of time before the sewer line will be reasonably accessible to the development:
3. Estimated waste generation: ADF _____ PEAK _____
4. Treatment Plant: South Central WWTP
5. Plant Capacity: ☒ Available ☐ Not Available
6. Line Capacity: ☒ Available ☐ Not Available
7. Projected Plant Availability: ☒ 0 to 5 years ☐ 5 to 10 years ☐ 10+ years
8. Have pressure-flow tests been completed for preliminary subdivision plats?
N/A
9. Have the development plans been approved by the water and sewer authority?
No plans have been submitted.

10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

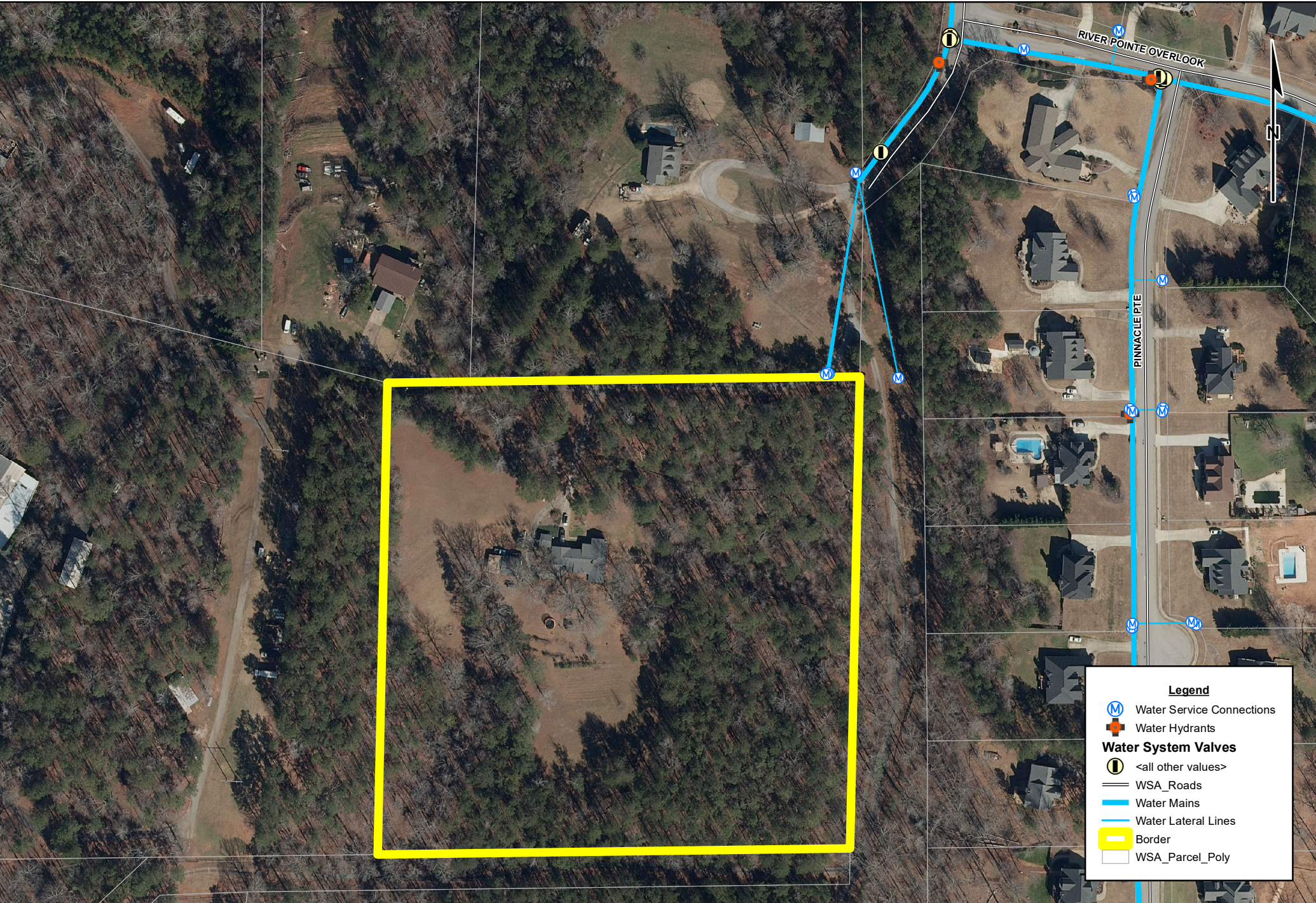
11. Stormwater Concerns:

Property in the Dog River Basin. Impervious surface area limited to 18% of parcel.

12. Additional Remarks:

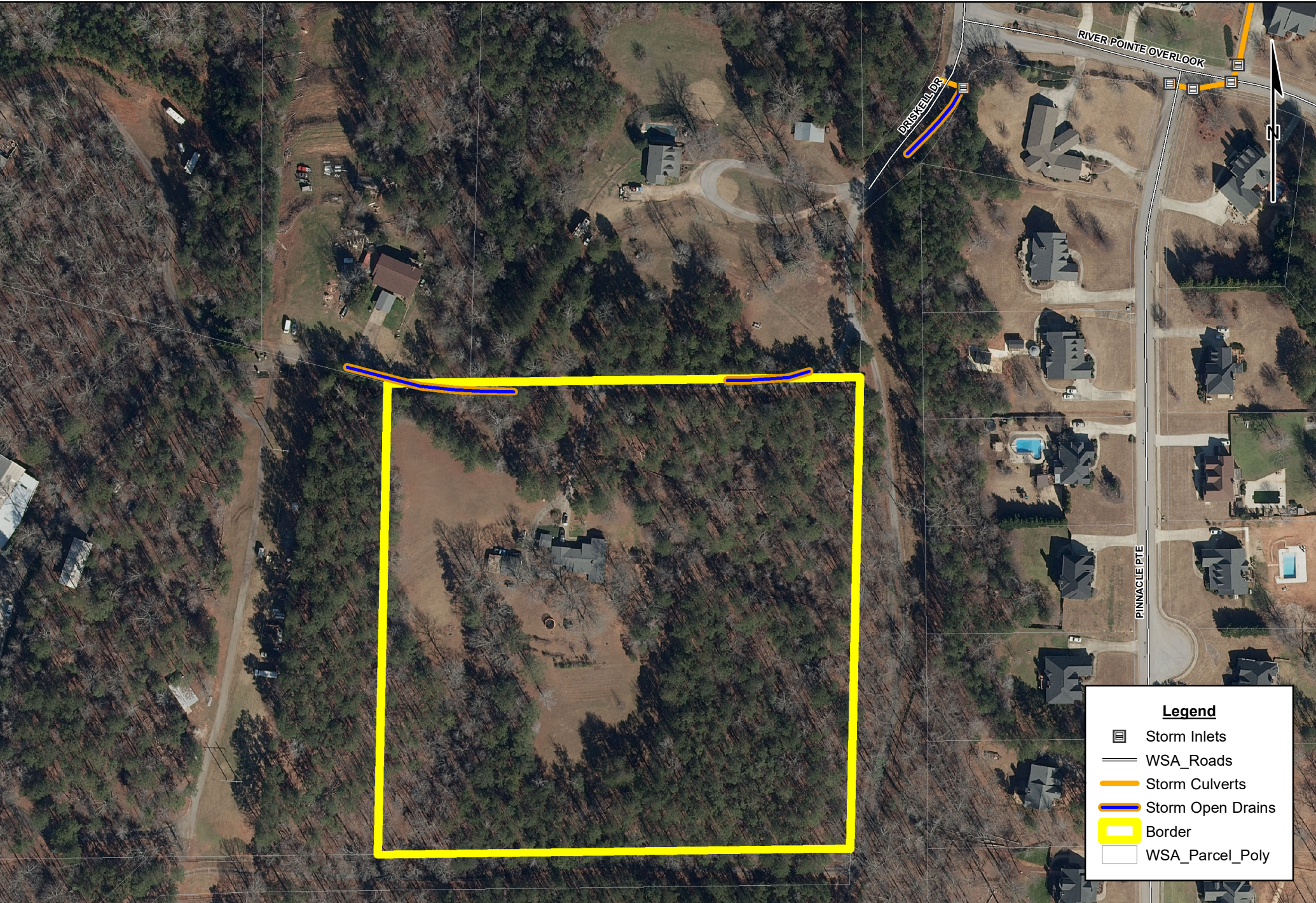
A project concept meeting should be held with the Authority prior to proceeding beyond a preliminary design.

Prepared by: Diana Johnson



Applicant: Kaio Quinan
Location: 5291 Driskell Dr, Winston, GA 30187
Land Lot: Lot: 23 Dist: 2 Sect: 5 Parcel: 05801820001
Lot Size: Acres: 10
Case #: S2026-19

DDCWSA Impact Study Map



Applicant: Kaio Quinan
Location: 5291 Driskell Dr, Winston, GA 30187
Land Lot: Lot: 23 Dist: 2 Sect: 5 Parcel: 05801820001
Lot Size: Acres: 10
Case #: S2026-19

DDCWSA Impact Study Map

Dog Friends Farm – Special Use Permit Application

10-Acre Low-Impact Dog Boarding Facility
Presented by: Kaio Quinan
Confidential & Proprietary



1

Confidentiality Disclaimer

- This presentation contains confidential and proprietary information belonging to Kaio Quinan. No part may be shared, copied, or disclosed without prior written authorization.



2

Who we are

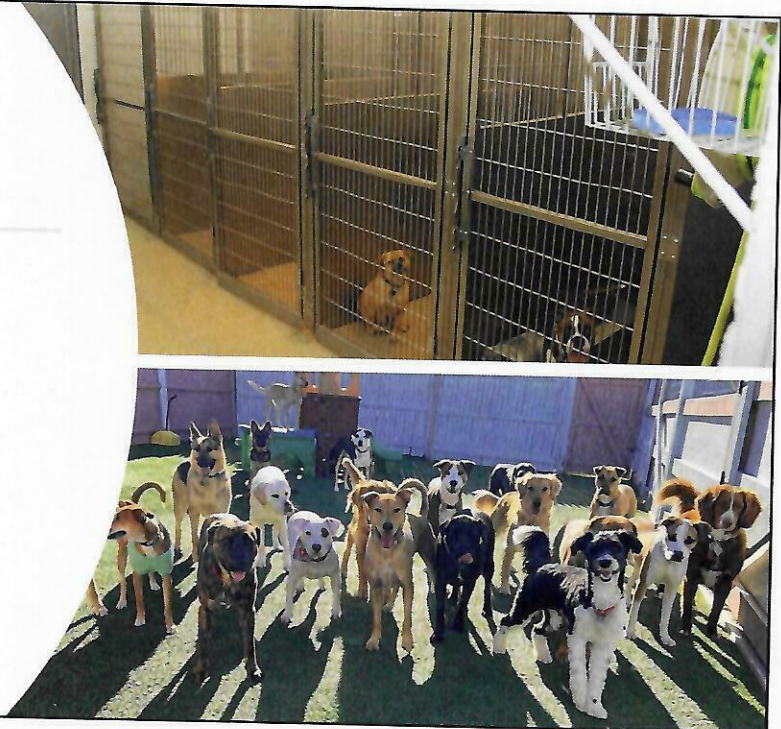
- **Kaio Quinan – Founder**
30+ years in mission-critical aviation technology as Director and Program Manager
Degrees from UCLA, Harvard & Stanford
20+ years dog owner; 2+ years as volunteer at Cobb County Animal Services
- **Luiz Tanaka – Investor**
30+ years as Business Owner in mission-critical aviation
20+ years dog owner
Experienced operator and technology investor
Longtime supporter of animal-care initiatives
- **Janira Belmiro – External Consultant**
15+ years in Business Management and Logistics; MBA from Concordia (Canada)
20+ years dog owner
2+ years as volunteer at Cobb County Animal Services
- **Anik Schelble – Manager**
10+ years in Business Operations; Business degree
2 year as a Dog Boarding Company Manager
20+ years dog owner
1+ years as volunteer at Cobb County Animal Services



3

Industry Problems – Traditional Kennels

- Small indoor kennels
- 15–40 dogs per play yard
- High noise transmission
- Stress on dogs & staff
- Unhappy neighbors
- Does not address the root causes of dog anxiety, leading to long-term dependence on medication and stressful owners
- Higher dog adoption return rates



4

Executive Summary

- Dog Friends Village is:
 - a rural style, quiet and stress-free (community, customers, dogs, employees and owner living in the property)
 - nature-focused dog boarding facility
 - preserve the land
 - provide safe and professional management
 - regulation-compliant care for dogs — all with minimal traffic and low impact.
- We respectfully request approval to operate:
 - under full-time on-site professional supervision
 - following strict safety, welfare, and operational standards in alignment with Douglasville Department of Agriculture requirements.



5

Dog Friends Village Solution

- A modern, quiet, humane model designed for rural compatibility with low density, acoustic control, supervision, and nature-based buffers.



6

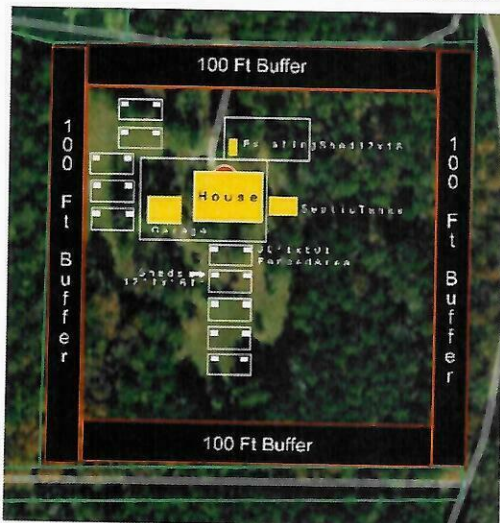
Setback & Buffer Compliance



- All operations ≥ 100 ft from property lines
- Noise-producing areas ≥ 150 ft from nearest home

7

Conceptual Plan



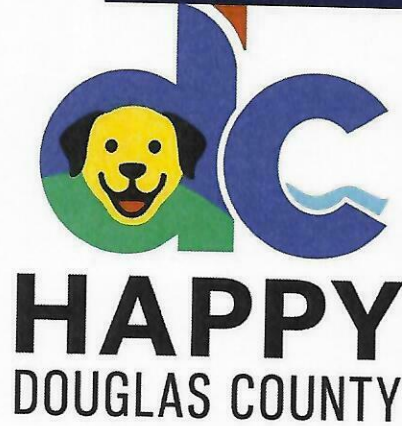
- All operations ≥ 100 ft from property lines
- Noise-producing areas ≥ 150 ft from nearest home
- Yellow parts – Existing buildings
- White Lines = Fenced Play areas 30 ft x 60 ft
- White Squares = Acoustic Isolated Sheds
 - Sizes up to 12 x 16 (It could be smaller)



8

Benefits for Douglas County and Community

- Creates 4–14 local jobs
- Boosts local businesses
- Opportunities for volunteer work and educational programs
- Generates tax revenue
- 10 acres preserved as natural buffers
- Noise far below traditional kennels for community and its dogs
- Adds neighborhood property values through high-quality service
- Very low traffic impact with solid benefits



9

Noise Management Plan

- **Engineering Controls:**
 - Acoustic insulation
 - Natural & engineered sound barriers
- **Operational Controls:**
 - Max 6 dogs per play yard at the same time
 - Separation by temperament, age, size, others
 - 24/7 relaxing music
 - AI cameras to detect stress and noise
 - 24/7 Decibel meters (<60dB day / <45dB night)
 - Dog location trackers
 - Automated lighting systems to avoid overstimulation
- **Humane Tools:**
 - Only vibration/sound collars approved by veterinarians to reduce barking in special cases



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**GHOSTS IN OUR MIND
ARE MUCH BIGGER
THAN THE REALITY**



Noise Reality



11



Play Areas for Small Groups



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Stress-Free 3-Zone Suite Design

- Indoor insulated acoustic room
- Covered outdoor area with acoustic design
- Open outdoor space (open from 9:00 to 19:00)
- HVAC, enrichment, safe surfaces



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Traffic Impact Statement

- 99% scheduled appointments (pick-ups and drop-offs)
- Max 4 cars per hour
- We offer pick-up & drop-off



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Waste & Sanitation Plan

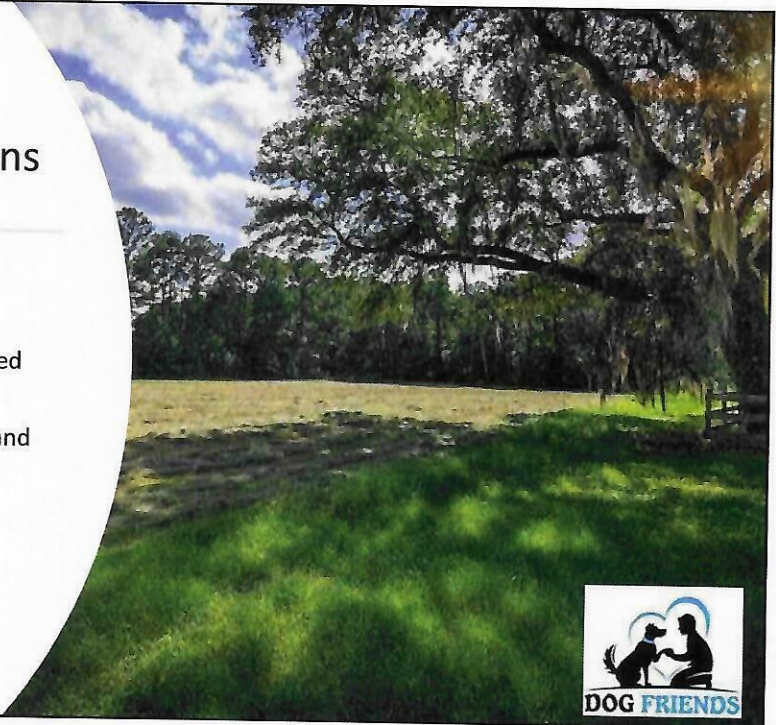
- Grounds thoroughly cleaned after each dog use
- Sealed waste containers stored indoors
- Professional waste collection at least twice weekly
- Eco-friendly, dog-safe cleaning solutions
- No runoff into soil, protected drainage zones



15

Environmental Protections

- Careful, minimal tree clearing
- Wetlands and flood zones fully preserved
- Quiet operations to safeguard wildlife and neighbors



16

Safety & Emergency Plan

- Owner onsite 24/7
- Fire extinguishers
- Evacuation plan
- Emergency veterinary partner
- Escape-proof fencing
- Cameras in all play areas
- Storm protocols and future tornado shelter



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Staffing Plan

- Owner/operator onsite
- 2 staff AM
- 2 staff PM
- Overnight supervisor
- 1 cleaner



18

Controlled Growth Plan

1. Slow, intentional growth to maintain a stress-free atmosphere for:
 - The community
 - Dog owners
 - Dogs
 - Employees
2. Operational ramp-up
 - Start: 10 dogs per day (average)
 - End of 2026: 40 dogs per day (average)



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Neighborhood Protection Measures

- Quiet design
- Large natural buffers
- No light spill onto neighboring properties
- No outdoor play before 9 AM or after 7 PM
- No outdoor activity at night
- Very low traffic
- Noise alerts & automated responses

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Summary

- Dog Friends Village is a responsible, low-impact, community-focused operation providing safe dog care while protecting neighbors, wildlife, and land.

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Special Use Permit Request

- We respectfully request approval based on:
 1. Noise control
 2. Traffic minimization
 3. Environmental protection
 4. Community-first design
 5. Compliance with all county ordinances

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Concept Plan & Survey Waiver Request

Special Use Permit Application – Dog Friends Village
5291 Driskell Dr, Winston, GA 30187 | Parcel 00230250004

1. Proposed Use Summary

Dog Friends Village is a low-impact, rural dog boarding and care facility designed to preserve the rural character of the area while minimizing noise, traffic, and environmental impact. Operations are professionally managed with the owner/operator residing on-site and supervising operations 24/7.

2. Site Layout (Concept-Level)

- Operational areas located a minimum of 100 ft from property lines and 150 ft from neighboring residences.
- Small-group dog play yards (maximum 6 dogs per yard).
- Indoor insulated dog rooms with covered outdoor transition areas.
- Existing driveway access only; no new road construction proposed.
- Parking limited to staff and scheduled appointments.

3. Environmental & Infrastructure Considerations

- Approximately 6+ acres preserved as natural buffer.
- No development in wetlands or flood zones.
- No significant increase in impervious surface.
- Existing septic and water systems utilized without expansion.

4. Noise, Traffic & Community Protections

- Outdoor activity limited to 9:00 AM – 7:00 PM.
- Continuous noise monitoring targeting <60 dB daytime and <45 dB nighttime.
- Appointment-only traffic with maximum 4 vehicles per hour.
- No light spill or nighttime outdoor activity.

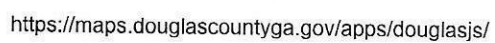
5. Survey Waiver Request

This Concept Plan is submitted at a preliminary, low-impact Special Use Permit level. No subdivision, rezoning, or new construction is proposed at this stage. Given the limited scope, preservation-focused design, and absence of boundary changes, the applicant respectfully requests a waiver or deferral of the requirement for a sealed boundary survey until such time that detailed site development or permitting is required. All setbacks, buffers, and operational areas will comply with county requirements and can be verified during later permitting phases if applicable.

Prepared by: Kaio Quinan, Applicant
Date: January 20, 2026



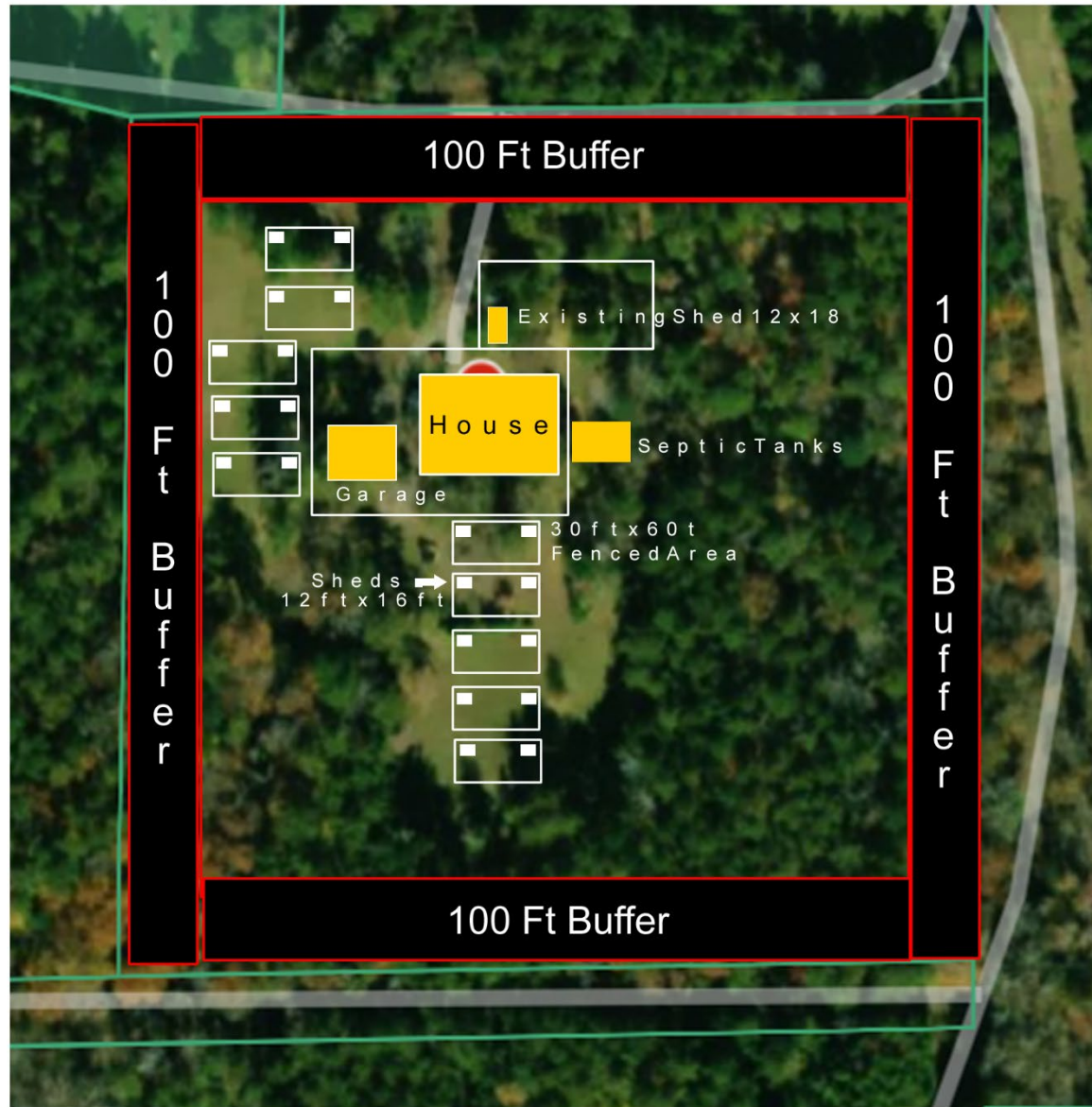
KAIO F QUINAN



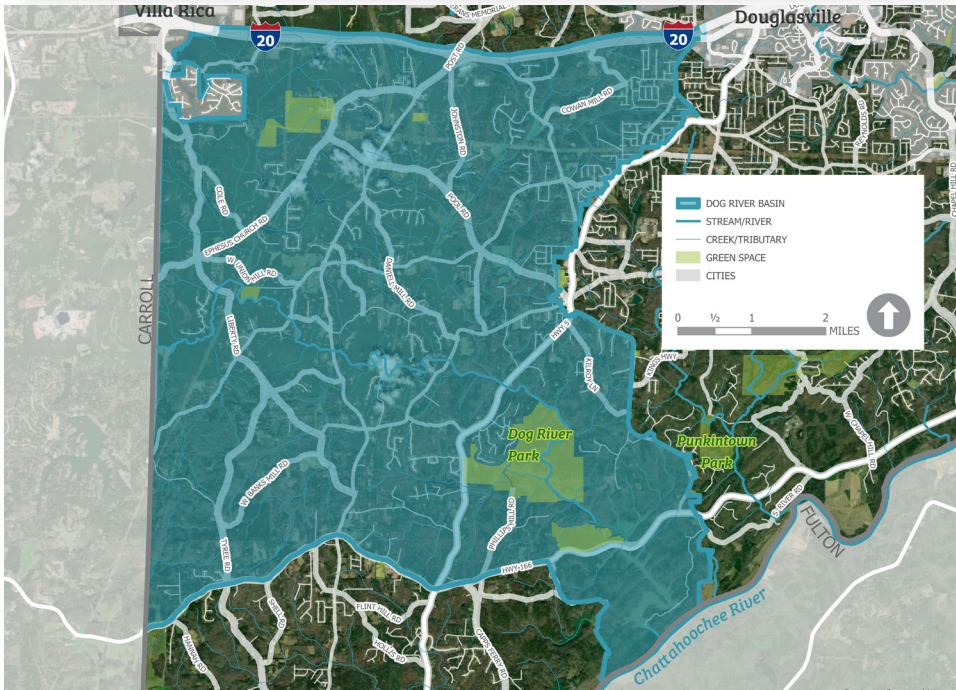
White Lines = New Fences

Yellow Parts = Existing Buildings

White Squares = New Sheds 12x16 ft



Dog River Basin



Dog River Basin

Description

The Dog River Basin limits development to protect the Dog River Watershed. Douglas County relies on the Dog River Reservoir as its drinking water supply, so preservation of water quality and quantity is a paramount consideration for policies and regulations of the county. Low-density residential uses will predominate in this area and non-residential uses are discouraged.

Small- and medium-sized farms in the area continue to operate with traditional activities. Some farms have incorporated agri-tourism opportunities into their operations. Rural-residential development, large lot single-family development, and some established single-family planned subdivisions comprise the predominant development patterns in this area. Density is largely achieved through the development of an accessory housing unit to a principal dwelling.

Landscape and vegetation to preserve the county's green canopy and rural character is required for all new development. Appropriate connections to the county's bicycle/pedestrian, automotive and transit networks will be evaluated for all new developments or changes to existing developments.

Current Character

- Rural and rural residential on large lots
- Dog River natural system
- Very little commercial or industrial
- Scenic Byway (Highway 166) passes through character area

Vision: A rural, low-intensity residential community characterized by natural areas and rolling farmland punctuated by county crossroads

Parks, Open Space + Trails Guidance

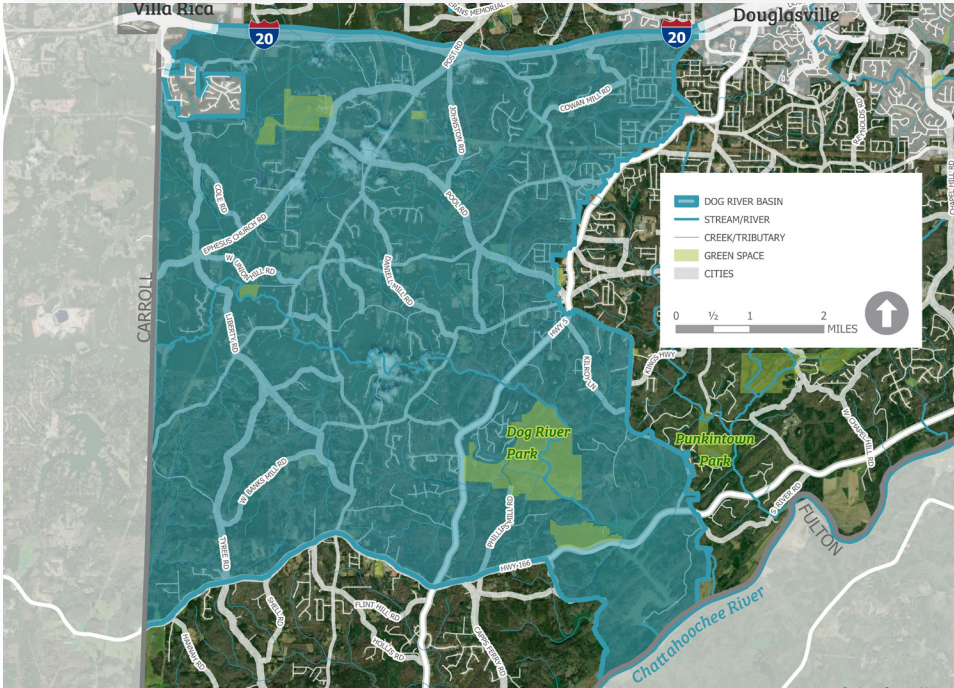
The Dog River Basin is rural in character with most residents having access to greenspace on their own property, so there is little demand for smaller, local parks; however, larger, community parks and conservation areas are appropriate in this character area. Trail connectivity is a community priority, particularly those connecting to existing parks and the Chattahoochee Riverlands.

Housing Guidance

- Rural Residential
- Suburban Low Density
- Accessory Dwelling Unit

The complete Comprehensive Plan Update can be found online at www.douglascountyga.gov.

Dog River Basin



Other Considerations:

- Density Transfer Program should be explored here
- Community desire/need for improved access to commercial services such as a grocery store
- Community desire to preserve natural areas and rural character

Future Land Use Changes Can Be:

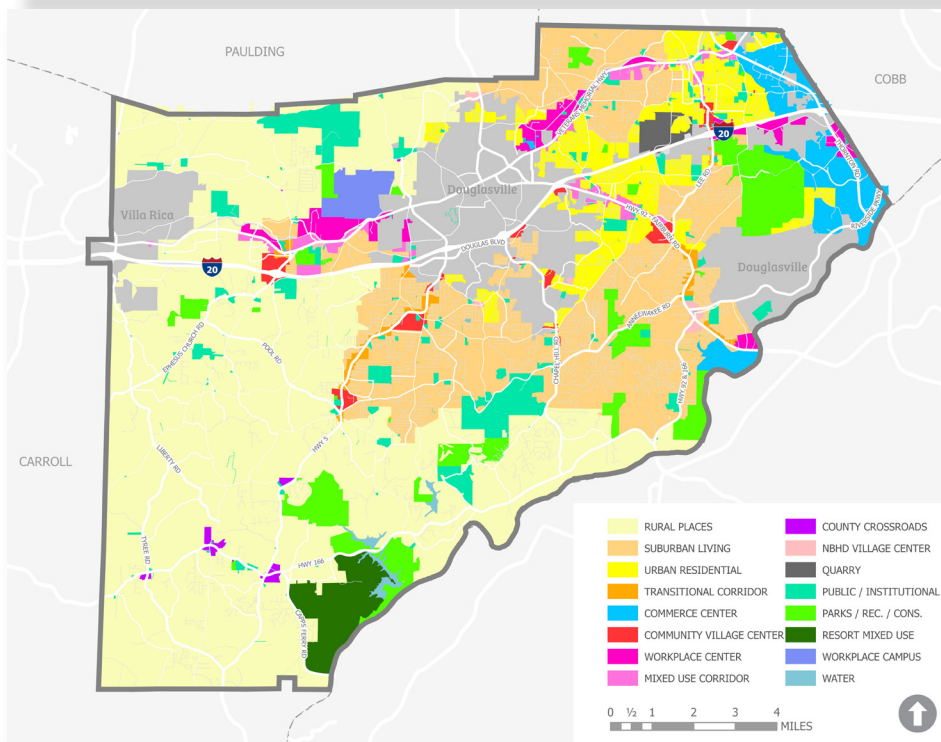
- Rural Places*
- County Crossroads
- Public/Institutional
- Parks/Recreation Conservation
- Transportation/ Communication/ Utilities

* Predominant Land Use(s)

Compatible Zoning Districts for Future Rezoning

- AG
- RA
- PUD (limited)

Rural Places



While considered largely suburban, much of Douglas County's identity is tied to its rural, small-town heritage and its pristine natural resources. Although large-scale farms are not a major use within the County, many smaller homestead, hobby-agriculture, and estate farms still exist. Active farming operations and agriculturally-oriented land uses are encouraged within the Rural Places FLU designation. Rural residential developments, including large lot single-family homes, are also appropriate and can accommodate modest residential growth. This FLU designation encompasses sensitive natural resources that require additional protection; thus, conservation activities to mitigate environmentally sensitive conditions are also encouraged within Rural Places. Areas within this category can accommodate limited "County Crossroads" type commercial in identified nodes; however, the intent of the Rural Places FLU designation is to preserve the County's scenic rural landscape and rural-residential community rooted in its agrarian history.

Policies and Implementation Strategies:

- Retain and conserve the rural character in the area
- Protect sensitive natural resources areas and encourage conservation
- Encourage and accommodate the further development of estates and mini-farms that are consistent with growth policies of Douglas and that blend into the overall fabric of the County
- In order to maintain and protect rural character, provide limited service levels to these areas, in terms of transportation and sewer improvements, and do not plan for sewer expansion

Primary Land Uses:

- Large homesteads on individual lots
- Large lot single-family home subdivisions
- Equestrian and golf club communities
- Master planned, single-family developments with an overall density of 1 unit per 3 acres (except within the Dog River Watershed Overlay area), including conservation subdivisions

Community Facilities:

- Typically lacks public water & sewer is not planned.
- Modest level of services planned due to low-density nature of the area.

Master Planned Developments:

- Single-family, agriculturally oriented and open space and master planned developments
- Small integrated commercial as designated.

Appropriate Zoning Districts:

- AG
- RA
- C-G
- OI-L Max 3,000 SF
- PUD

Character Areas:

- Resort Conservation
- Byway Reserve
- Dog River Basin
- Winston
- Rural Reserve
- Traditional Neighborhood