

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

May 5, 2026

APPROVAL of MINUTES

Approve the minutes from the March 31, 2026 meeting.

AGENDA

- S2026-23** **First Line Home Care & Medical, Inc.** A request for a Special Use Permit to allow a residential care facility located at 4130 Midway Road, Douglasville, 30134. Land lot(s) 836, District 18, Section 2 & Parcel(s) 5. Lot size: 1.52 acre(s). Application signed by Lloyd Onyirimba. Commission District #1.
- S2026-25** **Yoneida Rojas** – A request for a Special Use Permit to allow a short-term rental located at 6295 Hillpine Drive, Douglasville, 30135. Land lot(s) 99, District 2, Section 5 & Parcel(s) 112. Lot size: .45 acre(s). Application signed by Yonieda Rojas. Commission District #3.
- S2026-26** **Arezoo Vakili** – A request for a Special Use Permit to allow an auto body & paint repair and interior repair and maintenance located at 2795 Lake Monroe Road, Douglasville, 30135. Land lot(s) 129, District 1, Section 5 & Parcel(s) 189. Lot size: .76 acre(s). Application signed by Arezoo Vakili. Commission District 2.
- S2026-27** **J. Franklin Lee** – A request for a Special Use Permit to allow a single-family home on the amenities lot located at 5289 Brickleberry Way, Douglasville, 30134. Land lot(s) 702, District 1, Section 3 & Parcel(s) 35. Lot size: .20 acre(s). Application signed by J. Franklin Lee. Commission District #1.
- Z2026-28** **Laxminarayan, LLC** – A request for a rezoning from R-A (residential agriculture) to C-H (heavy commercial) to bring property into compliance located at 4333 Post Road, Winston, 30187. Land lot(s) 75, District 2, Section 5 & Parcel(s) 33. Lot size: .91 acre(s). Application signed by Sandip Pandya. Commission District #4.
- Z2026-29/S2026-30** **Marcus Arceneaux** – A request for a rezoning from C-H (heavy commercial) to L-I (light industrial) and a Special Use Permit to allow truck parking located at 13301 Veterans Memorial Highway, Douglasville, 30134. Land lot(s) 165, District 2, Section 5 & Parcel(s) 1. Lot size: 4.61 acre(s). Application signed by Marcus

OTHER BUSINESS

ADJOURN

March 31, 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, Chairman
Frank Payne, Vice-Chairman
Brandon Pennamon was absent
Orrick Curry
Melissa Polk
Chris Small
Larry Toney

BOARD OF COMMISSIONERS

Romona Jackson-Jones, Chairman
Mark Alcarez, Vice Chairman
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 Minter, County Attorney
Tiffany Stewart-Stanley

Mr. Simmons introduced the new Planning & Zoning Board member, Larry Toney who is taking over for District 3.

MINUTES

Mr. Simmons called for a motion for the February 16, 2026 Special Called Meeting and the March 3, 2026 zoning meeting.

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Mr. Payne made a recommendation to approve the minutes from the February 16, 2026 Special Called meeting and the March 3, 2026 zoning meeting. Mr. Curry seconded the motion.

Motion carries 6-0.

Recommendation is to approve the minutes from the February 16, 2026 Special Called meeting and the March 3, 2026 zoning meeting.

Commissioner Kenner-Jones made a motion to approve the minutes from the February 16, 2026 Special Called meeting and the March 3, 2026 zoning meeting. Commissioner Raxton seconded the motion.

Motion carries 5-0.

The minutes from the February 16, 2026 Special Called meeting and the minutes from the March 3, 2026 meeting are approved.

Ms. Duncan made a request to modify the agenda.

Ms. Duncan announced that the application for Foxfield, LLC has withdrawn. There will be no zoning action for this application.

Ms. Duncan also asked if Application Z2026-25, Meadow Hill, LLC can be moved to the top of the hearing order so that the people that have come to speak on that will have their moment to address the Board of Commissioners.

Mr. Simmons called for a motion to recommend moving Application Z2026-25 to the beginning of the agenda.

Ms. Polk made a motion to recommend moving Application Z2026-25 to the beginning of the agenda. Mr. Curry seconded the motion.

Motion carries 6-0.

Recommendation is to move Application Z2026-25 to the beginning of the agenda.

Commissioner Raxton made a motion to move Application Z2026-25 to the beginning of the agenda. Commissioner Kenner-Jones seconded the motion.

Motion carries 5-0.

Application Z2026-25 is moved to the beginning of the agenda.

Application Z2026-25

Meadow Hill, LLC – a request for a rezoning from R-A (residential agriculture) to PRD (planned residential development) for a residential subdivision located on Maroney Mill Road, Douglasville, 30134. Land lot(s) 455, District 18, Section 2 & Parcel(s) 1. Land lot(s) 547, District 18, Section 2 & Parcel(s) 4. Land lot(s) 554, District 18, Section 2 & Parcel(s) 1. Lot size: 50 acre(s). Application signed by Shane Martin. District Commission #1.

Mr. Cronan presented this application.

Discussion:

Compatibility with the PRD zoning district:

The applicants propose a 119-lot, single-family detached residential subdivision featuring 3 lot minimum amounts in their Overall Development Standards and Overall Development Plan: 20,000 sq. ft. lots (4), 15,000 sq. ft. lots (72) and 6,000 sq. ft. lots (43). The project site has three, distinct sections: the 20,000 sq. ft. lots terminate at the crossing of a creek, the segment between this creek and the powerline easement, and the segment subsequent to the powerline easement as one traverses North. The applicant has made an effort to both complement the existing segments with the proposed diversity of lot sizes and make compatible in size the lots adjacent and abutting the Bearden Landing subdivision.

The lots 2 & 3 at the entrance from Maroney Mill Rd and prior to the crossing of the creek do not necessarily provide for a consistent estate-lot (one acre or greater) feel that is common along Maroney Mill Rd, and these may be best incorporated as Accessory Dwelling Units to lots 1 & 119 to provide for the same density within the flexibility provided under the PRD district. This would also allow for an appreciable difference between these estate-size lots and the 15,000 sq. ft. lots that are subsequent to the creek crossing and fully distinguish each segment of the lot.

It is unclear the purpose of the request for a PRD absent a commensurate product type that would merit the distinction in zoning districts. PRDs typically are sought when flexibility of design is needed to propose unique or signature projects. The applicants derive much of their Overall Development Standards from the Unified Development Code, and it appears that the lot density at the specified lot sizes is the primary objective of requesting the PRD.

Recommendation:

Staff is recommending approval with conditions based upon the following Findings:

Findings:

1. The use will not modify the Comprehensive Plan.
2. The use will not modify the intent, purpose, or spirit of the Unified Development Code.
3. The use will not adversely affect the public health, safety, or welfare.

Conditions:

Staff is recommending the following conditions as items to be incorporated into the Overall Development Standards of the project:

1. The applicant shall install perimeter fencing located interior to the site along the 50' perimeter buffer as required under Article 4, Division I, Section 4.09 of the Unified Development Code. The fencing shall be composed of decorative stone or decorative aluminum or be clad in a stone or brick veneer and at least 6' in height. The fencing and natural buffer shall be provided prior to the issuance of any certificates of occupancy for any of the single-family detached dwellings.
2. The perimeter buffer shown on the site plan shall provide for a minimum of 80% opacity between the site and the adjoining properties. If the buffer is disturbed, any tree units removed shall be planted back so as to provide for a minimum of 80% opacity between the site and adjoining properties.
3. The submitted architectural elevations shall be revised to include one window for principal rooms on all facades of the structure. If a room extends to two or more sides, a window shall be provided on each side. A focal window shall be provided on at least 25% of all units. Bay windows shall be provided on at least 10% of all units. The remainder 15% shall be arched, round, or triple-hung.
4. Masonry shall be provided on all sides of the dwellings. Dwellings shall be constructed with a masonry watertable continuing on all sides. If a dwelling exceeds a single story, two-thirds of the front gables shall be clad in masonry or dwellings shall provide for masonry façade on all ground-floor facades.
5. Every single-family residential lot shall be provided with landscaping around the house consisting of shrubs. Shrubs are to be provided at a rate of 1 shrub for every 4' of length of house perimeter or portion thereof. Shrubs must be at least 12" tall (1 gallon) at the time of planting and be of a species that will normally exceed 2' in height at maturity.
6. The section of the Overall Development Standards that is titled, "Landscaping — All Other Lots" shall be removed. The applicant shall provide a front landscape strip for each lot at a rate of two trees per every 60' of road frontage. For all corner lots, if the placement of a tree would conflict with the placement of a driveway, the Director shall have discretion in determination as to the rate of trees appropriate for the lot(s) after demonstration of a hardship has been furnished to the Development Services Department. Shrubbery shall be provided at a rate of 3 shrubs per every 15' of road frontage. Final composition and sufficiency of the landscaping shall be at the discretion

of the Douglas County Arborist.

7. Street trees shall line the right-of-way along the non-lot-frontage portions of the site (excluding the powerline easement present on the property) and be provided at a rate of no less than 1 overstory tree per every 50' linear feet.

8. Minor modifications require review and approval by the Development Review Committee. In the event of conflict or disagreement of interpretation, the Director of Development Services shall have discretion to determine if the modification would require re-review before the Board of Commissioners for the modifications to the Overall Development Standards or Overall Development Plan. A reduction in the number of lots below 119 shall not require re-review before the Board of Commissioners.

Mr. Simmons opened the public hearing for anyone who wanted to speak in favor of this application.

Mr. Joe Fowler of P.O. Box 49 represented this application. He introduced the property owners Shane & Laura Martin, they have owned the property for over 25 years. Conner Thorpe and Paul Zachus are the builders.

My file was opened in November of 2024. The original plan was 145 lots. It then morphed into 195 lots. Now, with one exit only on Maroney Mill it's 119 lots. We've met with the neighbors a number of times. Most recently as last Thursday. As a result of those meetings we received conditions of zoning that the neighbors have requested. We approve of these with one exception. The exception is the condition that deals with the fencing around the property. The neighbors had asked for masonry fencing around the entire boundary. We have looked at what the county recommended and an aluminum fence with columns of discretion. More on that in a moment.

One of the request from one of the neighbors was that the properties that were part of the larger subdivision that gave access onto Prickett Road was a concern for them because it looked like we may come back in the future and ask for additional lots. Those properties have been sold to neighbors in the area. They have signed deeds. Those will be delivered as soon as we get the plat book and page number. That gives the neighbors who wanting assurances that it will never come back before you.

Mr. Conner Thorpe of Smith Douglas Homes also represented this application. They will be the builder and developer on this project. The only item of concern we have on your staff report is number 3. As it sits today, the home plans we submitted to the county does not conform with the window requirements. If I could ask that we run parallel with our land disturbance permit and get something back in front of the staff to get approval of this but as

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it sits today we don't have anything in our plan that would fit this requirement. I would ask if we could keep submitting different plans to the county to get approval.

We can do just about everything on the conditions. We do have our civil engineer looking at the perimeter fencing. We're fine with perimeter fencing around the whole track but we do have some topo on this property. We want to make sure it looks aesthetically pleasing.

Mr. Paul Zachus of the development team also represented this application. We started working on this maybe five or six months ago. We were originally proposing almost 200 lots. We didn't get a lot of pushback on the number but Ms. Duncan like the design. After many back and forths with our planning department, our engineers and our builders and current land owner, we were all in agreement that 119 lots would protect everyone. We are proposing single-family, owner-occupied homes. It's not apartments, condos or townhomes. It's not a data center. We have talked to the community. I've been in close contact with Judge Caldwell for almost six months on this. She could not be here tonight. We did have a meeting with the New Horizons Group. Commissioner Mitchell was there. The Tax Commissioner was there. Madam Chair came a little later. I don't think she heard our question and answer session. We stayed and answered every question that they had asked. We actually talked on Tuesday of last week and she was in favor of the project. She told me that she was at her Bible study.

I know there are folks here that are against this. I can assure that Mr. Martin has done everything in his power to protect his neighbor for 25 years. I know this because no one goes from 200 lots to 119. He makes a lot more money going from 200 to 119.

Most of the neighbors are protected by larger pieces of property. I did research of properties that touch this area.

Mr. Shane Martin, the property owner stated that I appreciate the county working with us on the designs. We did go with more lots. Hearing concerns from not only the County but also the neighbors with the second entrance, we elected to listen to everyone and downsize it to one single entrance for the 119 lots. I appreciate the correspondence with the neighbors. I want this to be a very nice subdivision for the county.

No one spoke else spoke in favor.

Mr. Simmons closed the public hearing for anyone who wants to speak in favor of this application.

Mr. Simmons opened the public hearing for anyone who wants to speak in opposition to this application.

Mr. Spencer East of 830 Prickett Road spoke in opposition to this application.

Mr. Scott Spencer of 769 Bearden Road spoke in opposition to this application.

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Ms. Cindy Pratt Davis of 4685 Maroney Mill Road spoke in opposition to this application.

Ms. Linda McDaniel of 700 Pricket Road spoke in opposition to this application.

Ms. Stacy Bradshaw of 862 Gresham Road spoke in opposition to this application.

Ms. Melody Wilcox Pratt of 2280 Pine Drive spoke in opposition to this application.

No one else spoke in opposition.

Mr. Simmons closed the public hearing for anyone who wants to speak in opposition to this application.

Ms. Polk asked Mr. Brian Keel from Douglas County Water & Sewer Authority what are the requirements in regard to sewer.

Mr. Keel explained given the property's proximity to existing sewer we will require them to connect to that sewer. Doing so will require that they build a pumping station. They have a couple of option of locations of where they can connect. The closest available sewer is in the Bearden Landing subdivision, immediately east of the proposed development. We also have a lift station on Maroney Mill Road that's a little farther away that they could connect to as well.

Ms. Polk asked is this a requirement for the property.

Mr. Keel replied yes, ma'am.

Ms. Polk asked are the builders and developers aware of this request.

Mr. Keel replied we've had that conversation with the engineer.

Ms. Polk asked Mr. Thorpe where is your position and understanding of the requirement.

Are you ready to move forward in that requirement?

Mr. Thorpe stated that assuming we get zoning we will submit full civil plans to the county. Michael Forlaw is the engineer on this from Southeast Civil Group. He's heading up all the connections and the lift stations. We put trust in him for the capacity issues and anything like that are met with. We are prepared to go ahead and submit for "CDs" pending zoning approval.

Ms. Polk asked the other property that he had mentioned where you would start your connection, have you had a conversation with those property owners as well.

Mr. Thorpe replied no, ma'am. Unless Mr. Forlaw has, I have not.

Ms. Polk asked do you have anticipation of plans of doing that, reaching out and having that conversation and what that mean to them.

Mr. Thorpe replied if that's the route we have to go then we would reach out to them, yes, ma'am.

Mr. Payne asked Bruce Mercer, Douglas County Department of Transportation Engineer can you give response to concerns with increasing traffic with your traffic studies.

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Mr. Mercer explained that the number of trips or visits in and out of a given entrance for this size development will be approximately 1, 139 daily trips. That equates to 89 in the morning and 121 in pm peak hours. To give you a comparison of how much volume is on Maroney Mill Road; on an average it's about 4,400 cars a day. Compare that to Hwy. 92, it's 26, 0000 a day.

Mr. Curry asked Fire Chief Allen some of the residents had concerns about emergency response. Is there a fire station out there or one in proximity?

Chief Allen stated that we do have two stations within three miles of the area. However, additional homes means additional call volume.

Mr. Curry asked Chief Allen one of the citizens stated that we don't have adequate emergency services and that we are down.

Chief Allen explained that nation wide fire departments are short of staff. We're no different than anyone else. Once again, additional homes, additional call volume.

Mr. Curry asked Mr. Cronan, the developer talked about the building and windows that needed to be changed and are willing to work with you on that. Can you explain that?

Mr. Cronan explained that the applicant submitted a set of elevations as a part of their Overall Development Standards. Typically, their Overall Development Standards bind them if they are approved. Staff is introducing some conditions to modify those elevations and typically those elevations aren't required until they get to the final plat stage and that means they will have to go through Engineering and the preliminary plat stage first and go through DRC and address all the technical aspects of it and then at the end is when they do their architectural pattern book review. We would ensure that those conditions are complied with at that stage. It gives them a little bit of time to get through the process.

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

Commissioner Mitchell asked Mr. Cronan to speak about the fencing and the natural buffer. Mr. Cronan explained that we heard from the citizens that generally want perimeter fencing and that's preferred and it's something that can mitigate offsite impacts and especially mediate view sheds from different properties. We are proposing a condition for fencing, interior to the site, along the buffer. The buffer is the south portion of the property. When you have a PRD district you have to provide 50' buffer for single-family developments. Commissioner Mitchell asked will this go around the property in its entirety, even dealing with the topo.

Mr. Cronan explained that it wouldn't go in the power easement. It wouldn't go in the stream or the buffers. Presumably they would have to grade as they need to for retaining walls.

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Commissioner Mitchell asked if this passes how would that work. Who would be the police buffer patrol?

Mr. Cronan explained that we would have the building inspectors go out. When they come for their Certificate of Occupancy, we will have the building inspectors check for that.

Commissioner Mitchell asked about the type of fencing.

Mr. Cronan explained that we are proposing decorative stone or decorative aluminum or be in stone or brick veneer in six feet height. We are giving them a little bit of option there. If you feel one is more appropriate, we can modify the condition.

Commissioner Mitchell asked Mr. Thorpe is this in line.

Mr. Thorpe explained that on the site plan on the northeast corner the topo is pretty severe. We have not done enough homework on grading plans and full civil design to know how a perimeter fence would work in this corner. Once we submit the LDP set, the county has to approve anyway, we'd like to show where we can and can't do the fencing around the perimeter on that set. We can't cross the creek with it. We want to leave as many trees around the buffer. To do the perimeter fencing we would have to grade that area and clear those trees out.

Commissioner Mitchell asked Mr. Cronan is this passes how would that work.

Mr. Cronan explained that we proposed the condition about opacity which is Condition #2. The perimeter buffer shown on the site plan shall provide for a minimum of 80% opacity between the site and the adjoining properties. If the buffer is disturbed, any tree units removed shall be planted back so as to provide for a minimum of 80% opacity between the site and adjoining properties.

Commissioner Mitchell asked if there were sidewalks in this plan.

Mr. Mercer stated that every proposed street within the development and along the property frontage Maroney Mill will require sidewalks on both sides of the road.

Commissioner Mitchell asked Mr. Fowler about the two deeds that sold off these two pieces of properties. Help me to understand that. Are you making them a part of these conditions?

Mr. Fowler explained that at the meeting on Thursday there was a discussion about ensuring that the property transfers took place because of the concern I mentioned earlier about whether or not Shane would come back and try to do an in-run on what the county approved. We asked for a survey to be prepared. Each parcel is about 4 acres and 7 or 8 acres. Those plats have been submitted to P&Z for approval. We don't have the plat book and page number yet. I have the deeds that were signed and photocopied and I can put them in the record right at this moment.

Mr. Acreman is buying on parcel and Mr. Kutcher is buying the other parcel. I talked to David and he said he is ready to write the check and we'll have the deeds ready to record as soon as we have the plat book and page number.

Commissioner Mitchell asked legal how to make it a part of the record.

Mr. Fowler explained as a condition of the zoning it would be that these deeds have to be recorded. No land disturbance permit would be issued unless these are recorded.

Ms. Duncan stated that if I understand the question correctly, just to clarify, if you are looking at the site plan, the only thing you are being asked to zone is what is in color. In terms of protection, I understand where the neighbors are coming from. It was the recommendation of staff that you need to button up these issues of selling these properties to the neighbors. But, I will say you are only being asked for zoning approval of what is in the color. What is not colored is the larger tracks and are not part of the zoning hearing.

Commissioner Mitchell asked we can't make this a condition of the two.

Ms. Duncan explained that you can make it a condition of approval. In my opinion that goes above our authority of what we can control.

Commissioner Mitchell asked in the build-out to make sure Fire/EMS can get into the subdivision, are we building this with the streets wide enough.

Mr. Mercer explained that the minimum pavement width for a subdivision street will be 24' wide which is what we build everywhere. One thing that we have taken into consideration, any time you increase the width beyond the asphalt or beyond 24' and get into 30', that increases speeding. I heard something about on-street parking. There's no on-street parking. There's no restriction on on-street parking in the code. A 24' wide paved surface is a standard minimum road width.

Commissioner Mitchell asked and this build out will be as such.

Mr. Mercer replied that it will be required.

Commissioner Mitchell asked if this would be an HOA community.

Mr. Thorpe replied yes, sir. We will have covenants and restrictions and an active HOA. Parking on the road will be fined.

Mr. Thorpe clarified that on the house plans on the windows as it currently sits today we don't have product just on #3 that fits what the staff is asking for. We're going back to the drawing board to get as close to something that we can come to an agreement on that.

Commissioner Mitchell asked what is that. I'm a little confused.

Mr. Thorpe explained that we buy a lot of our windows in advance. Bay windows are something that is done in the past, a long time ago. The focal windows, as a home builder we don't have them in our library to do.

Commissioner Mitchell stated I'm still confused. Maybe the other guys get it.

Commissioner Mitchell asked with the nine conditions that are being asked, if I heard you correctly there's one in question.

Mr. Thorpe stated that #3 is the only one.

Commissioner Mitchell asked the rest of them are good.

Mr. Thorpe replied correct. We will submit fencing. As long as the county will work with us with the topo where we could actually put the fencing on the LDP set to show where it will go.

Commissioner Raxton asked Mr. Mercer one of the concerns we heard from the residents is there are car crashes and a high degree of car crashes even onto their properties. What can be done to reduce even the car crashes especially if we're looking to increase the number of units introducing additional cars into a potentially new development.

Mr. Mercer explained that as I mentioned earlier the Maroney Mill carries about 4400 cars a day. I did a quick snapshot of accidents between Prickett Road and Huey Road which are kind of boarding the property on either side. In a two-year history I found only three accidents within the last two years. One was a deer hit, one was a side swipe and one was a roll-over at the top of a hill. If you expand back to five years, we have eight accidents. I'm looking at the area for the first half-mile to three-quarters of a mile on each side of the proposed entrance. What happens a mile or two east or west really doesn't go along with what this property is trying to prevent.

Commissioner Raxton stated I'm hearing some "ahhs". I'm not sure that is something to agree to but thank you for providing that information. Is there anything from a condition stand point that can be done to maybe help slow down traffic or speeding with introducing additional cars?

Mr. Mercer stated typically when you get into vehicle accidents, you are dealing with speed. That's not a DOT issue. That's an enforcement when you get into the Sheriff's Department. I've traveled down Maroney Mill Road many times. I think anybody that's in attendance have traveled the same way and probably hasn't had an accident. It has to do with speeding and driver control and driver awareness. It's a 45 mph road. It's a minor arterial. To orchestrate to something to alter the speed or check the speed, I'm not aware of anything right now. Again, if you ran just numbers and I know I'm talking just a small snapshot that I took because I wanted to address the parcel we're talking about. If you look at an overall number of 4,400 cars a day for two years, for three accidents, the numbers are rather small.

Commissioner Raxton asked Mr. Cronan is this property in a flood plain and if so will it increase insurance costs.

Mr. Cronan stated I would defer to Travis with the discussion of the flood plain. The property does have a little bit in the northeast and northwest section.

Mr. Travis McDonald explained that there are small portions of flood plain in the property. There are storm water controls that WSA will regulate as far as the amount of run-off that gets to the creek from the developed property that is supposed to keep flood plain the same before and after. As long as the flood plain stays the same over time, one property does not affect the insurance rates of the next property over. The flood plain here is fairly

narrow. The topo is steep so as the water rises the water doesn't have room to spread out. On something like this I would not expect the flood plain to change significantly.

Mr. Keel stated that Travis is correct. The site plan that was submitted with the packet does not show the construction of any homes proposed within the footprint of the flood plain. Insurance would not be affected.

Commissioner Raxton asked Mr. Cronan about imposing a 10% rental cap. Is that something that is enforceable.

Mr. Cronan explained that we have a 10% maximum for the developer as they develop these sites that only allows for 10% of the sites can be for rental. We haven't heard from the applicant with their intent to set aside a percentage for rental. We do check the covenants to see if there's any clause related to rental and how that is treated but that only extends to the developer as they are developing the property and maintain those properties if they decide they are going to have a property management company take over or if they will sell the lots as fee simple lots.

Mr. Thorpe explained that most of our neighborhoods in the state we will have a 10% rental cap and we do hire our a third party once we turn over the HOA to the homeowners. We will fund the HOA until we get down to the finish line of our last home closing and then the third party HOA that takes over will enforce that no more than 10% can be rentals.

Madam Chair asked Mr. Keel asked how close the lift station will be to particular residents. Mr. Keel replied it will be in the back, northwest corner of the neighborhood. Down by where the stream crosses the subdivision. I don't know the proximity to the neighbors but it's one of those call-outs on the right corner of the page.

Madam Chair asked Mr. Keel can you talk about some of the challenges and pros & cons of a lift station.

Mr. Keel explained that a lift station is a pumping station to pump sewage. When the topography does not allow sewage to flow down hill through a pipe then we have to pump it here in Douglas County where we are blessed with an abundance of topography. It's a lot of up and down hills. We do have to use lift stations to convey sewage. It's primarily and underground structure. An above ground you are likely to see a generator or a radio antenna and odor control.

Madam Chair stated that I know folks are concerned about odor.

Mr. Keel explained that as far as impacts to the neighbors they are not loud, they don't generate smell, they can be constructed so that they are not an eye sore with vegetation and screening. They are not uncommon in subdivisions.

Madam Chair asked Mr. Thorpe about the fencing. I know the topo can be challenging in some of the areas. Those houses that are close to the flood plain are you considering

retaining walls or anything like that? I sit up on a flood plain in my subdivision and I enjoy looking down at the area that can't be developed.

Mr. Thorpe explained that we won't know if we need a retaining wall or how big it will be until we get into the civil design stage of the property. There could be a retaining wall on that slope if you are looking at the northeastern part of the property. There could be smaller ones throughout the property. Once we get into the grading plan a little more, you will obviously review that to see where they are before they approve it.

Commissioner Alcares asked Mr. Thorpe to go back to the site plan and asked the size of the lots in purple.

Mr. Thorpe replied the purple lots are 10,000 square feet, the frontage lots are 20, 000 square feet coming into the subdivision and then 10,000 square feet around the perimeter and back side of the property and then 8,000 square feet in the orange in the middle of the property.

Commissioner Alcares stated I guess you guys laid it out to get more capacity in the subdivision is the reason why you changed those lots in the orange.

Mr. Thorpe explained I may have to revert to Shane but once we were down from the 190s we were still trying to get a number that worked for both of us. That was probably the main reason, yes, sir.

Commissioner Alcares stated that sometimes when you come into a subdivision there's consistency to lot size. I just noticed in the horseshoe that those are really packed in.

Madam Chair asked Mr. Mercer are there any enhancements planned for Maroney Mill. You said the traffic study reveals 4,400 cars. Is there any way we can't put some flashing lights along that corridor, yellow lights to slow it down.

Mr. Mercer explained that I think the most critical area near this particular site is over near Prickett Road. There's a vertical and horizontal alignment there. I know in the past we've had some accidents but we've increased the signage through there with larger chevron signs. We've tightened them up so that you could be more aware that you're traveling through horizontal. We can look at adding larger signs, more signs or even consider something if it's warranted for a flashing beacon to advise the severity of the curve.

Madam Chair stated I would like to have a flashing beacon.

Madam Chair asked Commissioner Mitchell are you ok with a flashing beacon. I want to bring attention to the speed limit and then also the curve.

Mr. Mercer stated that it would flash 24/7.

Madam Chair stated it would probably be in someone's bedroom

Mr. Mercer stated it would be in someone's bedroom.

Mr. Mercer stated, let us take a hard look at the more accidents in the area and maybe an elongated picture. Typical traffic improvement designs are at least a two-year minimum. That's what I looked at initially. But we've made other improvements in different areas of

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the county with adding additional chevrons that guide you through curves. We've added multiple heights, multiple sizes to get greater impact that we've seen improvement. I'm not opposed to doing that at all. That way it's not a continuous flashing item.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion for Application Z2026-25.

Mr. Payne made a motion to approve Application Z2026-25 with conditions. Mr. Curry seconded the motion.

Ms. Polk asked about the conditions listed and the builder says they can't do #3. How can we approve this with those recommendations when the party is saying they can't meet that as of yet but can't attest to that. How does that work?

Mr. Cronan stated I would refer to Condition #8: Minor modifications require review and approval by the Development Review Committee. In the event of conflict or disagreement of interpretation, the Director of Development Services shall have discretion to determine if the modification would require re-review before the Board of Commissioners for the modifications to the Overall Development Standards or Overall Development Plan. A reduction in the number of lots below 119 shall not require re-review before the Board of Commissioners.

If it's something we can review as a minor modification, for instance if bay windows don't work out on 25% then we can propose a focal window and we can usually work that out through the Development Review Committee without having to bring it back before the Board of Commissioners. If it's the discretion of the Development Services director to approve it. That's one way we try to work through these conditions where they are tied to a site plan or elevations or something to that affect. If something changes, they don't always have to come back to the Board of Commissioners if it's a very small, minor change whether technical or aesthetic.

Mr. Simmons added that Condition #8 does add "wiggle room" for DRC to make changes based on conversations with the developer.

Motion carries 6-0.

Recommendation is to approve Application Z2026-25 with conditions.

Commissioner Mitchell made a motion to approve Application Z2026-25 with conditions.

Commissioner Kenner-Jones seconded the motion.

Motion fails 1-4.

Commissioner Raxton made a motion to not approve Application Z2026-05.

Madam Chair stated you forgot the conditions.

Commissioner Raxton added the conditions to the motion.

Ms. Duncan stated you do not need the conditions if your motion is to deny.

Madam Chair asked Commissioner Kenner-Jones are you ok. I think we have a problem.

Commissioner Mitchell stated she thought I didn't include the conditions. I said the conditions and findings as stated by Zoning.

Madam Chair stated I didn't hear that.

Commissioner Mitchell stated that I actually said the conditions and findings as stated by Planning & Zoning.

Madam Chair asked do we need to call another motion.

Commissioner Alcarez stated we have one on the floor.

Madam Chair asked Commissioner Raxton to call his motion again.

Commissioner Raxton made a motion to deny Application Z2026-25. Commissioner Alcarez seconded the motion.

Motion fails 2-3.

Commissioner Mitchell made a motion to approve Application Z2026-25 with conditions.

Commissioner Kenner-Jones seconded the motion.

Commissioner Kenner-Jones apologized for the confusion. I did not hear you say with conditions the first time. I was not going to vote in favor of approval of the conditions if they were not included.

Motion carries 3-2.

Application Z2026-25 is approved with conditions.

Application S2026-20

Nicholas Gomez – a request for a Special Use Permit to allow a short-term rental located at 3357 Saddleton Way, Douglasville, 30134. Land lot(s) 633, District 18, Section 2 & Parcel(s) 37. Lot size: .73 acre(s). Application signed by Nicholas Gomez. Commission District #1.

Ms. Glynn presented this application.

Existing Conditions:

The parcel includes a 1,638 sq. ft. (heated) single family detached dwelling unit with three bedrooms. The residence was built in 1988 within the Country Park subdivision.

Findings:

Staff is recommending approval 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.

March 31, 2026

Mr. Nicholas Gomez represented this application. He stated that he and his wife own this property and see this as a way to bring more people to this community. We don't want to disturb the nature of the neighborhood. We won't allow parties or parking on the streets. We are open to hear anyone who wants to share their concerns. We want to be respectful to everybody.

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

Mr. Curry asked Mr. Gomez are you in an HOA community.

Mr. Gomez replied there is no HOA.

Mr. Curry asked have you talked to your neighbors.

Mr. Gomez stated the only one we spoke to was the neighbor that lives at the front of the community. He wasn't opposed to it but just wanted to know more about it. We're going to require a two-night stay which prevents people who wanted to party.

Mr. Curry asked will you stay there.

Mr. Gomez explained that we live there and we're going to rent out a portion of the home.

Mr. Curry asked how many guests will you have at a time.

Mr. Gomez stated it will be a maximum of four people. We have a driveway that can fit two cars. One will be for the guests and one will be for me and my wife.

Mr. Payne asked if the guests will have access to a kitchen or will that be a separate area.

Mr. Gomez stated it would be a separate area. They will have one bathroom. We're planning on dividing the home with a secure door.

Mr. Payne asked if it were one bedroom or two.

Mr. Gomez stated that it will be one bedroom. We can call it the family room. At some point in history this was the garage.

Mr. Payne are you registered with AirBnB.

Mr. Gomez replied yes, sir. We have an account.

Ms. Polk asked how long have you owned this home in Douglas County.

Mr. Gomez replied for six months.

Ms. Polk asked you moved here to Douglas County and purchased the home and then within six months of purchasing it you felt you would rent it out or did you purchase the home with the opportunity to do that.

Mr. Gomez explained that when we purchased the home we just wanted it to be the both of us. Right now, it's just me and my wife. It's a big house just for two people. So, we decided we didn't need the whole side of the house. The guest will have their own entrance. We noticed that we can have a home with just the both of us and still share it with other people.

Ms. Polk asked do you own any other properties in Douglas County or any other county.

Mr. Gomez replied I don't.

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

March 31, 2026

There were no questions from the Board of Commissioners.

Mr. Simmons called for a motion for Application S2026-20.

Mr. Payne made a motion to recommend approval of S2026-20. Mr. Curry seconded the motion.

Motion carries 6-0.

Recommendation is to approve Application S2026-20.

Commissioner Mitchell made a motion to approve Application S2026-20. Commissioner Raxton seconded the motion.

Motion carries 5-0.

Application S2026-20 is approved.

Application S2026-21

Makhan Singh – a request for a Special Use Permit to allow a convenient store without gas pumps located at 181 (177) Maxham Road, Lithia Springs, 30122. Land lot(s) 257, District 18, Section 2 & Parcel(s) 22. Lot size: 2.22 acre(s). Application signed by Makhan Singh. Commission District #2.

Ms. Duncan presented this application.

Existing Conditions:

The building is a neighborhood shopping center that was constructed around 1989. It has been occupied by several different types of commercial businesses over the years. The building contains 9,000 sf of space and includes multiple leasable suites.

Summary of Proposal:

The applicant proposes a convenience store within an existing commercial tenant space.

Discussion:

Staff has no outstanding concerns for a convenience store to occupy this location.

Recommendation:

Staff recommends approval.

Findings:

1. The special use permit will not modify the intent, spirit or purpose of the Unified Development Code or Comprehensive Plan.
2. The special use permit would not adversely impact public health, safety or welfare.

We are not recommending any conditions of approval with this.

Mr. Makhan Singh of 177 Maxham Road represented this application. He stated that he wanted to move to Marietta to Douglas County to open his store.

No one spoke in favor of this application.

Mr. Thurman Smith represented the family that operates the convenient store at the corner of Old Alabama Road and Maxham Road. He spoke in opposition to this application. He stated that the owner of the property is an LLC as shown by the tax record and the deed record. However, the application was not signed by the owner in a corporate capacity. Apparently signed by a member of the LLC. Also, the notices given identifies the property by two addresses: 177 & 181 Maxham Road. It also identifies the property as being 2.2 acres. It appears that only one of the store areas is to be converted to a convenient store and not the entire six units. Finally, I looked at the Development Code. I calculate that the number of parking required for a six-unit building.

Mr. Fred Savano of 131 Maxham Road spoke in opposition to this application. He stated where he wants the zoning is a small strip. The only parking over there may be twelve or thirteen. They will park in my parking lot and take away from my parking.

Mr. John spoke in opposition to this application. He stated that if someone is coming into my parking lot they buy their stuff and they leave. They don't park for five or ten minutes.

Mr. Simmons asked are you speaking in opposition.

Mr. Simmons stated speaking in favor is closed.

Ms. Melody Wilcox of Pine Drive spoke in opposition of this application. Douglas County has approximately one fuel stop and convenient store per every square mile. How many more could we possibly need?

No one else spoke in opposition to this application.

Mr. Simmons closed the public hearing.

Ms. Polk asked Mr. Singh in regard to knowing that there are other convenient stores within a very close proximity. Can you tell me something unique that you are going to provide inside of your requested convenient store that gentleman behind you may not propose to have.

Mr. Singh explained that he had a couple of customers from Marietta move to Douglas County and request that he open here.

March 31, 2026

Ms. Polk asked so you are not necessarily offering Douglas County residents anything unique. You're basically just coming because people are saying his prices are too high. You want to have a convenient store with your prices lower to receive that benefit.

Mr. Singh replied yes.

Mr. Simmons asked Mr. Singh if I'm not familiar with that area but you have a Shell Station and a Marathon or a Chevron almost directly across the street, correct? Why do we need another convenient store?

Mr. Singh replied because the customers offered to open that. That's why I'm coming close to them.

Mr. Payne asked are you presently open. I passed by there and there's an open sign.

Mr. Singh replied no.

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

Commissioner Kenner-Jones asked are you going to be offering traditional style convenient store food like potato chips, quick things, hot dogs. Any healthy foods.

Mr. Singh replied no.

There were no more questions from the Board of Commissioners.

Mr. Simmons called for a motion for Application S2026-21.

Mr. Curry made a motion to deny Application S2026-21. Ms. Polk seconded the motion. Motion carries 6-0.

Recommendation is to deny Application S2026-21.

Commissioner Kenner-Jones made a motion to deny Application S2026-21. Commissioner Alcarez seconded the motion.

Commissioner Kenner-Jones stated that it's not that we are opposed to convenient stores but they are over their use in Douglas County. I know when it says that we're looking at adverse impacts to public health they are talking about nuisance, noise, things like that. But we also need to shift that to what does your overall public health look like. We already have a diabetes epidemic. We have obesity and fetal mortality in Douglas County. We are rated a D- by the March of Dimes and a lot of that is triggered by improper access to healthy and appropriate foods for families. We can't keep approving convenient stores that are not bringing anything that will help raise the public health and welfare of our community.

Commissioner Alcarez stated that we want our small businesses to grow and to over saturate with gas stations but we want to see something different. Not the same product right across the street, the car washes, gas stations. We could go on for quite a while.

Motion carries 5-0.

Application S2026-21 is denied.

Application S2026-24

Tracy Gazzola – a request for a Special Use Permit to allow a short-term rental located at 5992 Fielder Way, Douglasville, 30135. Land lot(s) 34, District 2, Section 5 & Parcel(s) 110. Lot size: .50 acre(s). Application signed by Tracy Gazzola. Commission District #3.

Existing Conditions:

There is an existing 2, 073 sq ft single-family detached dwelling. It was constructed in 2018 in the Crowley Woods subdivision.

Summary of Proposal:

The applicant proposes to use the property as a short-term rental.

Discussion:

The use must not alter the principle character of the property as a single-family residence.

Recommendation:

Staff recommends approval of the Special Use Permit request based on the following

Findings:

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.

Ms. Tracy Gazzola of 5992 Fielder way represented this application. She stated she would like the special permit to do an AirBnB out of a room in her house. I'm single and my kids are in college. I've already applied for the AirBnB.

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

Mr. Curry asked Ms. Gazzola is your property in an HOA community.

Ms. Gazzola replied no.

Mr. Curry asked have you spoken to your neighbors.

Ms. Gazzola replied yes. They were all in favor.

Mr. Curry asked you have a pool so when you have your Airbnb will you be there or will you be gone for a certain time.

Ms. Gazzola replied I will be living there and they will not be allowed to use the pool if I'm not home.

Mr. Curry asked about parking.

Ms. Gazzola explained that I have a five-car driveway.

Ms. Polk asked how long have you resided here in Douglas County.

Ms. Gazzola replied around 30 years.

Ms. Polk asked and this home that you are proposing to do the AirBnB.

Ms. Gazzola replied eight years.

Mr. Payne asked do you have separate utilities, bathrooms. Tell us about the house.

Ms. Gazzola stated that it's a four-bedroom house. I built out the room above the garage.

It's a 2,400 square foot house. On one side of the property, it has two rooms with a "Jack & Jill" bathroom. I'm on the other side of the house. The kitchen is shared.

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

Commissioner Raxton asked if there will be on-street parking allowed.

Ms. Gazzola replied there will not be.

Commissioner Raxton asked how many renters per stay.

Ms. Gazzola replied just one or two. I'm looking for travel techs or business people that are passing through Douglas County.

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 approval of Application S2026-24. Mr. Payne seconded the motion.

Motion carries 6-0.

Recommendation is to approve Application S2026-24.

Commissioner Raxton made a motion to approve Application S2026-24. Commissioner Kenner-Jones seconded the motion.

Motion carries 5-0.

Application S2026-24 is approved.

Application S2026-26

Show-Cause Hearing: 3061 Bowden Street Requested Action

A show cause hearing for the property located at 3061 Bowden Street, Lithia Springs, 30122.

Land lot 316, District 18, Section 2 & Parcel 23 to allow an auto repair shop in the C-H (heavy commercial) zoning district. Lot size: .41 acre(s). Commission District !.

Ms. Duncan presented this application.

Existing Conditions:

The property received approval of rezoning and special use permit in 2022. The applicant commenced the business without making the required improvements. The property was presented to the Board of Commissioners in December 2023 for a show cause hearing on the failure to implement required improvements. The Board confirmed the approval of the special use permit with the specified conditions.

Summary of Proposal:

The applicant is requesting relief from conditions of approval of S2022-48. The property has not come into compliance with required improvements stipulated by DRC, including:

- Required clearance where the septic is located so that cars cannot park or drive in the area;
- Required driveway and sidewalk improvements;
- Required fence installation around the property;
- Required building permits for new accessory buildings.

Discussion:

Since the original approval and first show cause hearing, steps have been taken toward compliance. Environmental Health did consult on the septic tank and identify the areas to be fenced off from automobiles. However, it does not appear that the area has been fenced.

The current property has coordinated with DRC about the required improvements to site fencing, access, driveways and sidewalks. It does not appear that any of those improvements have been made, though some improvements to the perimeter fence have been installed.

The current owner moved a new structure onto the property without permits. It is located in violation of setbacks, and no application has been submitted for variance to the setback requirements.

A complaint was received by Code Enforcement about paint fumes venting toward an adjacent residential property. Upon follow up by Code Enforcement, the numerous outstanding issues were identified. After consulting with the property owner, the Director determined that the property needed to be returned to the Board of Commissioners for a show cause hearing.

Findings:

- The use will not modify the Land Use Plan or the intent, purpose or spirit of the Douglas County Unified Development Code.
- The proposed use is consistent with the Comprehensive Plan future land use categorization of this property as within the Mixed-Use Corridor area incorporating a mix of commercial and residential uses.
- The granting of the special use permit will not adversely affect the public health, safety or welfare.

Conditions:

1. Additional site improvements for paved parking or driveways and for construction of accessory facilities will require review and authorization prior to installation by the Development Review Committee (DRC). The applicant will coordinate with the DCDOT for access point alterations and other issues along Bowden Street.
2. Parking for vehicles awaiting or having just completed repairs/ servicing must be entirely screened from view from any adjacent property by a solid masonry wall, imitation-wood

vinyl fence or polymer composite based material opaque fence at least eight feet tall. No on street parking along or in the public right-of-way shall be permitted.

3. The site shall be developed in such a manner as to maintain a safe vehicle-free area over the septic tank and field lines serving the premises.

4. No vehicle dismantling or scrap parts recovery activity shall be permitted and no inoperable junk vehicles shall be stored on the property at any time.

5. Vehicles under repair or maintenance at an enclosed automotive repair shop may not remain on the property for more than 180 consecutive days.

6. Accessory structures placed on the property shall apply for a building permit and any variances needed to accommodate the placement of the structure. Should permits or variances not be obtained, the structure must be removed.

7. No portion of the facility shall vent toward a property used for residential occupancy.

8. The property shall be fully compliant with these conditions and all other applicable regulations within six (6) months of this approval. Upon a finding of good-faith progress, the Director may extend the approval for an additional six (6) months.

9. This approval shall be valid for twelve (12) months unless an extension is otherwise approved by the Board of Commissioners.

Mr. Aaron Jackson of 3061 Bowden Street represented this show-cause hearing. I am aware of everything that is going on and I'm working to handle a lot of it. I like the area and I live in this area as well and want to stay here.

Ms. Shadaye Shelton spoke in favor of this application. I am Mr. Jackson's assistant. We have been working very diligently with Ms. Duncan and others to bring the property into compliance. We have had a little bit of a kickback dealing with the civil engineers but we have everything we need today to move forward with the site plans.

Mr. Simmons asked are you comfortable with the conditions as proposed and will be able to satisfy those within six months to a year.

Ms. Shelton replied we're looking at more of a year timeline but yes, sir.

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

Mr. Curry asked Mr. Jackson what type of business are you opening there.

Mr. Jackson replied paint and body.

Mr. Curry asked have you received any complaints from your neighbors.

Mr. Jackson replied not one.

Mr. Jackson stated that the fence is required to be eight and six. We were waiting to come here to see if the six would be feasible versus the eight because you can't see, the reason for the eight is for traffic not to be able to see into the business. You can't with the six-foot fence now. If it needs to be eight we can make it eight.

Mr. Simmons asked Ms. Duncan I thought six-foot fence was code.

Ms. Duncan replied for residential. This is in a commercial district. Mr. Jackson is correct. I think the intent behind the eight-foot fence was to make sure it clearly screened everything. I'd also say in 2022 I looked back at my old staff report and there was a bit of an inconsistent fencing around the property. Staff would be amenable to changing the condition to allow a six-foot fence that is remained in good repair. It has been our observation that even though the fence has not been consistent it does achieve the intent of the code. When I say it's not consistent all the material is not the same.

Mr. Curry asked Mr. McDonald could you go over what they are working to try and resolve based on the application.

Mr. McDonald explained that we met with them a number of times. Early in the process they didn't fully understand the requirements we were giving them. As we visited the site and said you're still not doing what we're asking they've come back and asked for clarification for what they are asking for. They have made some good improvements to the property. We've been trying to work with them when they are improving the property to make sure they are headed in the direction that we need them to go in.

Mr. Curry asked do you see through the process that is going on that they will be able to meet that 12-month requirement.

Mr. McDonald replied I'm confident that they understand what we're looking for much better than they did much earlier in the process. That makes me hopeful. As long as they can work with an engineer that also understands what we're looking for then we can get to where it needs to be.

Ms. Polk asked in regard to some of the requirements such as the driveway and sidewalk improvements, can you expound on what those requirements are.

Mr. McDonald explained that the sidewalk requirement is anytime someone is doing a development in Douglas County, they will have the requirement to have sidewalks along the frontage of the property. There is an Enterprise Rent-a-Car down the street that within a year or so they had to put in sidewalks. There's a good amount of foot traffic in that area. We feel sidewalks would benefit that area. It's a good bit of frontage because they are on a corner lot. We also have been working on them to make sure their driveway is in a safe condition. I think the interior of the property is gravel but we're going to need some pavement. We don't want the gravel washing into the road. They need to get a civil engineer to produce some plans to show how that will be done.

Ms. Polk asked Mr. Jackson what is the time frame between you acquiring the property and being informed of the delinquencies or out of compliance to repairs started happening and today's date.

Mr. Jackson explained I acquired the property back in 2024. We started working on this at the top of 2025. I have the paperwork from the civil engineers and there are a lot of issues of how things can and can't be done. That's why he said we had a lot of trips back and

forth. I have engineers say one thing and what's required from you guys doesn't line up with what they were saying. I have the paperwork from the civil engineer that there is fiber going across and a sidewalk can't go there. We had Douglas County come out just the other day and wanted to re-transition some of the run-off. We've done that. I just redid a new fence. The gravel that he was speaking of had to wait until the septic tank was cleaned because they had to dig. I just replaced three septic tank tops. I replaced a whole line.

Ms. Polk asked about the requirement for ventilation and paint fumes. That can be an environmental health hazard. What are your plans for correcting from going in a residential direction?

Mr. Jackson explained that our paint fumes go up and out the roof. All of our neighbors, even the residential and commercial, we all communicate with them. We know each other. I do work for a lot of them. I've never heard a complaint. The day Code Enforcement came was a shock to us and no one is here.

Ms. Polk asked Ms. Duncan in regard to the complaint of the fumes, a complaint would be someone who is within the vicinity of it of a residential area if I'm correct on that and the second part of my question is that is the ventilation of the paint, is that somewhat of a code in regard to the usage of the land in its purpose.

Ms. Duncan stated that in regard to the specific complaint, I don't have the record of when it came into Code Enforcement. If that is something that you would need us to provide then we would certainly provide what they have. I had turned this over to Code Enforcement for not being compliant with its conditions and then it kind of got to the top of the radar again when there was the complaint received about the paint fumes. If there was an impact statement from Code Enforcement we would have provided it in your staff report.

Part of the reason there is a show-cause hearing tonight is because of the lack of compliance. Once they receive the citation if it's not in compliance, the next step is to go to summons. We don't necessarily feel that this is at that point yet. They have been making good progress and working with us to come into compliance.

Ms. Polk asked in regard to usage of the land and its purpose meaning more of the painting, the ventilation, is there something written and stating that for the purpose intent in regard to ventilation.

Ms. Duncan explained that it would go under the Building Code requirements. I do think that any time changes are made to a commercial property they are supposed to pull their building permits. Whether the property was done in 2022, whether they were using the property for painting at that time, I look back at the minutes and the previous applicant said that they were getting away from painting. They were going into car wraps. I'm clearly speaking below my level of technical expertise. With that being said, it wasn't until we got this complaint that we had any real inclination of what was going on and how they were

using it. Under our code it was just automotive repair and then they had certain conditions they had to comply with.

One of the things we did put in there in regard to the accessory structure meeting is the building permit would get our chief building official to look at all improvements that have been made. If there's anything that needs to come into compliance we could address it. Similarly, I anticipate that this applicant will be back in front of the Planning & Zoning Board for variances for the new structure that has been moved onto the property.

The big picture is to ask for a little more time because we've exhausted all of our steps that we have short of going into the judicial system. We just want to put it back in front of the Planning & Zoning Board and Board of Commissioners to see if you will give us more time to work with them and also if there's anything that needs to be tweaked with the original conditions we're happy to do that.

Ms. Polk stated that I wanted to put in there in regard to the new building that has been placed. It was placed without permits. As it stands now what are the requirements for that building? Does it need to be removed?

Mr. McDonald explained that our recommendation is for our Building Department to go out there and do an inspection. They'll do an assessment and then do recommendations.

Ms. Polk asked if the inspections would be looking at the ventilation, looking at the new building.

Mr. McDonald replied yes, it will be for hvac, electrical and structural.

Mr. Curry asked Mr. Mercer if they are aware of the fiber in the sidewalks.

Mr. Mercer replied not directly. Typically, what happens when we get to DRC with a detailed set of plans, then it will define where utilities are within the property limits. There may be fiber that's in the area but it's at a proper depth that it doesn't come into play or if it's at depth that's shallow enough then it's relocated but it's relocated as improvements to the development itself. It's not if you have fiber you can't build sidewalks.

Mr. Simmons stated that I was concerned about fiber being shallow enough to interfere with sidewalks construction. Usually, it's deeper than that.

Mr. Mercer explained that typically fiber is two and half to three feet deep. If the fiber followed the proper protocol then it should be at a proper depth.

Mr. Simmons to Mr. Jackson: I understand you bought this property; this was ongoing when you bought the property and you weren't brought up to speed on the requirements. Is that correct?

Mr. Jackson replied correct.

Mr. Simmons stated now you are working on it and have plans. Do you think you can get this down within six months to a year?

Mr. Jackson replied yes, sir.

Mr. Jackson stated that as far as the building that is on the property, we actually had them come out and certify it but Donna, the lady that was in the office went out for sick right after that and we never got the actual permit. It went on hold until we did this. Everything was in the works and the steps were followed. The main thing was the engineering because it's a \$40,000 project.

Mr. Simmons asked are you in agreement with the conditions with the exception of Condition #2: Height of the fence.

Mr. Jackson replied yes, sir.

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

Commissioner Mitchell asked Mr. Jackson when you purchased the property you weren't aware of all these things.

Mr. Jackson replied no, there was a lot of other things wrong as well so we started there and then once this was brought to our attention. We were trying to get our business license and they were like no, there are other things you need to do and then that's when it started.

Commissioner Mitchell asked so, you've been operating under the assumption that Planning & Zoning and others are trying to get the property in compliance.

Mr. Jackson replied correct, they've been helping to get it in compliance.

Commissioner Mitchell asked what is it that you do. Do you paint cars?

Mr. Jackson replied I paint cars.

Commissioner Mitchell asked do you if there's a ventilation system that goes in the building. I don't think you can let the fumes come out.

Mr. Jackson explained I have a real paint booth. A \$50,000 paint booth in there and has a ventilation system that goes up and out of the roof.

Commissioner Mitchell asked in the exposed air.

Mr. Jackson explained that's how it works. It goes up approximately 40 feet in the air or 30 feet from the top of the paint booth through the ceiling. It goes up high enough that when it goes out it's not coming back down.

Commissioner Mitchell asked Ms. Duncan you need more time and willingness with staff to work with Mr. Jackson and try and get him into compliance and you're asking us as a Board to give you that time to work with him because you think you are getting somewhere.

Ms. Duncan explained I'm going to lean on what Travis had said is that now we think they understand the requirement. You see a lot of me but to be honest with you once you are done with me it falls on the other guys and DRC to take care of it. We do our inspection at one year to see if it's in compliance. If it's not in compliance we try and figure out a path forward and if that's not working out we turn it over to Code Enforcement. Most of the work has been done by Travis and Bruce and DRC. If they are telling me that there's a path forward then that's why I'm standing in front of you. In terms of the technical things that

you have asked today, that's building and engineering departments. If I lean on them and they say there is a path forward then we can give them the time to sort it out.

Commissioner Mitchell asked Mr. McDonald from where you are do you think there is a path forward in getting this into compliance so he can move forward with his business.

Mr. McDonald replied yes, based on the improvements they have made to the property. It does look a lot better than it did. As long as they continue the progress I'm hopeful that they will be in full compliance in six to twelve months.

Commissioner Mitchell asked and you're thinking within twelve months we could be there.

Mr. McDonald replied that's largely up to them but yes, I'm hopeful.

Commissioner Mitchell stated I was feeling pretty good but now you've got me nervous.

Understood, I get it because my first notion when I heard about this was that it needs to be in compliance first before I could even consider it. I'm really leaning on staff on this to say how do we do this when they are out of compliance. That's pretty tough for me. I'm hearing you guys saying that maybe there is a path forward based on all that you've been doing with Mr. Jackson as to where he came from and where he is today.

Mr. McDonald explained that things have been done in reverse in a way that we would prefer that they be done. As far as being in business and trying to get into compliance, usually you get into compliance and then go into business. That being said I feel like we should consider what we've put into the property and their willingness to meet the conditions. My recommendation is to give them that six-to-twelve-month period.

There were no more questions from the Board of Commissioners.

Mr. Simmons made a motion to recommend approval of Application S2022-48 with the findings and conditions with the exception of Condition #2 with a six-foot fence instead of an eight-foot fence.

Mr. Payne seconded the motion.

Mr. Curry stated that we are working with you and we want business in Douglas County. You're trying to get it into good standing so thank you.

Motion carries 6-0.

Recommendation is to approve Application S2022-48 with conditions.

Commissioner Mitchell made a motion to approve Application S2022-48 with conditions and the reinstatement of Condition #2 from and eight-foot fence to a six-foot fence.

Commissioner Kenner-Jones seconded the motion.

Commissioner Mitchell stated that my first notion was to not move forward with this more because I would rather see it in compliance. Allison and I had a long conversation about how we need to get this first done and then come back. With Travis and others feeling confident that they are moving in the right direction, I'm confident based on their statements that we can get there. I think it will be costly but I hope it's worth it for you to get there. I'm looking for to seeing the success with the business and into compliance.

March 31, 2026

Commissioner Alcaarez told Mr. Jackson to keep flipping that exhaust switch and we won't see you in twelve months.

Motion carries 5-0.

Application S2022-48 is approved with conditions.

Meeting Adjourned.

Romona Jackson-Jones, Chairman of the Board of Commissioners

Johannah Womack, Clerk of the Planning & Zoning Board

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

Application Number	S2026-23
Applicant Name	First Line Homecare and Medical Services, Inc.
Property Owner Name	Lloyd Onyirimba
Property Address	4130 Midway Road, Douglasville, GA 30134
Land Lot, District, Section, Parcel	Land Lot 836 District 18 Section 2 Parcel 5
Current Zoning	Low Density Single-Family Residential (R-LD)
Future Land Use Classification	Urban Residential
Character Area Classification	Traditional Neighborhood
Request	Special Use Permit for Residential Care Facility
Associated Rezoning	n/a
Associated Future Land Use Map Amendment	n/a
Size (in acres)	1.55 acres
Commissioner District	1
Subject to an HOA, POA, or similar?	n/a
Proposed Use	Residential Care Facility
Recommendation	Approval with conditions
Meeting Date	May 5, 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	n/a	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 2,155 square foot, 5-bedroom house constructed in 1973 that is a part of the Hickory Heights 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.

Findings:

Staff is recommending approval 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.

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
- Draft Ordinance

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezonings and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-23

DATE OF MEETING: May 5, 2026

This site is located at #4130 Midway Rd. Midway Rd is a Minor Arterial on the County's Transportation and Thoroughfare Plan Map, with a posted speed limit of 35 MPH. The Right-Of-Way width along Midway 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 minimal traffic to the surrounding area.

Traffic Information

Veterans Memorial Hwy ADT: (2021) – 7,941 (2023) – 7,852 (2025) – 6,095

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: S2026-23

DATE OF MEETING: May 5, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 8" main in Midway 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 Somermill Road; 1,634.2 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.

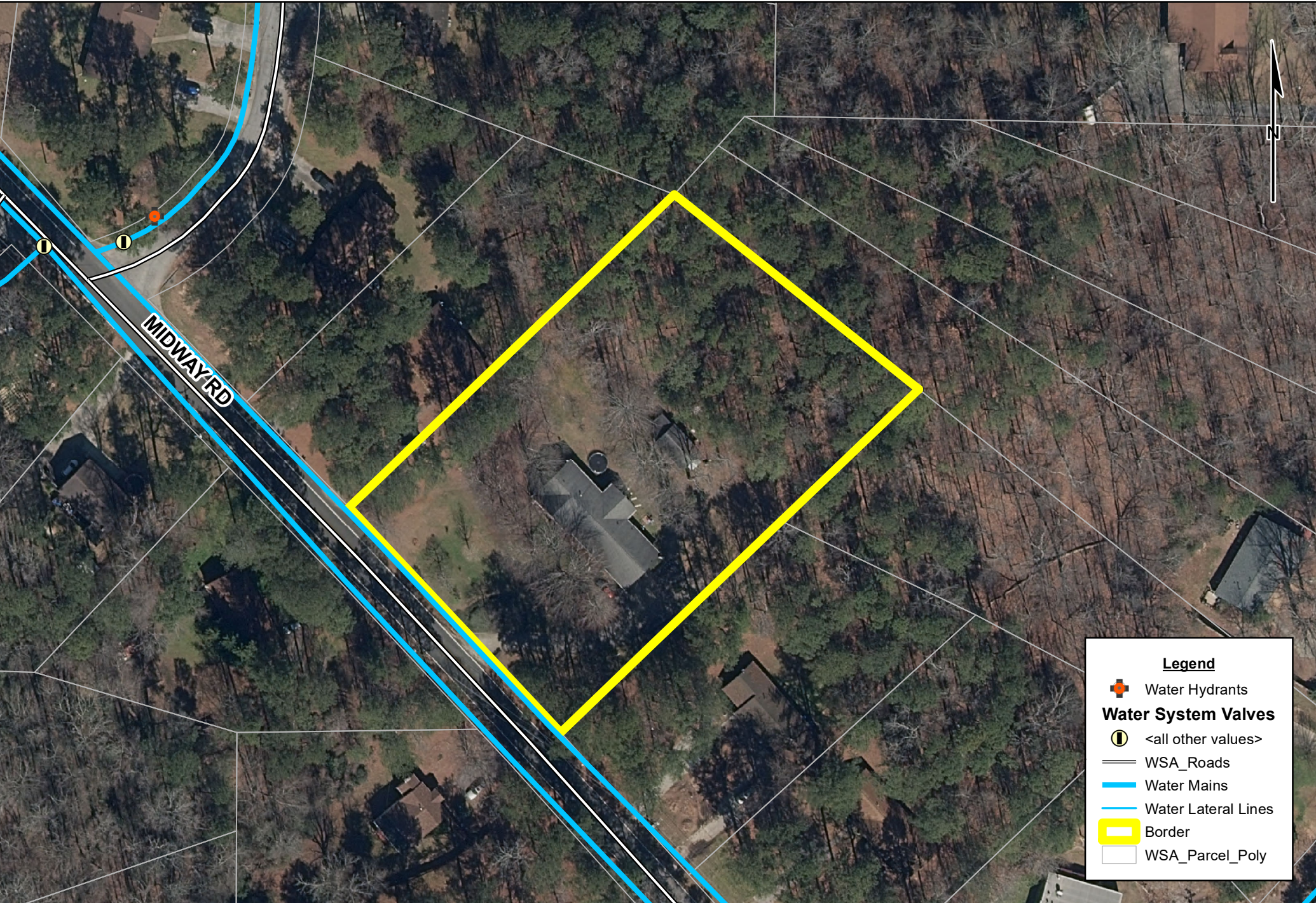
10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

11. Stormwater Concerns:

12. Additional Remarks:

No Objection

Prepared by: Diana Johnson



Applicant: Lloyd Onyirimba
Location: 4130 Midway Road Douglasville GA 30134
Land Lot: Lot: 836 Dist: 2 Sect: GMD Parcel: 6182-08-3-0-005
Lot Size: Acres: 1.52
Case #: S2026-23

DDCWSA Impact Study Map





Applicant: Lloyd Onyirimba
Location: 4130 Midway Road Douglasville GA 30134
Land Lot: Lot: 836 Dist: 2 Sect: GMD Parcel: 6182-08-3-0-005
Lot Size: Acres: 1.52
Case #: S2026-23

DDCWSA Impact Study Map

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S 2026-23
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
 - 12 weeks of field training before independent patrol
- Currently, the department is **approximately 44 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: Lloyd Onyirimba 4130 Midway Road, Douglasville, Georgia
personal care home 1.52 Ac Single care home se-Specific Request**

Concerns/ observations: Many similar requests have been presented for consideration, this seems to be a growing trend as there tends to be more elderly and disabled persons needing assistance. The residence appears to be a 5- bedroom 3- bath unknown if on septic or sewage system. The major concern with such a request is insuring the the tenants are being properly cared for and provided the necessary essentials to maintain a good standard of life while under the care of CERTIFIED PERSONEL. In the past the Douglas County Sheriff's Office have spent countless man hours searching for residents who have walked off. When the County approves such a location to be utilized the requestee needs to be held accountable to Douglas County.

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: First Line Home Care & Medical Inc Case No. S2026-23 Meeting Date: 5/5/26

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:

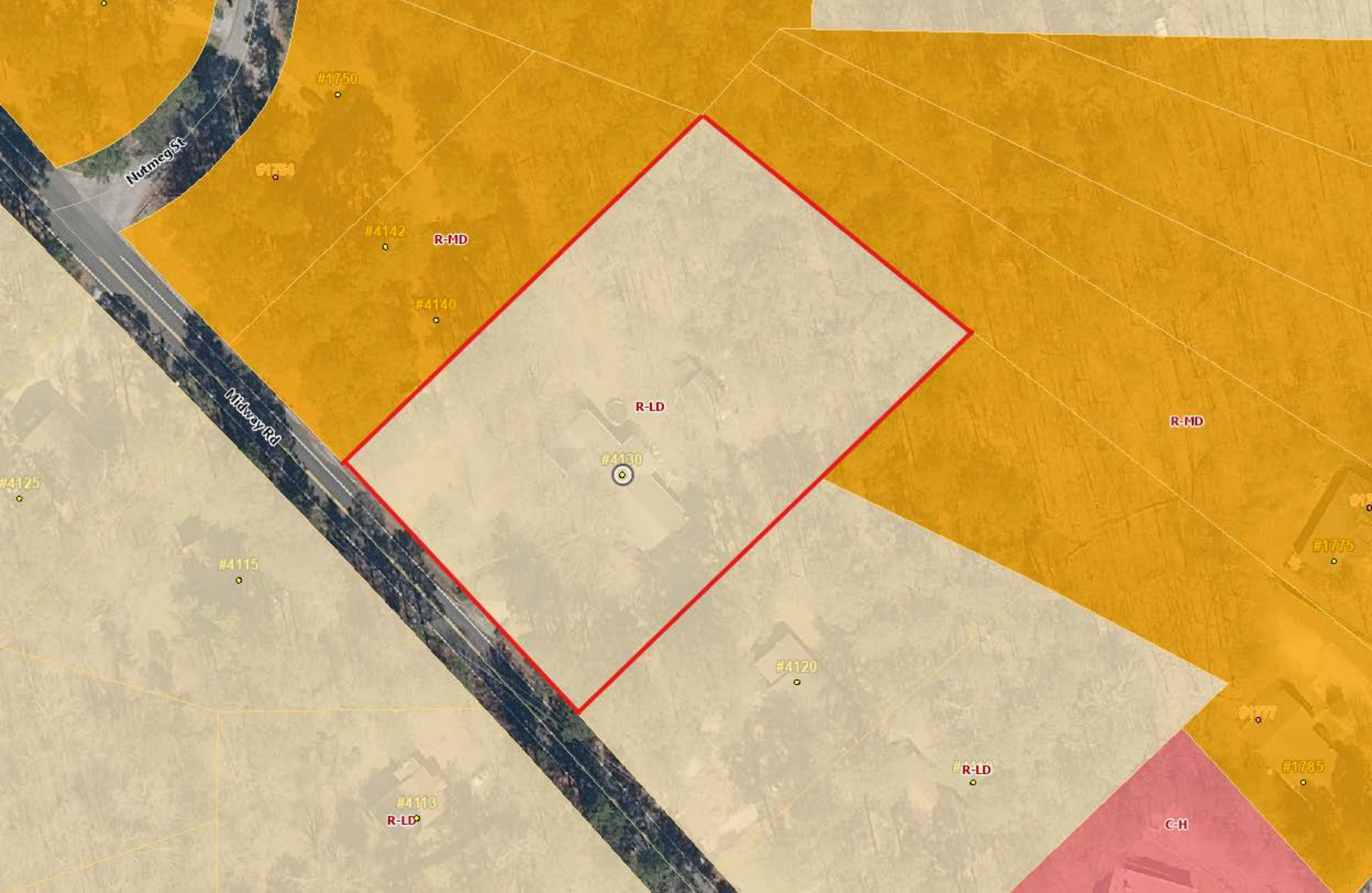
The applicant met with DRC on 2/25/26.

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

Yes, the property is partially wooded with landscaped front and rear yards.

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

Yes.



Nutmeg St

Midway Rd

#1750

#1754

#4142

R-MD

#4140

R-LD

#4130

R-MD

#4125

#4115

#1775

#4120

#4113

R-LD

R-LD

#1777

#1785

C-H



#1750

#1754

#4142

#4140

#4130

#4125

#4115

#4120

#4113

#4110

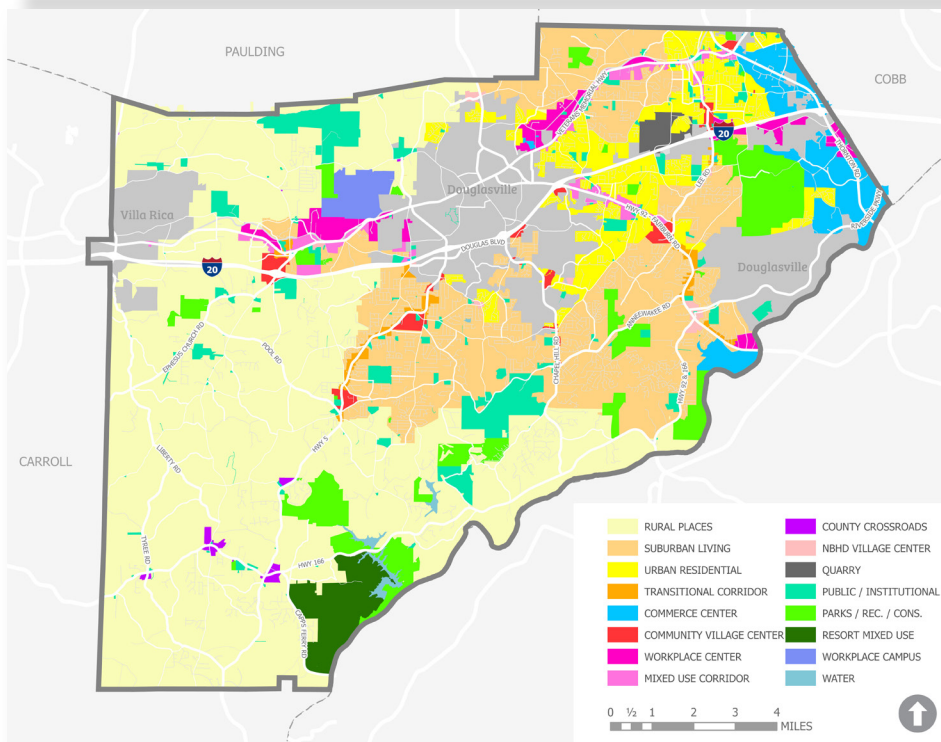
#1777

#1785

Nutmeg St

Midway Rd

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

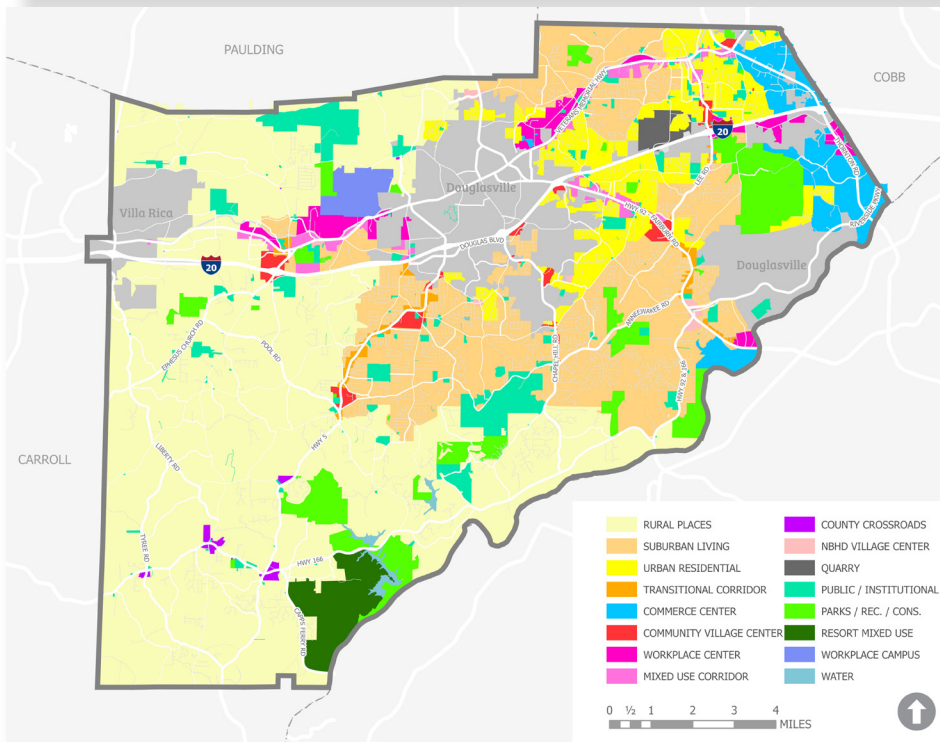
Master Planned Developments:

- 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



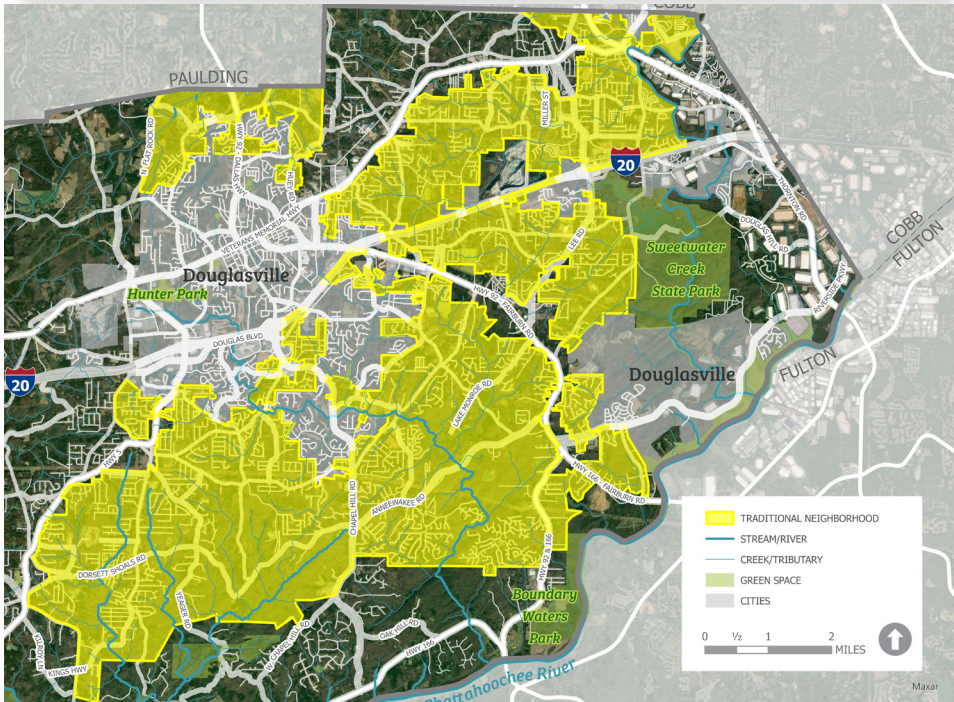
Character Areas:

- 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.

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

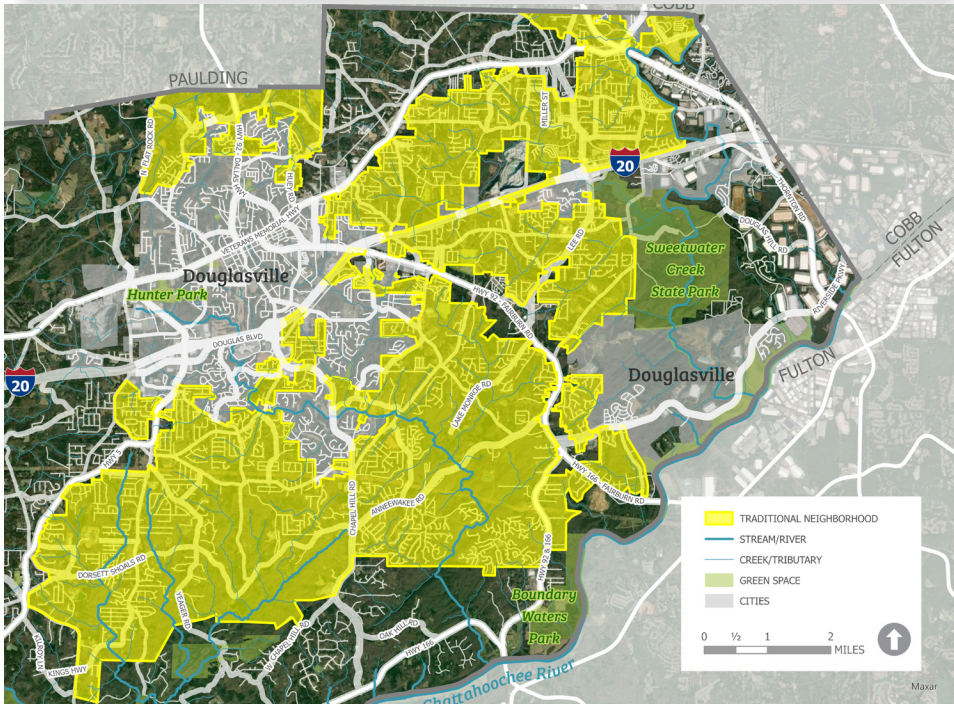
Parks, Open Space + Trails Guidance

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)

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

Application Number	S2026-25
Applicant Name	Yonieda Rojas
Property Owner Name	Yonieda Rojas
Property Address	6295 Hillpine Drive Douglasville, GA 30135
Land Lot, District, Section, Parcel	Land Lot 99 District 2 Section 5 Parcel 112
Current Zoning	Low Density Single-Family Residential (R-LD)
Future Land Use Classification	Suburban Living
Character Area Classification	Traditional Neighborhood
Request	Special Use Permit for Short-term rental
Associated Rezoning	n/a
Associated Future Land Use Map Amendment	n/a
Size (in acres)	0.45 acres
Commissioner District	3
Subject to an HOA, POA, or similar?	n/a
Proposed Use	Short-term rental
Recommendation	Approval
Meeting Date	May 5, 2026

Relevant Code Sections:

Article	Section	Description
3	318	Controls for Travel Accommodations – Short-Term Lodging

Prior Zoning Actions:

Year	Case #	Summary of Action
n/a	n/a	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 principal use of the property as a single-family residential structure. The applicant does not propose to make additional changes to the interior or exterior to accommodate the Special Use.

Summary of Proposal:

The applicant is proposing to utilize the existing single-family home as a short-term rental.

Existing Conditions:

The parcel includes a 1,696 sq. ft. (heated) single family detached dwelling unit with three bedrooms. The residence was built in 1971 within the Wedgewood 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 the owner must obtain a Special Use Permit and occupational tax to operate the short -term rental.

Recommendation:

Staff recommends approval of the special use permit.

Findings:

Staff is recommending approval 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.

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
- Draft Ordinance

DOUGLAS COUNTY PLANNING & ZONING DEPARTMENT

Impact Study for Special Use Permits, Rezonings and Variances

TRANSPORTATION PLANNER

Recommendation Summary

CASE NUMBER: S2026-25

DATE OF MEETING: May 5, 2026

This site is located at #6295 Hillpine Dr. Hillpine Dr 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 Hillpine Dr 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.

Traffic Information

There is no existing traffic data for Hillpine Dr

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: S2026-25

DATE OF MEETING: May 5, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 6" main in Hillpine 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, Pump Station at Yeager Middle; 2,618 feet away
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.

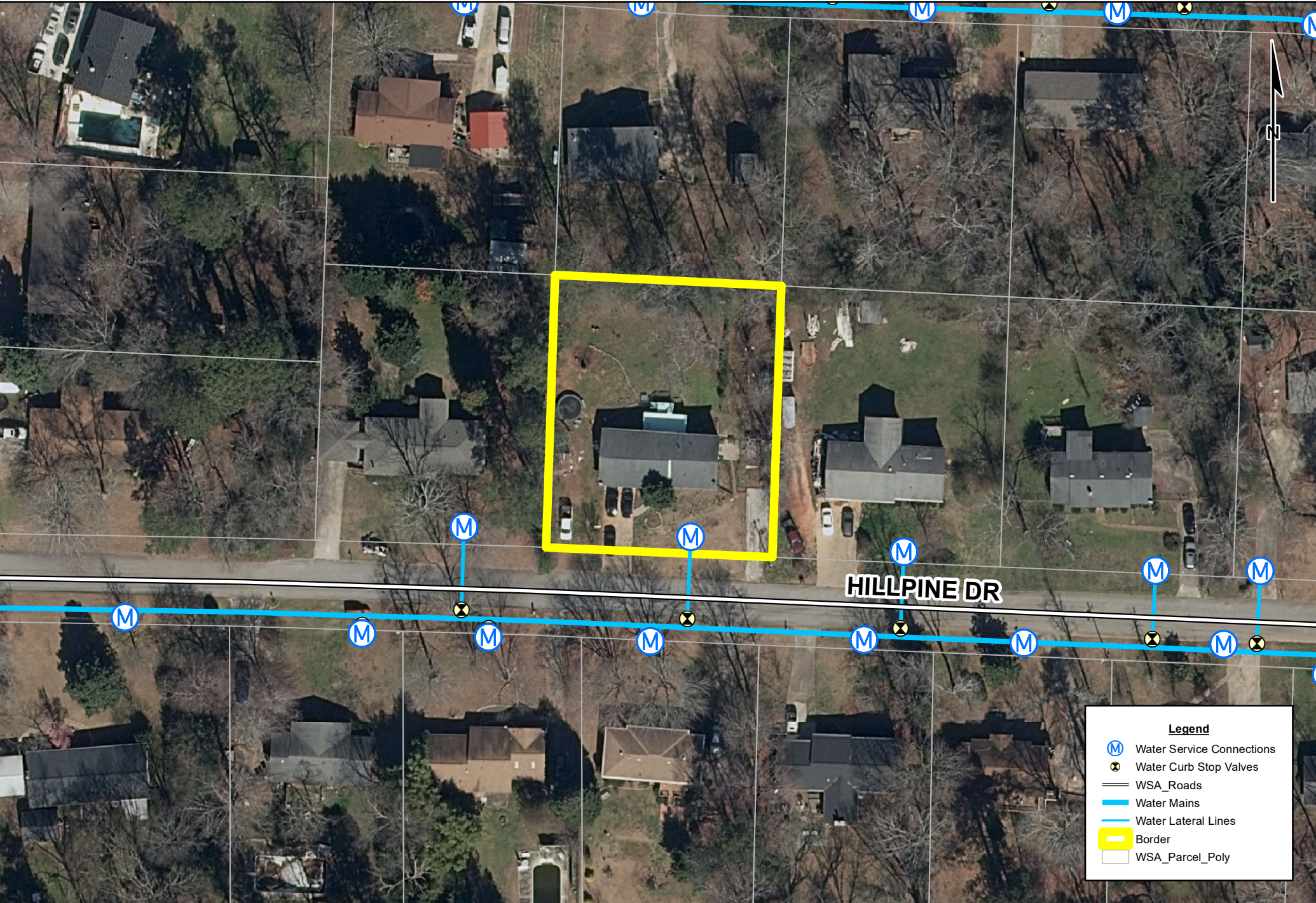
10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

11. Stormwater Concerns:

12. Additional Remarks:

no objection

Prepared by: Diana Johnson



Applicant: Yoneida Rojas
Location: 6295 Hillpine Drive, Douglasville, GA 30135
Land Lot: Lot: 99 Dist: 2 Sect: 5 Parcel: 112
Lot Size: Acres:
Case #: S2026-25

DDCWSA Impact Study Map



Applicant: Yoneida Rojas
Location: 6295 Hillpine Drive, Douglasville, GA 30135
Land Lot: Lot: 99 Dist: 2 Sect: 5 Parcel: 112
Lot Size: Acres:
Case #: S2026-25

DDCWSA Impact Study Map



Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S 2026-25
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
 - 12 weeks of field training before independent patrol
- Currently, the department is **approximately 44 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: Yoneida Rojas 6295 Hill Pine Drive, Douglasville, Georgia

Concerns/ observations: Short Term rental no longer than 30 days, owner indicates they will reside in the residence and requesting a 8-10 capacity. This is an older residence built in 1971. A single- family home less than ½ ac, appears that some issues could possibly be parking with 8 to 10 capacity. Septic system might be questionable for that many persons. If approved DCSO would request that detailed records and ledgers be kept for official purposes in case sex offenders rent rooms or persons trying to evade detection decide to rent rooms etc.

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: Yoneida Rojas Case No. S2026-25 Meeting Date: 5/5/26

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:

Parking may be an issue if they expect up to 8-10 guests. Will the secondary driveways to the basement entrance be used for parking?

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.

R-LD

R-LD

#6309

#6295

#6283

Hillpine Dr

R-LD

#6316

#6306

#6296

R-LD

#6286

#6276



#6294

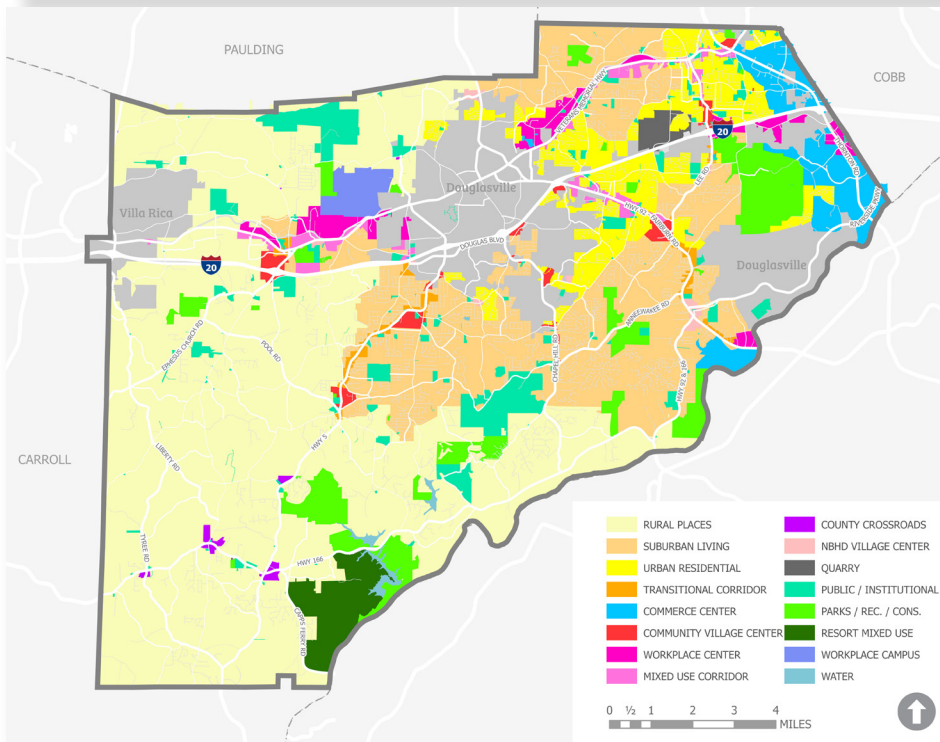
#6309

#6295

#6283

Hillpine Dr

Suburban Living



As Douglas County continues to experience growth in both residential and commercial development, areas meant for traditional subdivision and commercial growth to serve nearby residents are necessary. The Suburban Living FLU designation covers areas of the County predominantly characterized by established, traditional single-family residential neighborhoods. The intent of this FLU designation is to channel growth pressures to areas that are suitable in terms of land use patterns and infrastructure investment, and to areas that have a more “suburban” feel. In addition to traditional single family, Suburban Living could promote housing diversity through compatible and accessible—both physically and financially—housing types, like cottage courts and ADUs, to accommodate senior housing needs and residential growth.

Commercial activities may take place in identified nodes and along identified corridors and should be compatible with existing land uses through size, appearance and buffering. Special care should be taken to eliminate any negative impacts, such as lighting, parking, and traffic. Large-scale commercial development and industrial activities are discouraged and should be buffered from adjacent residential uses.

Public services and facilities are offered at a higher level of service to accommodate a denser population. Typically, these areas have access to both public water and sewer and have good access to transportation networks. Improving connections among parks, greenspaces and community amenities through bike/pedestrian networks and transit opportunities is a priority.

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:

- Public water available.
- Public sewer available or planned.
- Local public facilities.

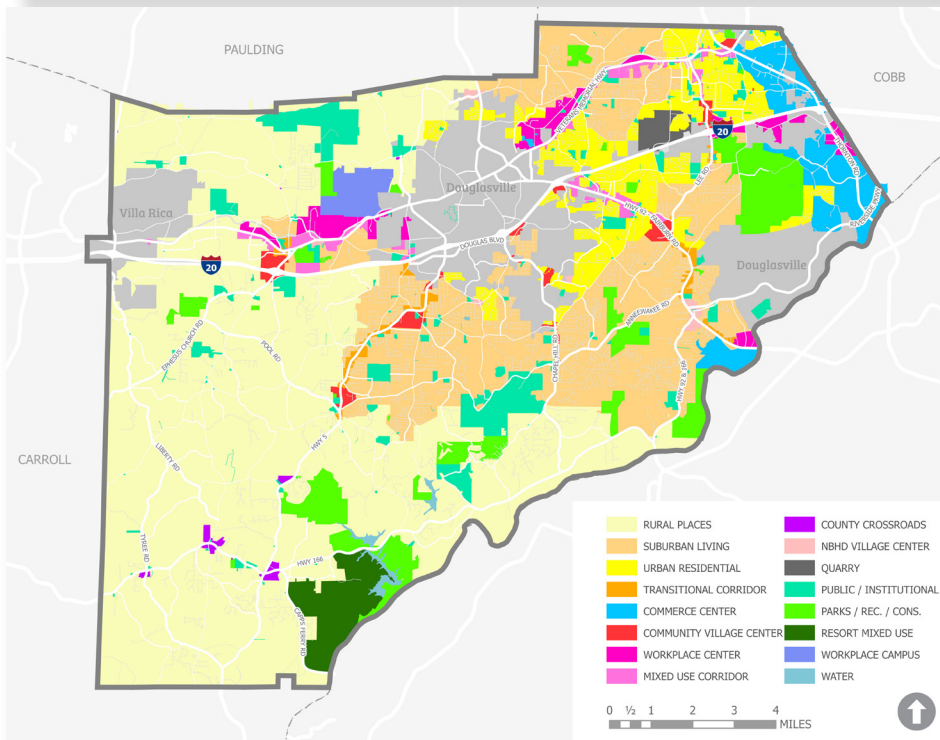
Master Planned Developments:

- Single-family and duplex
- PUD with limited institutional uses
- Neighborhood commercial.
- Limited Community Commercial

Appropriate Zoning Districts:

- R-A
- R-LD
- R-MD
- PUD

Suburban Living



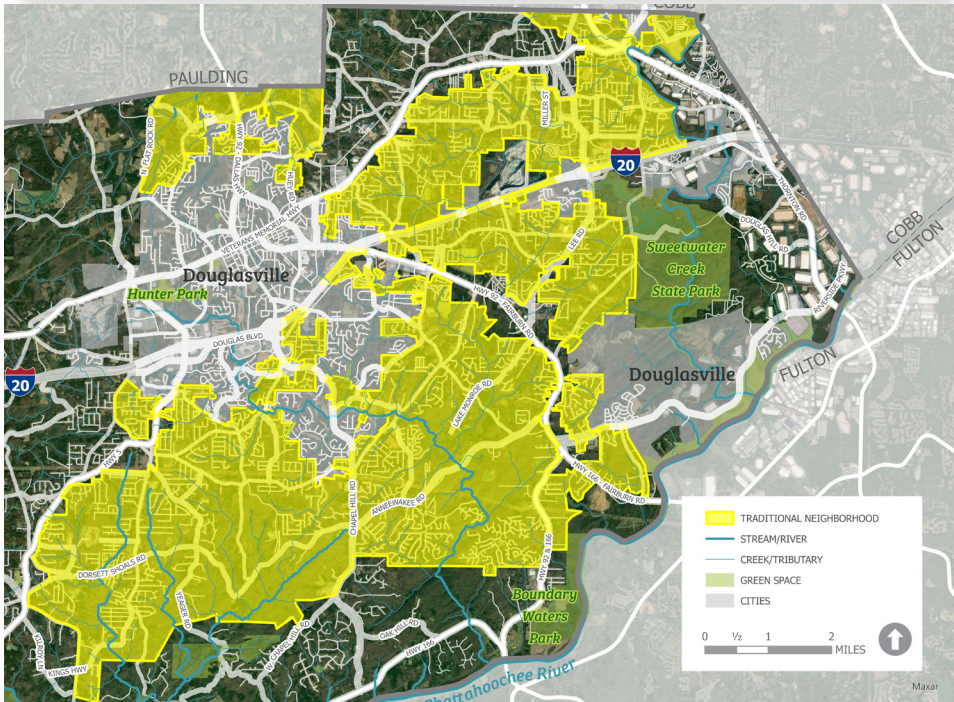
Character Areas:

- Traditional Neighborhood*
- Byway Reserve*
- Rural Reserve
- Winston
- Fairburn-Lee Corridor

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

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

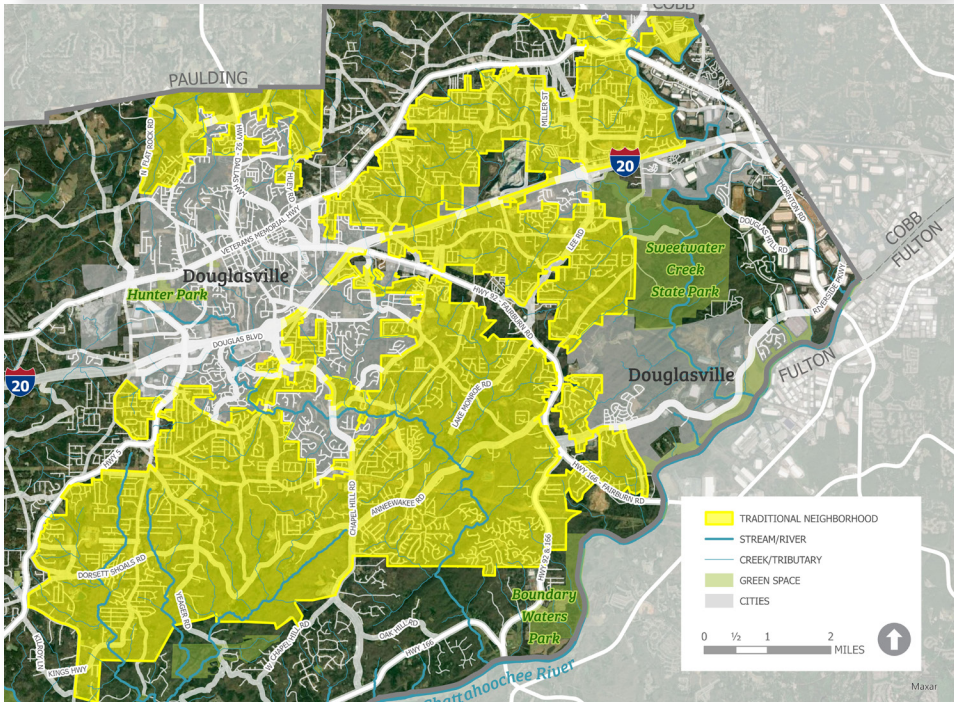
Parks, Open Space + Trails Guidance

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)

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

Application Number	S2026-26
Applicant Name	Arezoo Vakili
Property Owner Name	Swift Auto Bodyshop, LLC
Property Address	2795 Lake Monroe Rd, Douglasville, GA 30135
Land Lot, District, Section, Parcel	Land Lot: 0129; District: 01; Section: 5; Parcel: 0189; Parcel ID: 0129-015-0189
Current Zoning	C-H, Heavy Commercial
Future Land Use Classification	Suburban Living
Character Area Classification	Traditional Neighborhood
Request	Special Use Permit to Allow Automotive Repair and Maintenance
Associated Future Land Use Map Amendment	N/A
Size (in acres)	0.76 acres
Commissioner District	2
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Automotive Repair and Maintenance: an Expansion of Existing, Nonconforming Use
Recommendation on Rezoning Request	Approval
Meeting Date	05/05/2026

Relevant Code Sections:

Article	Section	Description
1	107(b)	Regulations controlling for non-conforming uses

Prior Zoning Actions:

Year	Case #	Summary of Action
1986	Z1986-196	Request for a Rezoning from R-2 to C-4 for a Gutter Company

Rezoning 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 and loading areas on the property be located or screened to protect other properties in the area from such adverse effects such as noise, light, glare, or odor?	Yes
8.	Will the 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 applicants are requesting a Special Use Permit to allow automotive repair and maintenance. There is no prior Special Use Permit to permit the current, active use on the property which is automotive repair and maintenance. The current, active use is considered a nonconforming use per Article 1, Section 107(b) of the Unified Development Code. An expansion of this use, as the proposed 1,500 sq. ft., one-story building with four bays as indicated on the site plan attached herein would merit a categorical expansion, would require the property to meet the current Unified Development Code's standards for development.

The applicants have met with the Development Review Committee, and the site plan incorporates—well-enough for review as concept—the discussed parking, streetscape, right-of-way, and fire & safety improvements. Thus, staff is confident that the proposal before the Board of Commissioners and Planning & Zoning Board is accurate and true-to-form of the condition of the property if it were to be approved pending any, minor development changes such as any additional shifting of the structures depicted that septic-tank infrastructure may require or other, minor changes of that nature.

The active Occupational Tax Certification was a continuation of a non-conforming automotive repair and maintenance use that ceased at the end of 2025.

Lake Monroe Road has three, non-residential buildings immediately following from the intersection of Lake Monroe Rd and Hwy 92 – Fairburn Rd. The subject site is not adjacent to existing residential uses, and the existing structure on the property was constructed in 1984. If the expansion of the use is approved, the applicants would be required to meet all of the O-HC, Highway Corridor Overlay, streetscape and exterior elevation standards. This would require landscape plantings along Lake Monroe Rd at a depth of 40' to include a double row of overstory trees, and exterior elevations for all street-facing facades would have to be composed of at least 80% traditional masonry.

In short, the proposed expansion of the use, if approved, would require additional improvements that have been incorporated into the site plan attached herein and would not

create conditions where the expansion would fundamentally change the established character of this section of Lake Monroe Road.

Summary of Proposal:

The applicant is requesting a Special Use Permit to allow automotive repair and maintenance when a property is adjacent or across the street from a residentially zoned property. The active and existing use on the property is automotive repair and maintenance.

With the proposal of a 1,500 sq. ft., one-story, 4-bay structure, the current non-conforming automotive repair and maintenance use would be expanding, so the applicants are required to appear before the Planning & Zoning Board and Board of Commissioners for review and approval. The applicants would be required to bring the site up to current standards as required under the Unified Development Code which would provide for an enhanced streetscape zone to mitigate off-site viewshed impacts and enhanced architecture of the proposed building as well as other, required improvements as determined by the Development Review Committee.

Existing Conditions:

The site has a 2,086 sq. ft. non-residential structure, built in 1984, currently sited. The site has perimeter fencing. Per Occupational Tax records, the existing, active use on this property has been automotive repair and maintenance since at least 2015.

Planning Concerns:

Provided that the applicant can accommodate all of the minimum development standards as required under the Unified Development Code and of the fire and life-safety codes, staff asserts that the request represents an orderly development pattern for this use.

Recommendation:

Staff is recommending **approval** based upon the following findings:

Findings:

1. The use will not adversely affect the public health, safety, or welfare.
2. The use will not modify the intent, purpose, or spirit of the Comprehensive Plan.
3. The required improvements as a result of the expansion of the automotive repair and maintenance constitute orderly development.

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, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit

☐ Rezoning

☐ Variance

CASE NUMBER: S2026-26

DATE OF MEETING: May 5, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 6" main in Lake Monroe 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 adjacent to property at 2703 Hwy 92; 1,706 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.

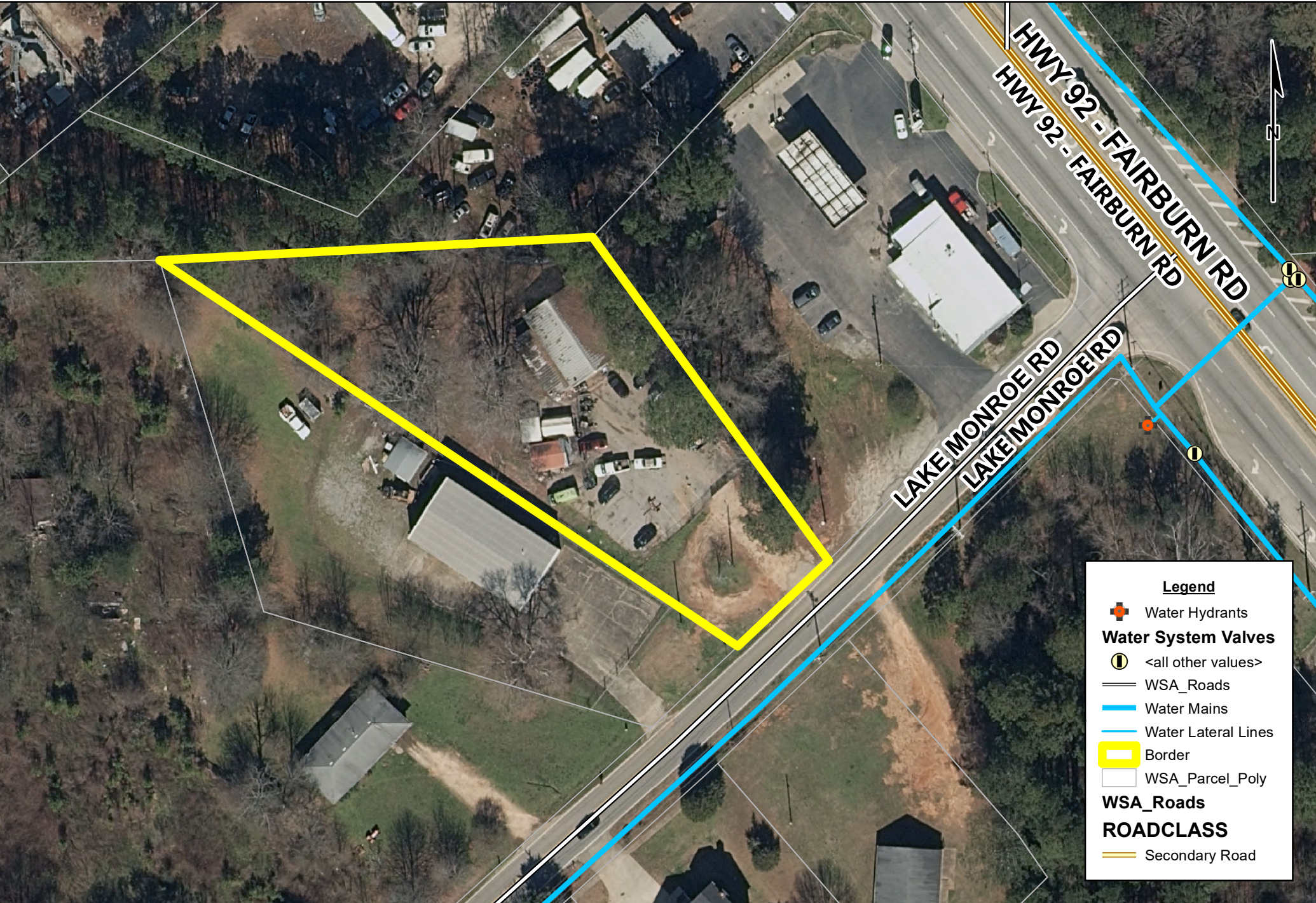
10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

11. Stormwater Concerns:

12. Additional Remarks:

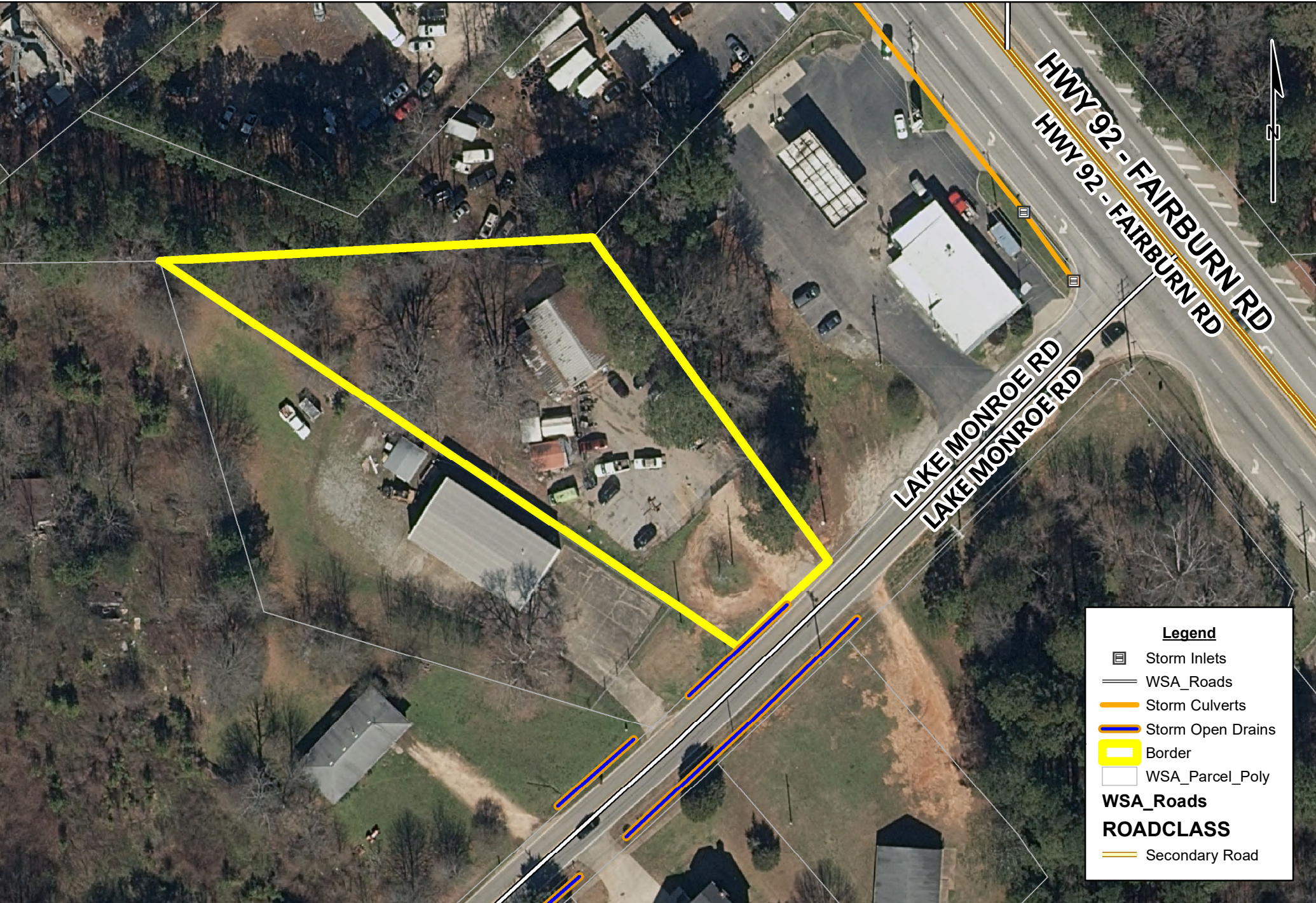
A project concept meeting should be held with the Authority prior to proceeding beyond a preliminary design.

Prepared by: Diana Johnson



Applicant: Arezoo Vakili
Location: 2795 Lake Monroe Rd, Douglasville GA 30135
Land Lot: Lot: 129 Dist: 1 Sect: 5th Parcel: 01290150189
Lot Size: Acres: 0.76
Case #: S2026-26

DDCWSA Impact Study Map



Applicant: Arezoo Vakili
Location: 2795 Lake Monroe Rd, Douglasville GA 30135
Land Lot: Lot: 129 Dist: 1 Sect: 5th Parcel: 01290150189
Lot Size: Acres: 0.76
Case #: S2026-26

DDCWSA Impact Study Map

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: Arezoo Vikili Case No. S2026-26 Meeting Date: 5/5/26

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 project came was reviewed by DRC on 2/11/26. The current site plan was prepared based on the feedback from that meeting.

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

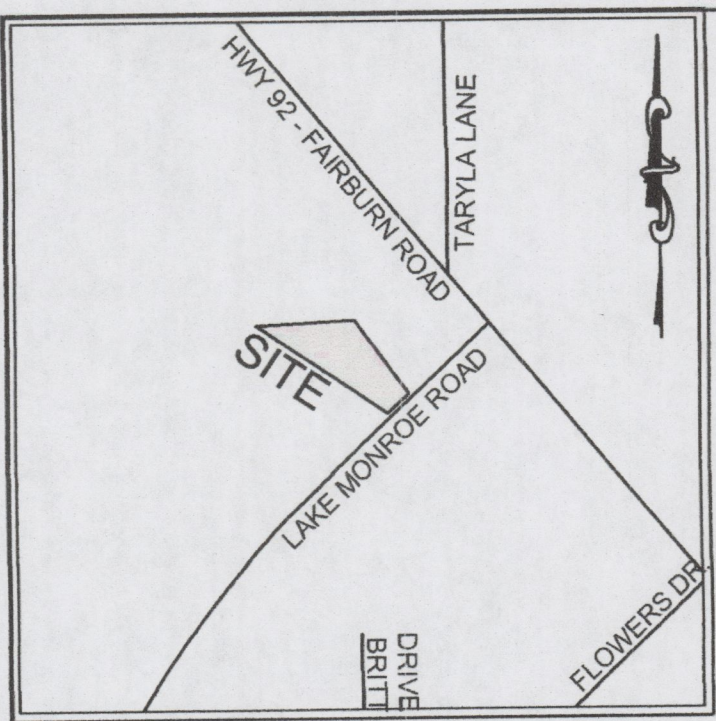
No.

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

No.







VICINITY MAP (NTS)

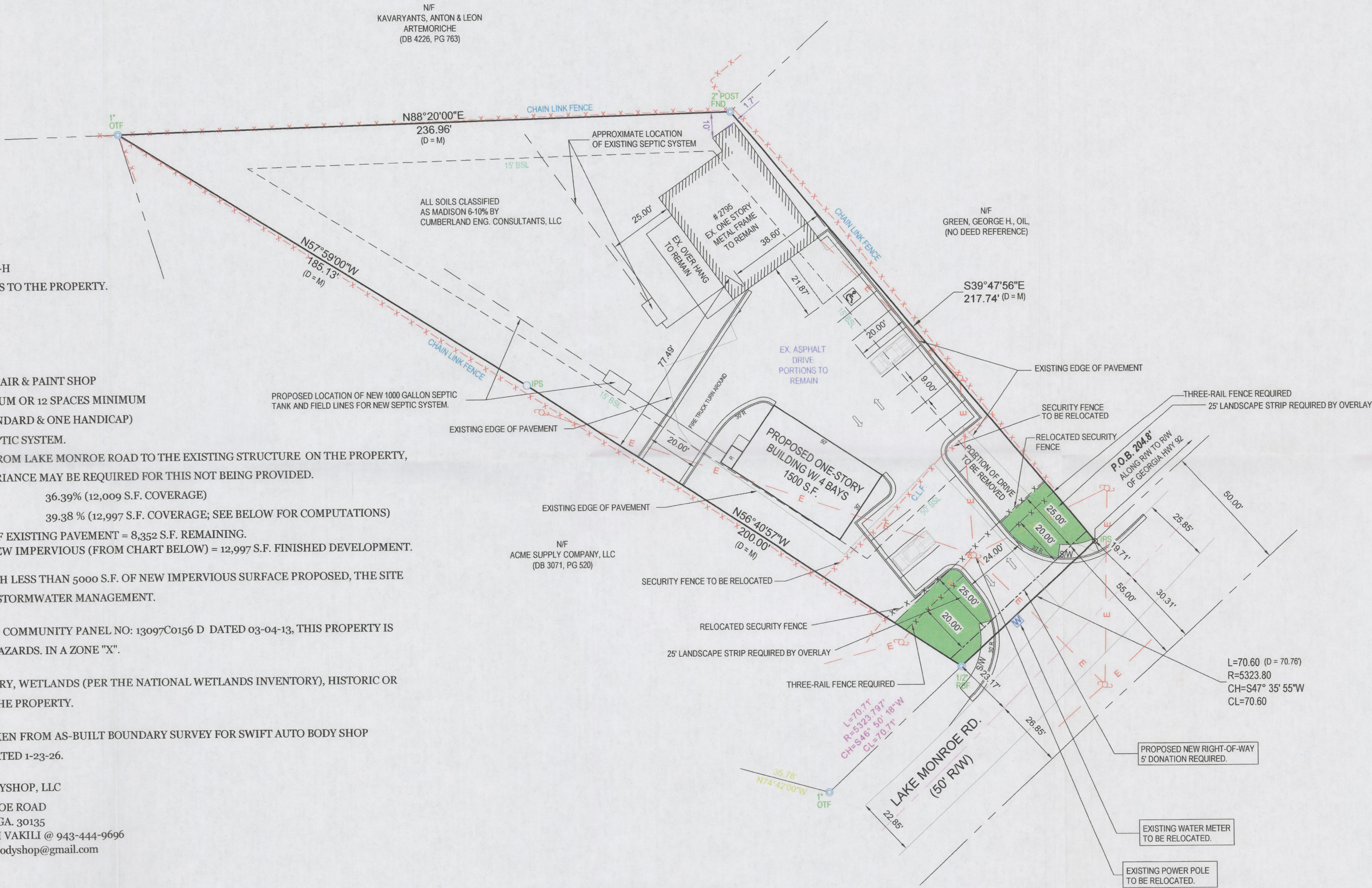
SITE ADDRESS:
2795 LAKE MONROE ROAD
DOUGLASVILLE, GA. 30135
DB 4453 PG 762
TAX ID# 01290150189

GENERAL NOTES:

- PROPERTY ZONED: C-H; TO REMAIN C-H
- O-HC HIGHWAY CORRIDOR OVERLAY APPLIES TO THE PROPERTY.
- SETBACKS REQUIRED:
 - FRONT: 50'
 - SIDE: 15'
 - REAR: 15'
- PROPOSED USE: AUTOMOTIVE REPAIR & PAINT SHOP
- PARKING REQUIRED: 16 SPACES MAXIMUM OR 12 SPACES MINIMUM
- PARKING PROVIDED: 12 SPACES (11 STANDARD & ONE HANDICAP)
- PROPERTY SERVED BY COUNTY WATER & SEPTIC SYSTEM.
- DUE TO THE NARROW & SHALLOW DEPTH FROM LAKE MONROE ROAD TO THE EXISTING STRUCTURE ON THE PROPERTY, NO INTERPARCEL ACCESS IS PROPOSED. VARIANCE MAY BE REQUIRED FOR THIS NOT BEING PROVIDED.
- EXISTING IMPERVIOUS COVERAGE: 36.39% (12,009 S.F. COVERAGE)
- PROPOSED IMPERVIOUS COVERAGE: 39.38 % (12,997 S.F. COVERAGE; SEE BELOW FOR COMPUTATIONS)
EXISTING 12,009 S.F. MINUS 3,657 S.F. OF EXISTING PAVEMENT = 8,352 S.F. REMAINING.
8,352 S.F. REMAINING PLUS 4,645 S.F. NEW IMPERVIOUS (FROM CHART BELOW) = 12,997 S.F. FINISHED DEVELOPMENT.
- PROPOSED STORMWATER MITIGATION: WITH LESS THAN 5000 S.F. OF NEW IMPERVIOUS SURFACE PROPOSED, THE SITE DOES NOT REQUIRE ANY CHANGES TO THE STORMWATER MANAGEMENT.
- AS PER FIRM FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO: 13097C0156 D DATED 03-04-13, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. IN A ZONE "X".
- THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS (PER THE NATIONAL WETLANDS INVENTORY), HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.
- ALL BOUNDARY SURVEY INFORMATION TAKEN FROM AS-BUILT BOUNDARY SURVEY FOR SWIFT AUTO BODY SHOP PREPARED BY UNITED LAND SURVEYING DATED 1-23-26.
- OWNER/DEVELOPER: SWIFT AUTO BODYSHOP, LLC
2795 LAKE MONROE ROAD
DOUGLASVILLE, GA. 30135
CONTACT: HAKIM VAKILI @ 943-444-9696
EMAIL: swiftautobodyshop@gmail.com

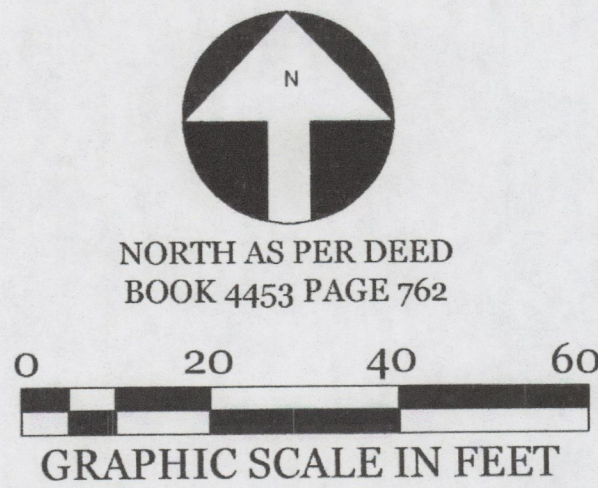
LEGEND	
	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	JUNCTION BOX
	SANITARY SEWER MANHOLE
	DROP INLET
	R/W MONUMENT
	SINGLE WING CATCH BASIN
	DOUBLE WING CATCH BASIN
	CURB INLET
	HEADWALL
	GAS METER
	GAS VALVE
	ELECTRIC TRANSFORMER
	TELEPHONE PEDESTAL
	LIGHT POST
	1/2 IRON PIN SET (IPS)
	REBAR FOUND (RBF)
	CONC. MONUMENT FOUND (CMF)
	CALCULATED POINT
	CHAIN LINK FENCE
	CRIMP TOP PIPE FOUND
	OPEN TOP PIPE FOUND
	IRON PIN OR ROD FOUND
	RESTROOM

TOTAL TRACT AREA = 0.76 ACRES (33,003 S.F.)



NEW IMPERVIOUS SURFACE TO BE ADDED	
NEW BUILDING 30' X 50' =	1500 S.F.
NEW CURB =	854 S.F.
NEW RESTROOM =	65 S.F.
NEW PAVEMENT =	2,132 S.F.
NEW SIDEWALK =	94 S.F.
TOTAL =	4,645 S.F.

PROPOSED NEW BUILDING MUST COMPLY WITH ALL REQUIREMENTS OF THE FIRE MARSHAL'S OFFICE TO OBTAIN A DEVELOPMENT PERMIT.



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE (IN CONTRASTING INK) OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
44 DARBY'S CROSSING DRIVE, SUITE 200, HIRAM, GA. 30141
Ph. (770) 435-2576
EMAIL: mark.lee@plesa.com

SPECIAL LAND USE PERMIT PLAN FOR

SWIFT AUTO BODYSHOP, LLC

LOCATED IN:
LAND LOT: 120
DISTRICT: 1 ST
SECTION: 5 TH
COUNTY: DOUGLAS
GEORGIA
CITY:
REVISIONS

DESIGNED BY:
DRAWN BY: MGL
CHECKED BY: MGL
SCALE: 1" = 20'
DATE: 03-05-26
JOB #: 20260002SLIP
FIRM# LSF000015

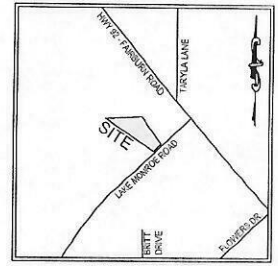
SHEET:

CURRENT ZONING
ZONED: CH - HEAVY COMMERCIAL DISTRICT
(DOUGLAS COUNTY DISTRICT)
MIN. YARD ADJACENT TO PUBLIC STREET
FRONT YARD: 50 FEET
SIDE YARD: 15 FEET
REAR YARD: 15 FEET

AS-BUILT BOUNDARY SURVEY PREPARED FOR:
SWIFT AUTO BODY SHOP
PARCEL ID: 01290150189
LAND LOT 129, 1ST DISTRICT,
5TH SECTION, DOUGLAS COUNTY
GEORGIA

AREA
33,003 sq.ft.
0.76 acres

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



VICINITY MAP
N.T.S.

NF
KAVIRYANTS, ANTON & LEON
ARTEMORICHE
(DB 4226, PG 763)

NF
GREEN, GEORGE H. OIL
(NO DEED REFERENCE)

PARCEL ID:
01290150189

NF
ACME SUPPLY COMPANY, LLC
(DB 3071, PG 520)

LEGEND

- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- R/W MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDestal
- LIGHT POST
- 1/2" IRON PIN SET (IPS)
- REBAR FOUND (RBF)
- CONC. MONUMENT FOUND (CMF)
- CALCULATED POINT
- CHAIN LINK FENCE
- CRIMP TOP PIPE FOUND
- OPEN TOP PIPE FOUND
- IRON PIN OR ROD FOUND

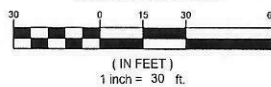
SURVEYORS CERTIFICATION

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Cullen Preston Hardee
CULLEN PRESTON HARDEE
REGISTERED LAND SURVEYOR #3144, LSF 001321

1/23/2026
DATE

GRAPHIC SCALE



SURVEY NOTES

- EQUIPMENT USED: TOPCON ROBOTIC D2 TOTAL STATION - TOPCON RTK GPS ROVER.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AN ANGULAR ERROR OF 0.2" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 419.470 FEET.
- THIS PROPERTY IS SUBJECT TO ALL ZONING ORDINANCES, SETBACK LINES AND EASEMENTS OF RECORD LYING WITHIN.
- AS SHOWN ON FLOOD INSURANCE RATE MAPS OF DOUGLAS COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13557C015M2 THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATE. HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON.

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REVISIONS

1.	
2.	
3.	
4.	

LEGAL REFERENCE:

DEED BOOK: 4453	PAGE: 762-763
PLAT BOOK:	PAGE:

SHEET 1 OF 1

AS-BUILT BOUNDARY SURVEY FOR:

SWIFT AUTO BODY SHOP

PARCEL ID: 01290150189

LAND LOT 129, 1ST DISTRICT

5TH SECTION, DOUGLAS COUNTY

GEORGIA

2110 KRISTON CT #E SUITE A
MARIETTA, GEORGIA 30067
PH: (404) 251-2512

VISIT US ON OUR WEBSITE:
www.united-land.com



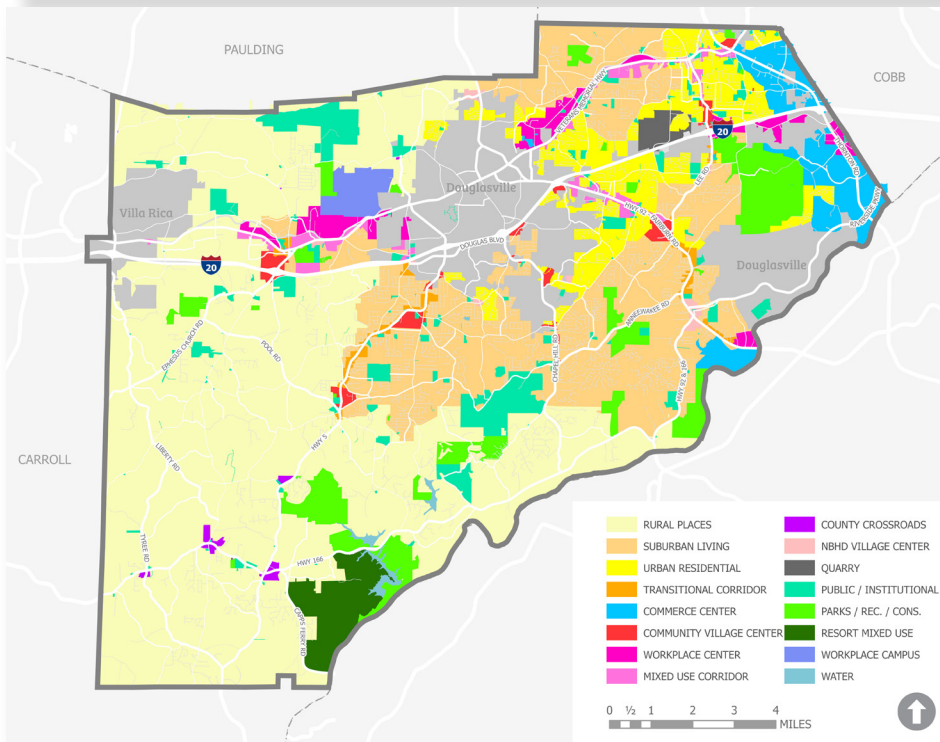
UNITED LAND SURVEYING
COA NO. LSF 001321



PLAT DATE: 1/23/2026
FIELD DATE: 1/14/2026
SCALE: 1" = 30'
DRAWN BY: C.E.M.
REVIEWED BY: C.P.H.

JOB NUMBER:
25-676

Suburban Living



As Douglas County continues to experience growth in both residential and commercial development, areas meant for traditional subdivision and commercial growth to serve nearby residents are necessary. The Suburban Living FLU designation covers areas of the County predominantly characterized by established, traditional single-family residential neighborhoods. The intent of this FLU designation is to channel growth pressures to areas that are suitable in terms of land use patterns and infrastructure investment, and to areas that have a more “suburban” feel. In addition to traditional single family, Suburban Living could promote housing diversity through compatible and accessible—both physically and financially—housing types, like cottage courts and ADUs, to accommodate senior housing needs and residential growth.

Commercial activities may take place in identified nodes and along identified corridors and should be compatible with existing land uses through size, appearance and buffering. Special care should be taken to eliminate any negative impacts, such as lighting, parking, and traffic. Large-scale commercial development and industrial activities are discouraged and should be buffered from adjacent residential uses.

Public services and facilities are offered at a higher level of service to accommodate a denser population. Typically, these areas have access to both public water and sewer and have good access to transportation networks. Improving connections among parks, greenspaces and community amenities through bike/pedestrian networks and transit opportunities is a priority.

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:

- Public water available.
- Public sewer available or planned.
- Local public facilities.

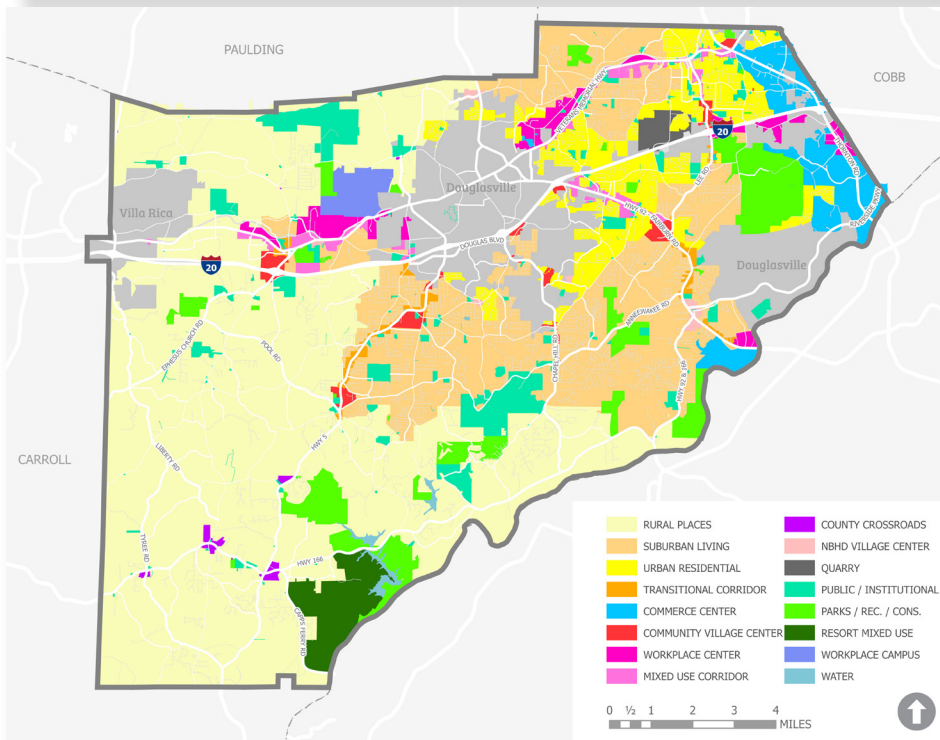
Master Planned Developments:

- Single-family and duplex
- PUD with limited institutional uses
- Neighborhood commercial.
- Limited Community Commercial

Appropriate Zoning Districts:

- R-A
- R-LD
- R-MD
- PUD

Suburban Living



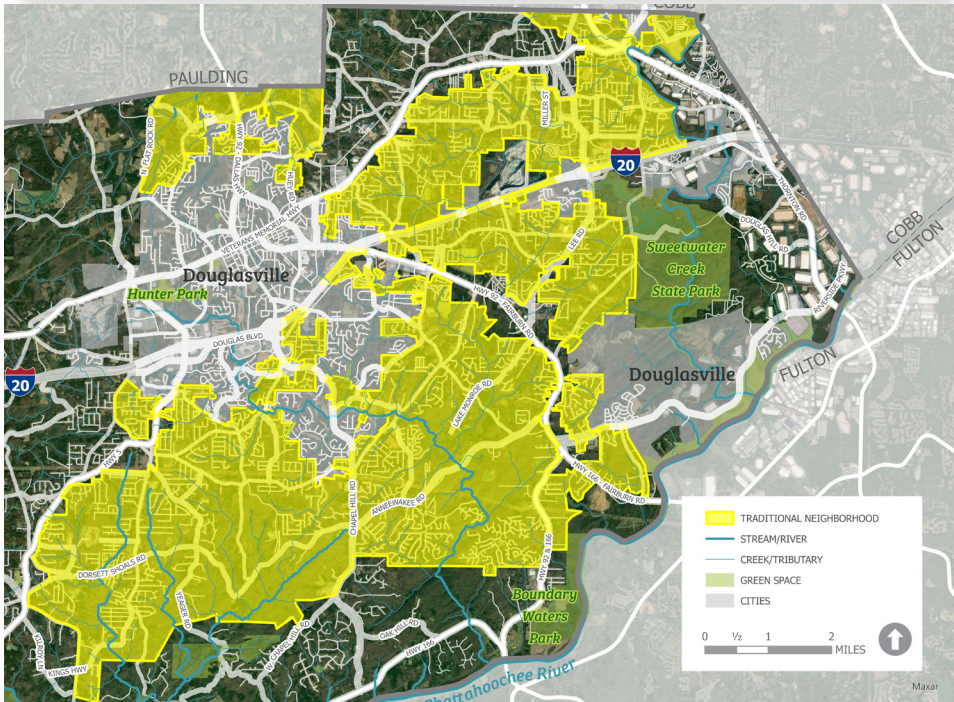
Character Areas:

- Traditional Neighborhood*
- Byway Reserve*
- Rural Reserve
- Winston
- Fairburn-Lee Corridor

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

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

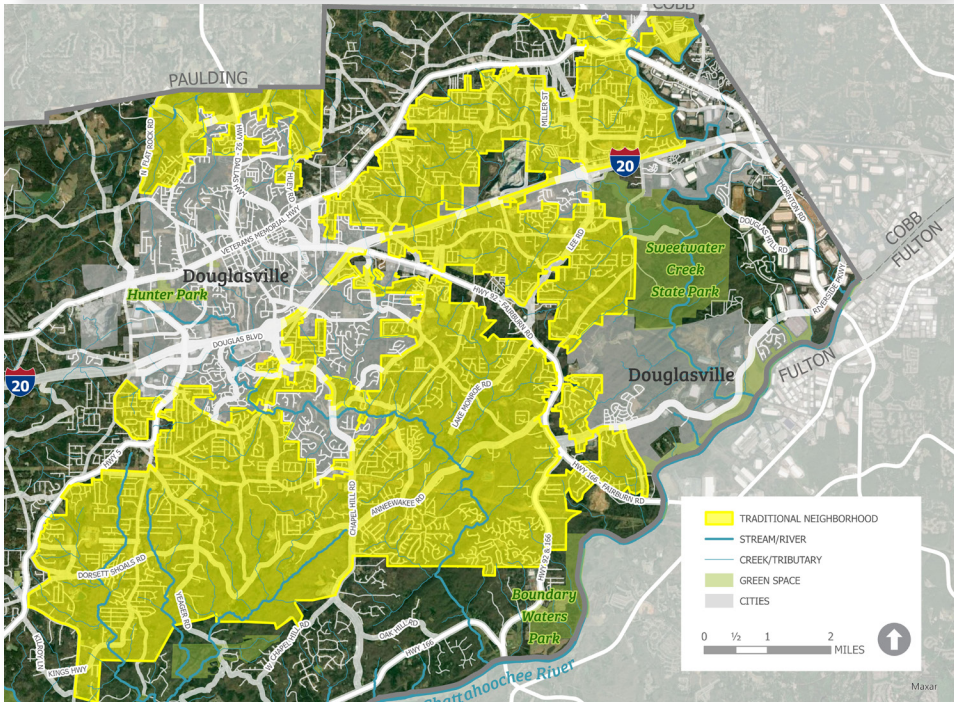
Parks, Open Space + Trails Guidance

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)

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 special use permit in unincorporated Douglas County,

Applicant: Arezoo Vakili

Address: 2795 Lake Monroe Rd, Douglasville, GA 30135

More Fully Described: Land Lot: 0129; District: 01; Section: 5; Parcel: 0189

Parcel ID: 0129-015-0189

Acreage: 0.76 acres

Use: Special Use Permit to Allow Automotive Repair and Maintenance

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 is approved pursuant to the requirements established by the Douglas County Unified Development Code, and any findings and conditions specified below.

Findings:

1. The use will not adversely affect the public health, safety, or welfare.
2. The use will not modify the intent, purpose, or spirit of the Comprehensive Plan.
3. The required improvements as a result of the expansion of the automotive repair and maintenance constitute orderly development.

Adopted and effective this May 5, 2026.

Henry Mitchell, III, District I

Whitney Kenner Jones, District II

Martin Raxton, District III

Mark Alcarez, District IV

Attest:

Dr. Romona Jackson Jones, Chairman

Allison Duncan, AICP
Planning and Zoning Manager

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

Application Number	S2026-27
Applicant Name	J. Franklin Lee
Property Owner Name	J. Franklin Lee
Property Address	5289 Brickleberry Way, Douglasville, GA 30134
Land Lot, District, Section, Parcel	Land Lot 702 District 1 Section 3 Parcel 35
Current Zoning	Medium Density Single-Family Residential with Conditions (R-MD-C)
Future Land Use Classification	Urban Residential
Character Area Classification	Traditional Neighborhood
Request	Special Use Permit for omitting amenities for construction of single-family house
Associated Rezoning	n/a
Associated Future Land Use Map Amendment	n/a
Size (in acres)	0.20 acres
Commissioner District	1
Subject to an HOA, POA, or similar?	Yes
Proposed Use	Single-Family house
Recommendation	Approval
Meeting Date	May 5, 2026

Relevant Code Sections:

Article	Section	Description
5	504(f)(1)(6)	Residential subdivisions requires community amenity unless exemption is otherwise approved by the Board of Commissioners

Prior Zoning Actions:

Year	Case #	Summary of Action
2002	Z2002-72/ M2002-07	Rezoning from R-1 to R-10 for a subdivision and amend FLUM from Estate Residential Density to Medium Density Residential
2002	Z2002-85	Amended conditions

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 subject parcel is the designated amenities lot for the Autumn Glen subdivision. The applicant is requesting a exemption for the required amenity to construct a single-family home on the subject parcel. The subject parcel is adjacent to Highway 92. The widening of the right-of-way along Highway 92 has reduced the size of the subject parcel from 0.35 acres to 0.20 acres.

Summary of Proposal:

The applicant is proposing to use the subject parcel for a single-family home rather than a community amenity or common area lot.

Existing Conditions:

The subject parcel is 0.20 acres. The lot is within the Autumn Glen subdivision which contains a total of 124 lots. The lot includes a carport.

Planning Concerns:

The addition of the proposed single-family home will not alter the principle character of the neighborhood.

Recommendation:

Staff recommends approval of the special use permit.

Findings:

Staff is recommending approval 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.

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 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: S2026-27

DATE OF MEETING: May 5, 2026

This site is located at #5289 Brickleberry Way. Brickleberry Way 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 Brickleberry Way 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.

Traffic Information

There is no existing traffic data for Brickleberry Way

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: S2026-27

DATE OF MEETING: May 5, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 8" main in Brickleberry Way
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 Brickleberry Way
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: North Side 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.

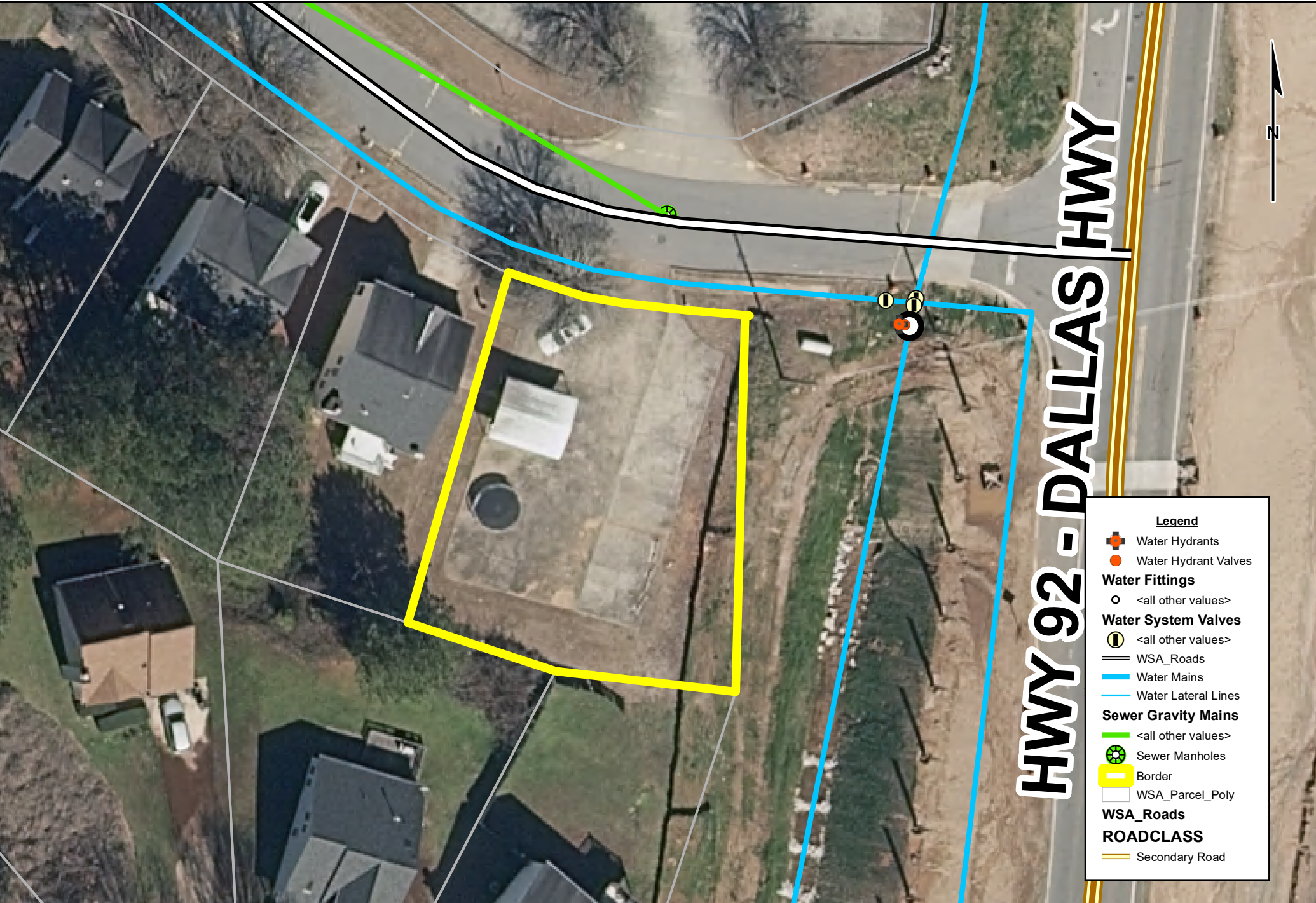
10. Special Soil Erosion and Sedimentation Control Concern: State and County law prohibits erosion of soil off-site, and requires the installation of a silt fence or other erosion control measures before any land disturbance or construction may commence.

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: J. Franklin Lee
Location: 5289 Brickleberry Way Lot 91
Land Lot Lot: 701/702 Dist: 1 Sect: 3 Parcel: 35
Lot Size: Acres: or 7,800 Square Feet
Case #: S2026-27

DDCWSA Impact Study Map



Applicant: J. Franklin Lee
Location: 5289 Brickleberry Way Lot 91
Land Lot: Lot: 701/702 Dist: 1 Sect: 3 Parcel: 35
Lot Size: Acres: or 7,800 Square Feet
Case #: S2026-27

DDCWSA Impact Study Map

Douglas County Sheriff's Office
Impact Response – Special Use Permits, Rezoning, and Variances
Case #: S 2026-27
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
 - 12 weeks of field training before independent patrol
- Currently, the department is **approximately 44 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: J Franklin Lee 5289 Brichleberry Way lot#91 Vacant lot request to build home

Concerns/ observations: No concerns as long as the proper permits are applied for and the builder conforms to Douglas County codes, ordinances and lot is deemed buildable.

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: J Franklin Lee Case No. S2026-27 Meeting Date: 5/5/26

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:

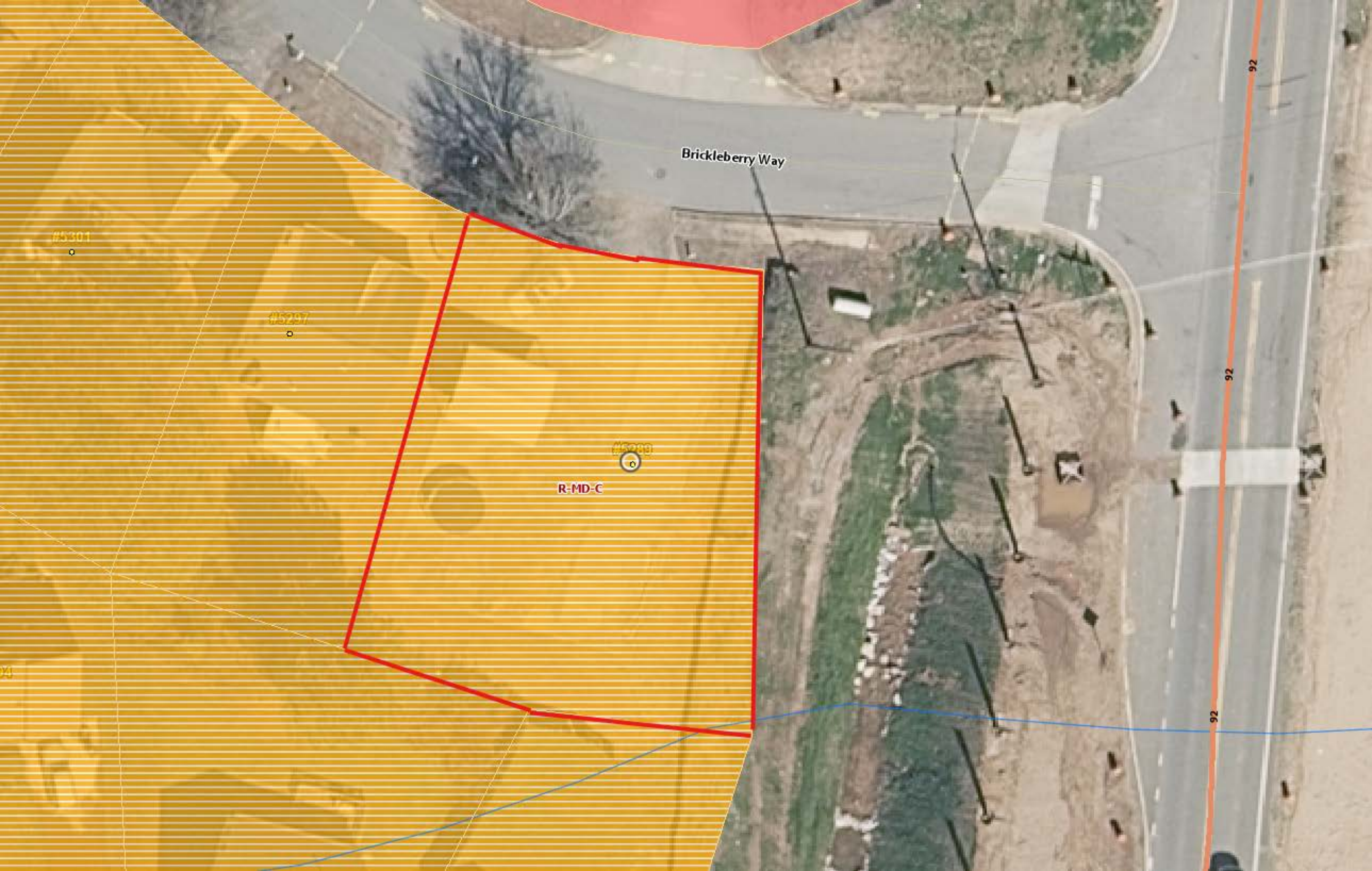
None.

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.



Brickleberry Way

#5301

#5297

#5000

R-MD-C

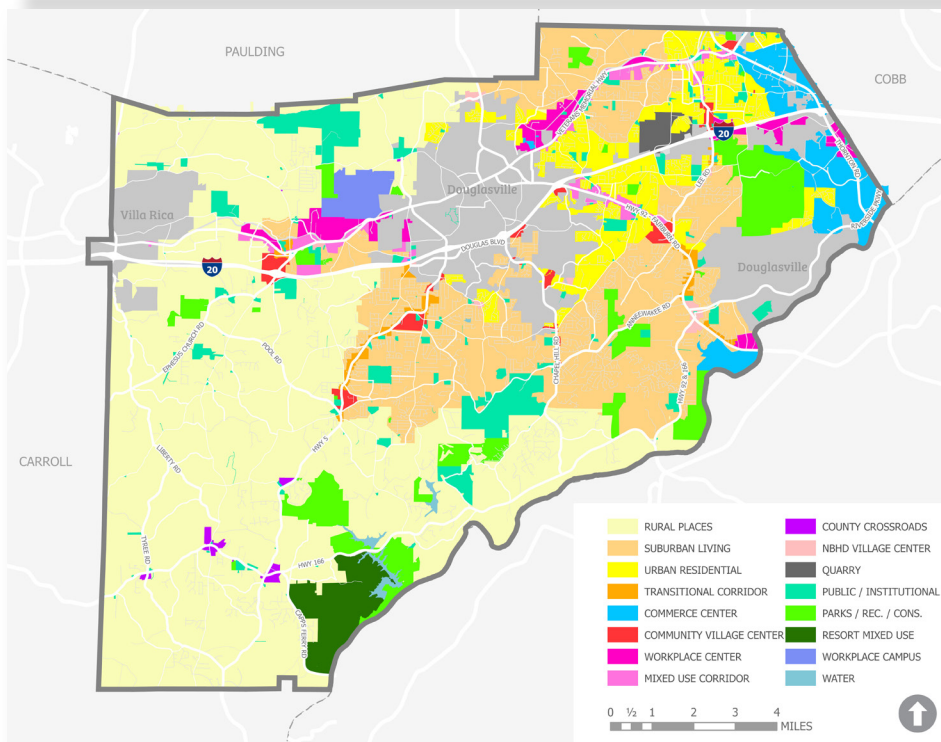
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Urban Residential



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

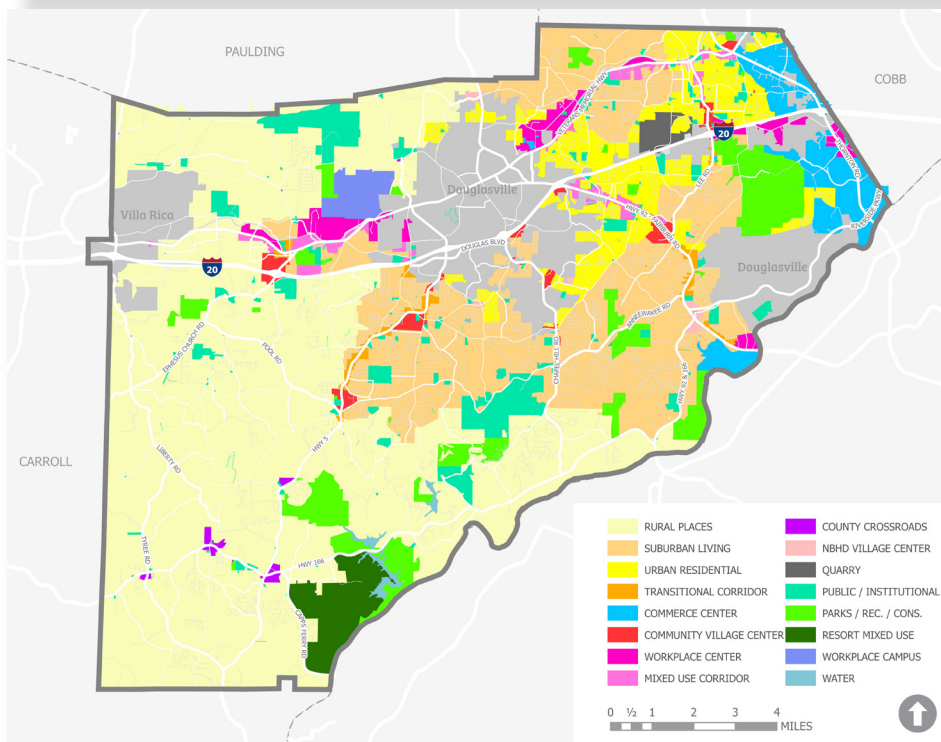
Master Planned Developments:

- 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



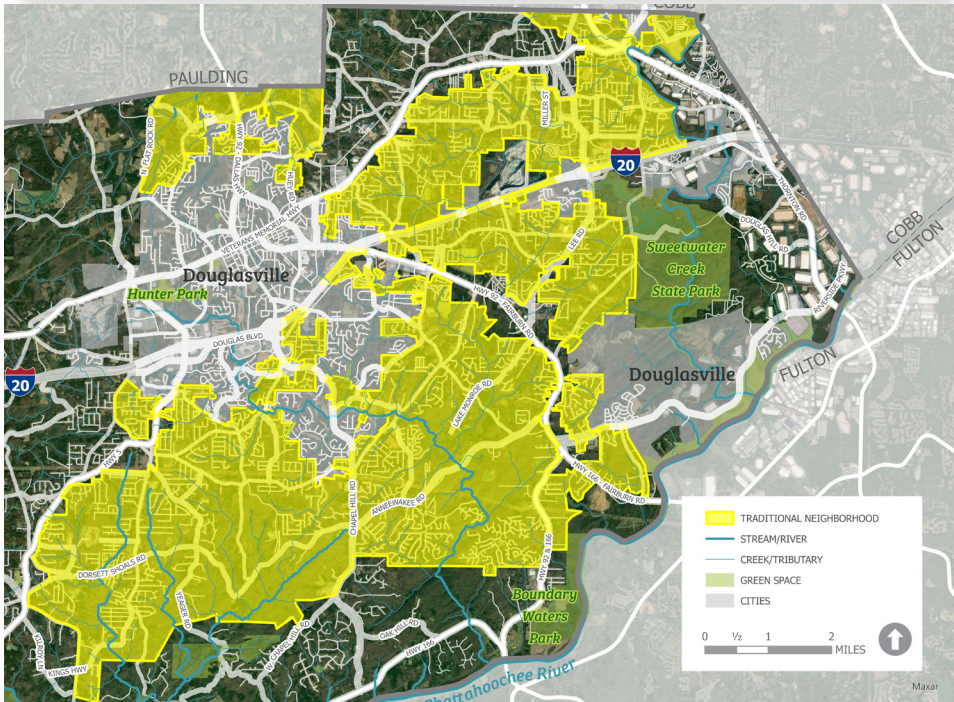
Character Areas:

- 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.

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.

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Vision: Well-connected and high-quality suburban residential communities

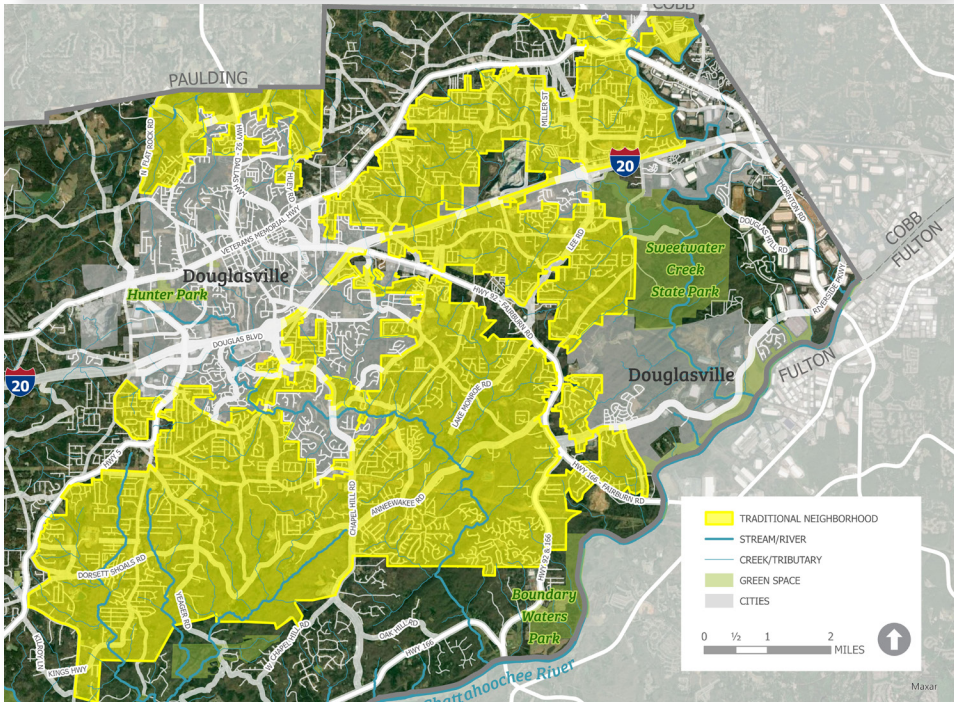
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Housing Guidance

- Single Family Low Density
- Single Family Medium Density
- Single Family High Density (limited)
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- 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
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- 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)

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

Application Number	Z2026-28
Applicant Name	Laxminarayan, LLC
Property Owner Name	Laxminarayan, LLC
Property Address	4333 Post Rd, Winston, GA 30187
Land Lot, District, Section, Parcel	Land Lot: 0075; District: 02; Section: 5; Parcel: 0033; Parcel ID: 0075-025-0033
Current Zoning	R-A, Residential-Agricultural
Future Land Use Classification	Rural Places
Character Area Classification	Dog River Basin
Request	Rezoning from R-A to C-H to Entitle the Existing Convenience Store with Fuel Pumps
Associated Future Land Use Map Amendment	N/A
Size (in acres)	0.92 acres
Commissioner District	4
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Continuation of the Existing Convenience Store with Fuel Pumps
Recommendation on Rezoning Request	Approval
Meeting Date	05/05/2026

Relevant Code Sections:

Article	Section	Description
3	331	Regulations controlling convenience store with fuel pumps

Prior Zoning Actions:

Year	Case #	Summary of Action
N/A	N/A	N/A

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
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?	Yes
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?	Yes
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
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
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

Special Use Permit Criteria Discussion:

Summary of Proposal:

The applicants are proposing a Rezoning from R-A, Residential-Agricultural, to C-H, Heavy Commercial, to entitle the currently active convenience-store-with-fuel-pumps use.

Existing Conditions:

The convenience store was constructed in 1963, and this predates zoning considerations in Douglas County by a few years. The convenience store also has capacity for four fuel pumps.

The convenience store and fuel pumps appear to not be set back from the right-of-way as mandated by the current iteration of the Unified Development Code, but the convenience store and fuel pump canopy predate the Unified Development Code. The applicant has applied for a setback variance for the fuel-pump canopy and convenience store, and, if approved, this would be heard on June 15th.

Planning Concerns:

Entitling the current use(s) on the property in full would require a Special Use Permit, a Rezoning, and variances; however, the applicants have only applied for a Rezoning and setback variance. In the event of a discontinuation of the use for 6 months or greater, the property owners would be required to seek a Special Use Permit before the Board of Commissioners to entitle the use as a convenience-store-with-fuel-pumps site. Provided that the applicants continue to renew their Occupational Tax Certifications yearly, this is not a staff concern.

Recommendation:

Staff is recommending **approval** based upon the following Findings:

Findings:

1. The Rezoning would not modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The Rezoning would not adversely affect the public health, safety, or welfare.
3. The Rezoning would permit the current, active use provided that the applicants either continued the use indefinitely or received additional entitlements.

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, Rezoning and Variances

WATER & SEWER AUTHORITY

REQUEST FOR: ☐ Special Use Permit

☒ Rezoning

☐ Variance

CASE NUMBER: Z2026-28

DATE OF MEETING: May 5, 2026

WATER

1. Available for development? ☒ YES ☐ NO
2. Size and location of existing water line (if available): 8" main in Post 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 Greenfield Drive; 16,000 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.

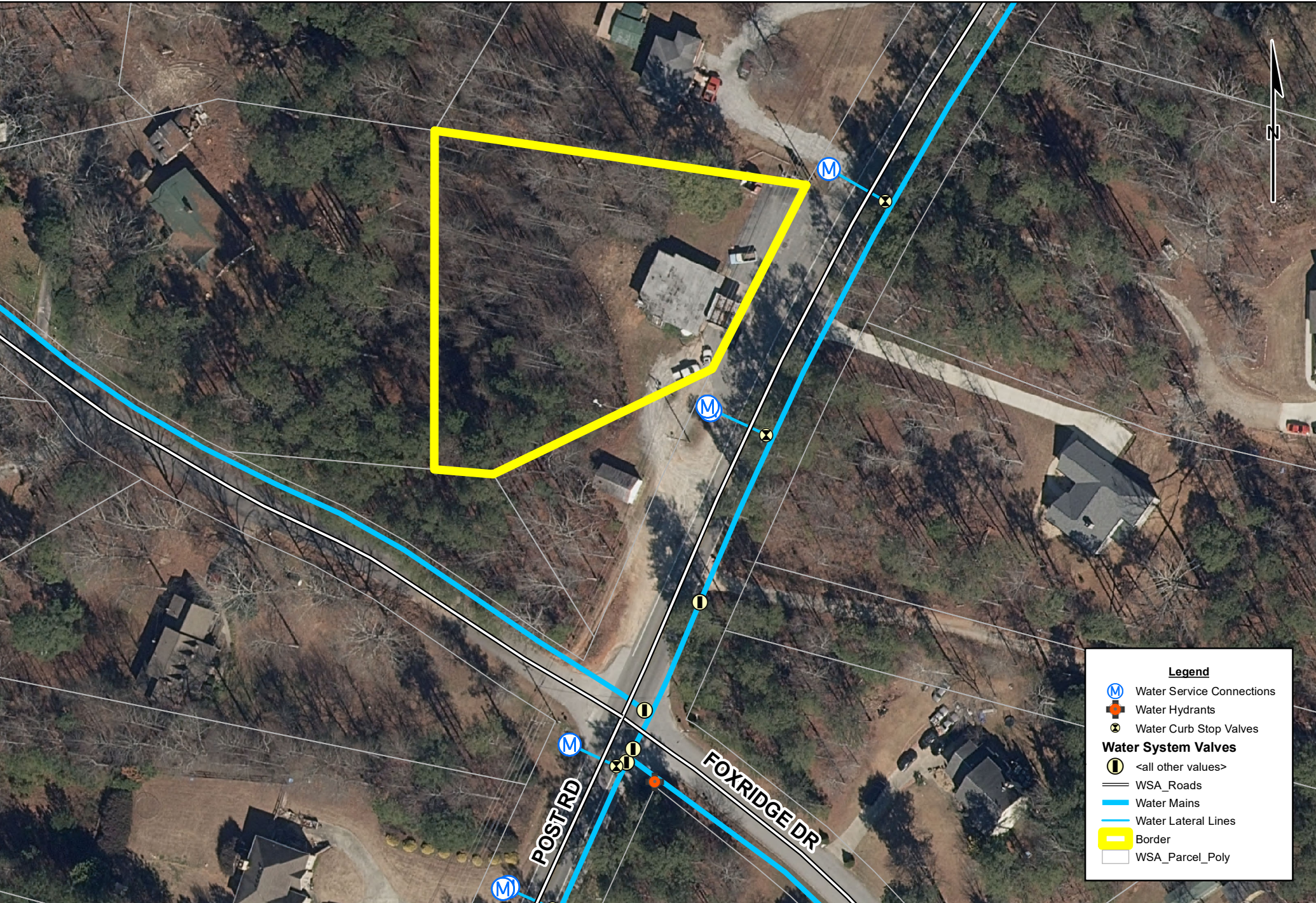
11. Stormwater Concerns:

The building expansion will be subject to watershed protection measures including an 18% maximum impervious surface limit for the 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



Legend

 Water Service Connections

 Water Hydrants

 Water Curb Stop Valves

Water System Valves

 <all other values>

 WSA_Roads

 Water Mains

 Water Lateral Lines

 Border

 WSA_Parcel_Poly

Applicant: Laxminarayan LLC
Location: 4333 Post Road
Land Lot Lot: Dist: 01 Sect: Parcel: 00750250033
Lot Size: Acres: .91
Case #: Z2026-28

DDCWSA Impact Study Map



Applicant: Laxminarayan LLC
Location: 4333 Post Road
Land Lot Lot: Dist: 01 Sect: Parcel: 00750250033
Lot Size: Acres: .91
Case #: Z2026-28

DDCWSA Impact Study Map

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: Laxminarayan Case No. Z2026-28 Meeting Date: 5/5/26

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 2/18/26.

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

The property is wooded behind the building.

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

Only to the rear of the property.

R-A

PSP

R-LD



4 Parking Sign



REVISIONS		REV. NO.	DATE OF REV.	REV. NAME NO.	REV. NO.
1	1/1/78				
2	1/1/78				
3	1/1/78				
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An aerial photograph showing a dense forest. A road, labeled 'Rte 102', runs vertically through the center. A building is visible in the upper right corner. The image is in black and white, with a high-contrast, almost binary appearance.

[illegible][illegible]

CLOSURE STATEMENT

A substantial portion of the Fairview 3200 used for the construction of this survey, are obtained by a CARLSON BROTHERS & KNOX - MULTI-PEDIMENSIONAL SYSTEM RECEIVER (reading real time data) from BENTLEY SOLUTIONS Corporation Service Corporation. The received data is then processed using the data collected in the field. The resulting data collected is 0.04% OF THE SET CONFORMANCE LEVEL.

This plot has been calculated for closure and found to be accurate within one foot in 183,592 feet.

☛ SURVEY DATUM
SURVEY DATUM FOR TOPOGRAPHY SHEET
HEREON IS BASED ON NAD83(11) AND CONTAINS
AS PLOTTED AT 2 FOOT INTERVALS. SOURCE
OF TOPOGRAPHY SHEET HEREON IS FIELD-Run
TPO.

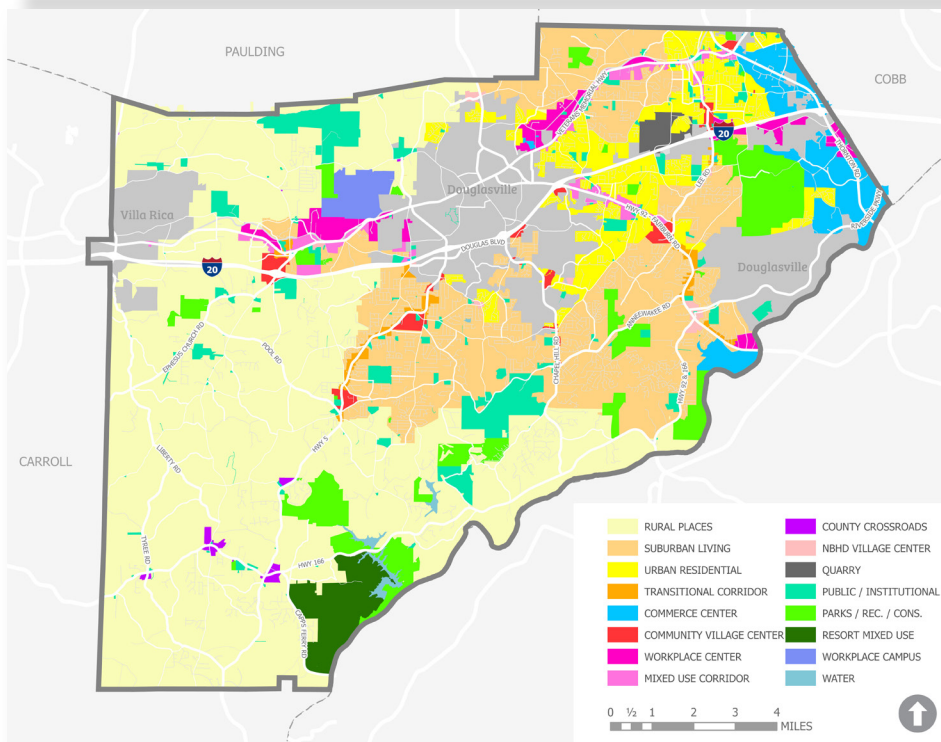
☛ T.B.M.
TYPICAL BENCHMARK FOR THE SUBJECT SITE
IS TOP OF WALL FOUND AS SHOWN HEREON. TBM
ELEVATION: 1155.57 FT MSL.

Call Before You Dig

LSD
LEWIS
DEVELOPMENT CONCEPTS, LLC

LEWIS⁵
DEVELOPMENT
CONCEPTS LLC
285 Tom Reeve Drive
Carrollton, GA 30117
770-280-5738
Robert S. Lewis
Ga. Reg. LS #2799
Level II Cert.
Phone: 404.666.0044

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 its 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.

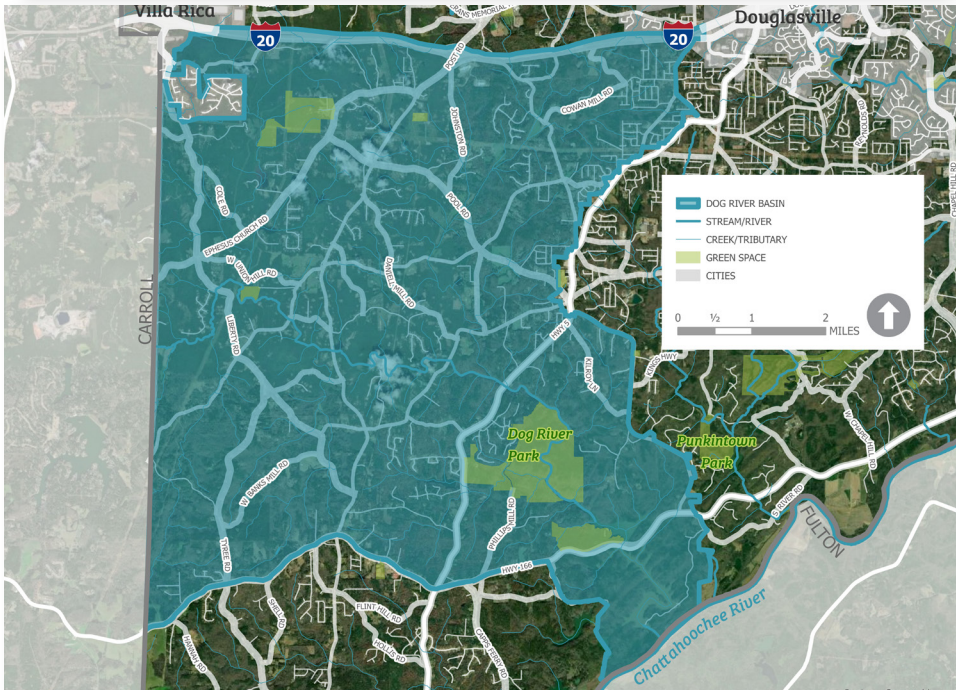
Appropriate Zoning Districts:

- 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

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

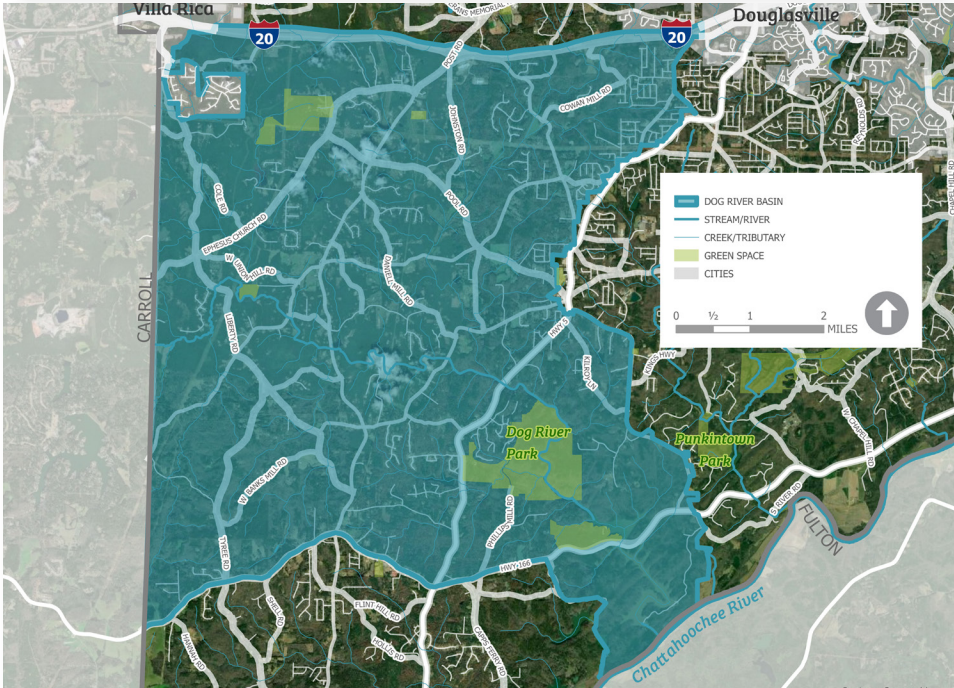
The Dog River Basin is rural in character with most residents having access to greenspace on their own property, so there is little demand for smaller, local parks; however, larger, community parks and conservation areas are appropriate in this character area. Trail connectivity is a community priority, 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)

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: Laxminarayan, LLC

Address: 4333 Post Rd, Winston, GA 30187

More Fully Described: Land Lot: 0075; District: 02; Section: 5; Parcel: 0033

Parcel ID: 0075-025-0033

Acreage: 0.92 acres

Zoning: Rezoning from R-A, Residential-Agricultural, to C-H, Heavy Commercial

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 Rezoning would not modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The Rezoning would not adversely affect the public health, safety, or welfare.
3. The Rezoning would permit the current, active use provided that the applicants either continued the use indefinitely or received additional entitlements.

Adopted and effective this May 5, 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
REZONING AND SPECIAL USE PERMIT STAFF RECOMMENDATION**

Application Number	Z2026-29/ S2026-30
Applicant Name	Marcus Arceneaux
Property Owner Name	AAH Reality, LLC
Property Address	13301 Veterans Memorial Hwy, Douglasville, GA 30134
Land Lot, District, Section, Parcel	Land Lot: 0165, District: 02, Section: 5, Parcel: 0001, Parcel ID: 0165-025-0001
Current Zoning	C-H, Heavy Commercial
Future Land Use Classification	Mixed-Use Corridor
Character Area Classification	Winston
Request	Request for a Rezoning from C-H to LI and a Special Use Permit for Truck Parking as a Principal Use
Associated Rezoning	C-H, Heavy Commercial → LI, Light Industrial
Associated Future Land Use Map Amendment	N/A
Size (in acres)	4.5 acres
Commissioner District	4
Subject to an HOA, POA, or similar?	N/A
Proposed Use	Truck Parking
Recommendation	Denial
Meeting Date	05/05/2026

Relevant Code Sections:

Article	Section	Description
3	331(e)	Regulations for Heavy Truck Parking Facilities as a Principal Use without Accessory Uses

Prior Zoning Actions:

Year	Case #	Summary of Action
1986	Z1986-228	Request for a Rezoning from R-2 to M-2; the request was changed at the public hearing to a request for C-4, now C-H, Heavy Commercial, and approved.

Adjacent Land Use and Zoning:

Direction	Land Use Description	Zoning Classification
North	Veterans Memorial Hwy, Railroad, N Baggett Rd, and Single-Family Detached Dwellings	R-LD, Residential, Low Density & ROW, Right-of- Way (Veterans Memorial

		Hwy, Railroad, and N Baggett Rd)
South	Vacant	C-H, Heavy Commercial
East	Scrap Yard	HI, Heavy Industrial
West	Vacant	C-H, Heavy Commercial

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
	The stated purpose of the Light Industrial zoning district is to protect and promote a suitable environment for light industrial purposes including accessibility to major transportation facilities, availability of adequate utilities and other public services, and availability of large quantities of suitable land. Uses compatible with light industrial development are to be encouraged insofar as they are in accordance with the Comprehensive Plan for the [county]. The proposed use is a use that is permitted in the LI, Light Industrial, zoning district requested. The proposed use would require a Special Use Permit to be approved before the use could commence.	
2.	Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?	No
	The site is situated immediately outside of the established Industrial corridor of Veterans Memorial Hwy, and the expansion of this corridor westerly along Veterans Memorial Hwy is not anticipated by the Comprehensive Plan. The property is located in a partially developed Commercial section of Veterans Memorial Hwy. The Winston Small Area Plan anticipates industrial uses within the already zoned properties available as well as the Workplace-Campus-designated parcels. Expansion of the industrial footprint outside of already defined areas is not supported by the Comprehensive Plan. The definition and containment of industrial-oriented uses with suggestions for revitalization of the Winston core is the ethos of the Winston Small Area Plan. With these, the proposed use is not suitable in view of the zoning and development of adjacent and nearby property.	
3.	Will the proposed use not adversely affect the existing use, value or usability of adjacent or nearby property?	No
	The Mixed Use Corridor Future Land Use designation demands deference of the proposals for development to Character Areas and Small Area Plans created as a part of the Comprehensive Plan or subsequent. The Winston Small Area Plan and Winston Character Area provides for containment of industrial-oriented uses within well-defined footprints either established or set forth by the Comprehensive Plan. The expansion of industrial-oriented uses absent concurrency of a master transportation plan to facilitate ease of movement for associated heavy truck traffic may 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?	No

	The proposed use is not compatible with the purpose and intent of the Comprehensive Plan. Expounded upon in the former criteria responses, and stated plainly here, the proposed use seeks to request an expansion of the footprint of industrially zoned property into an area that has no planned expansion for service delivery outside of an identified Industrial node of Veterans Memorial Hwy. Regardless of scale, the Comprehensive Plan does not support this expansion without a concurrent overall development plan to address traffic, environmental, and other concerns as they arise on a site- or project-specific basis.	
5.	Are their substantial reasons why the property cannot or should not be used as currently zoned?	No
	There are not substantial reasons as to why the property cannot or should not be used as currently zoned. The applicant has not expressed a hardship or existing conditions that would limit development.	
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?	No
	From the impacts provided by the Douglas County Department of Transportation, the proposed use is anticipated to generate approximately 144 daily trips and generate moderate traffic. The use may also require improvements along the right-of-way of Veterans Memorial Hwy.	
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?	No
	The proposed use is not necessitated by changing conditions not anticipated by the Comprehensive Plan. The site is also not located in an emerging Industrial node. The site is located immediately adjacent to an Industrial node along Veterans Memorial Hwy, but these Industrial uses are immediately adjacent to the Quarry property located in the City of Douglasville, and this serves as a well-defined footprint for Industrial-oriented uses along the south of Veterans Memorial Hwy.	
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?	No
	The proposed use does not reflect a reasonable balance between the promotion of the public health, safety, morality, general welfare, or the right to unrestricted use of property. The proposed use is not compatible with the Comprehensive Plan, and no expressed hardship as to why the property could not be used as currently zoned has been expressed.	

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
	The proposed use is a use that is anticipated in the LI, Light Industrial, zoning designation. The proposed use is not consistent with the stated purpose of the	

	Winston Small Area Plan but is otherwise consistent with the stated purpose of the LI 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?	No
	The proposed use would introduce an Industrial-scale use to an area that did not otherwise anticipate a use outside of the well-defined Industrial footprint(s) of Veterans Memorial Hwy and Winston. This could introduce off-site impacts not anticipated in long-range planning documents.	
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 location and character of the proposed use is not consistent with the Comprehensive Plan's anticipation of Industrial-oriented uses being contained within well-defined future or existing footprints and represents an unanticipated pattern of development for this area. If the footprint of Industrial-oriented property is not well-defined, an emerging Industrial corridor of Veterans Memorial Hwy is possible in an area that was otherwise not planned to develop in that manner.	
4.	Is or will the type of street providing access to the use be adequate to serve the proposed special use?	Yes, with DRC
	Veterans Memorial Hwy will be sufficient to provide access to the use provided that the required transportation improvements to be determined at the Development Review Committee are addressed and completed.	
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 DRC
	Site-design concerns as it relates to traffic and access by emergency vehicles will be addressed through the Development Review Committee process if the use is approved.	
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
	From the impact statements provided, it was not indicated that public facilities such as schools, water or sewer utilities, and police or fire protection would be inadequate to serve the proposed use.	
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 DRC review
	The applicant did not indicate in the site plan submitted that all, applicable provisions of Article 3, Section 331(e) will be adhered—specifically as it relates to the required 20' landscape strip (331(e)(7)(a), side and rear landscaping buffers of 15' (331(e)(7)(b), and truck stop electrification (331(e)(8). These, as well as other site deficiencies that are yet to be determined, if any, will be reviewed and required during the regular Development Review Committee meeting for the applicant's Land Disturbance Permit if approved. These are the minimum requirements under the UDC.	
8.	Will hours and manner of operation of the Special Use have no adverse effects on other properties in the area?	No

	The hours of operation are not anticipated to have adverse effects on other properties in the area. The manner of operation represents an industrial-oriented use in an area that was otherwise not planned for industrial-scale of use.	
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
	The applicant is not proposing construction of a building and is providing for 72 spaces of gravel fleet storage as well as a proposed stormwater management facility.	

Planning Concerns:

1. Existing Conditions:
 - a. The property is currently vacant and mostly wooded.
2. Summary of Proposal:
 - a. The applicant is proposing a Rezoning from C-H, Heavy Commercial, to LI, Light Industrial, and a Special Use Permit to allow a heavy truck parking facility as a principal use with 72 gravel parking spaces proposed.
3. Discussion:
 - a. The proposed rezoning represents a deviation from long-range planning documents whereby the industrially zoned parcels of the Winston area at large is meant to be contained in well-defined footprints either in planned, future areas or currently existing areas.
 - b. The Comprehensive Plan does not support the expansion of industrially zoned property outside of defined footprints without a concurrent overall development plan to address traffic, environmental, and other concerns as they arise on a site- or project-specific basis. The expansion of industrial-oriented uses absent concurrency of a master transportation plan or planned roadway improvements to facilitate ease of movement for associated heavy truck traffic may adversely affect the existing use, value, or usability of adjacent or nearby property.
 - c. The proposed use would require the Rezoning to LI to suit the use per Article 2 of the Unified Development Code; however, there has not been a demonstrated hardship as to why the property cannot be developed as currently zoned.

Recommendation and Findings: Request for a Rezoning from C-H to LI

Staff is recommending **denial** of the request based upon the following findings:

1. The Rezoning would modify the intent, purpose, or spirit of the Comprehensive Plan insofar as the Winston Small Area Plan does not anticipate the expansion of industrial-oriented uses outside of well-defined footprints.
2. The Rezoning would adversely affect the public health, safety, or welfare.

Recommendation and Findings: Request for a Special Use Permit for Heavy Truck Parking as a Principal Use without Accessory Uses

Staff is recommending **denial** of the request based upon the following findings:

1. The Special Use would modify the intent, purpose, or spirit of the Comprehensive Plan.
2. The Special Use would modify the intent, purpose, or spirit of the Unified Development Code.
3. The Special Use would adversely affect the public health, safety, or welfare.

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

WATER & SEWER AUTHORITY

REQUEST FOR: ☒ Special Use Permit

☒ Rezoning

☐ Variance

CASE NUMBER: Z2026-29/S2026-30

DATE OF MEETING: May 5, 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" sewer in Hamrick Road, 1,703 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.

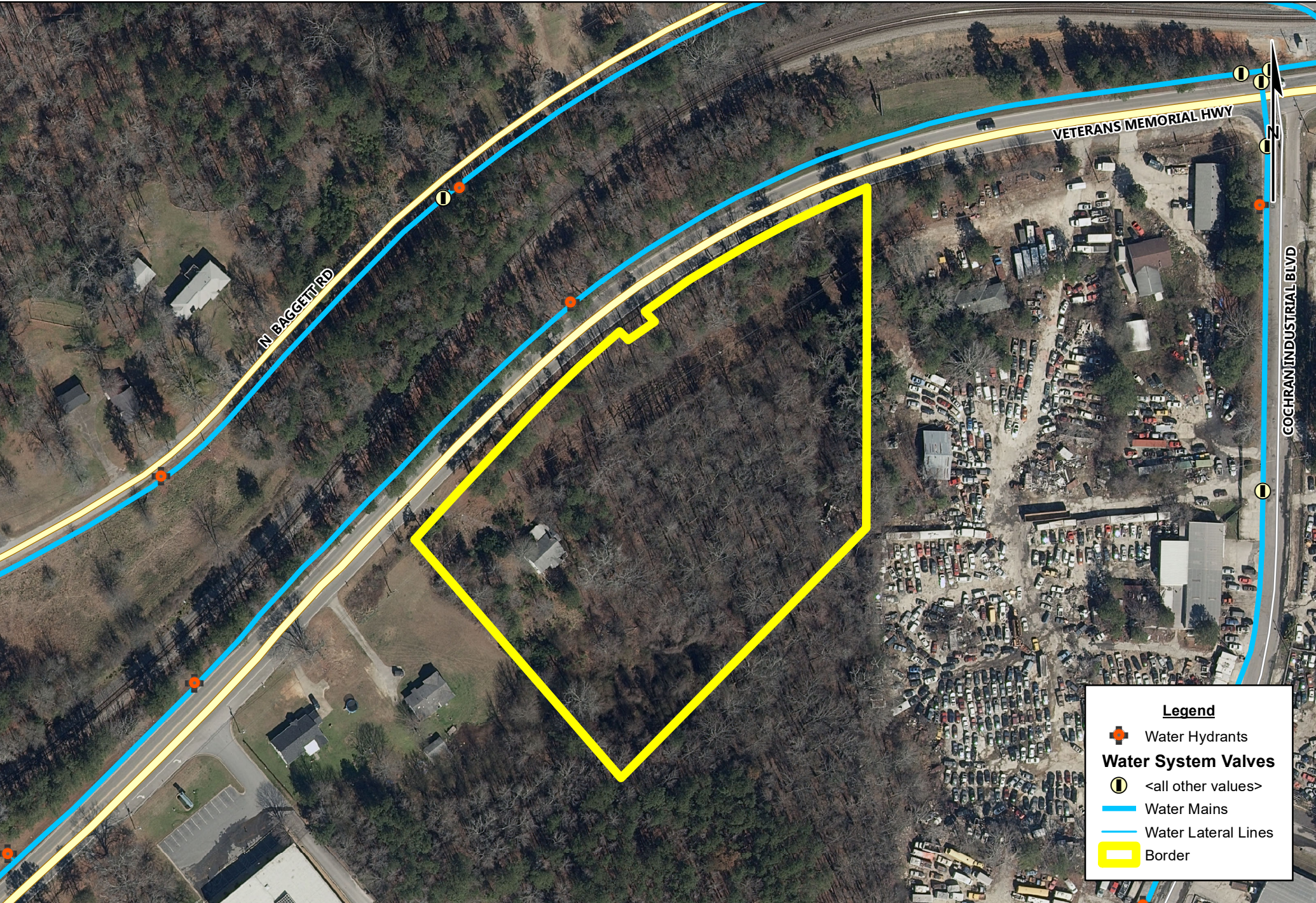
11. Stormwater Concerns:

Project is in the Secondary Dog River Basin. Possible state waters on property. A 50-foot undisturbed stream buffer and additional 25-foot impervious setback apply. A maximum 25% impervious surface limit applies.

12. Additional Remarks:

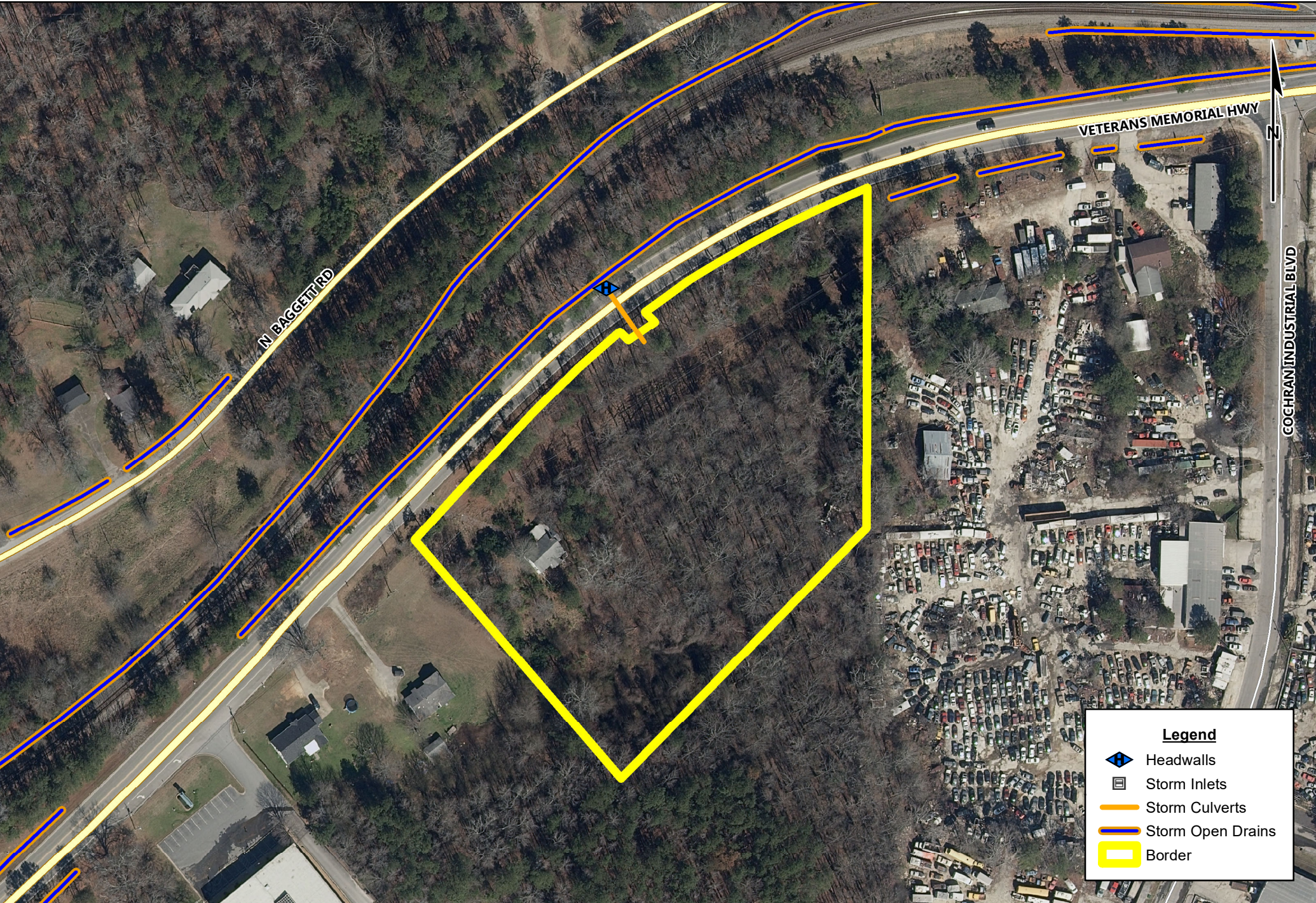
A project concept meeting should be held with the Authority prior to proceeding beyond a preliminary design.

Prepared by: Diana Johnson



Applicant: Aah Reality LLC
Location: 13301 Veterans Memorial Hwy
Land Lot: Lot: 165 Dist: 2 Sect: 5 Parcel: 1
Lot Size: Acres: 4.57
Case #: S2025-71

DDCWSA Impact Study Map



Applicant: Aah Reality LLC
Location: 13301 Veterans Memorial Hwy
Land Lot: Lot: 165 Dist: 2 Sect: 5 Parcel: 1
Lot Size: Acres: 4.57
Case #: S2025-71

DDCWSA Impact Study Map

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: Marcus Arceneaux Case No. S2026-30 Meeting Date: 5/5/26

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:

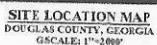
The applicant met with DRC on 7/9/25. The site plan appears to have been updated since then but the project remains essentially the same so another meeting was not warranted.

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.



1. PARCEL: 01650250001
2. LAND LOT: 1B5
3. DISTRICT: G2
4. SITE AREA: 4.50 +/- ACRES
5. PROPOSED USE: FLEET STORAGE
6. ZONING: LIGHT INDUSTRIAL
SETBACK:
FRONT = 50' SIDE = 10' REAR = 10'
7. WATER AVAILABILITY: PUBLIC
8. SEWER AVAILABILITY: ON-SITE SEPTIC



PROPOSED 5 FOOT CONCRETE SIDEWALK -

GRAVEL FLEET STORAGE
72 SPACES PROPOSED

PROPOSED CURB & GUTTER

N/P
DOUGLAS LAND CO. LLC
818 3703 PG 201
ZONING: HEAVY COMMERCIAL

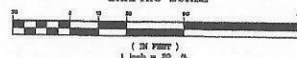
N/F
CRUZ GUSTAVO MELCHOR &
GUTIERREZ FELIPE MELCHOR
DB 4124 PG 243
ZONING: RESIDENTIAL (R-1D)

N/F
GAS FAMILY, LLC BEVERLY 7
00 3301 PO BOX
ZONING: HEAVY COMMERCIAL

PERIMETER FENCING

DOUGLAS ^{N/F} AND CO. LLC
ZOLLING, HEAVY DUTY

GRAPHIC SCALE

[illegible]

NOTE:

1. BOUNDARY INFORMATION SHOWN OBTAINED FROM DOUGLAS COUNTY G.I.S. AND IS APPROXIMATE.
2. TOPOGRAPHIC DATA OBTAINED FROM DOUGLAS COUNTY G.I.S. AND IS APPROXIMATE.
3. THE F.I.R.M. PANEL 12692913H DATE 12/30/2000 LOCATES THIS PROPERTY OR A PORTION IS NOT LOCATED IN A FLOOD HAZARD AREA.
4. THE U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY MAP HAS BEEN CONSULTED, AND NO WETLANDS ARE SHOWN TO BE PRESENT WITHIN PROJECT LIMITS.

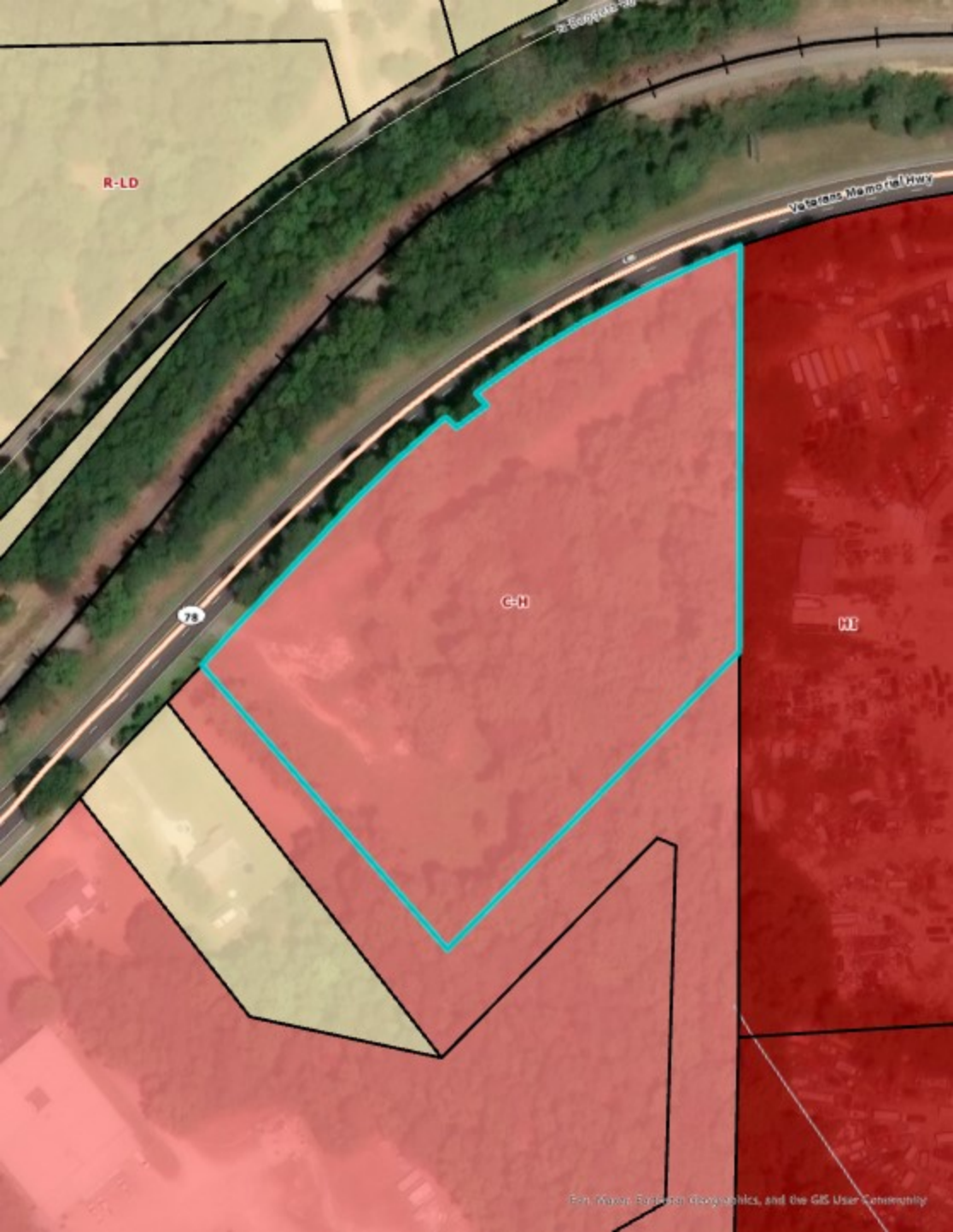
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SE **SOUTHEAST** **CG** **CIVIL GROUP**
ENGINEERING & SURVEYING & LAND PLANNING
DOUGLASVILLE, GA | BREKIDEN, GA
478-408-3898 | info@se-civilgroup.com

JOB #	250725
SCALE	1"=30'
DATE	08/14/2005
DESIGN BY:	MWF

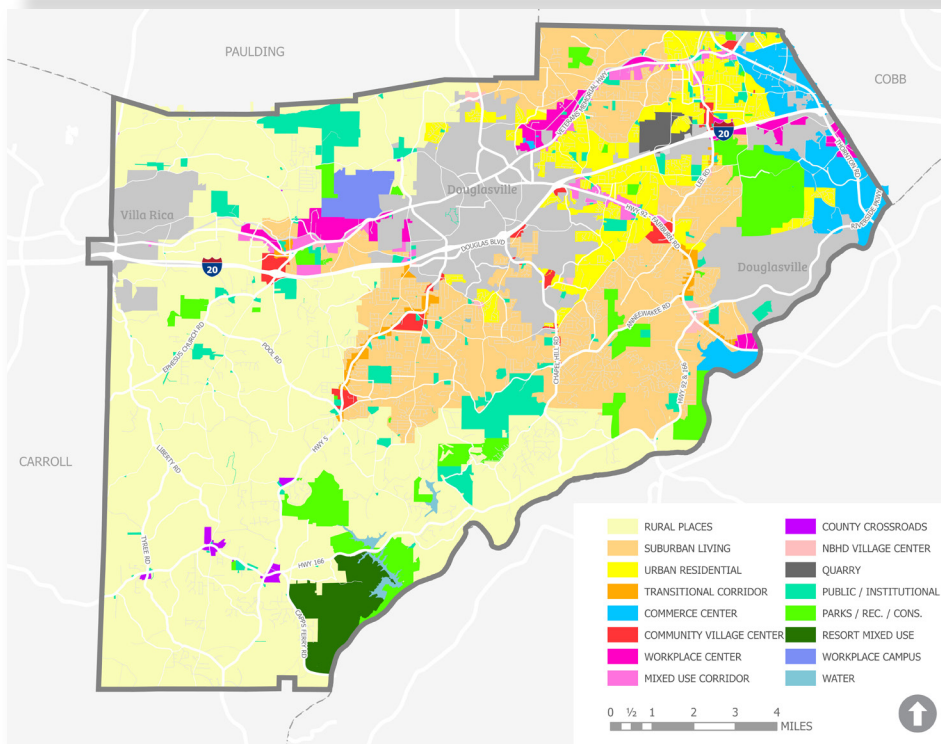
CONCEPTUAL PLAN
13301 VETERANS
MEMORIAL HIGHWAY
LOCATED IN U.S. DISTRICT 02
DOUGLAS COUNTY, GEORGIA

SHEET:
1 of 1





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

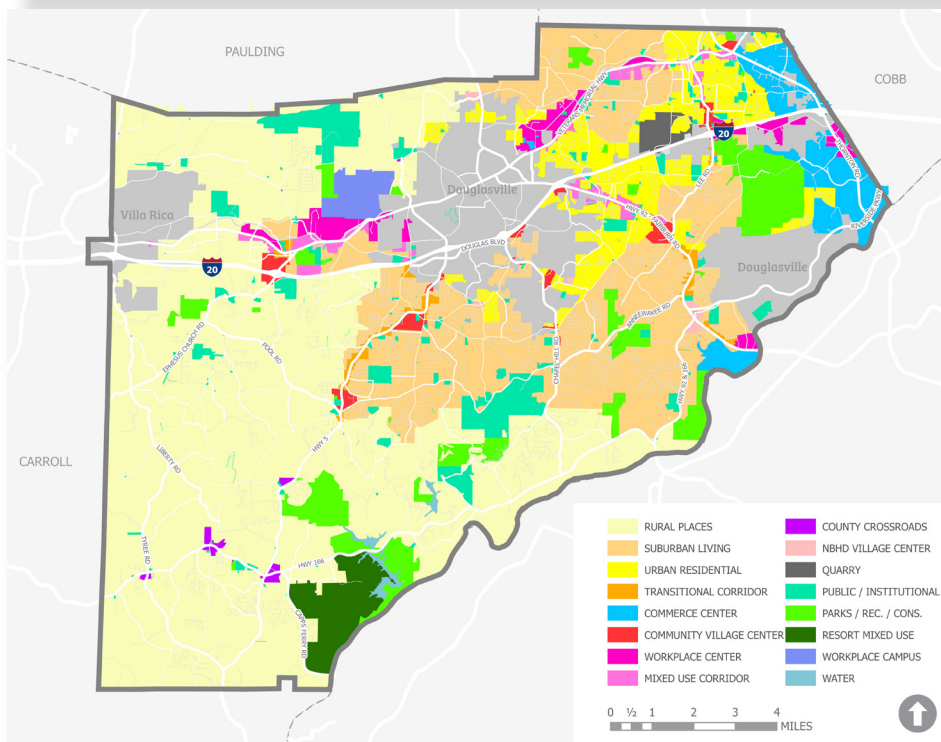
Master Planned Developments:

- 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



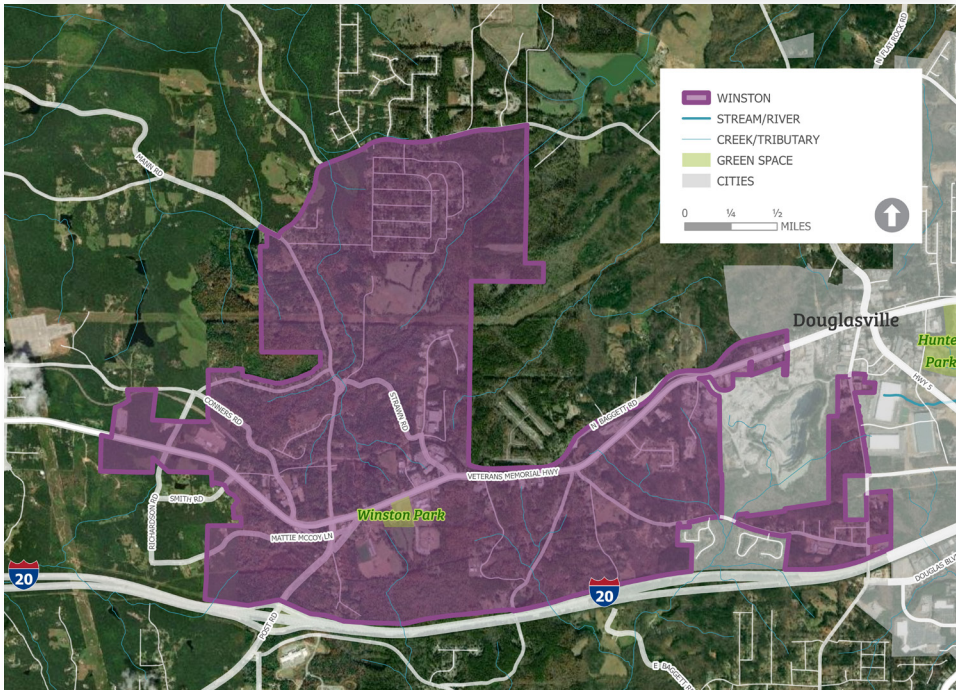
Policies and Implementation Strategies:

- 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